

NOTICE OF THE MEETING OF THE PLAN COMMISSION

The meeting of the Plan Commission is scheduled for
March 18, 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 18, 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 18, 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 March 4, 2021 Regular Meeting

**ITEM #1 WORKSHOP – BETTINARDI EXPANSION, 7650 GRAPHICS DRIVE – SITE
PLAN APPROVAL AND SPECIAL USE FOR A SUBSTANTIAL DEVIATION
FROM A PLANNED UNIT DEVELOPMENT**

Consider approving a Site Plan and recommending the Village Board grant Robert Bettinardi, on behalf of RJB Tinley Park Real Estate LLC (Property Owner), a Special Use for a Substantial Deviation from the Planned Unit Development (PUD) with exceptions from the Zoning Ordinance for the property located at 7650 Graphics Drive in the ORI PUD (Office and Restricted Industrial, Hickory Creek PUD) zoning district.

**ITEM #2 PUBLIC HEARING – DURBIN’S EXPRESS, 18250 OAK PARK AVENUE – SITE
PLAN APPROVAL, SPECIAL USE FOR A RESTAURANT PICKUP WINDOW,
AND VARIATION**

Consider approving a Site Plan and recommending the Village Board grant Thomas McAuliffe, on behalf of Durbin’s (Petitioner), approval of a Special Use Permit for a Restaurant Pickup Window, and a Variation from the light fixture type 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**

March 4, 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 March 4, 2021.

CALL TO ORDER – PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for March 4, 2021 at 7:02 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.

Kathy Congreve 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)
Steven Vick (Participated electronically)
James Gaskill
Kehla West (Participated electronically)

Absent Plan Commissioners:

Lucas Engel
Frank Loscuito

Village Officials and Staff:

Dan Ritter, Senior Planner
Paula Wallrich, Planning Manager (Participated electronically)
Kathy Congreve, Commission Secretary
Kimberly Clarke, Community Development Director

Guests:

Thomas McAuliffe, Owner of Durbin's (Participated electronically)

COMMUNICATIONS

MS. WALLRICH stated that a copy of the Public Hearing Confirmation was sent to CHAIRMAN GRAY; he confirmed receipt.

APPROVAL OF MINUTES

Minutes of the February 18, 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.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MARCH 4, 2021 REGULAR MEETING

ITEM #1 PUBLIC HEARING – TEXT AMENDMENT – RESTAURANT 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 under certain conditions.

Present Plan Commissioners:

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

Absent Plan Commissioners:

Lucas Engel
Frank Loscuito

Village Officials and Staff:

Dan Ritter, Senior Planner
Paula Wallrich, Planning Manager (Participated electronically)
Kathy Congreve, Commission Secretary
Kimberly Clarke, Community Development Director

Guests:

Thomas McAuliffe, Owner of Durbin's (Participated electronically)

CHAIRMAN GRAY asked for a motion to open the Public Hearing. A motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK to open the Public Hearing.

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

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 VICK stated that good and reasonable provisions are being made and that it will help protect the integrity of the area.

COMMISSIONER WEST stated she's excited about the possibilities and potentials for the restaurants.

CHAIRMAN GRAY stated he appreciated the staff's work on this, keeping the downtown economically friendly to the business owners while maintaining the vision of the Neighborhood District.

There were no other comments and no comments from the public.

CHAIRMAN GRAY asked for a motion to close the Public Hearing. A motion was made by COMMISSIONER MANI, seconded by COMMISSIONER AITCHISON to close the Public Hearing.

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

CHAIRMAN GRAY stated that there are two motions for this text amendment and asked for motions.

A motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER WEST to recommend the Village Board amend Section II.B (Definitions) to add (in alphabetical order) definitions for a *Drive-thru Window* and a *Pickup Window* as outlined in the March 4, 2021 Staff Report.

CHAIRMAN GRAY asked for a Roll Call.

YES: CHAIRMAN GRAY, COMMISSIONERS MANI, GATTO, AITCHISON, VICK, GASKILL, and WEST

NO: none

CHAIRMAN GRAY declared the motion carried.

A motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK to recommend the Village Board amend Section IX.3.A. (Uses) Table 3.A.2. (Special Uses) to add (in alphabetical order) a Special Use for a *"Restaurant Pickup Window for pre-orders only"* with the annotation that *"pickup windows are to be located on the side or rear facades. New curb cuts and exterior signs for ordering are prohibited"*.

CHAIRMAN GRAY asked for a Roll Call.

YES: CHAIRMAN GRAY, COMMISSIONERS MANI, GATTO, AITCHISON, VICK, GASKILL, and WEST

NO: none

CHAIRMAN GRAY declared the motion carried.

This will go to the Village Board on March 9, 2021.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MARCH 4, 2021 REGULAR MEETING

ITEM #1 WORKSHOP – SPECIAL USE AND SITE PALN 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.

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

Absent Plan Commissioners: Lucas Engel
Frank Loscuito

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

Guests: Thomas McAuliffe, Owner of Durbin’s (Participated electronically)

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.

DAN RITTER, Senior Planner, stated that this is an application of the Text Amendment that was just recommended for approval and this is the project that initially instigated it.

DAN RITTER then presented his staff report. He pointed out that one concern that Chairman Gray has brought up to him was the blind spot around the northwest corner after you pick up your food. It was discussed with Thomas McAuliffe and he is open to a stop sign or yield sign to let people know to slow down there. That can be updated on the plans or added as a condition that they add a sign.

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

COMMISSIONER GATTO agreed having a yield sign at the building corner was preferred.

COMMISSIONER VICK asked if the directional arrows will be painted on the ground or if there will only be signage. DAN RITTER stated that although it will not be exactly as shown on the site plan, there will probably be some arrows and some one-way signs. Staff will work on the specifics of traffic control signage and striping.

COMMISSIONER MANI was concerned as to whether the cars will interfere with the rear exit door. DAN RITTER stated that egress requirements are reviewed as part of the permit process. They typically do not have architectural details at this point of requesting site plan or special use approvals. However, they are actually further along with the plans than usual, so he can look at the permit and let commissioners know at the next meeting about how it is addressed. COMMISSIONER MANI also pointed out the important of curbing next to the gas meter. He also asked about code enforcement reviewing the site and wondered what the deficiencies are. DAN RITTER stated that what he noticed are minor: dumpster enclosure gates not being closed, some potholes starting in the front, some missing landscaping, etc. A full site analysis will be done by code enforcement in the spring and addressed with the owner separate from this specific request by a tenant.

CHAIRMAN GRAY agreed to the need for extra curbing and bollards for the gas meter as whatever is approved and deemed safe for the general public by the Tinley Park Fire Department's review. He agreed that directional signs were a good idea. He feels that the Special Use for a pickup window is in line with the Legacy Plan/Code. He also agrees that the pavement surfaces should be repaired due to increases in traffic.

CHAIRMAN GRAY asked the petitioner, Thomas McAuliffe if he had any comments. Mr. McAuliffe stated that he appreciates the time and effort put into this. He addressed the concern of the exiting, stating that there are two doors on the west side (back) of the building. One will exit from the kitchen and one (for the customers) will exit from a hallway near the bathrooms. DAN RITTER noted this is very similar to the Darla's layout.

CHAIRMAN GRAY asked if anyone had any comments about the lighting.

COMMISSIONER MANI stated he wants to be sure it meets our code since it's an entrance to our main corridor. DAN RITTER stated that the proposed lights will not be visible from the street and would be at the sides and rear of the building. Gooseneck lights are installed at the front but don't make much sense at the rear of the building. The proposed lights will be less visible and create better light coverage than gooseneck lights would. CHAIRMAN GRAY concurred with staff's recommendation.

There were no other comments and no comments from the public.

There will be a Public Hearing on this item on March 18, 2021. CHAIRMAN GRAY thanked Thomas McAuliffe and stated he will be notified by staff on how he can attend on that date.

GOOD OF THE ORDER –

PAULA WALLRICH stated that they are still looking to hire a new Planner.

DAN RITTER gave updates on the following:

- Chipotle has a permit for their site and shell. They also have a second food tenant close to signing a lease.
- The Avocado Theory project has started back up and they hope to open this spring.
- 7-Eleven on the corner of 171st and Harlem is very close to getting their permit and starting work.
- Bandanas Bar-B-Q has opened at the old Applebee's.

KIMBERLY CLARKE stated that she was able to tour the South Street project again that day. It's coming together; floors have been poured, it has been framed, insulation is coming in. The units look great and there is significant interest in the apartments. Staff is close to finalizing the incentive agreement for the restaurant that will be occupying the space there. It will be presented to the ECC on Monday (March 8), to the Village Board on March 11th, and for approval on March 16th.

COMMENTS FROM THE PUBLIC – There were none

A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER MANI to adjourn the March 4, 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 8:16 P.M.



Petitioner

Robert Bettinardi, on behalf of RJB Tinley Park Real Estate LLC

Property Location

7650 Graphics Drive

PIN

19-09-01-176-021-0000

Zoning

ORI PD (Office & Restricted Industrial, Hickory Creek PUD)

UDOD (Urban Design Overlay District)

Approvals Sought

Special Use Permit for a Substantial Deviation From PUD

Site Plan Approval

Project Planner

Daniel Ritter, AICP
Senior Planner

PLAN COMMISSION STAFF REPORT

March 18, 2021 - Workshop

Bettinardi Golf Expansion

7650 Graphics Drive



EXECUTIVE SUMMARY

The Petitioner, Robert Bettinardi on behalf of RJB Tinley Park Real Estate LLC (property owner), is seeking Site Plan Approval and a Special Use Permit for a Substantial Deviation from the Hickory Creek Planned Unit Development (PUD) to allow for the construction of a 7,176 sq. ft. addition on the existing property at 7650 Graphics Drive.

The proposed building addition will be on an existing 23,996 sq. ft. building recently acquired by Bettinardi Golf. The site is their second site in Tinley Park, with their headquarters located one lot to the west of the subject property at 7800 Graphics Drive. The previous building owner, IGOR, will remain as a tenant in the building. The addition allows for IGOR to continue operating in the building and Bettinardi Golf to expand their manufacturing capacity from their current facility.

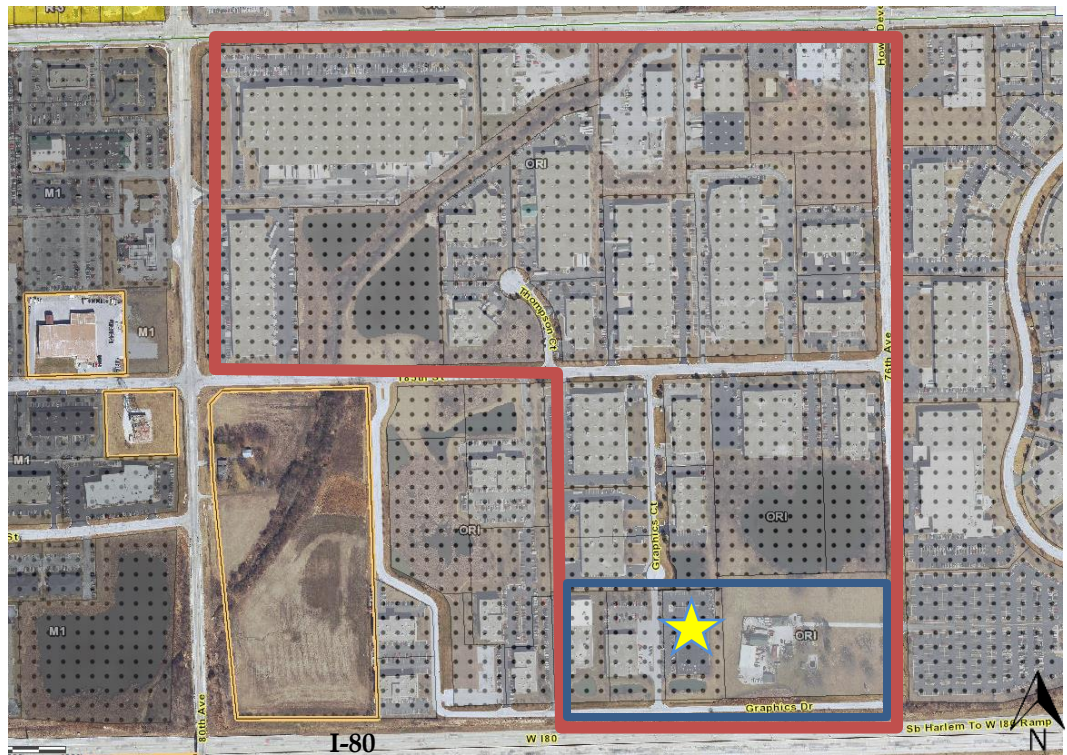
The building's addition will be entirely constructed of masonry material, closely matching the existing building's brick exterior in appearance and color. There are two exceptions from the Zoning Ordinance required related to the proposed parking locations and aisle widths.

EXISTING SITE & ZONING OVERVIEW

The subject property consists of a 2.2-acre parcel on the northeast corner of Graphics Drive and Graphics Court. The property is zoned Office and Restricted Industrial (ORI) and is part of the Hickory Creek PUD. The existing site includes a 23,996 sq. ft. building, parking lot areas, and detention pond. The rear parking lot was screened with a 6-foot-high solid PVC fence in 2010 due to exterior storage occurring at the rear of the property.

The subject site was originally constructed in 1991 by IGOR. The PUD was originally approved in 2006 (Ord. 2006-O-028) with the ORI base zoning covering the full area. The PUD was unique in that it included four previously-constructed properties along Graphics Drive into the plan that allows for some flexibility in uses, dock locations, and other ORI district design requirements. Staff notes that one parcel to the east of the subject site (A. Dinovi Heating & Cooling at 18650 76th Avenue) that was rezoned as part of the PUD Ordinance is not shown as a PUD on the zoning map above in error, this will be correct going forward on the map. The Hickory Creek PUD has been entirely developed and includes a mixture of office, light industrial, warehouse, and service uses. The majority of uses fit with the industrial/office park feel with limited traffic from the general public. The majority of people traveling through this park are employees or truck drivers.

In PUDs, any changes to planned/approved building sizes require a Special Use be applied for a Substantial Deviation from the approved PUD. Deviations from Village's Zoning Ordinance, when located in a PUD, are considered "Exceptions" rather than "Variations". Exceptions do not require the standard Findings of Fact as required with a Variation. A PUD Exception is typically viewed more specifically to how it relates to the goals and context of that specific PUD, rather than a Variation, that has a larger context that can affect requirements in the entire Village.



Above: Zoning Map around subject property (indicated with star) in the Hickory Creek PUD (outlined in Red). Four lots (outlined in blue) were previously constructed before the PUD was established.



The site is also located within the Urban Design Overlay District (UDOD), which promotes walkability, lesser front yard setbacks, and a more urbanized look. However, the site and building are largely existing and the UDOD regulations do not apply to the existing layout of the site. However, any changes to the site do need to comply and cannot make the site further non-conforming in any way.

PROPOSED USE

The proposed 7,176 sq. ft. addition creates a single 31,172 sq. ft. building that will be used by two tenants (Bettinardi and IGOR). The owner and tenant have an agreement on what areas of the building they can use and what areas will remain common/shared areas so that both businesses can operate effectively out of the building. The proposed uses of the companies included light/enclosed manufacturing, office, warehousing, and distribution.

SITE PLAN

The site will include the existing building and the new building addition at the rear/north side of the building. The building addition will be located where existing parking and asphalt are located on the site, which was the simplest and most cost-effective location to expand the building area. The addition is slightly larger in width than the existing structure's footprint. The larger building width serves the purpose of maximizing the building footprint, while also helping with the transition between existing and new masonry materials.



A new drive aisle is proposed on the east side of the building to allow for trucks to be able to access the building from two different location and to circulate through the building. This new dock location helps with the internal operations of having two separate tenants in the building. A small turn-around area is also proposed for the convenience of any vehicles and trucks needing to reverse from the dock. Additionally, five new visitor parking stalls are proposed at the south west entrance of the site and next to the pond. Landscaping, and lighting will be adjusted and improved upon with the site changes.

No exterior storage of materials, vehicles, or dumpsters are proposed in the rear/north area of the building as there was previously. That rear area will only be used for employee parking; it will remain fenced along the property line and roadway, but will no longer have a gated entry/exit.

Since engineering and stormwater management aspects have not been fully submitted or reviewed by the Village Engineer, staff recommends the typical condition to clarify that the approvals are subject to final engineering review.

Open Item #1: Review the location of the building addition and overall site plan layout.

PARKING & CIRCULATION

Circulation

The primary drive aisle used to access the site from Graphics Drive is a shared drive aisle with the neighboring property to the west (ProShred 7700 Graphics Drive). Half of the aisle is located on each lot. This shared driveway/road is shown and referred to as an extension of Graphics Court, but is a private driveway and not a public roadway. However, the driveway does have a public access easement located over it to allow for cross-access between the two properties as well as the public portion of Graphics Court to the north. Trucks can enter the site from the north or south on Graphics Court and then can enter the building on either the east or west side docks.

The truck circulation will remain relatively the same as it is now. Currently, there is a truck dock on the rear/north side of the building that will be removed with the addition. That dock is being moved to the east side to allow for circulation through the building and easier operations with two separate tenants in the building. Employees and visitors can park along the west side of the building, where there is a one-way drive aisle, or may park at the rear of the building addition.

One Exception from the code is related to the proposed drive aisle widths of 24.5 feet, compared to the code requirement of 26 feet for a two-way drive aisle. The proposed aisles match the existing aisles and is a standard width that has been permitted on comparable sites. The reduced widths are at the rear of the building addition and likely to only be used by employees rather than visitors. Staff has no concerns about the reduced aisle width as the site has proper circulation for vehicles and trucks.

Open Item #2: Review and discuss the request for an Exception for 24.5-foot-wide drive aisles instead of the required 26-foot-wide aisles.

Parking

Overall the site exceeds the required parking minimum of 62 total spaces. However, to make sure there is sufficient parking for both tenants and any visitors, a new row of parking with five stalls is proposed along the main entrance aisle, on the northwest corner of the site, next to the retention pond.

The new parking stalls are located in the front yard which is not permitted, except for single-family residences (who can park on driveways in the front yard). That parking location in the front yard requires an exception to the code. The Petitioner has proposed this location because it is the best location to add some visitor parking near to the main entrance, and separate from employee parking. Additionally, there are other sites in the area, including the existing Bettinardi site on lot over, that have front yard parking (see image below). If the Plan Commission wishes to recommend approval of the Exception, staff recommends the Petitioner explore installing a walkway to the front door to avoid visitors walking in the main drive aisle.

7650 Graphics Drive Parking Info		
	Parking Required	Proposed
Office	57 (1 space per 250 sq. ft.)	74 (71 regular, 3 ADA)
Warehouse/Storage	5 (1 space per 2 employees)	
Total	62	



Above: Nearby sites (circled in Blue) on Graphics Drive with similar front yard parking.

Open Item #3: Review and discuss the request for an Exception for parking to be permitted in the front yard, where it is prohibited.

Open Item #4: Review and discuss the recommendation for a pedestrian walkway to access the new visitor stalls.

LANDSCAPE

Minor Landscaping changes are being proposed on the site as indicated on the Landscape Plan below. While there are landscape aspects of the site that are non-conforming, that is typical of existing sites developed under previous codes. It can be difficult to bring existing properties into precise conformance with newer code requirements including the landscape code. However, it has typically been the desire for the Village to bring non-conforming sites into closer compliance when possible and with a focus on public-facing frontages.

The front façade and pond area are attractively landscaped but one tree will be removed where the new parking location is proposed. New landscaping is being proposed along the building addition's foundation, the main drive aisle, and within the parking lot. The new landscaping and curbing around the foundation of the building also helps inadvertent collision of vehicles into the building.

Open Item #5: Review and discuss the proposed Landscape Plan.

The existing building exterior is almost entirely brown brick with a glass entry at the main entrance on the southwest corner of the building that is visible from I-80. The proposed addition will include a full masonry exterior, that closely matches the exterior of the existing building. However, with all exterior surfaces, it can be difficult to precisely match colors, textures, and styles due to natural weather and production changes over many years. There can be minor color or size differences, but it is expected to be minimally noticeable unless right next to the building. Aiding the transition between the existing building and new addition materials will be a slight offset on the publicly visible western elevation. This offset prevents the need for a more visually apparent “seam” on the building between the existing building and addition. The architecture is simple but designed to match the existing building as much as possible. All proposed rooftop equipment will be screened from view by a metal RTU enclosure painted to match the doors, trim, and gutters on the building.





Open Item #6: Discuss proposed architecture and materials closely matching the existing building.

LIGHTING

Lighting has been added to the building façade to light the drive aisles and rear parking lot area. The lighting levels meet adequate light levels with limited light spillage onto adjacent properties. The fixtures are downcast and full cutoff to avoid glare on adjacent properties and roadways. Staff recommends that the non-compliant wall fixtures located on the existing building be replaced with compliant matching fixtures. This will create more balanced light coverage and a more attractive building exterior. Additionally, the lighting plan does not include the new visitor parking area located at the southwest corner near the pond that will need to be shown on the photometric plan to be adequately illuminated.

Open Item #7: Discuss proposed lighting and staff's recommendation for existing fixtures to be replaced to match the proposed addition's fixtures. A revised Photometric Plan shall be submitted indicating adequate lighting for the new visitor parking stalls.

SUMMARY OF OPEN ITEMS

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

1. Review the location of the building addition and overall site plan layout.
2. Review and discuss the request for an Exception for 24.5-foot-wide drive aisles instead of the required 26-foot-wide aisles.
3. Review and discuss the request for an Exception for parking to be permitted in the front yard, where it is prohibited.
4. Review and discuss the recommendation for a pedestrian walkway to access the new visitor stalls.
5. Review and discuss the proposed Landscape Plan.
6. Discuss proposed architecture and materials closely matching the existing building.
7. Discuss proposed lighting and staff's recommendation for existing fixtures to be replaced to match the proposed addition's fixtures. A revised Photometric Plan shall be submitted indicating adequate lighting for the new visitor parking stalls.

STANDARDS FOR SITE PLAN & ARCHITECTURAL 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 findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

Architectural

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with “Building Articulation” (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it’s the appearance if used on large, blank walls.
- 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.

RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the April 1, 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:** Additional Storage " Warehouse"
- ☐ **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: Bettinardi Golf warehouse addition

Project Description: The adding of warehouse space

Project Address: 7650 Graphics Drive **Property Index No. (PIN):** 19-09-01-176-021-0000

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

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: Robert J. Bettinardi **Company:** RJB Tinley Park Real Estate LLC

Street Address: _____ **City, State & Zip:** _____

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

APPLICANT INFORMATION

- ☒ **Same as Owner of Record**

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

Name of Applicant: _____ **Company:** _____

Relation To Project: _____

Street Address: _____ **City, State & Zip:** _____

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



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: _____

Property Owner Name (Print): _____

Robert J. Bettinazzi

Acknowledgements

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

Property Owner Signature: _____

Property Owner Name (Print): _____

Robert J. Bettinazzi

Applicant Signature:
(If other than Owner) _____

Applicant's Name (Print): _____

Date: _____

2/11/21

STANDARDS AND CRITERIA FOR A SPECIAL USE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record, will be discussed in detail during the public meetings and will be provided to any interested party requesting a copy. Please provide factual evidence that the proposed Special Use meets the statements below. If additional space is required, you may provide the responses on a separate document or page.

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

There will be no impact.

- 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.**

There will be no impact to any neighboring property.

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

There will be no impact on any new property

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

Yes it will be provided as per code

- 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.**

Yes it will conform

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

It will conform.

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

It will have an overall positive impact to the community as a whole.

STANDARDS AND CRITERIA FOR A VARIATION

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

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

Nothing is foreseen at this time.

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

It should only increase the property value.

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

N/A

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

It is required because of the PUD.

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

It simply is needed as additional storage of our product.

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

It will be in compliance to all codes and match the existing buildings appearance.

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

It is consistent with the buildings in the surrounding area.

H. Describe how the requested Variance will not:

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

The building is planned to be slightly wider at the rear of the existing building with little impact.

- 2. Substantially increase the congestion of the public streets.**

There will be no impact to the traffic of the local streets.

- 3. Increase the danger of fire.**

Building will be fully sprinklered and no hazardous materials will be stored.

- 4. Impair natural drainage or create drainage problems on adjacent property.**

We will repair and replace existing storm drainage systems.

- 5. Endanger the public safety.**

This project will not endanger the public.

- 6. Substantially diminish or impair property values within the neighborhood.**

It will not negatively impact property values in the area.



1
ST-000

SITE PLAN RENDERING
SCALE: N.T.S



ideal
DESIGNS

ARCHITECTS / DESIGNERS
20960 FRANKFORT SQ. DR.
SUITE A
FRANKFORT, ILLINOIS
T: (708) 407-8028
F: (779) 333-7960
gabe@idealcustomdesigns.com
www.idealcustomdesigns.com

WANER ENTERPRISES, INC.
10150 VIRGINIA AVENUE - SUITE "J"
CHICAGO RIDGE, Illinois 60415-1360
Tel: (708) 423-8200 Fax: (708) 423-8377

NEW ADDITION FOR
X-CEL TECHNOLOGIES
7650 GRAPHIC CT
TINLEY PARK, ILLINOIS

DESIGN FIRM REG. NO.
184.006972
EXP. DATE
4-30-21

REVISIONS		
REV #	DATE	REV. PER:

DATE
03-09-21
DRAWN BY: JMH
PROJECT NO.
20047
SHEET NAME
SITE PLAN
RENDERING

SHEET NUMBER
ST-000



EXISTING BUILDING

4
A-200
PROPOSED SOUTH ELEVATION RENDERING
SCALE: N.T.S



PROPOSED ADDITION

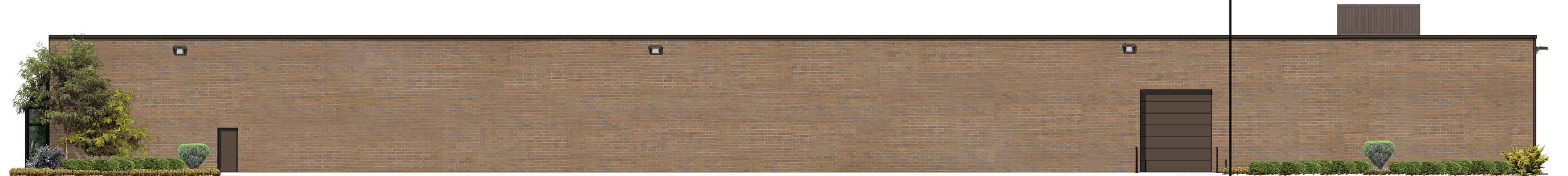
EXISTING BUILDING

3
A-200
PROPOSED WEST ELEVATION RENDERING
SCALE: N.T.S



EXISTING BUILDING

2
A-200
PROPOSED NORTH ELEVATION RENDERING
SCALE: N.T.S



EXISTING BUILDING

PROPOSED ADDITION

1
A-200
PROPOSED EAST ELEVATION RENDERING
SCALE: N.T.S

ideal
DESIGNS
ARCHITECTS / DESIGNERS
20960 FRANKFORT SQ. DR.
SUITE A
FRANKFORT, ILLINOIS
T: (708) 407-8028
F: (779) 333-7960
gabe@idealcustodesigns.com
www.idealcustodesigns.com

WANER ENTERPRISES, INC.
10150 VIRGINIA AVENUE - SUITE "J"
CHICAGO RIDGE, Illinois 60415-1360
Tel: (708) 423-8200 Fax: (708) 423-8377

NEW ADDITION FOR
X-CEL TECHNOLOGIES
7650 GRAPHIC CT
TINLEY PARK, ILLINOIS

DESIGN FIRM REG. NO.
184.006972
EXP. DATE
4-30-21

REVISIONS		
REV #	DATE	REV. PER:
DATE 03-09-21		
DRAWN BY: JMH		
PROJECT NO. 20047		
SHEET NAME		
PROPOSED EXTERIOR ELEVATION RENDERINGS		

SHEET NUMBER
A-200

SHEET NUMBER
ST-100

INDEX

1. Cover Sheet and Information
2. Existing Site
3. S.E.S.C. Plan
4. Demolition Plan
5. Proposed Geometric Site
6. Proposed Drainage & Utility Plan
7. Details
8. Details

PROJECT PHASING

- a.) Follow Demolition and SESC plan;
- b.) Verify utilities, both known and unknown;
- c.) Install Stormsewer & Structures;
- d.) Construct Addition;
- e.) Install Asphalt Parking Lot additions;
- f.) Restoration of Turf;
- g.) Remove Silt Control only once approved.

LEGEND

EXISTING	PROPOSED
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
WATER MAIN	WATER MAIN
WATER VALVE MANHOLE	WATER VALVE MANHOLE
STORM INLET/CATCH BASIN	SANITARY MANHOLE
BOX INLET	STORM INLET
EXISTING PROPERTY LINE	PROPOSED CONTOUR, C.I. = 1 FOOT (UNLESS SPECIFIED OTHERWISE)
CULVERT	SPOT ELEVATION, PROPOSED
EXISTING CONTOURS, C.I. = 1/2 FOOT	TREE TO BE REMOVED
SPOT ELEVATION, EXISTING	SILT FENCELINE
TREE, W/ DIA.	EASEMENT
UTILITY POLE	STRAW BALES
FENCELINE	OVERFLOW ROUTE
FIRE HYDRANT	DRAINAGE DIRECTION, GENERAL
HYDRANT W/ VALVE	2 FOOT SILT BASKET FOR INLET
SIGN POST	REMOVE CURB OR STORM
MANHOLE, TYP	
SANITARY MANHOLE	
STREET LIGHT	

CALL J.U.L.I.E.
BEFORE YOU DIG
1-800-892-0123

Latitude & Longitude

Adjacent to:
7650 Graphics Court
Tinley Park IL 60477

Will County P.I.N.
09-01-176-021-0000

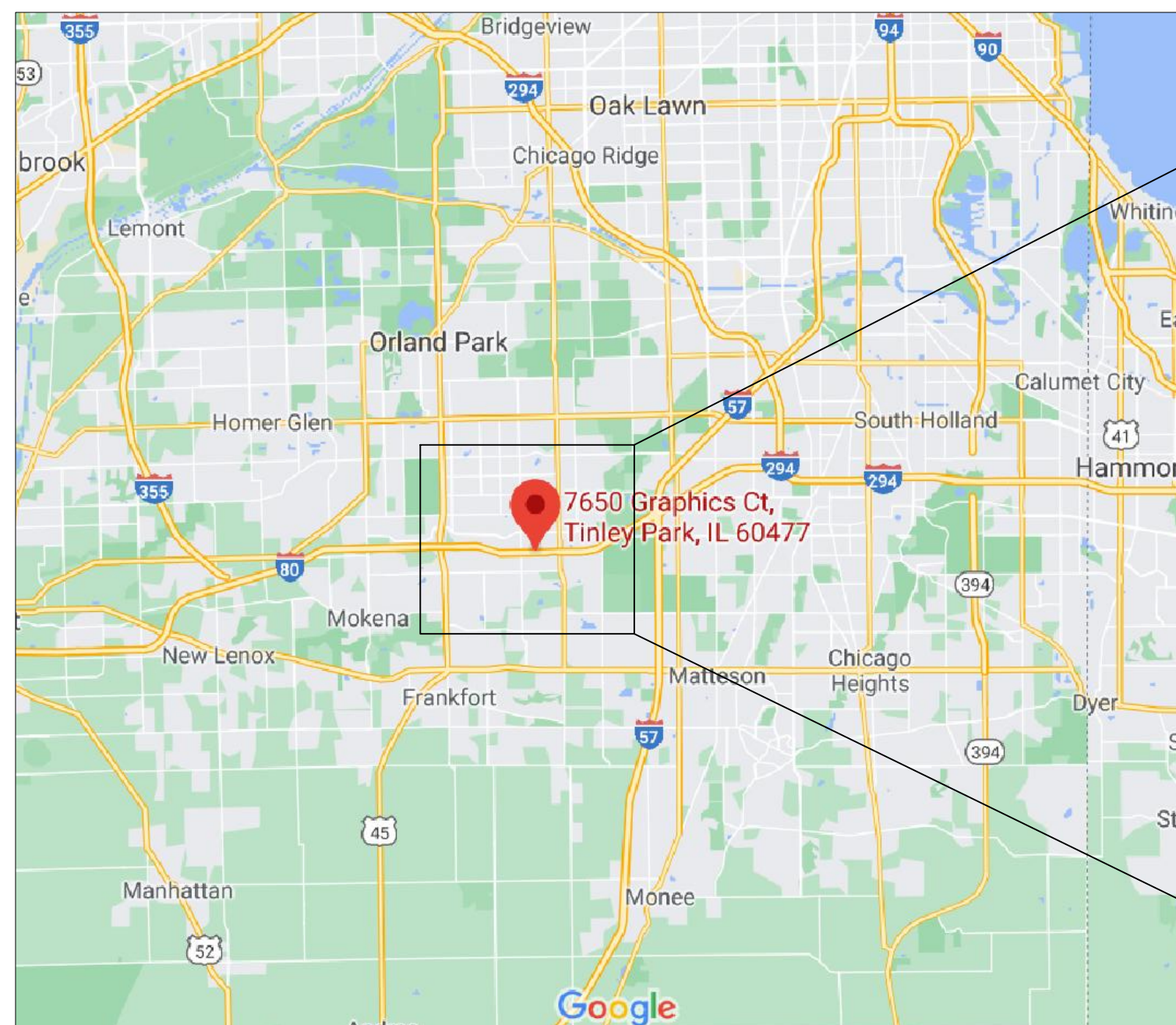
Latitude: 41.560900 °
Longitude: -87.782560 °

Source: Latlong.net

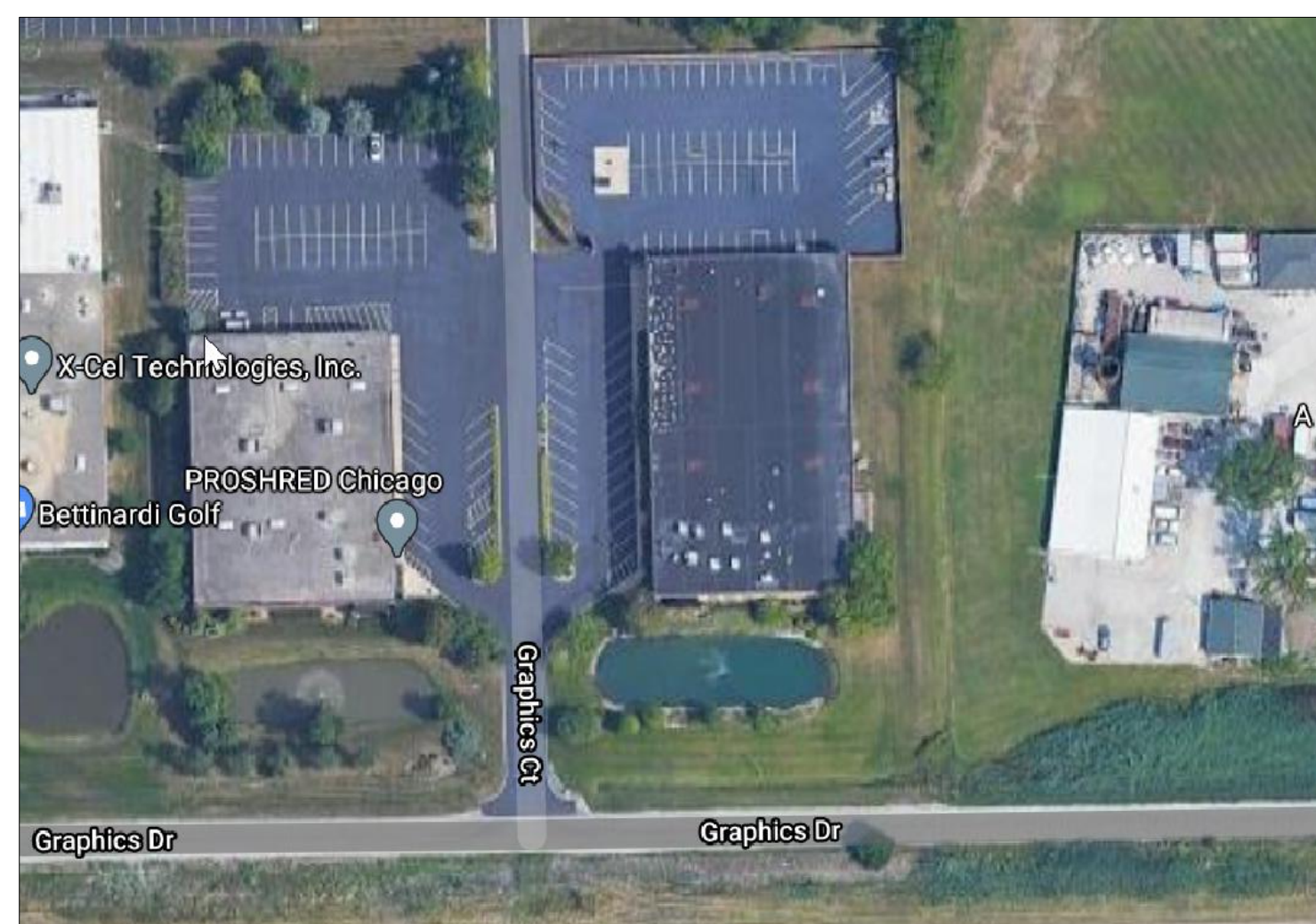
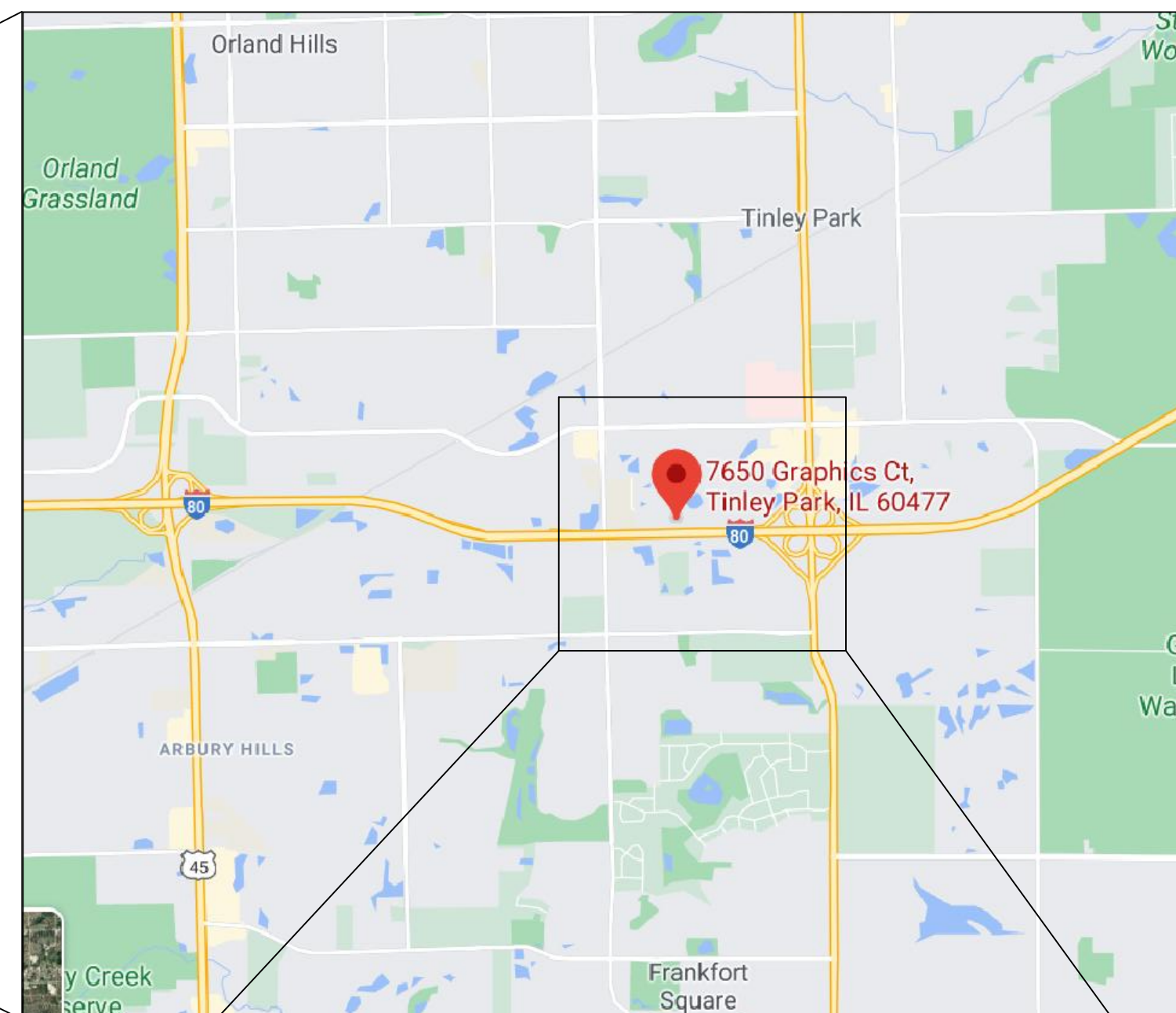
BETTINARDI X-Cel Technologies, Inc. Building Addition

Common Address: 7650 Graphics Court, Tinely Park IL 60477

PROJECT LOCATION MAP #1

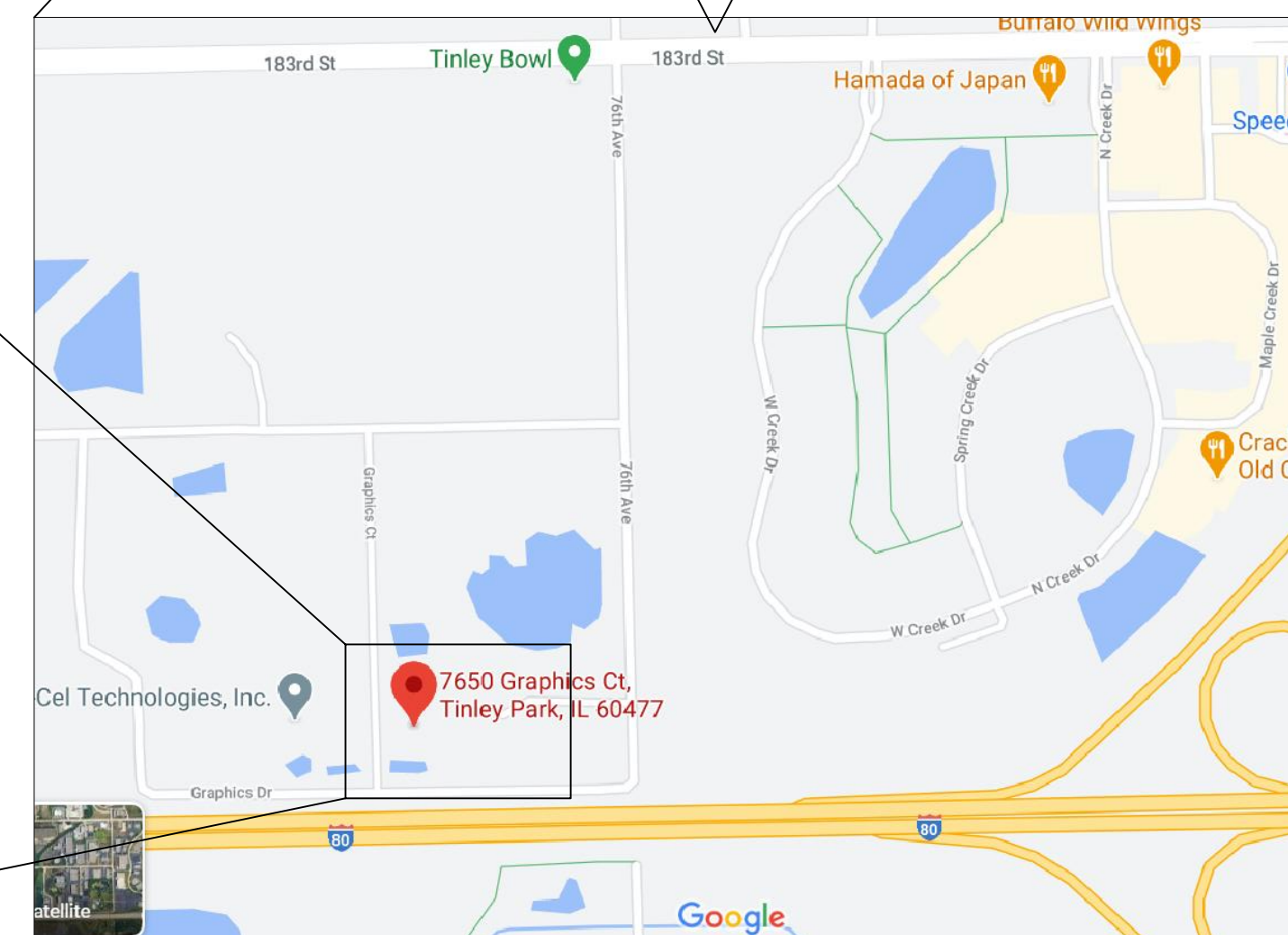


PROJECTION LOCATION MAP #2



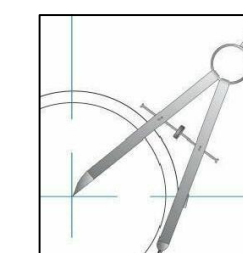
PROJECTION LOCATION MAP #4
AERIAL VIEW

PROJECTION LOCATION MAP #3



ENGINEER

DAN GRECCO, P.E.
Professional Civil Engineer
1042 Maple Avenue, Suite 130
Lisle, IL 60532
(630) 745-0524
dgreccod@aie.com



CALL J.U.L.I.E.
BEFORE YOU DIG
1-800-892-0123

SHEET:
C1

1. JANUARY 21, 2021	Issued For Review
2. FEBRUARY 19, 2021	Revised Per Owner
3. MARCH 09, 2021	Revised Per Village Review 5/2/21
4.	
5.	
6.	
7.	

"Addition"
7650 Graphics Ct
Tinley Park, IL 60477

COVER SHEET

Contractor: James Warner, Sr.
Warner Enterprises
10150 Virginia Ave, Ste J
Chicago Ridge, IL 60415
708-423-8200
jmsr@warnerent.com

Surveyor of Record:
D. Warren Opperman
9455 Enterprise Ave
Mokena, IL 60448
(708) 720-1000
dgreccod@aie.com

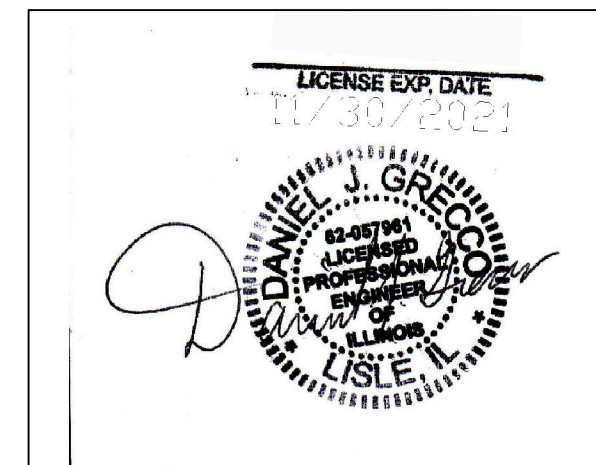
CIVIL ENGINEER:
Dan Grecco, P.E.
1042 Maple Avenue, Suite 130
Lisle, IL 60532
(630) 745-0524
dgreccod@aie.com

SCALE
AS SHOWN

SHEET
C1

Date
MARCH 09, 2021

EXPIRES 11/30/2021
PROFESSIONAL ENGINEER'S SEAL
EXPIRES 11/30/2021



**SURFACE WATER
DRAINAGE CERTIFICATE**

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO AVOID THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTIES, BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

I DENY THE PRESENCE, UTILIZING PUBLIC INFORMATION AVAILABLE, OF THE PRESENCE OF ANY LPDA, FLOODPLAIN, OR WETLAND PRESENT ON THIS SITE.
NOTE: FEMA FLOODPLAIN PANEL 17197C0216G, EFFECTIVE 2/15/2019 WAS REFERENCED.

BETTINARDI X-Cel Technologies, Inc. Building Addition

Common Address: 7650 Graphics Court, Tinely Park IL 60477

EXISTING SITE & GRADING

CALL J.U.L.I.E.
BEFORE YOU DIG
1-800-892-0123

SHEET:
C2

1	JANUARY 27, 2021	Issued For Review
2	FEBRUARY 19, 2021	Revised Per Owner
3	MARCH 09, 2021	Revised Per Utility Review S/C/CI
4		
5		
6		

"Outdoor Storage Area"
7650 Graphics Ct
Tinley Park, IL 60477

EXISTING SITE &
GRADING

Contractor: James Waner, Sr.
Warner Enterprises
10150 Virginia Ave, Ste J
Chicago Ridge, IL 60415
708-423-8200
JimSr@wanerent.com

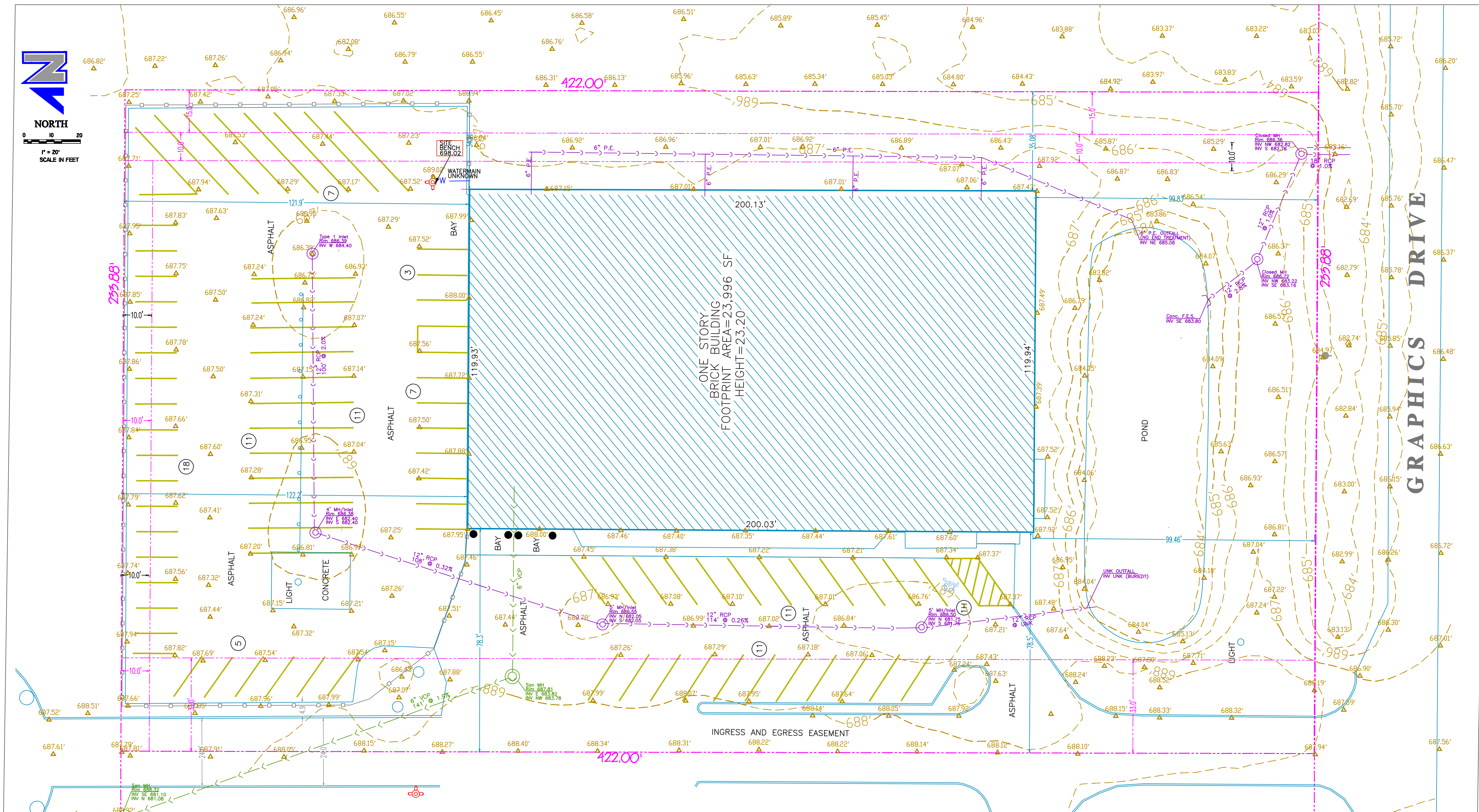
Surveyor of Record:
D. Warren Opperman
9455 Enterprise Ave
Mokena IL 60048
(708) 720-1000

CIVIL ENGINEER:
Dan Grecco, P.E.
1042 Maple Avenue, Suite 130
Lisle, IL 60532
630-745-0524
dgrecco@aim.com

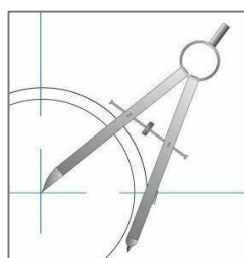
SCALE
AS SHOWN

SHEET
C2

Date
MARCH 09, 2021



ENGINEER
DAN GRECCO, P.E.
Professional Civil Engineer
1042 Maple Avenue, Suite 130
Lisle, IL 60532
(630) 745-0524
dgrecco@aaim.com



BETTINARDI
X-Cel Technologies, Inc.
Building Addition

Common Address: 7650 Graphics Court, Tinely Park IL 60477

SESC PLAN

PIG® Frameless Storm Drain Filter

FL1116 For Oil, Sediment, Trash, Debris, For Storm Drains 12" to 36" W & 12" to 40" L, Round Drains 12" to 30" Dia., Trim to Fit

In high traffic areas with catch basins, there's no easier way to control oil runoff and sediment - and avoid stormwater fines.

Below grate design stays intact in areas with high vehicle traffic.

18" deep accumulation pocket collects oil, sediment and other contaminants but lets water flow through.

Features three excess flow ports to prevent backlogs during high water flow.

Filter strips made from recycled fibers remove floating oil and other hydrocarbons.

Trim excess fabric once grate is in place for neater appearance or leave untrimmed for easier maintenance.

Ideal when you need to capture trash, sediment, silt and hydrocarbons.

Add strength and capacity by fitting heavy-duty Retainer Rods (sold separately) through attached loops.

Drain Insert Retainer Rod

FL1762 For 32" to 36" Drain Insert Plus, 3 each

Adds capacity for extra-heavy sediment loads.

Heavy-duty tension rods hold drain insert in place during maintenance, changeouts and general use.

Add strength and capacity to Drain Insert to accommodate accumulated sediment.

Telescoping design provides a snug, secure fit in a range of drain sizes.

Specifications

Max Flow Rate	500 gal./Minute
Special Feature	Trim to Fit
Style	Drain Insert
Use With	Storm Drains 12" to 36" W & 12" to 40" L, Round Drains 12" to 30" Dia.
Color	Gray
Dimensions	48" W x 30" L
Recycled Content	100% Post-Consumer Recycled Synthetic Fibers
Absorbency	Up to 1.30 gal.
Substances Filtered	Oil, Sediment, Trash, Debris
Built on	1 each
Weight	2 lbs.
# per Pallet	165
Composition	Insert - Polypropylene

Specifications

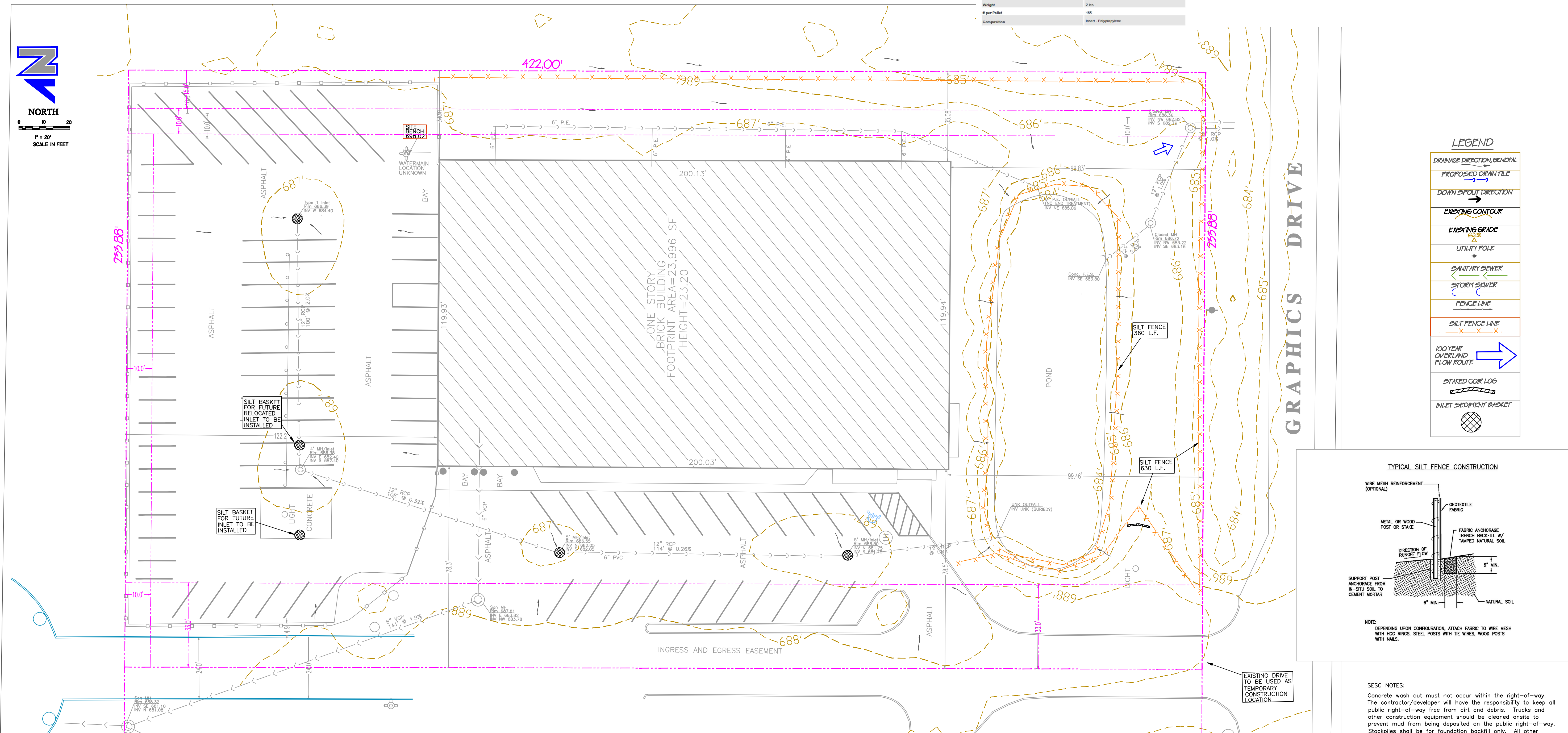
Use With	32" to 36" Drain Insert Plus
Color	Silver
Built on	2 per box
Weight	3.000 lbs.
# per Pallet	90
Composition	Steel
UNSPSC	30102406
Metric Equivalent	
Weight	1.4 kg

Technical Information

New Pig
www.newpig.com

One Park Avenue • Tipton, PA 16684-0304
1-800-833-4047 • Fax: 1-800-321-7447 • Email: sales@newpig.com • info@newpig.com

CALL J.U.L.I.E.
BEFORE YOU DIG
1-800-892-0123



ENGINEER
DAN GRECCO, P.E.
Professional Civil Engineer
1042 Maple Avenue, Suite 130
Lisle, IL 60532
(630) 745-0524
dgrecco@aem.com

SESC NOTES:

Concrete wash out must not occur within the right-of-way. The contractor/developer will have the responsibility to keep all public right-of-way free from dirt and debris. Trucks and other construction equipment should be cleaned onsite to prevent mud from being deposited on the public right-of-way. Stockpiles shall be for foundation backfill only. All other excavated materials shall be removed from the site immediately. Stockpiles of soil that will remain for a period of 7 days shall be stabilized and provided with the appropriate erosion and sedimentation control measures.

All construction traffic will utilize Graphics Drive. No debris, dirt, etc. will be tracked onto Graphics Drive or the northern access. It will be the Contractor's responsibility to follow and maintain Graphics Drive during this construction.

SHEET: C3

1. JANUARY 09, 2008	Issued For Review
2. FEBRUARY 19, 2008	Revised Per Owner
3. MARCH 09, 2008	Revised Per Village Review 5/4/08
4.	
5.	
6.	

"Outdoor Storage Area"
7650 Graphics Ct
Tinley Park, IL 60477

SESC
PLAN

Contractor: James Waner, Sr.
Warner Enterprises
10150 Virginia Ave, Ste J
Chicago Ridge, IL 60415
708-423-8200
JimSr@wanerent.com

Surveyor of Record:
D. Warren Opperman
9455 Enterprise Ave
Mokena, IL 60048
(708) 720-1000

CIVIL ENGINEER:
Dan Grecco, P.E.
1042 Maple Ave, Suite 130
Lisle, IL 60532
630-745-0524
dgrecco@aem.com

SCALE: AS SHOWN

SHEET: C3

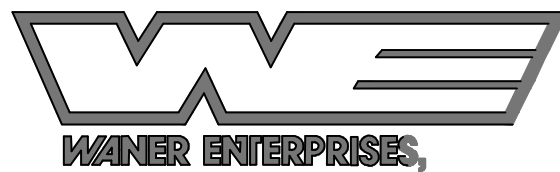
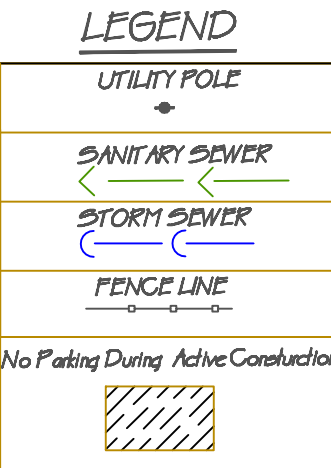
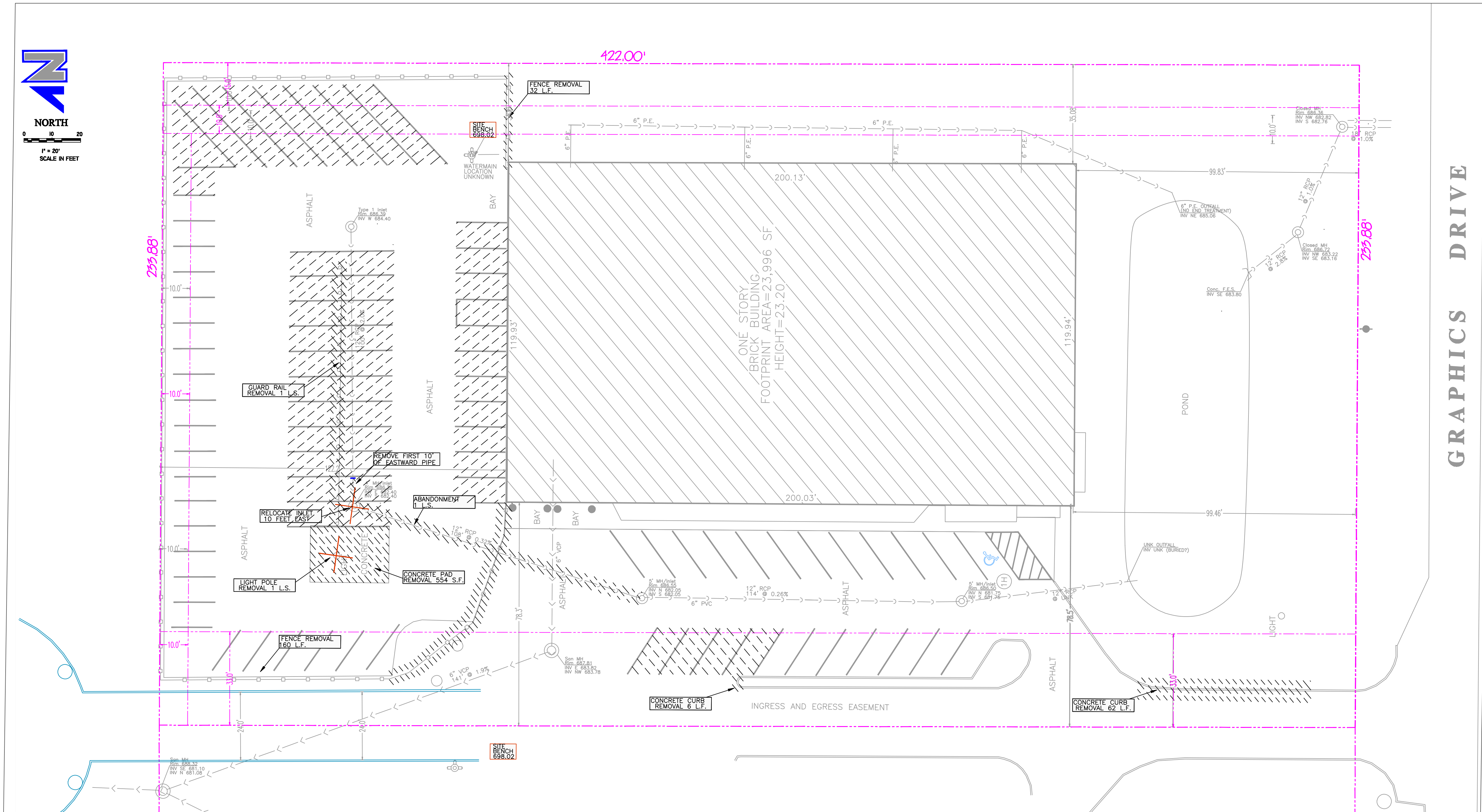
Date: MARCH 09, 2008

BETTINARDI
X-Cel Technologies, Inc.
Building Addition

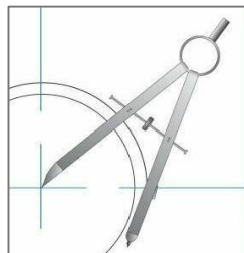
Common Address: 7650 Graphics Court, Tinely Park IL 60477

DEMOLITION PLAN

CALL J.U.L.I.E.
BEFORE YOU DIG
1-800-892-0123



ENGINEER
DAN GRECCO, P.E.
Professional Civil Engineer
1042 Maple Avenue, Suite 130
Lisle, IL 60532
(630) 745-0524
dgrecco@aem.com



Contractor: James Wainer, Sr.
Wainer Enterprises
10150 Virginia Ave, Ste J
Chicago Ridge, IL 60415
708-423-8200
JimSr@wainerent.com

Surveyor of Record:
D. Warren Opperman
9455 Enterprise Ave
Mokena, IL 60448
(708) 720-1000

CIVIL ENGINEER:
Dan Grecco, P.E.
1042 Maple Ave, Suite 130
Lisle, IL 60532
630-745-0524
dgrecco@aem.com

SCALE
AS SHOWN

SHEET
C4

Date
MARCH 09, 2021

DEMOLITION
PLAN

"Outdoor Storage Area"
7650 Graphics Ct
Tinely Park, IL 60477

SHEET:
C4

PROPOSED GEOMETRIC SITE PLAN



BETTINARDI

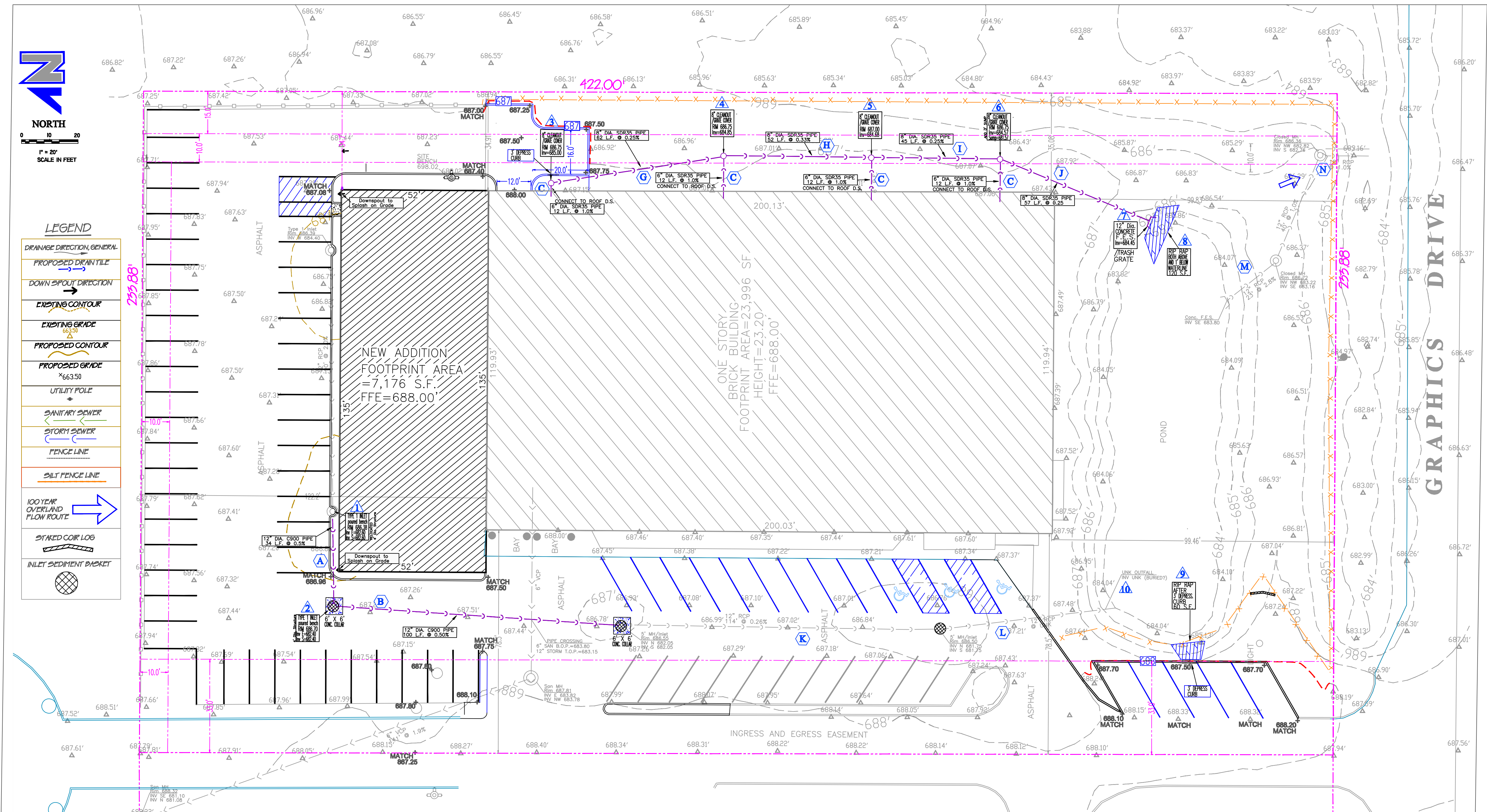
X-Cel Technologies, Inc.

Building Addition

CALL J.U.L.I.E.
BEFORE YOU DIG
1-800-892-0123

Common Address: 7650 Graphics Court, Tinely Park IL 60477

PROPOSED GRADING & UTILITY SITE PLAN

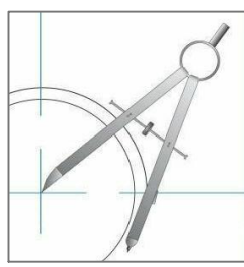


PIPE SCHEDULE	STRUCTURE SCHEDULE
A 12" DIA. SDR35 34 L.F., @ MIN. 0.50%	1 Relocated (10' E.) 4" Dia Inlet with Type 1 F/G, open poured bench.
B 12" DIA. SDR35 100 L.F., @ MIN. 0.50%	2 4" Dia Inlet with Type 1 F/G, open poured bench.
C 6" DIA. SDR35 12 L.F., @ MIN. 1.00%	3 Clean Out with 8" Dia. Grated Inlet Cover
G 8" DIA. SDR35 62 L.F., @ MIN. 0.25%	4 Clean Out with 8" Dia. Grated Inlet Cover
H 8" DIA. SDR35 52 L.F., @ MIN. 0.33%	5 Clean Out with 8" Dia. Grated Inlet Cover
I 8" DIA. SDR35 45 L.F., @ MIN. 0.25%	6 Clean Out/ 8" Dia Grated Inlet Cover with 3" Sump
J 8" DIA. SDR35 57 L.F., @ MIN. 0.25%	7 12" Dia. Concrete Flared End Section
K T.V. INSPECT PIPE, 62 L.F.	8 RIP RAP OUTFALL 110 S.F.
L T.V. INSPECT PIPE, 114 L.F.	9 RIP RAP STONE AFTER DEPRESSED CURB, 60 S.F.
M T.V. INSPECT PIPE & REPAIR, 23 L.F.	10 Inspect & Restore outfall as needed.
N T.V. INSPECT PIPE & REPAIR, 40 L.F.	

IMPERVIOUS LOT COVERAGE CALCULATIONS	
	9-Mar-21 DJG
LOT SQUARE FOOTAGE	98697 S.F.
STORMWATER	
EXISTING	
BUILDING	23996 S.F.
FOYERS	140 S.F.
WALK ON W. SIDE OF BLD	670 S.F.
NORTH PARKING AREA	24390 S.F.
WEST PARKING AREA	11000 S.F.
SHARED DRIVE HALF	5000 S.F.
EXISTING IMPERVIOUS =	65196 S.F.
	= 66.06%
PROPOSED STORM	
BUILDING	23996 S.F.
BUILDING ADDITION	7176 S.F.
FOYERS	140 S.F.
WALK ON W. SIDE OF BLDG	670 S.F.
NORTH PARKING AREA	16908 S.F.
EAST LOT AISLE EXPANSION	786 S.F.
WEST PARKING AREA	10860 S.F.
NEW ENTRANCE PARKING	1125 S.F.
SHARED DRIVE HALF	5000 S.F.
PROPOSED IMPERVIOUS =	66661 S.F.
	= 67.54%
INCREASED IMPERVIOUS =	1465 S.F.



ENGINEER
DAN GRECCO, P.E.
Professional Civil Engineer
1042 Maple Avenue, Suite 130
Lisle, IL 60532
(630) 745-0524
dgrecco@aem.com



Contractor: James Wainer, Sr.
Warner Enterprises
10150 Virginia Ave, Ste J
Chicago Ridge, IL 60415
708-423-8200
JimSr@wanerent.com

Surveyor of Record:
D. Warren Opperman
9455 Enterprise Ave
Mokena, IL 60449
(708) 720-1000
dgrecco@aem.com

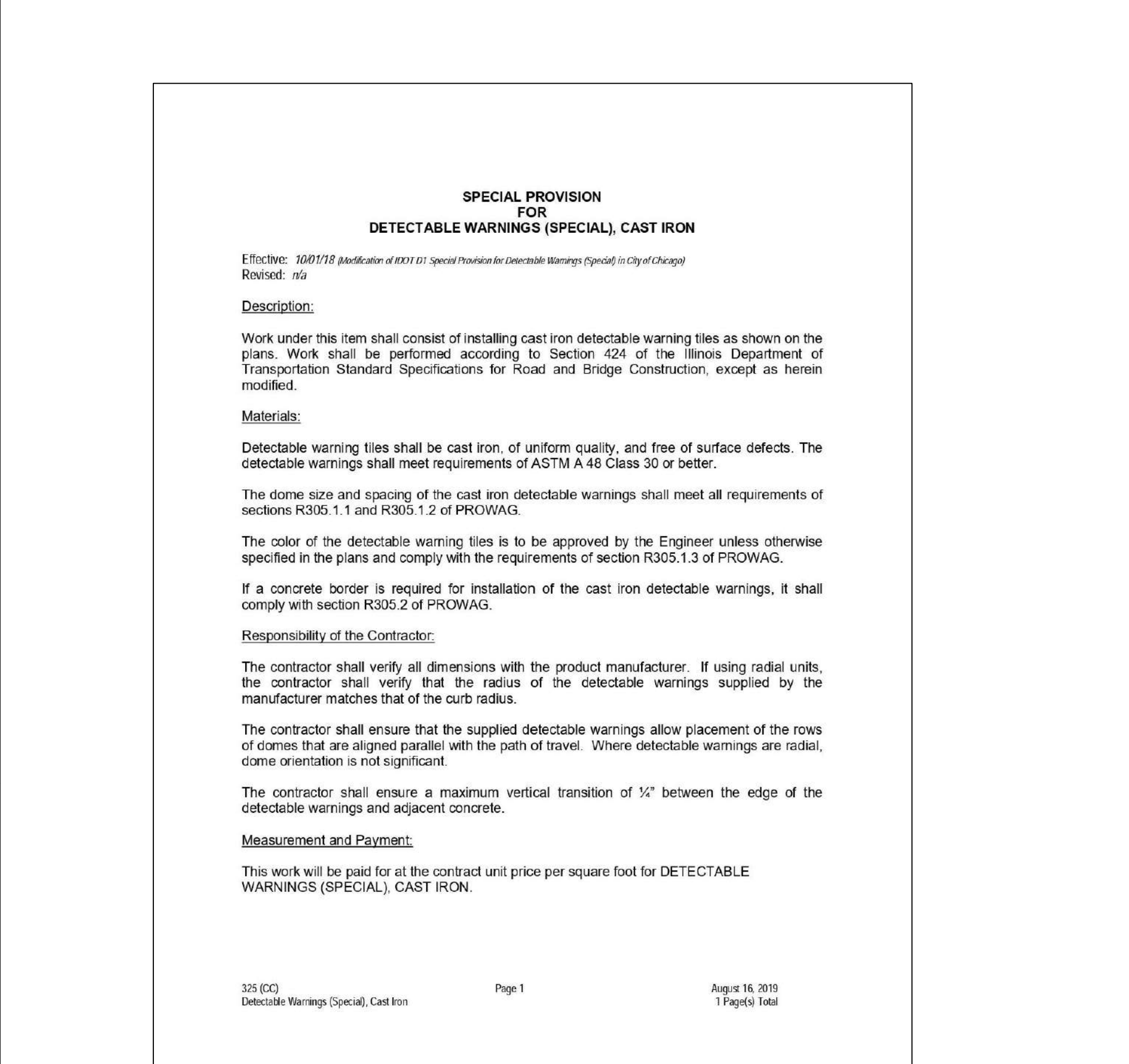
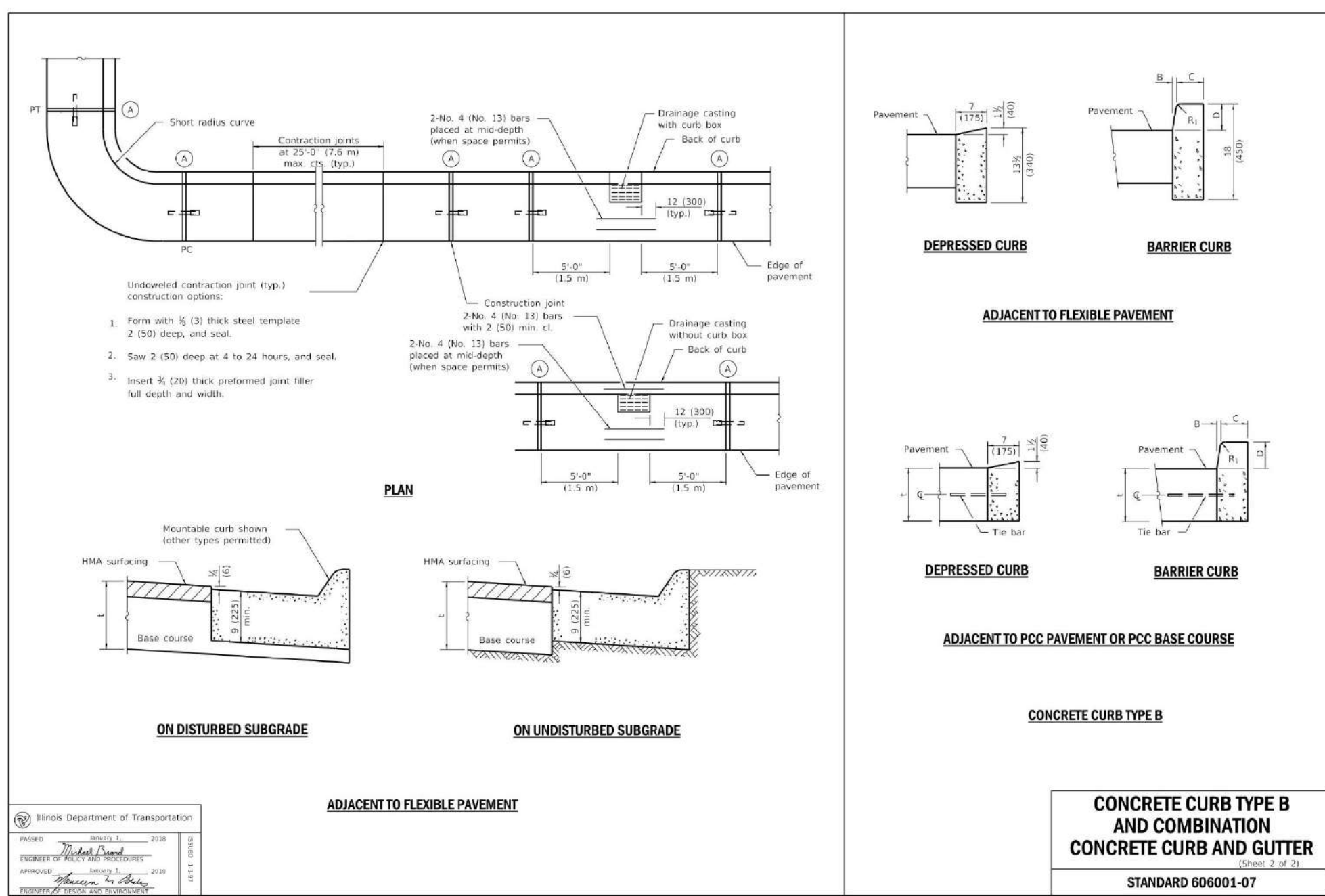
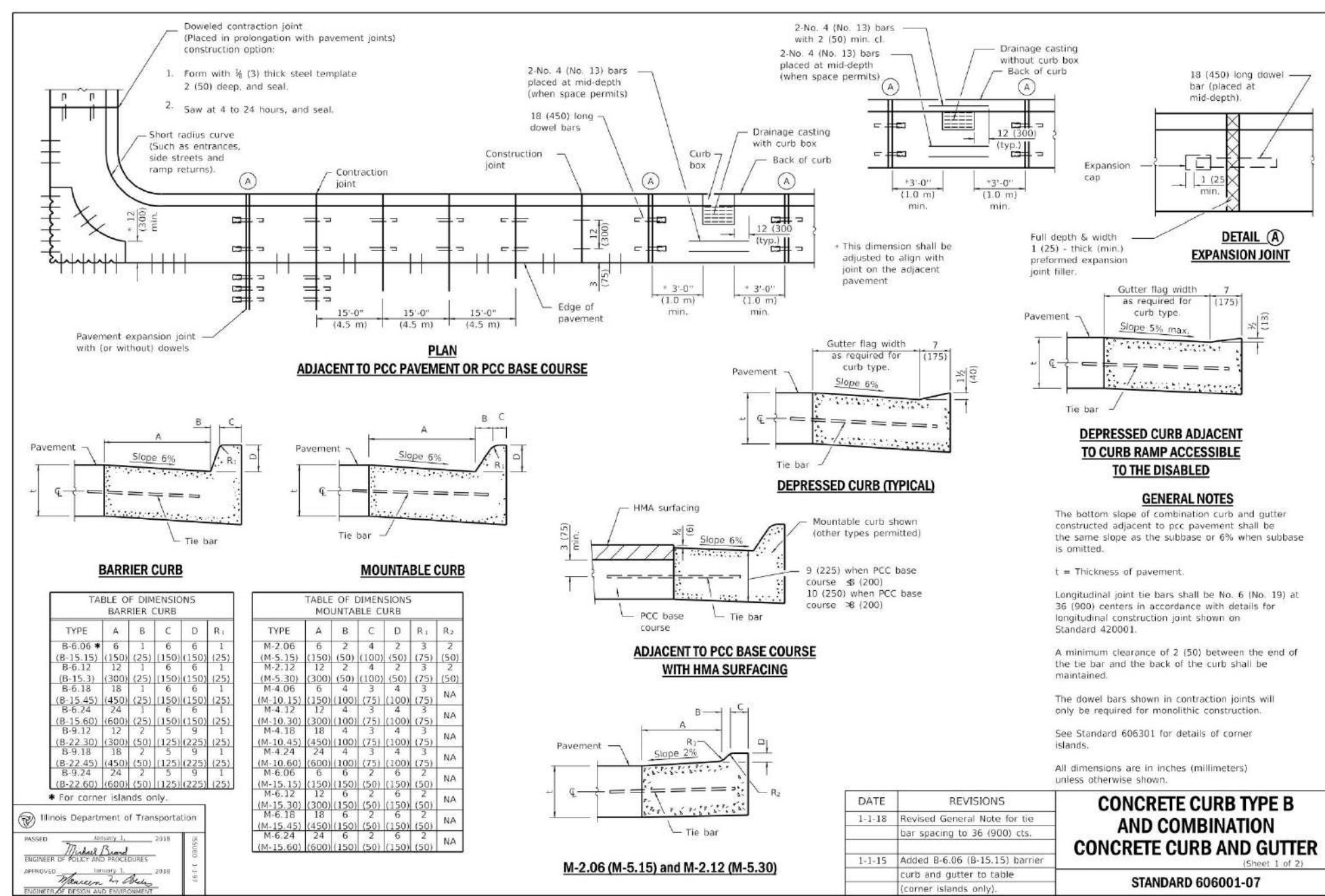
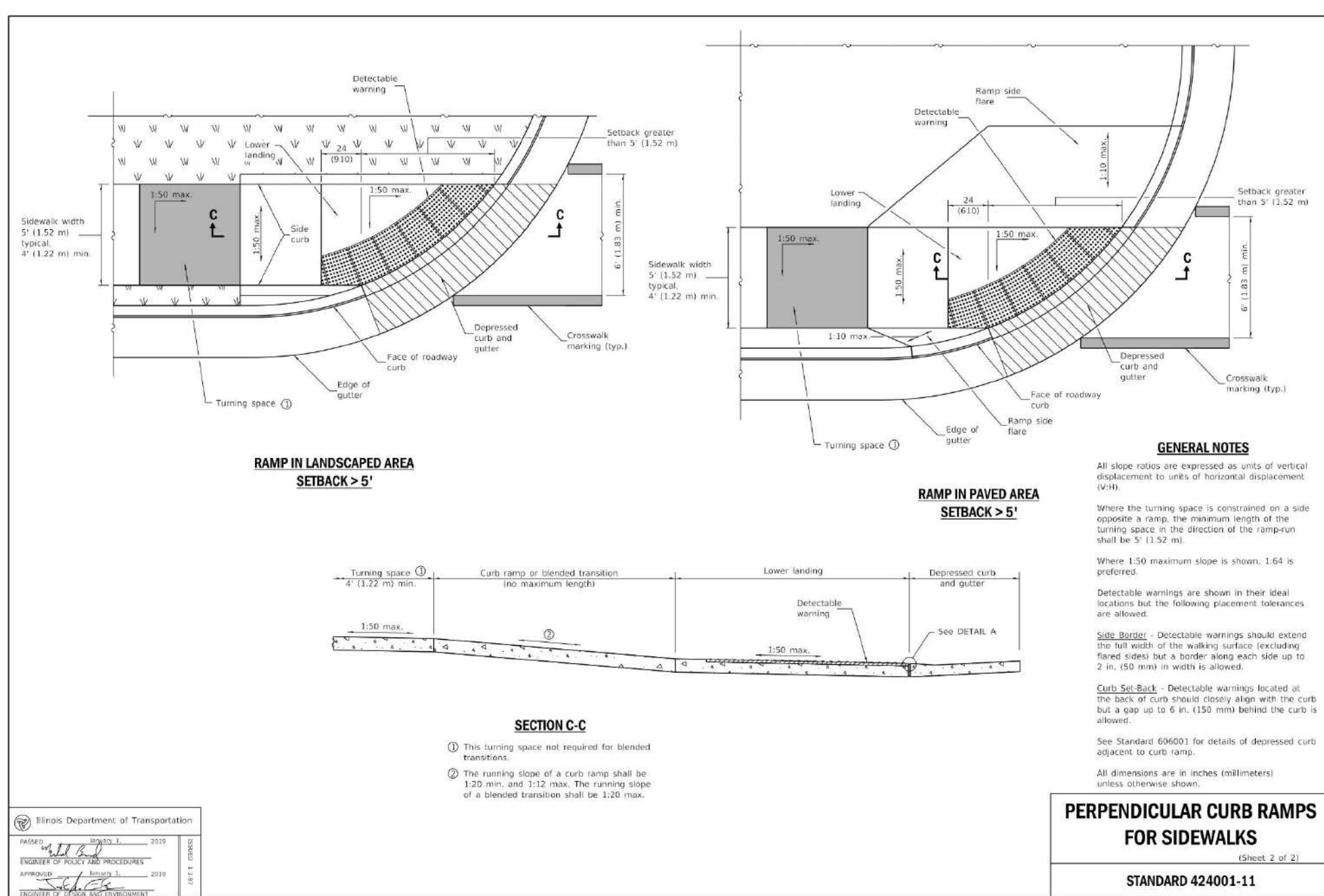
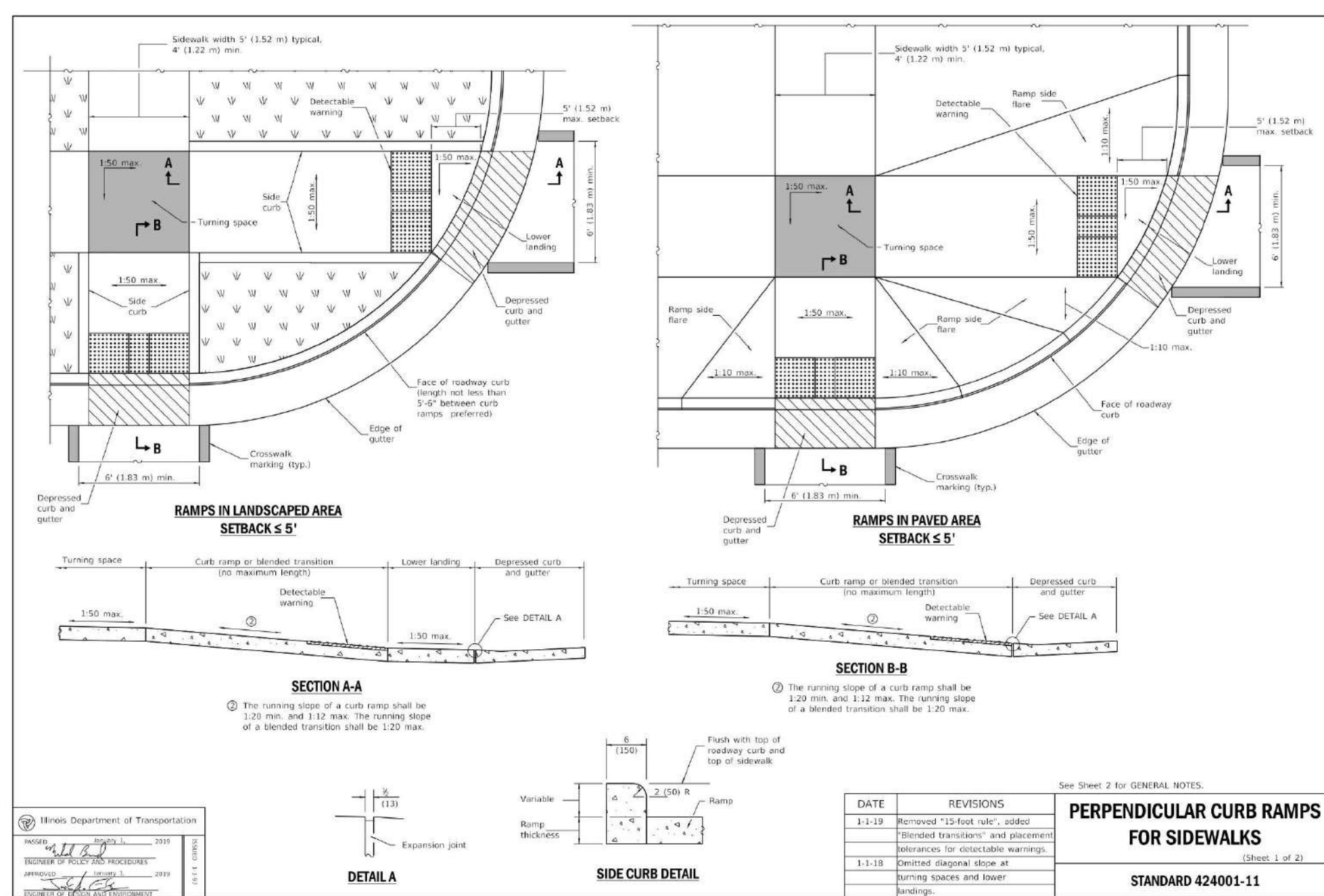
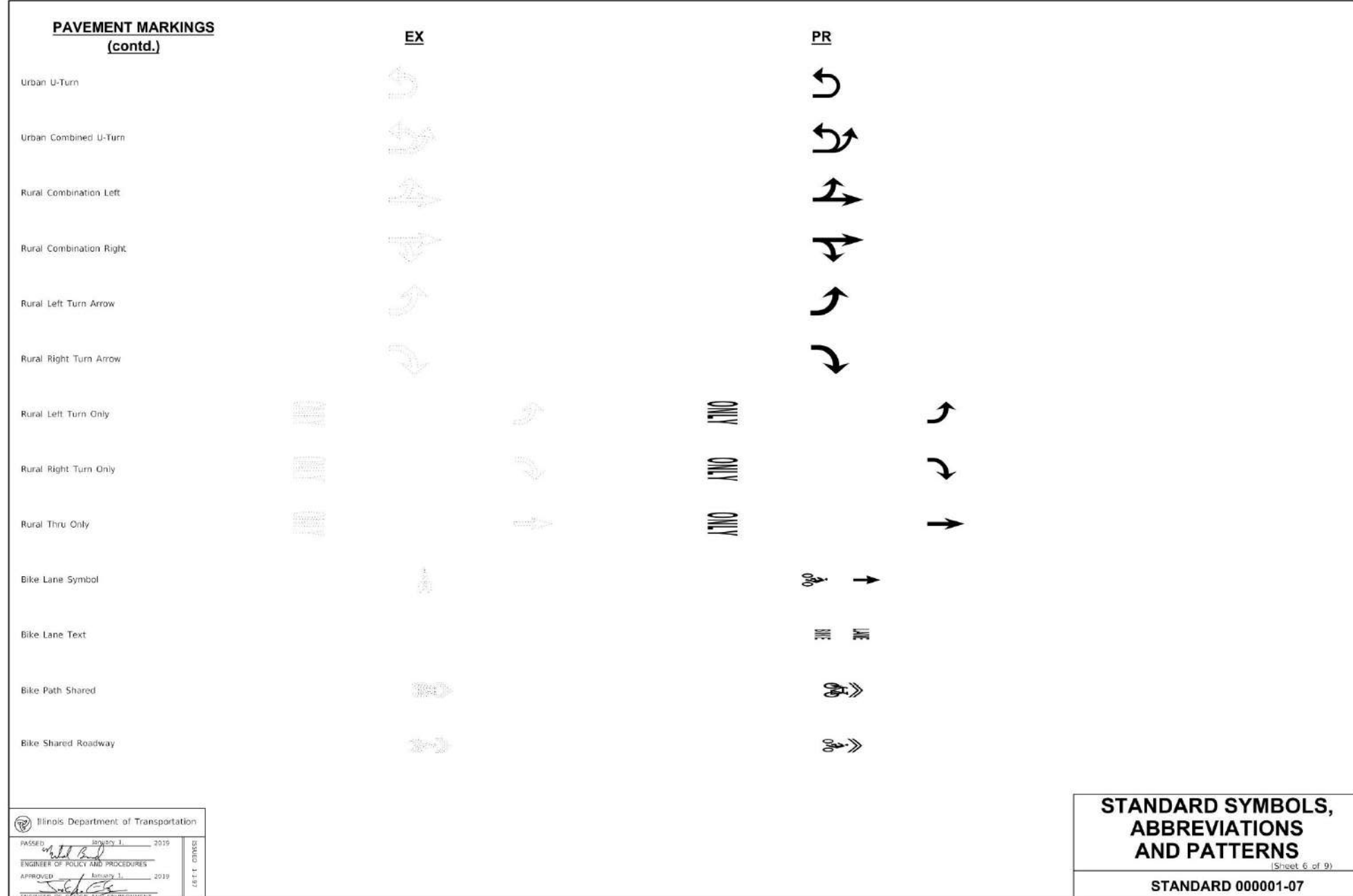
CIVIL ENGINEER:
Dan Grecco, P.E.
1042 Maple Avenue, Suite 130
Lisle, IL 60532
630-745-0524
dgrecco@aem.com

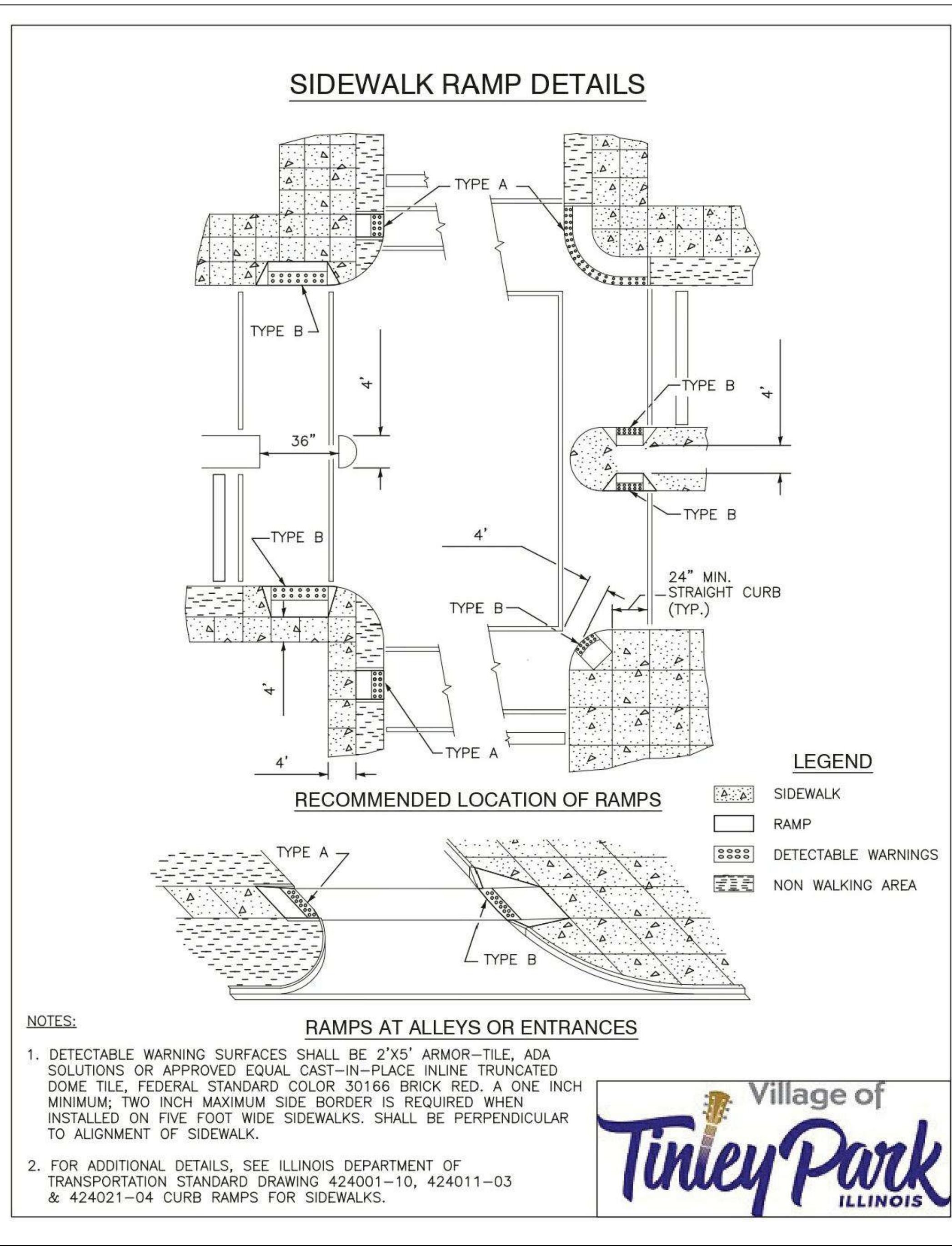
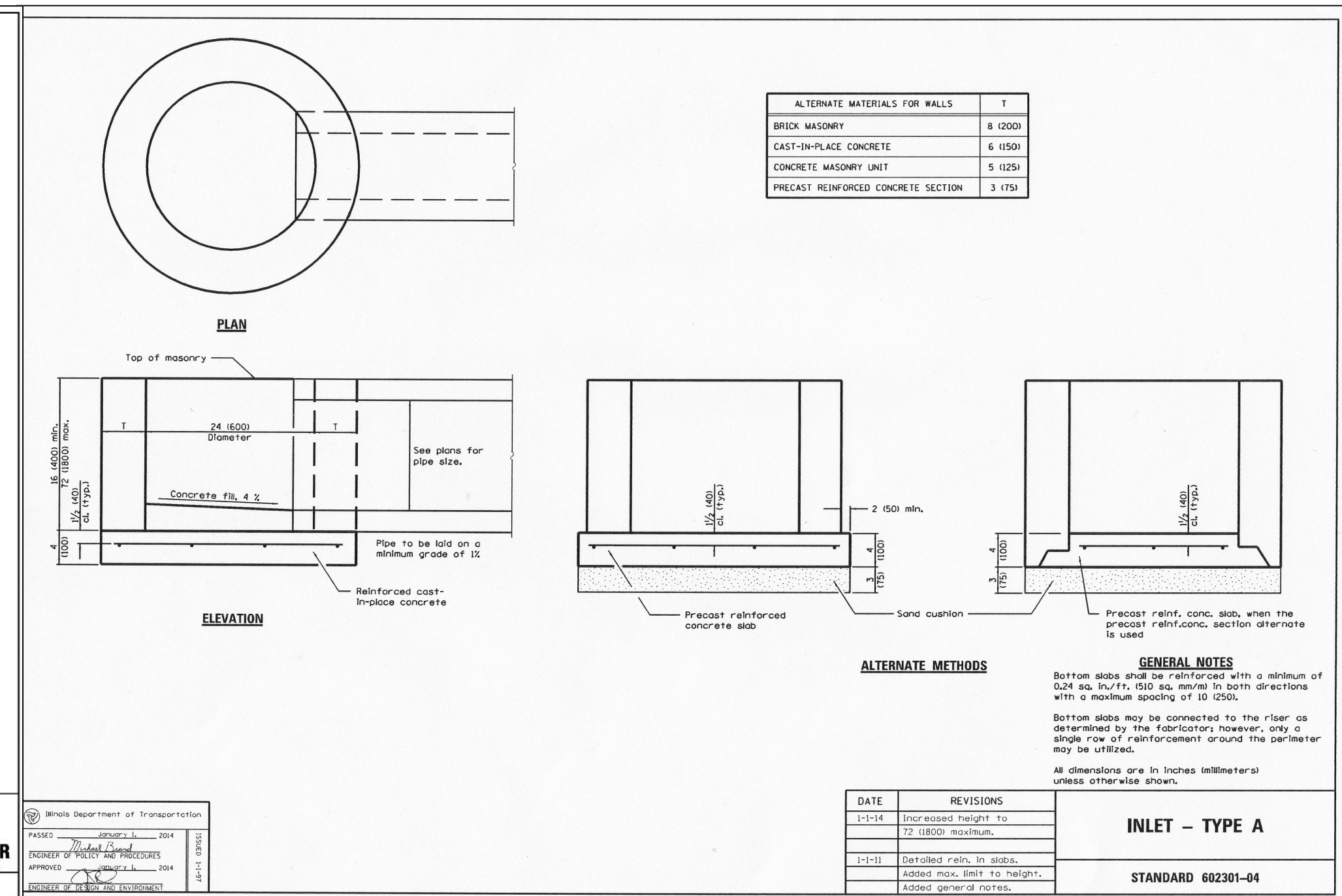
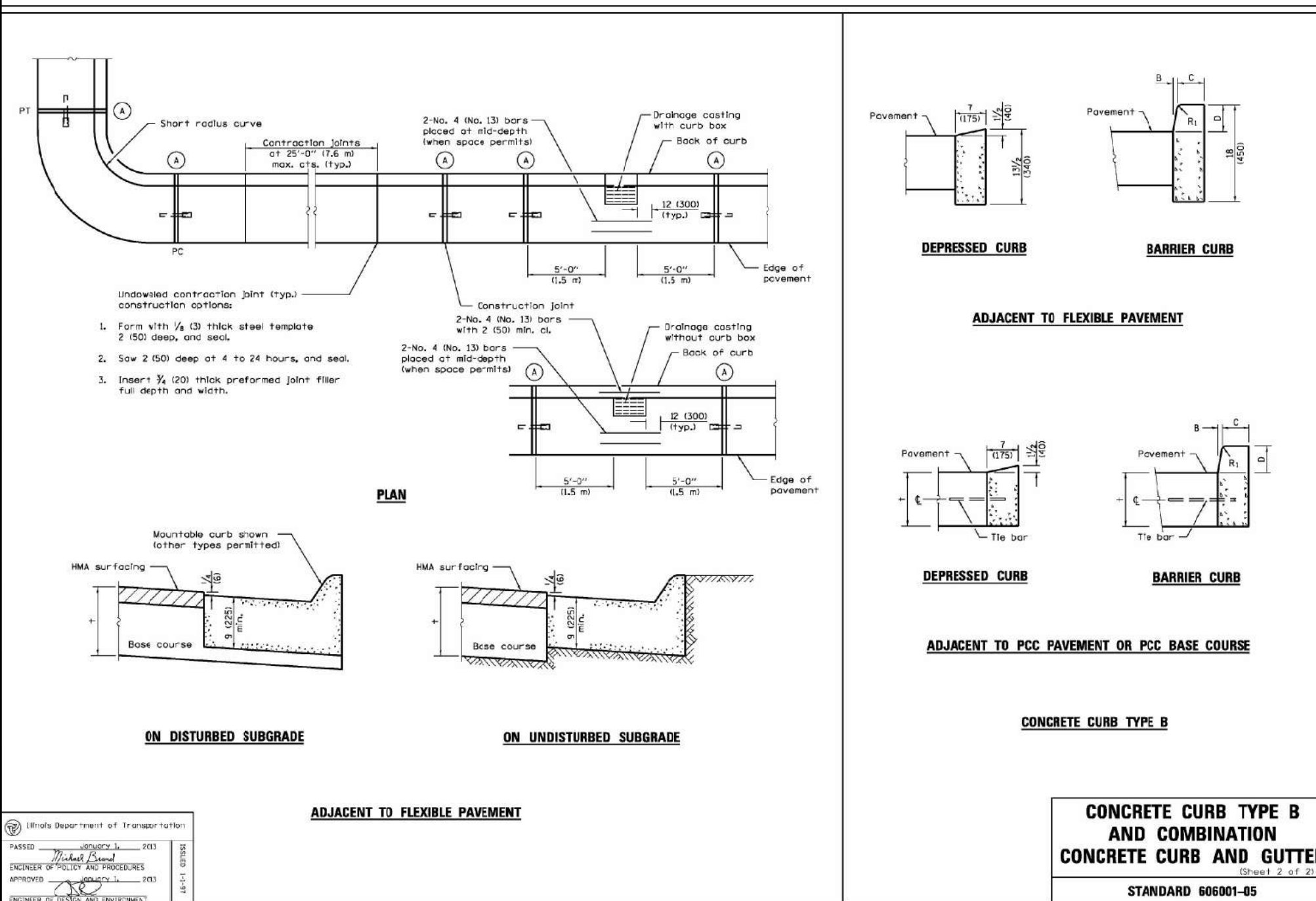
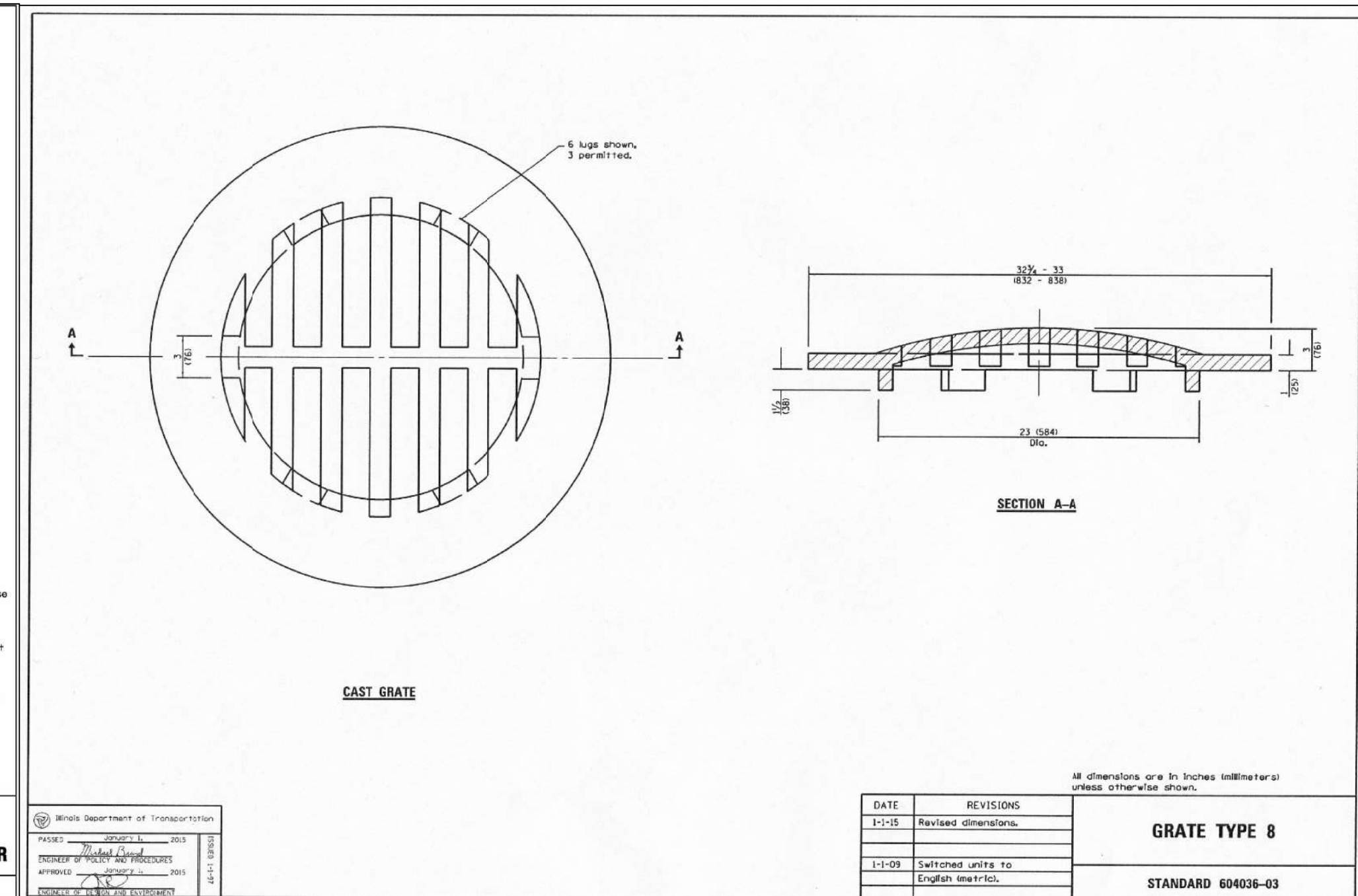
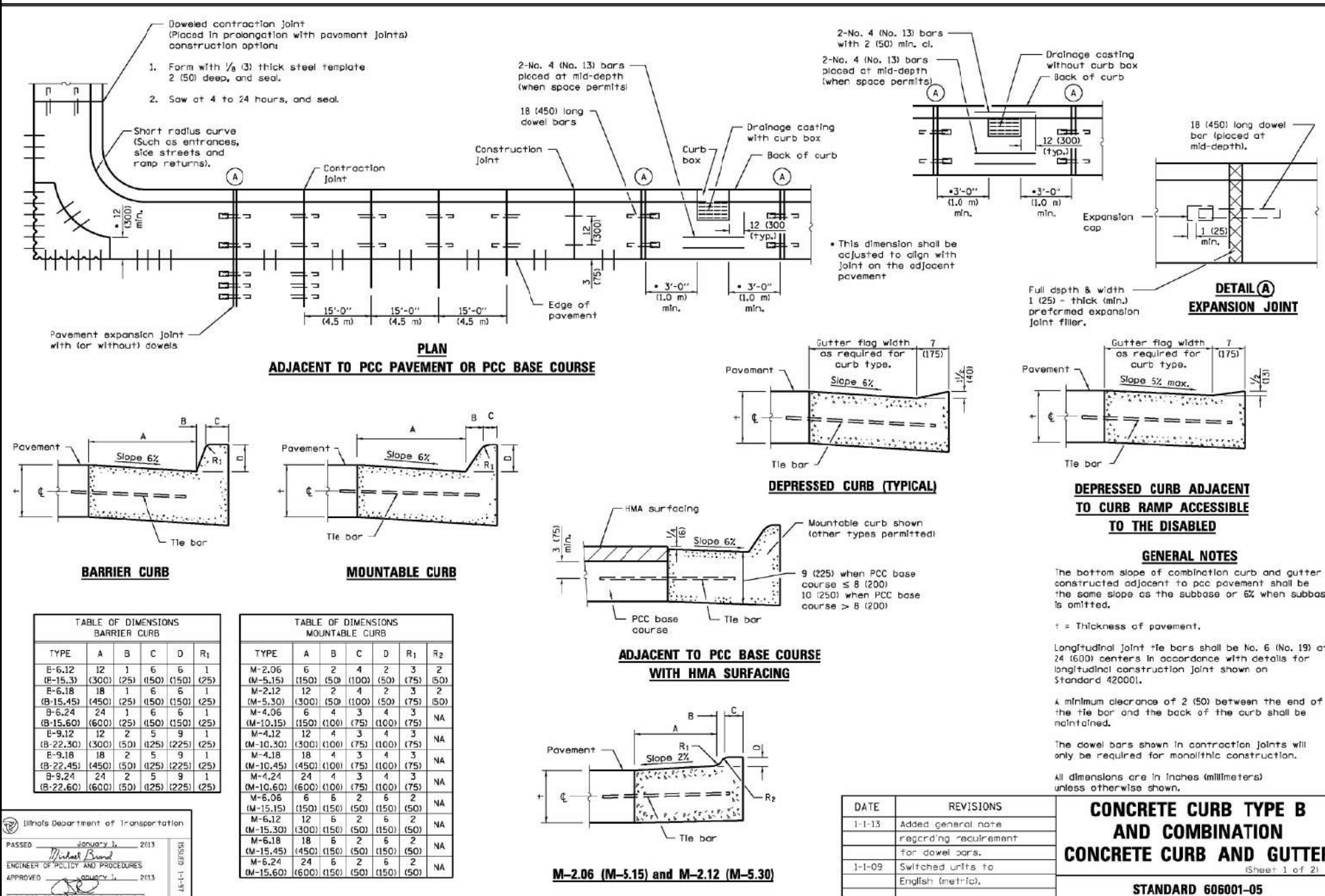
PROPOSED SITE
GRADING & UTILITY

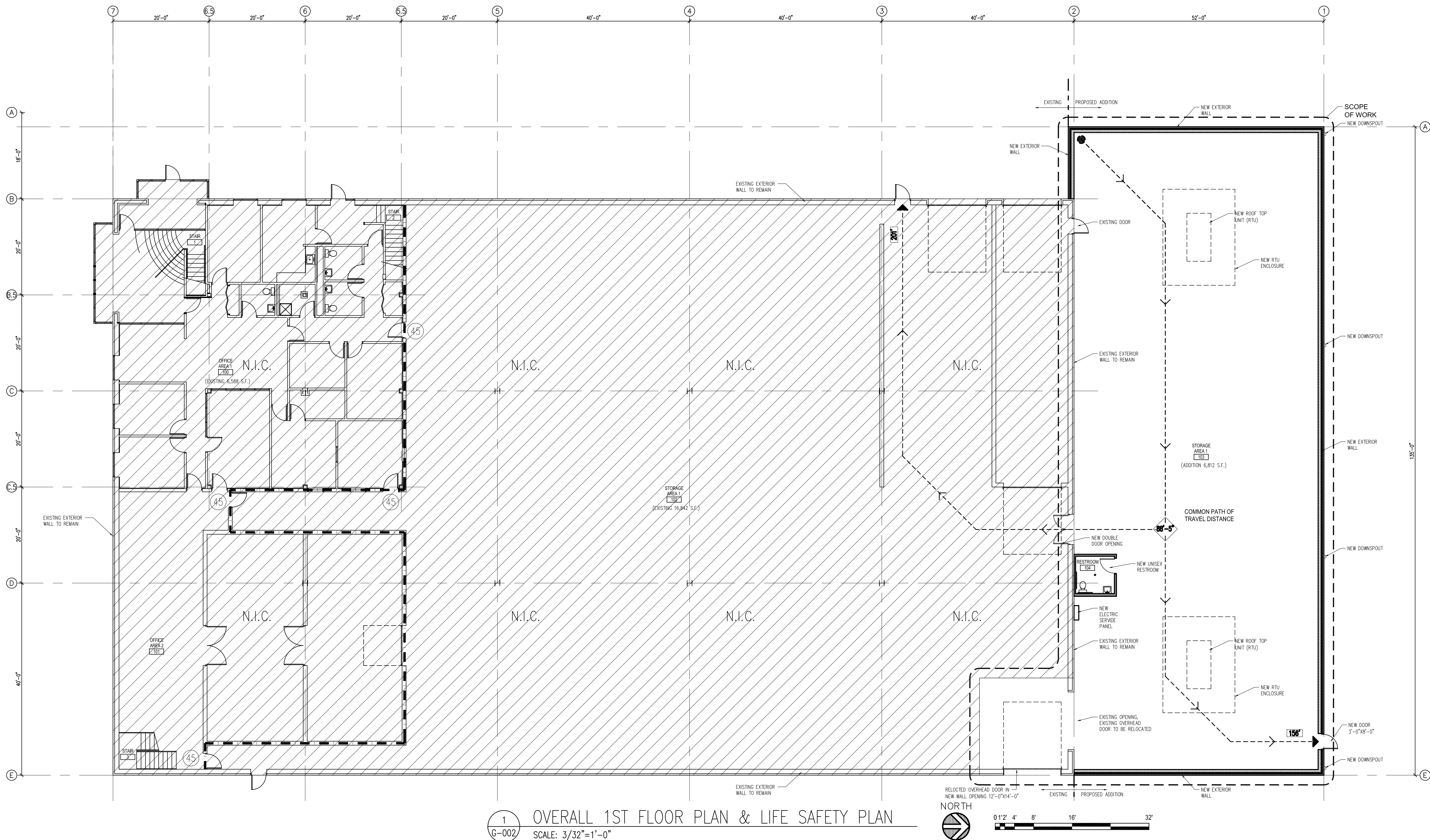
"Outdoor Storage Area"
7650 Graphics Ct
Tinely Park, IL 60477

SHEET: C6

1	FEBRUARY 11, 2021	Issued For Review
2	FEBRUARY 19, 2021	Revised Per Owner
3	MARCH 09, 2021	Revised Per Utility Review S/C/CI
4		
5		
6		







LIFE SAFETY LEGEND

- EXIT ACCESS
- TRAVEL PATH
- EXIT ACCESS TRAVEL DISTANCE
- FIRE RATING ON DOORS
- COMMON PATH OF EGRESS
- 1-HOUR RATED WALL
- NO WORK IN HATCHED AREA

ideal
DESIGNS
ARCHITECTS / DESIGNERS
20960 FRANKFORT SQ. DR.
SUITE A
FRANKFORT, ILLINOIS
T: (708) 407-8028
F: (779) 333-7960
gabe@idealcustomdesigns.com
www.idealcustomdesigns.com

WANER ENTERPRISES, INC.
10150 VIRGINIA AVENUE - SUITE "J"
CHICAGO RIDGE, Illinois 60415-1360
Tel: (708) 423-8200 Fax: (708) 423-8377

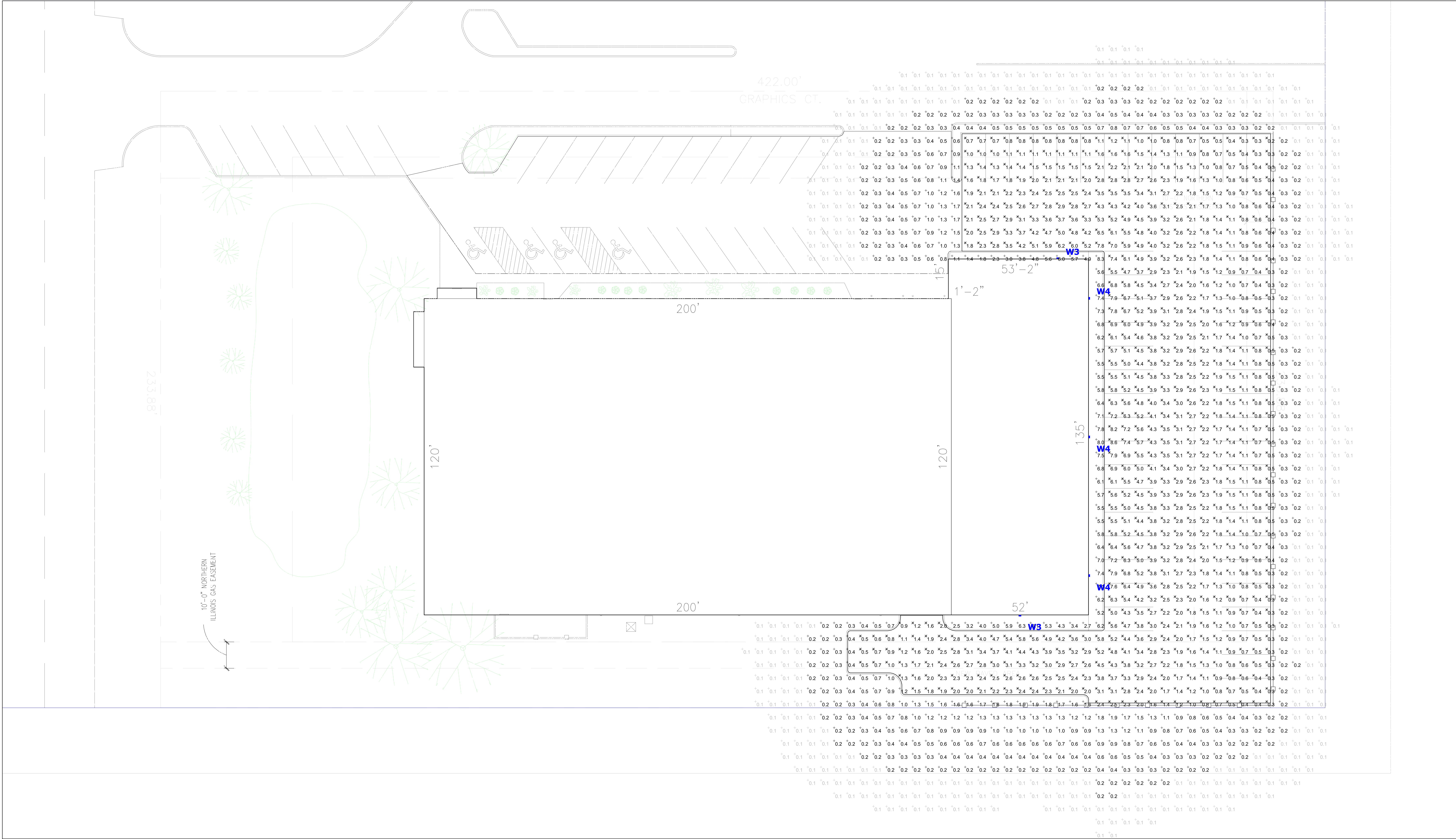
**NEW ADDITION FOR
X-CEL TECHNOLOGIES**
7650 GRAPHIC CT
TINLEY PARK, ILLINOIS

DESIGN FIRM REG. NO.
184.006972
EXP. DATE
4-30-21

REVISIONS
REV # DATE REV. PER:

DATE
03-09-21
DRAWN BY: JMH
PROJECT NO.
20047
SHEET NAME
OVERALL 1ST FLOOR
PLAN &
LIFE SAFETY PLAN

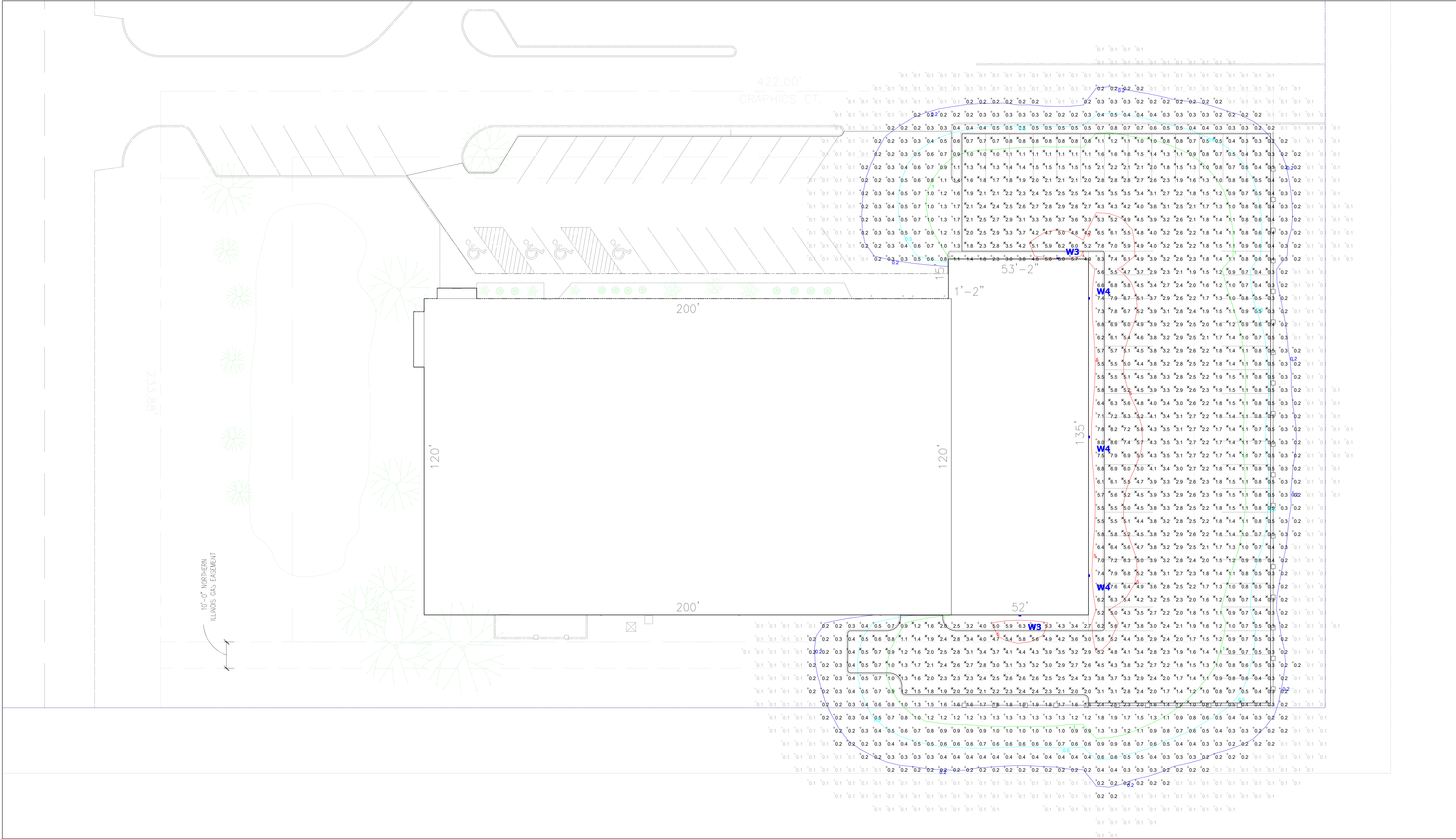
SHEET NUMBER
G-001



Plan View
Scale - 1" = 15ft

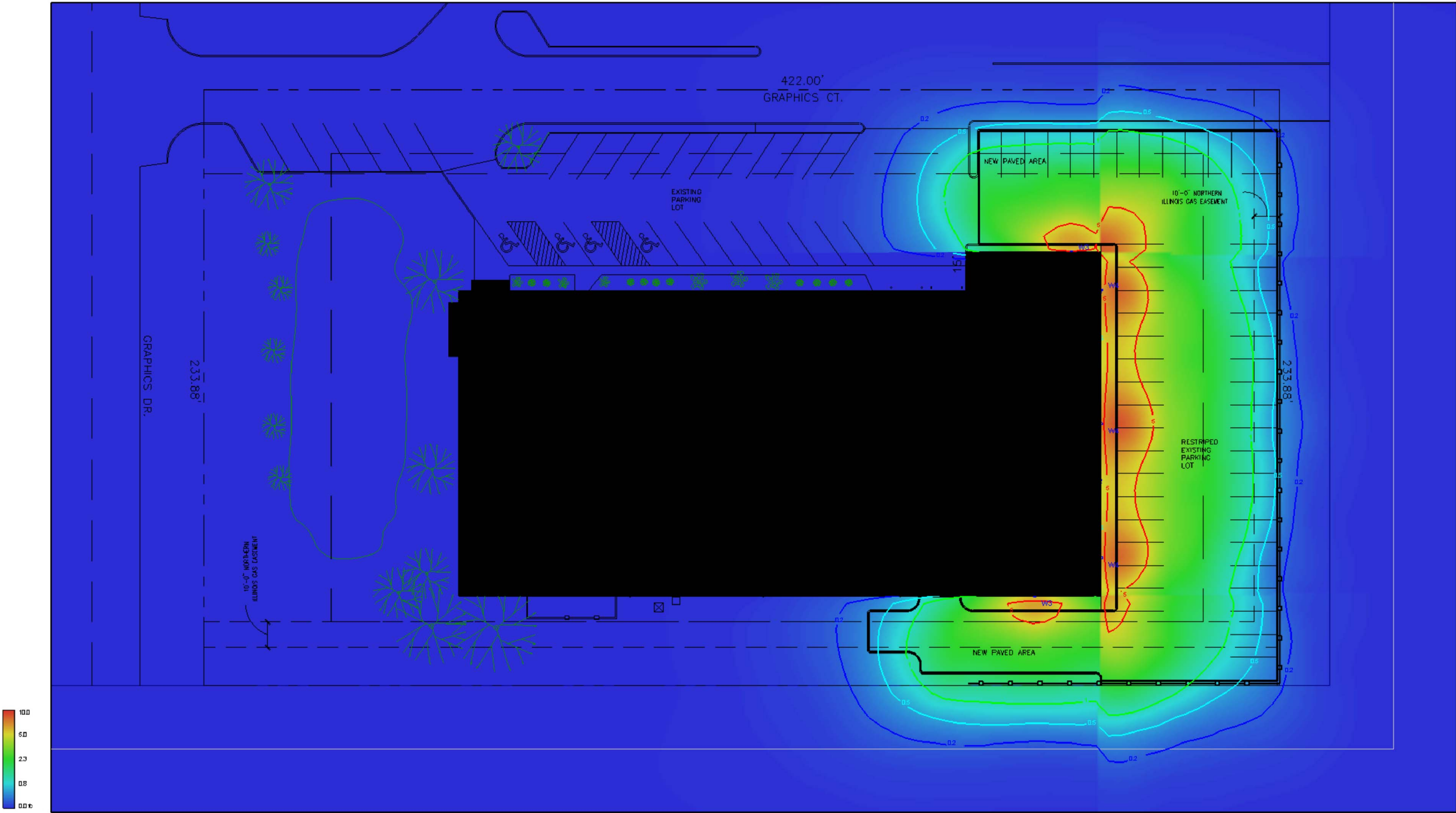
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Full Area Calc.	+	0.4 fc	8.6 fc	0.0 fc	N/A	N/A
Parking Lot Calc.	✕	2.5 fc	8.6 fc	0.2 fc	43.0:1	12.5:1
NOTES: 1. CALCULATION POINTS ARE AT GROUND LEVEL. 2. ALL FIXTURE HEIGHTS ARE NOTED ON THE PLAN 3. CALCULATIONS POINTS ARE ON A 5'-0" x 5'-0" SPACING. 4. CARS, SHRUBBERY, EQUIPMENT AND SIGNAGE CAN CAUSE REDUCED LIGHT LEVELS FROM WHAT IS EXPECTED. 5. CALCULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY. **FIELD VERIFICATION REQUIRED.						

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	
	W3	2	Lithonia Lighting	RSX1 LED P4 40K R3	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R3 Distribution	1	RSX1_LED_P4_40K_R3.ies	16359	0.93	
	W4	3	Lithonia Lighting	RSX1 LED P4 40K R4	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution	1	RSX1_LED_P4_40K_R4.ies	16573	0.93	



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Full Area Calc.	+	0.4 fc	8.6 fc	0.0 fc	N/A	N/A
Parking Lot Calc.	✕	2.5 fc	8.6 fc	0.2 fc	43.0:1	12.5:1
NOTES: 1. CALCULATION POINTS ARE AT GROUND LEVEL. 2. ALL FIXTURE HEIGHTS ARE NOTED ON THE PLAN 3. CALCULATIONS POINTS ARE ON A 5'-0" x 5'-0" SPACING. 4. CARS, SHRUBBERY, EQUIPMENT AND SIGNAGE CAN CAUSE REDUCED LIGHT LEVELS FROM WHAT IS EXPECTED. 5. CALCULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY. **FIELD VERIFICATION REQUIRED.						

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	
	W3	2	Lithonia Lighting	RSX1 LED P4 40K R3	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R3 Distribution	1	RSX1_LED_P4_40K_R3.ies	16359	0.93	
	W4	3	Lithonia Lighting	RSX1 LED P4 40K R4	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution	1	RSX1_LED_P4_40K_R4.ies	16573	0.93	



View #1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Full Area Calc.	+	0.4 fc	8.6 fc	0.0 fc	N/A	N/A
Parking Lot Calc.	✕	2.5 fc	8.6 fc	0.2 fc	43.0:1	12.5:1
NOTES: 1. CALCULATION POINTS ARE AT GROUND LEVEL. 2. ALL FIXTURE HEIGHTS ARE NOTED ON THE PLAN. 3. CALCULATIONS POINTS ARE ON A 5'-0" x 5'-0" SPACING. 4. CARS, SHRUBBERY, EQUIPMENT AND SIGNAGE CAN CAUSE REDUCED LIGHT LEVELS FROM WHAT IS EXPECTED. 5. CALCULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY. **FIELD VERIFICATION REQUIRED.						

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	
□	W3	2	Lithonia Lighting	RSX1 LED P4 40K R3	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R3 Distribution	1	RSX1_LED_P4_40K_R3.ies	16359	0.93	
□	W4	3	Lithonia Lighting	RSX1 LED P4 40K R4	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution	1	RSX1_LED_P4_40K_R4.ies	16573	0.93	

**THIS DOCUMENT CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION OF KSA LIGHTING & CONTROLS. THIS DOCUMENT MAY ONLY BE USED BY OR FOR THE BENEFIT OF KSA LIGHTING & CONTROLS REPRESENTATIVES AND CUSTOMERS. FOR LIGHTING DESIGNS THIS LIGHTING DESIGN IS NOT A PROFESSIONAL ENGINEERING DRAWING AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, WITHOUT WARRANTY AS TO ACCURACY, COMPLETENESS, RELIABILITY OR OTHERWISE. KSA LIGHTING & CONTROLS IS NOT RESPONSIBLE FOR SPECIFYING THE LIGHTING OR ILLUMINATION REQUIREMENTS FOR ANY SPECIFIC PROJECT, INCLUDING MUNICIPAL OR BUILDING CODE REQUIREMENTS. IT IS THE OBLIGATION OF THE END-USER TO CONSULT WITH A PROFESSIONAL ENGINEERING ADVISOR TO DETERMINE WHETHER THIS LIGHTING DESIGN MEETS THE APPLICABLE PROJECT REQUIREMENTS FOR LIGHTING SYSTEM PERFORMANCE, SAFETY, SUITABILITY AND EFFECTIVENESS FOR USE IN A PARTICULAR APPLICATION. FIELD VERIFICATION IS RECOMMENDED WHEN CALCULATIONS ARE BASED ON END-USER OR CUSTOMER-PROVIDED INFORMATION. END-USER ENVIRONMENT AND APPLICATION (INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMULATION) CAN CAUSE ACTUAL FIELD PERFORMANCE TO DIFFER FROM THE CALCULATED PHOTOMETRIC PERFORMANCE REPRESENTED IN THIS LIGHTING DESIGN. IN NO EVENT WILL KSA LIGHTING & CONTROLS BE RESPONSIBLE FOR ANY LOSS RESULTING FROM ANY USE OF THIS LIGHTING DESIGN.



RSX1 LED Area Luminaire

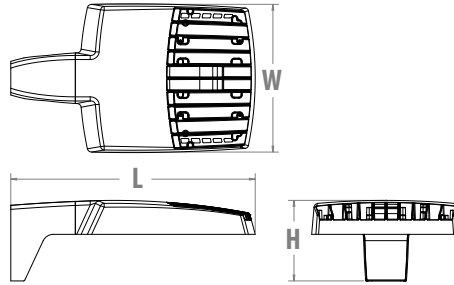


Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA (ft²@0°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED					
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) ²	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) ³	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	(use specific voltage for options as noted)	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide		IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁵
			R4S Type 4 Short		WBA Wall bracket ¹
			R5 Type 5 Wide ¹		WBASC Wall bracket with surface conduit box
			R5S Type 5 Short ¹	120 ³ 277 ⁴	AASP Adjustable tilt arm square pole mounting ⁵
			AFR Automotive Front Row	208 ³ 347 ⁴	AARP Adjustable tilt arm round pole mounting ⁵
			AFRR90 Automotive Front Row Right Rotated	240 ³ 480 ⁴	AAWB Adjustable tilt arm with wall bracket ⁵
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁵

Options			Finish	
Shipped Installed HS House-side shield ⁶ PE Photocontrol, button style ^{7,8} PEX Photocontrol external threaded, adjustable ^{8,9} PER7 Seven-wire twist-lock receptacle only (no controls) ^{8,10,11,12} CE34 Conduit entry 3/4" NPT (Qty 2) SF Single fuse (120, 277, 347) ⁴ DF Double fuse (208, 240, 480) ⁴ SPD20KV 20KV Surge pack (10KV standard) FAO Field adjustable output ^{8,12} DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ^{8,12}			Shipped Installed *Standalone and Networked Sensors/Controls (factory default settings, see table page 9) NLTAIR2 nLight AIR generation 2 ^{12,13,14} PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) ^{12,14,15} *Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted. Shipped Separately (requires some field assembly) EGS External glare shield ⁶ EGFV External glare full visor (360° around light aperture) ⁶ BS Bird spikes ¹⁶	
			DDBXD	Dark Bronze
			DBLXD	Black
			DNAXD	Natural Aluminum
			DWHXD	White
			DDBTXD	Textured Dark Bronze
			DBLBXD	Textured Black
			DNATXD	Textured Natural Aluminum
			DWHGXD	Textured White



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
 © 2018-2019 Acuity Brands Lighting, Inc. All rights reserved.

Lithonia RSX1 Area LED
 Rev. 07/28/20
 Page 1 of 9

Ordering Information

Accessories

Ordered and shipped separately.

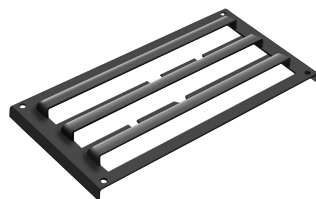
RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glare shield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) ¹
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹⁷
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) ¹⁷
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) ¹⁷
DSHORT SBK U	Shorting cap ¹⁷

NOTES

- Any Type 5 distribution, is not available with WBA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Maximum tilt is 90° above horizontal.
- It may be ordered as an accessory.
- Requires MVOLT or 347V.
- Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, FAO, DMG, PIRHN).
- Requires 120V, 208V, 240V or 277V.
- Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.

- For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- Two or more of the following options cannot be combined including DMG, PER7, FAO and PIRHN.
- Must be ordered with PIRHN.
- Requires MVOLT or HVOLT.
- Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

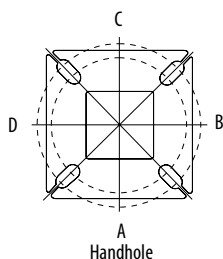


External 360 Full Visor

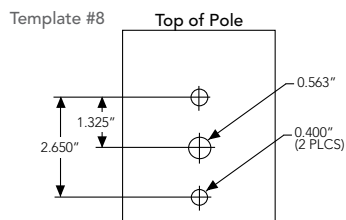
Pole/Mounting Information

Accessories including bullhorns, cross arms and other adapters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

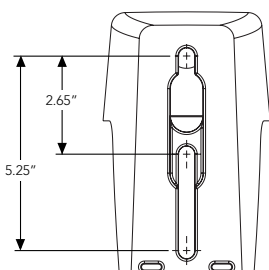
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters










Tenon O.D.	RSX Mounting	Single	2 @ 180°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

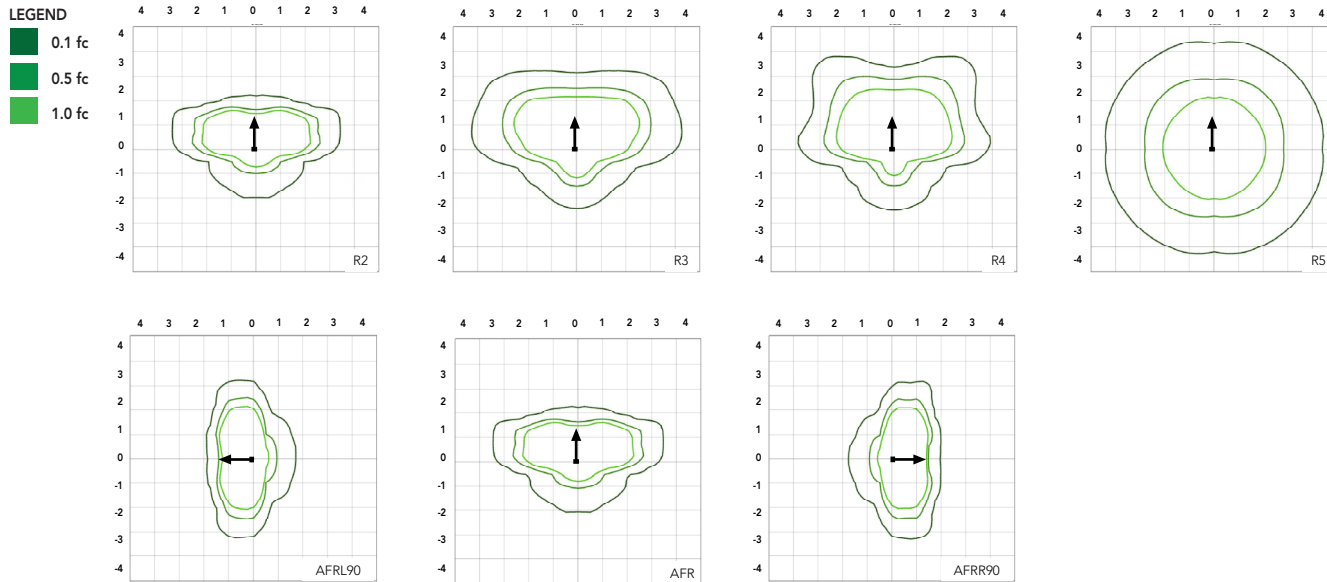
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor	0 °	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0 °	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [RSX Area homepage](#).

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
© 2018-2019 Acuity Brands Lighting, Inc. All rights reserved.

Lithonia RSX1 Area LED
Rev. 07/28/20
Page 3 of 9

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

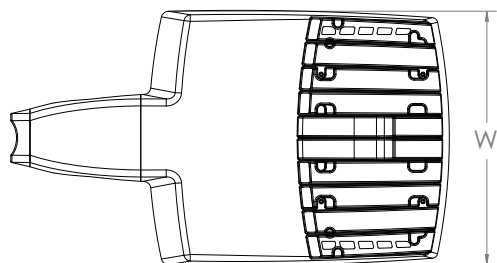
Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

Dimensions & Weights

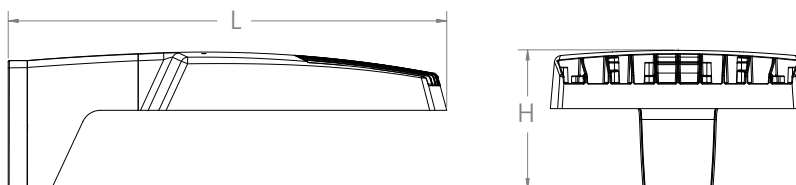
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)



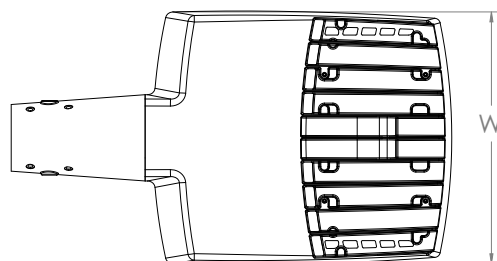
Length: 22.8" (57.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.4 cm) Arm



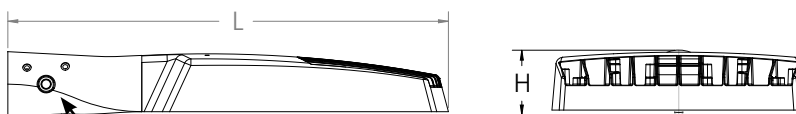
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX1 with Mast Arm Adapter (MA)

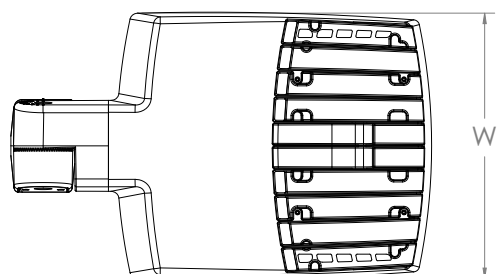


Length: 23.2" (59.1 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 3.5" (8.9 cm) Arm

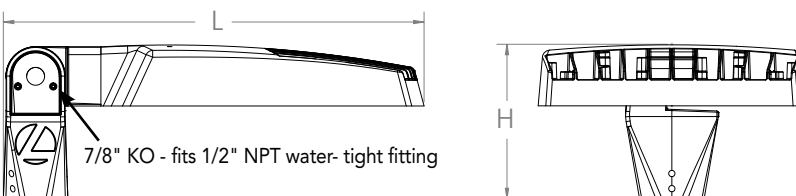


7/16" locking thru bolt/nut provided

RSX1 with Adjustable Slipfitter (IS)



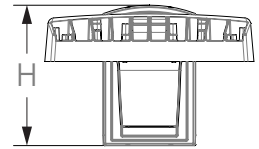
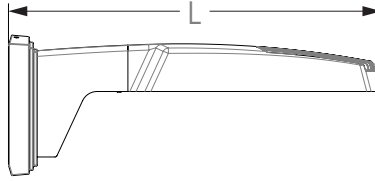
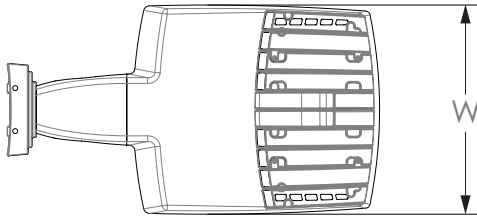
Length: 20.7" (52.7 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.6" (19.3 cm) Arm



7/8" KO - fits 1/2" NPT water-tight fitting

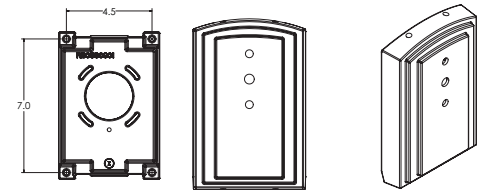
Dimensions

RSX1 with Wall Bracket (WBA)

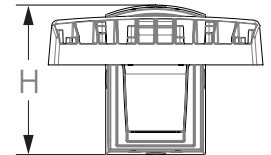
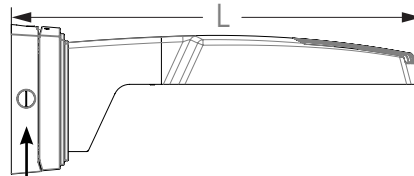
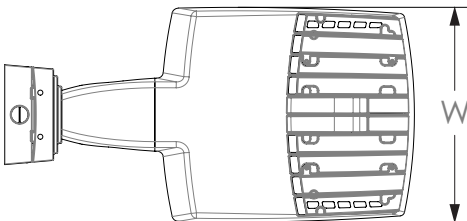


Length: 23.6" (59.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



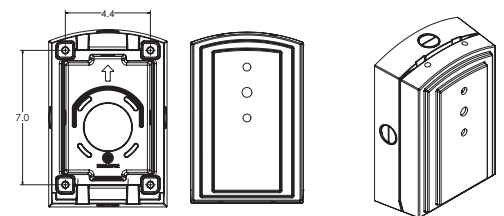
RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



3/4" NPT taps with plugs - Qty (4) provided

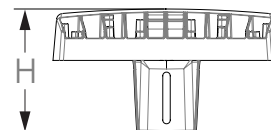
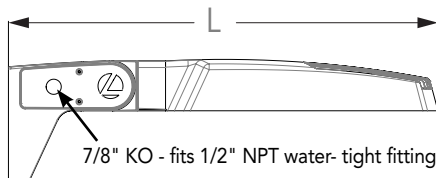
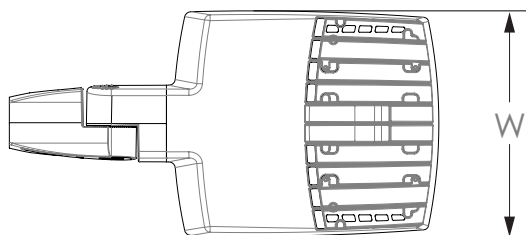
Length: 25.3" (64.3 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

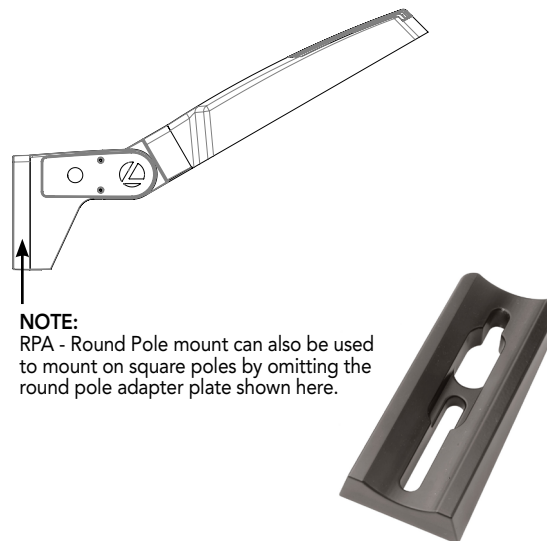


Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 25.3" (65.3 cm) **AASP**
 26.3" (66.8 cm) **AARP**
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.2 cm) Arm



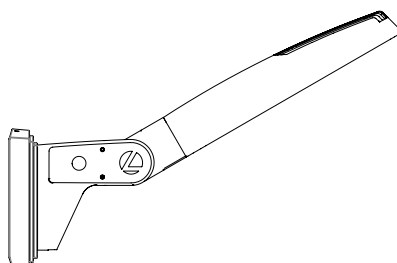
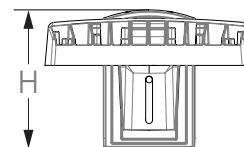
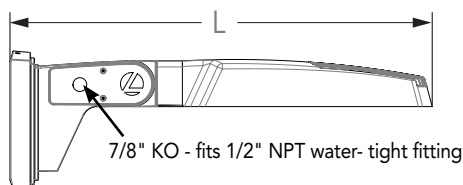
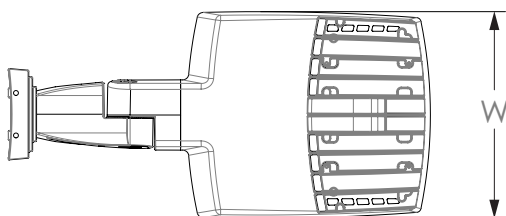
NOTE:
 RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

Notes

AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

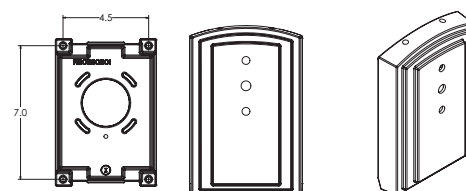
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



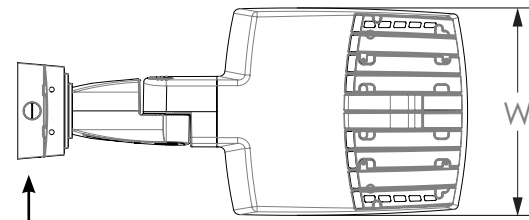
Length: 27.1" (68.8 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



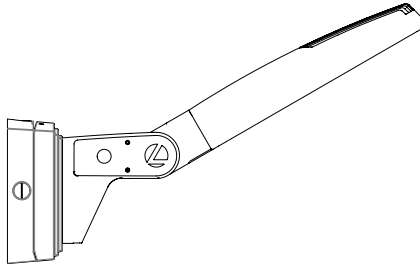
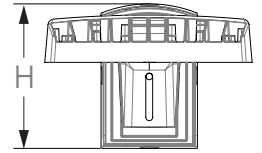
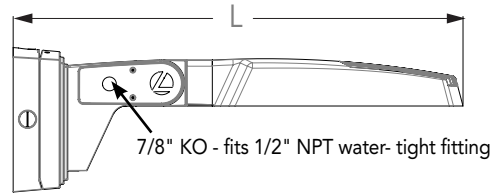
Dimensions

RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)

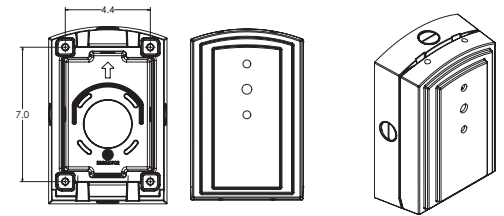


3/4" NPT taps
with plugs - Qty (4)
provided

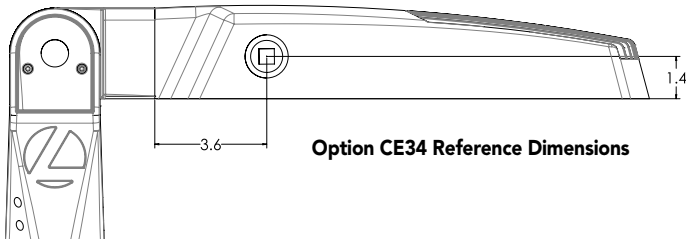
Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm



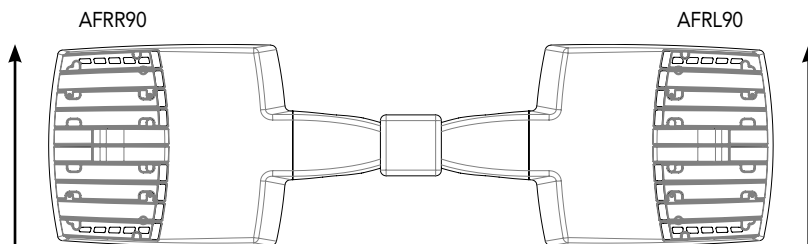
Surface Conduit Box (SCB) Mounting Detail



Additional Reference Drawings



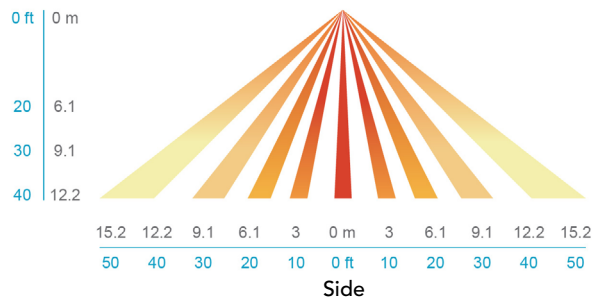
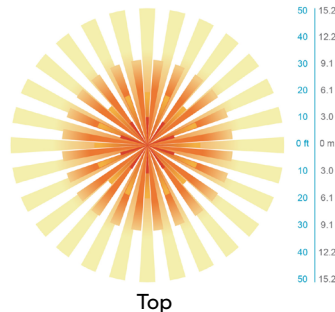
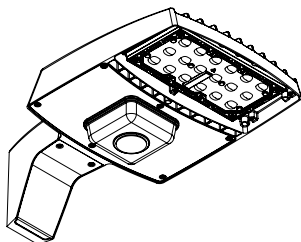
Automotive Front Row - Rotated Optics (AFRL90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



Motion Sensor Default Settings - Option PIRHN

Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is tilted.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFR90 and ARFL90.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocell functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

PLAN COMMISSION STAFF REPORT

March 18, 2021- Public Hearing

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.

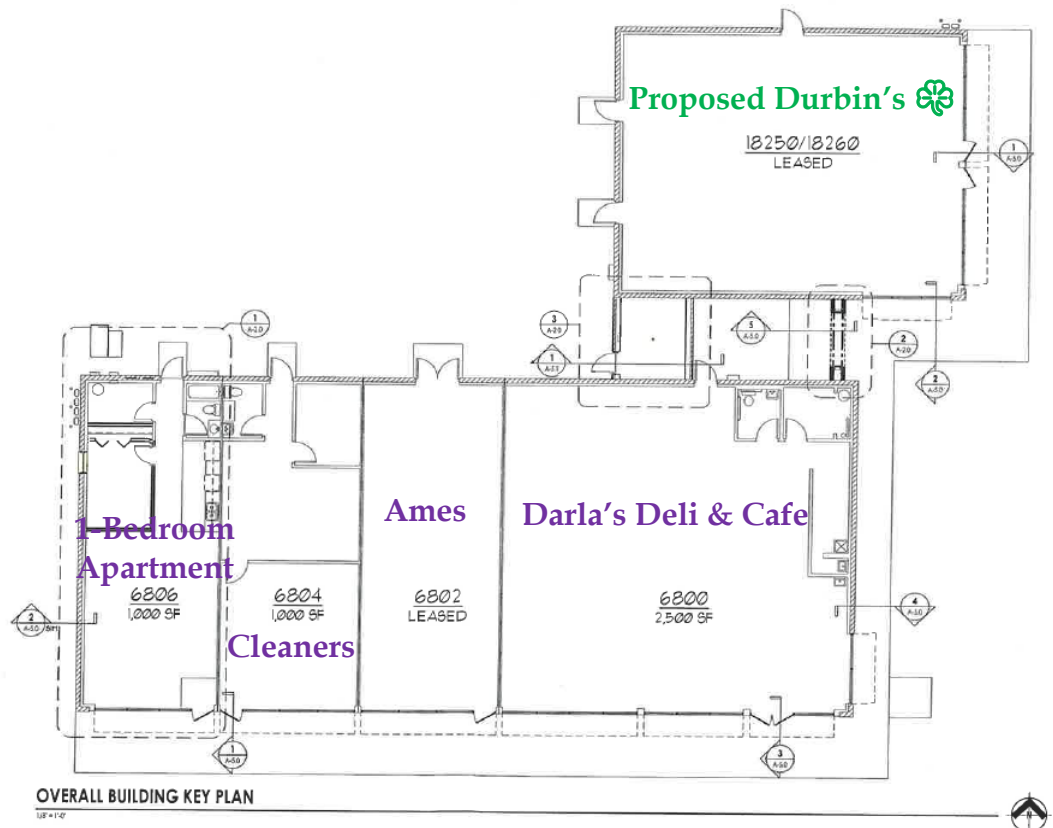
Changes from the March 4, 2021 Workshop Staff Report are indicated in Red.

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

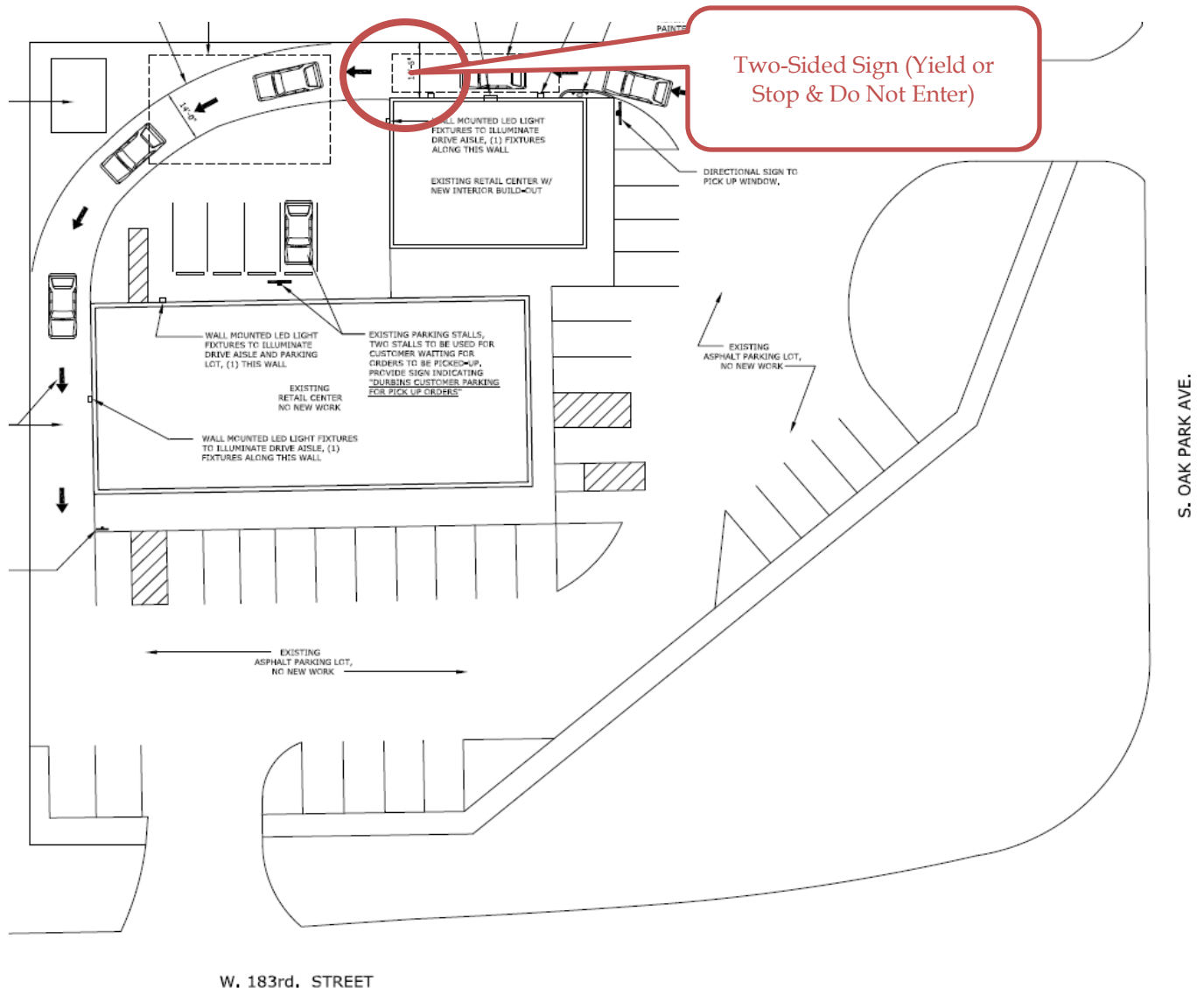


SITE PLAN & CIRCULATION

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.



At the recommendation of the Plan Commission signage will be added to the northwest corner of the building that will be visible to vehicles leaving the pickup window. The yield or stop sign will slow vehicles leaving the window and help avoid a potential conflict with vehicles exiting the rear parking spaces. Additionally, a "One Way - Do Not Enter" sign will face the rear parking area to avoid parked vehicles exiting the wrong direction. Arrows will be striped to further indicating the one-way access around the building. These items have been added as a recommended condition of approval and are required to be submitted and reviewed by staff with the permit.

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 additional 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.

A Variation is being requested to allow the proposed fixtures, which are mostly not visible from the public roadways and are more appropriate for the rear and sides of the building, as opposed to gooseneck fixtures.

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.

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;
 - *The proposal improves economic development by assisting in the occupancy of a vacant building with a restaurant tenant. The pickup-only window limits vehicle stacking since all takeout food will be ordered ahead of time. The requests do not decrease walkability on the site or within the overall Legacy District.*
- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties;
 - *The pickup-only window is compatible with uses in the center and the NF (Neighborhood Flex) district, which helps transition other commercial areas of the Village to the Legacy District and Downtown Core.*
- c. Any improvement meets the architectural standards set forth in the Legacy Code.
 - *No building façade changes or building additions are proposed.*
- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
 - *The requests assist in the occupancy of a currently vacant unit. The pickup window assists with restaurant success during a difficult time in a pandemic. It is expected the pickup window will help the success of the businesses in that unit both now and in the future.*

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;
 - *The pickup window and overall site traffic control have been designed for safe pedestrian and vehicle access on the site.*
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - *The pickup window will only be used for previously placed orders and will not have a speaker. Without orders placed on-site, vehicle stacking will be limited and will not negatively affect adjacent properties.*
- 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;
 - *A pickup window at the proposed location does not burden neighboring properties from developing or redeveloping within the code requirements.*

- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The building and site are existing and have all existing utilities, roads, and drainage required to operate.*
- 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
 - *A pickup window avoids excessive stacking that can cause traffic circulation or off-site issues. Additionally, proposed "overflow" pickup/takeout spaces for the tenant at the rear allows for vehicles to wait for food that may not be ready yet, without blocking traffic flow.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - *The proposal includes a variation for the proposed light fixture style and will in all other ways meet Village zoning and building code requirements.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *The pickup window assists in the occupancy of a currently vacant unit. The pickup window assists with restaurant success during a difficult time in a pandemic. It is expected the pickup window will help the success of the businesses in that unit both now and in the future.*

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

STANDARDS FOR A VARIATION

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

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - *The proposed light fixtures have been designed to be economical, attractive, and to safely illuminate the rear parking lot and drive aisles for customers to access. They are not highly visible from the public right of way with the goal of making them appear more inconspicuous and neutral.*
2. The plight of the owner is due to unique circumstances.
 - *The location of the lights will not be easily visible or detract from the building's front façade design. The proposed lights will better blend into the building and better illuminate the access aisle for increased safety and visibility at the sides and rear of the building.*
3. The Variation, if granted, will not alter the essential character of the locality.

- *The lights will only be minimally visible from Oak Park Avenue or adjacent properties with off-site light or glare on residentially-used properties.*
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
- a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. The Architectural Standards are not included since the proposal does not propose architectural changes to the façade. Specific responses are not required for each item but each shall be met and considered for approval by the Plan Commission.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.

- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

MOTIONS FOR CONSIDERATION

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

Motion 1 (Special Use):

"...make a motion to grant the Petitioner, Thomas McAuliffe on behalf of Durbin's (Tenant), a Special Use for a restaurant pickup window at 18250 Oak Park Avenue in the NF (Neighborhood Flex) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the March 18, 2021 Staff Report, subject to the following conditions:

- 1. The pickup window shall not permit any on-site ordering and is for picking up previously placed orders only.*
- 2. The Special Use is subject to completion of all work outlined in the Site Plan Approval.*

[any conditions that the Commission would like to add]

Motion 2 (Variation):

"...make a motion to recommend that the Village Board grant a Variation from Section XII.3.I - Table III.I.1 of the zoning code (Legacy Code – Lighting), to the Petitioner, Thomas McAuliffe on behalf of Durbin's (Tenant), to permit a light fixture style not otherwise permitted to be located on the rear and sides of the building, at the property located at 18250 Oak Park Avenue in the NF (Neighborhood Flex) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the March 18, 2021 Staff Report."

[any conditions that the Commissioners would like to add]

Motion 3 (Site Plan):

"...make a motion to grant the Petitioner, Thomas McAuliffe on behalf of Durbin's (Tenant), Site Plan Approval to modify the property located at 18250 Oak Park Avenue in the NF (Neighborhood Flex) zoning district, in accordance with the plans submitted and subject to the following conditions:

- 1. Proper protection and curbing shall be installed around the gas meter in accordance with Building and Fire Department requirements.*
- 2. Site Plan Approval is subject to the approval of the Variation and Special Use by the Village Board.*
- 3. Site Plan Approval is subject to final traffic control plan approval by Village Staff, including revisions to add a yield or stop sign at the northwest corner of the building and specific arrow locations. A separate permit shall be submitted for this parking lot and traffic control work.*
- 4. Asphalt patching as indicated on the plan shall be completed by May 31, 2021."*

[any conditions that the Commission would like to add]



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

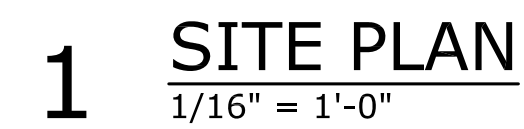
Tele : (847) 209-1125



Sheet Title:

SITE PLAN

T2.0



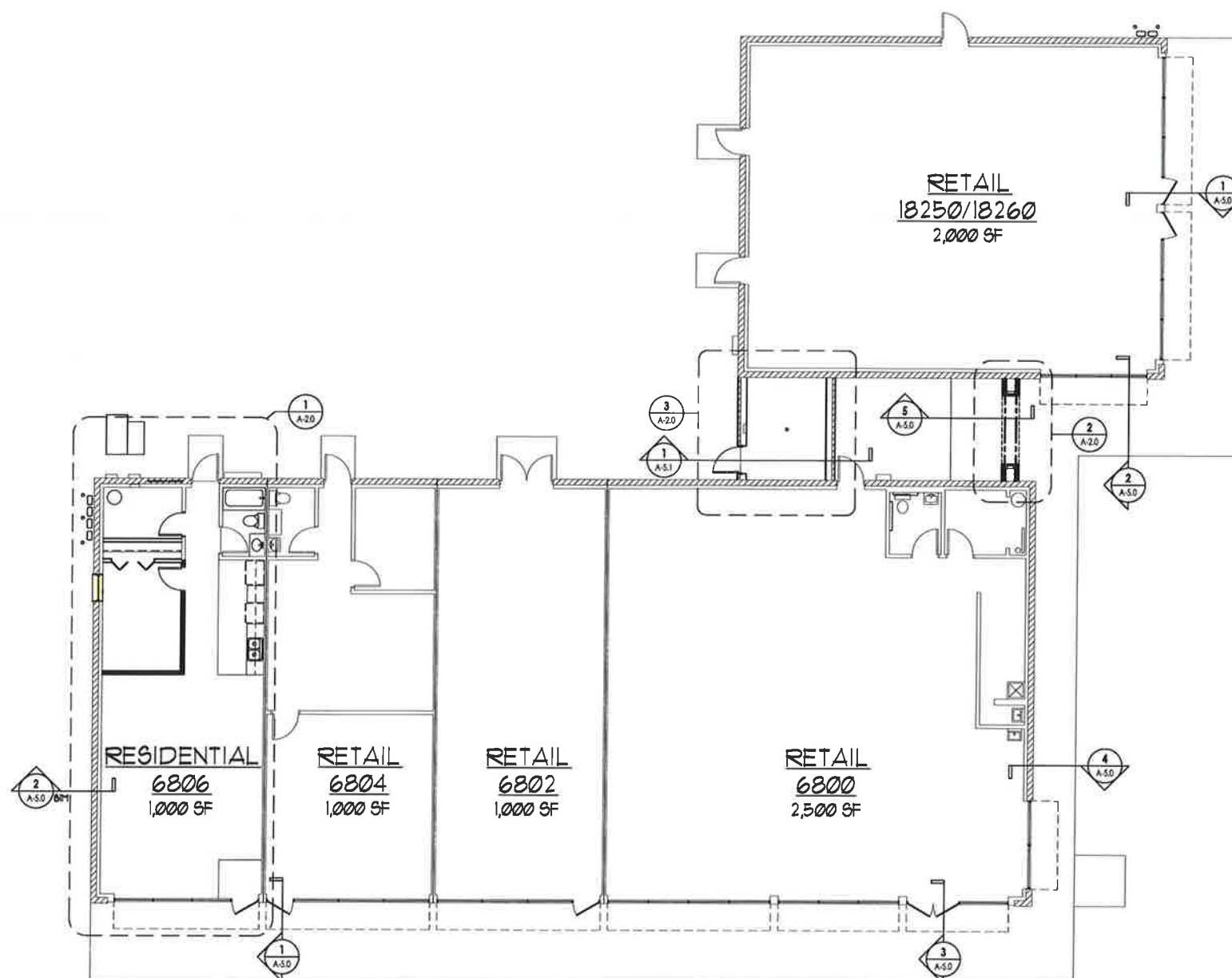
GENERAL NOTES

- 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

© COPYRIGHT LINDEN GROUP INC.
ALL RIGHTS RESERVED

9-24-13

SHEET NAME

A-1.0

SHEET OF

DATE
9-18-13
DRAWN BY
SF

85-13
PROJECT NUMBER

11-1-2013
DATE

FINAL REVIEW

FINAL REVIEW

COPYRIGHT LINDEN GROUP INC.
ALL RIGHTS RESERVED.
NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM LINDEN GROUP INC.

FLOOR PLAN
PLAN BLOW-UPS

SHEET NAME

A-1.0

SHEET OF

DATE
9-18-13
DRAWN BY
SF

85-13
PROJECT NUMBER

11-1-2013
DATE

FINAL REVIEW

FINAL REVIEW

COPYRIGHT LINDEN GROUP INC.
ALL RIGHTS RESERVED.
NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM LINDEN GROUP INC.

FLOOR PLAN
PLAN BLOW-UPS

SHEET NAME

A-1.0

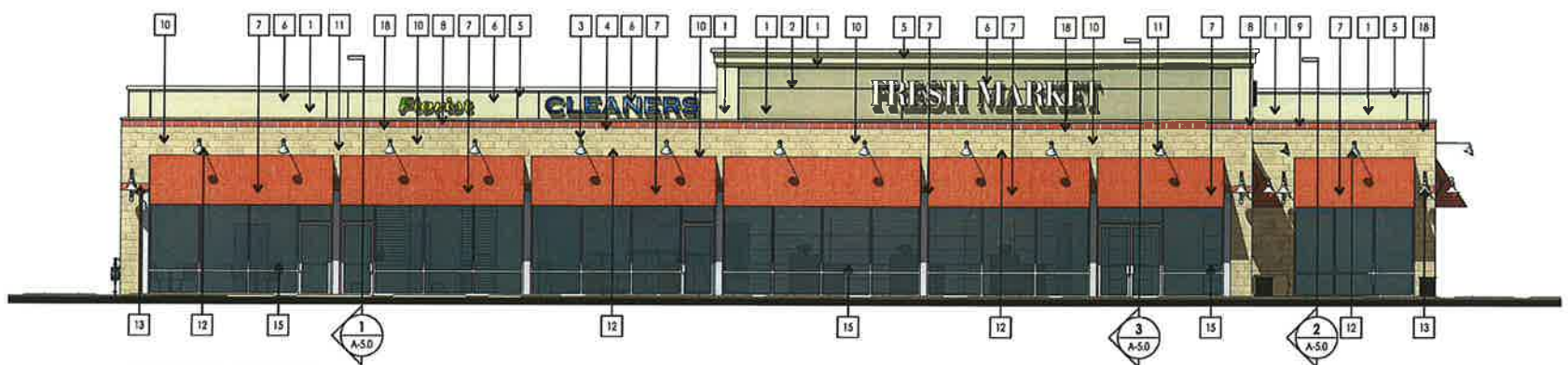
SHEET OF

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

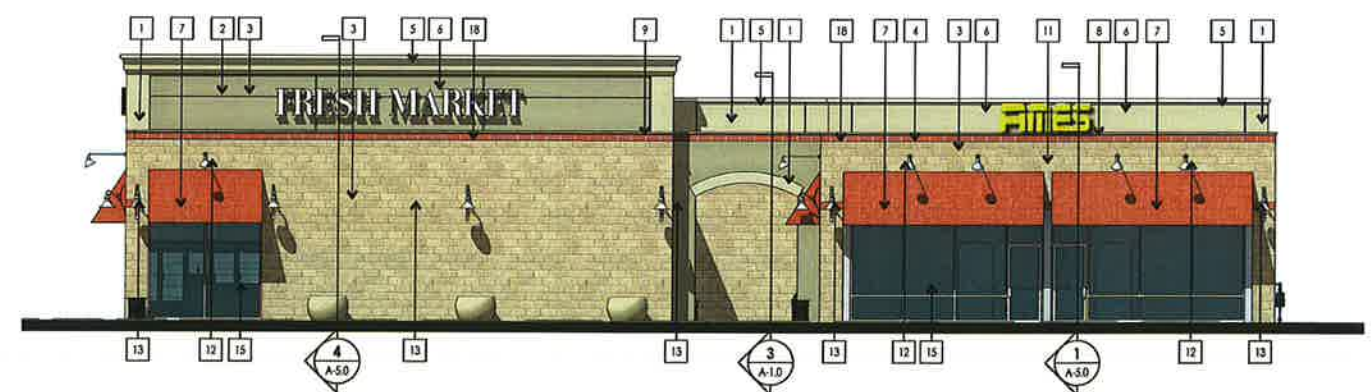


GOOSE NECK LIGHT FIXTURE



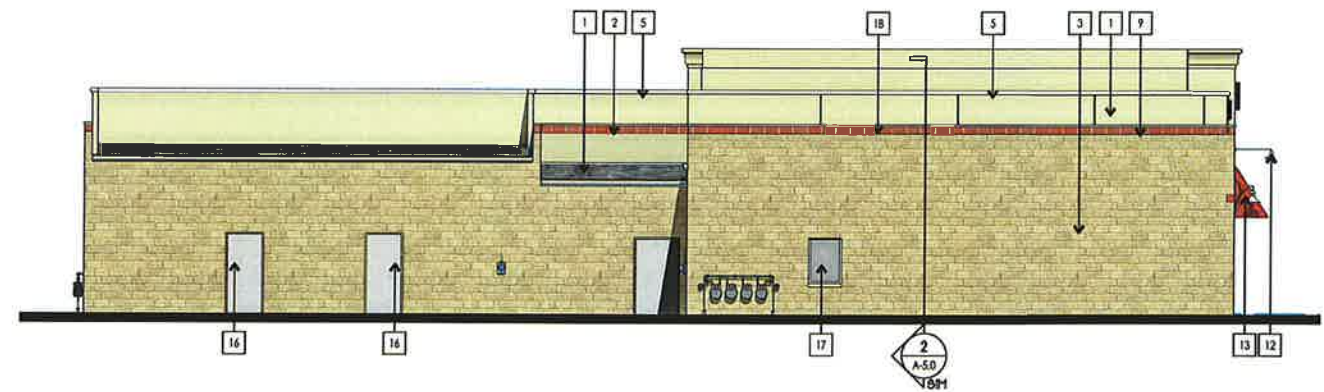
SOUTH ELEVATION

1/8"=1'-0"



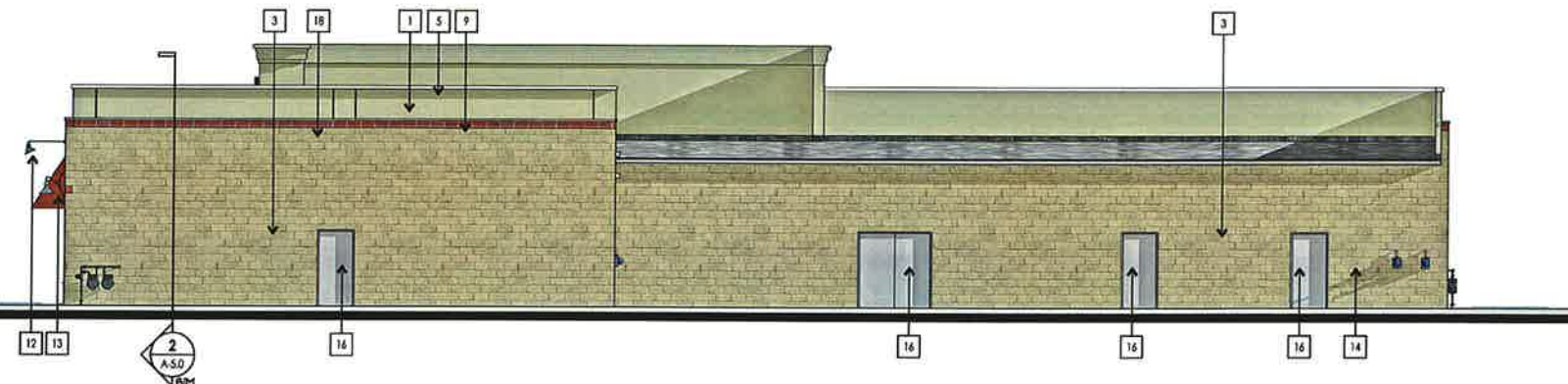
EAST ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"

1. REFER TO FINAL PRODUCT SELECTION(S) MANUFACTURERS 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.

- 1 EPIS FINISH #1, DRYVIT COLOR #13 AMARILLO WHITE, SANDPEBBLE FINISH
- 2 EPIS FINISH #2, DRYVIT COLOR #106 PEARL ASH, SANDPEBBLE FINISH
- 3 EXISTING SPLIT-FACE CHU TO BE SEALED AND PAINTED, SHERWIN-WILLIAMS COLOR BW 6181
- 4 EXISTING GLAZED FACE CHU 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 CHU 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, CALK 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-CALK AS REQUIRED
- 17 NEW WINDOW & 4" C.B. SILL. REMOVE MASONRY AS REQUIRED, REPAIR ALL ADJACENT SURFACES TO MATCH EXISTING, CALK AS REQUIRED
- 18 NEW 8" HIGH EPIS STRIPE, DRYVIT COLOR 1988 RED CLAY, SANDPEBBLE FINISH



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. bdt. 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. bdt. 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

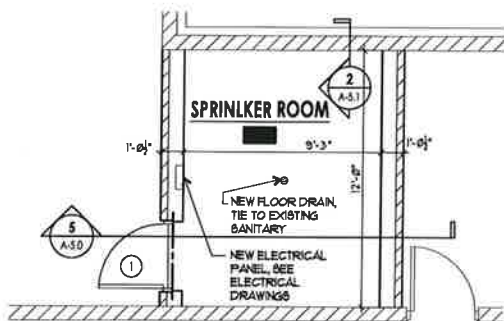
- All new surfaces (walls, doors, trim, etc.) to be properly repaired and finished with 2 coats of paint as specified and per manufacturer's recommendations.
- All existing surfaces (walls, trim, etc.) to be patched, thoroughly cleaned (free of foreign matter, loose dirt and dust). Bare spots to be primed 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

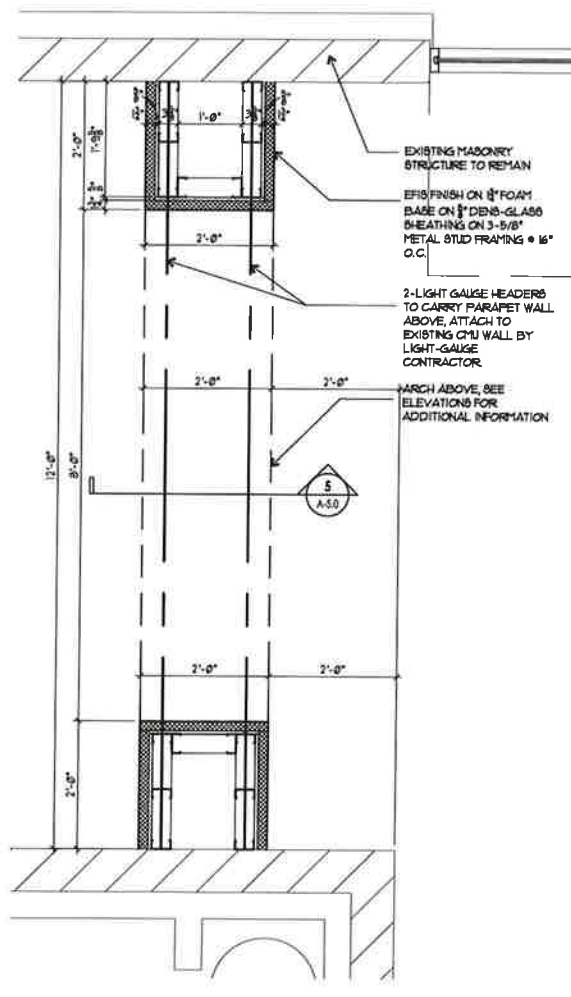
- All interior finishes shall be tested and classified according to their flame spread rating.
- All interior wall and ceiling finishes are to be Class B or better in all vertical exits and exit passageways. All other rooms and enclosed spaces are to be Class C or better.
- Interior floor finishes and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

GENERAL FURNISHING NOTES

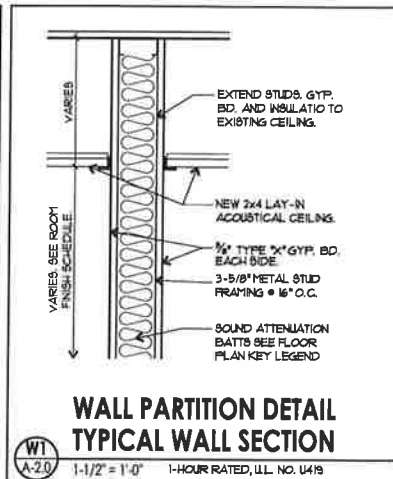
- A portion of all closets, hooks, garment racks, etc. for personal storage shall be mounted in compliance with the Illinois Accessibility Code for heights, clear maneuvering space, accessible route, etc.
- Fire extinguisher type and location to be determined by Fire Department.



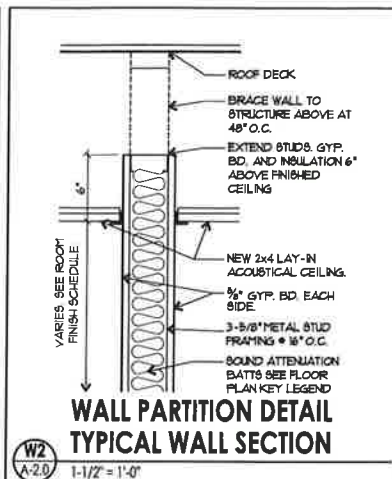
3 PARTIAL FLOOR PLAN AT SPRINKLER ROOM
3/4"=1'-0"



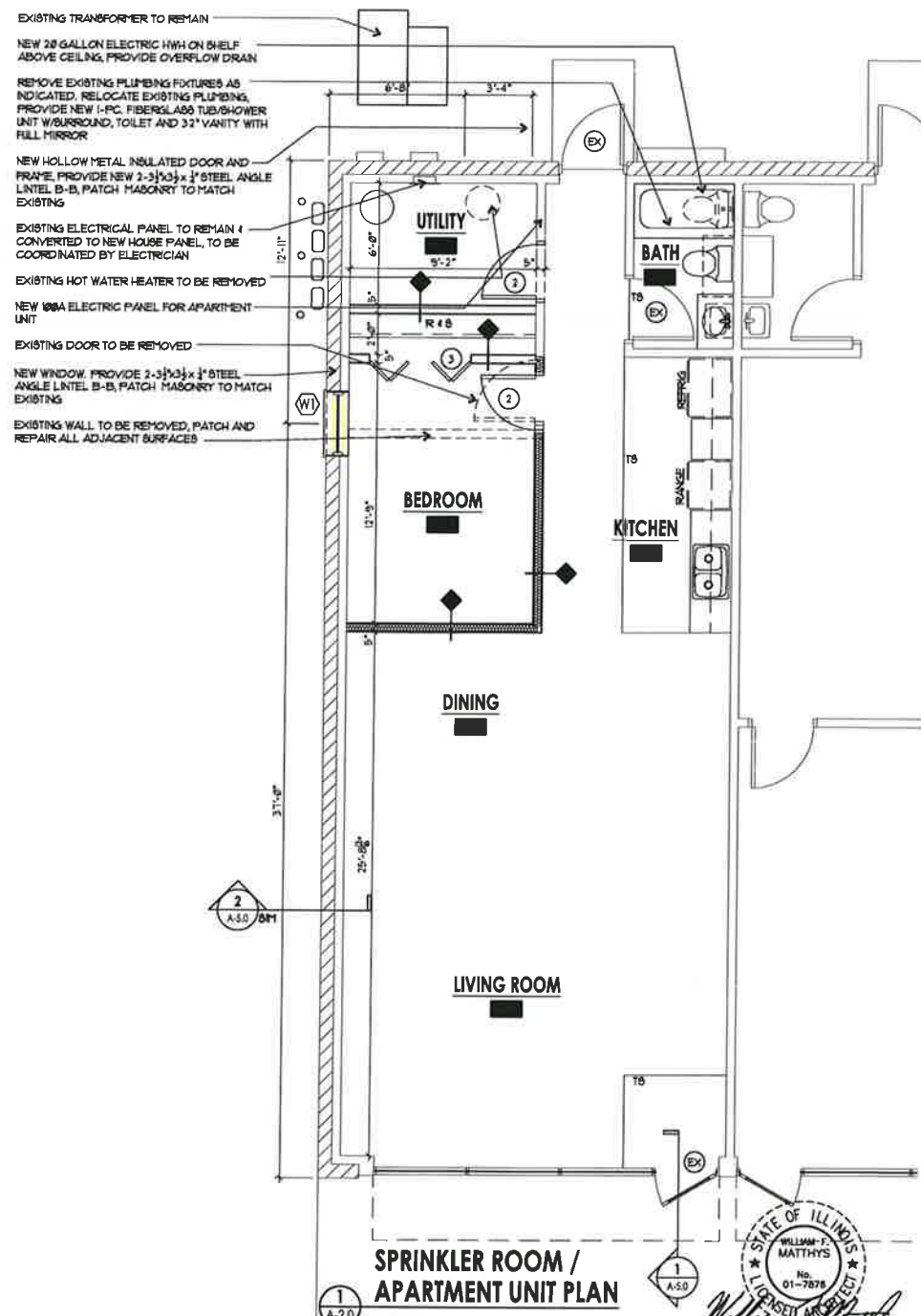
2 PARTIAL FLOOR PLAN
3/4"=1'-0"



WALL PARTITION DETAIL
TYPICAL WALL SECTION
W1 1-1/2"=1'-0" 1-HOUR RATED, U.L. NO. U419



WALL PARTITION DETAIL
TYPICAL WALL SECTION
W2 1-1/2"=1'-0"



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

DRAWN BY
SF

DATE
9-18-13

85-13
PROJECT NUMBER

FILE NUMBER
8-26-13

DATE

SF

DRAWN BY

FINAL REVIEW

COPYRIGHT - LINDEN GROUP INC.
ALL RIGHTS RESERVED.
NO PART OF THIS DOCUMENT OR ANY CONTENTS HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM LINDEN GROUP INC.

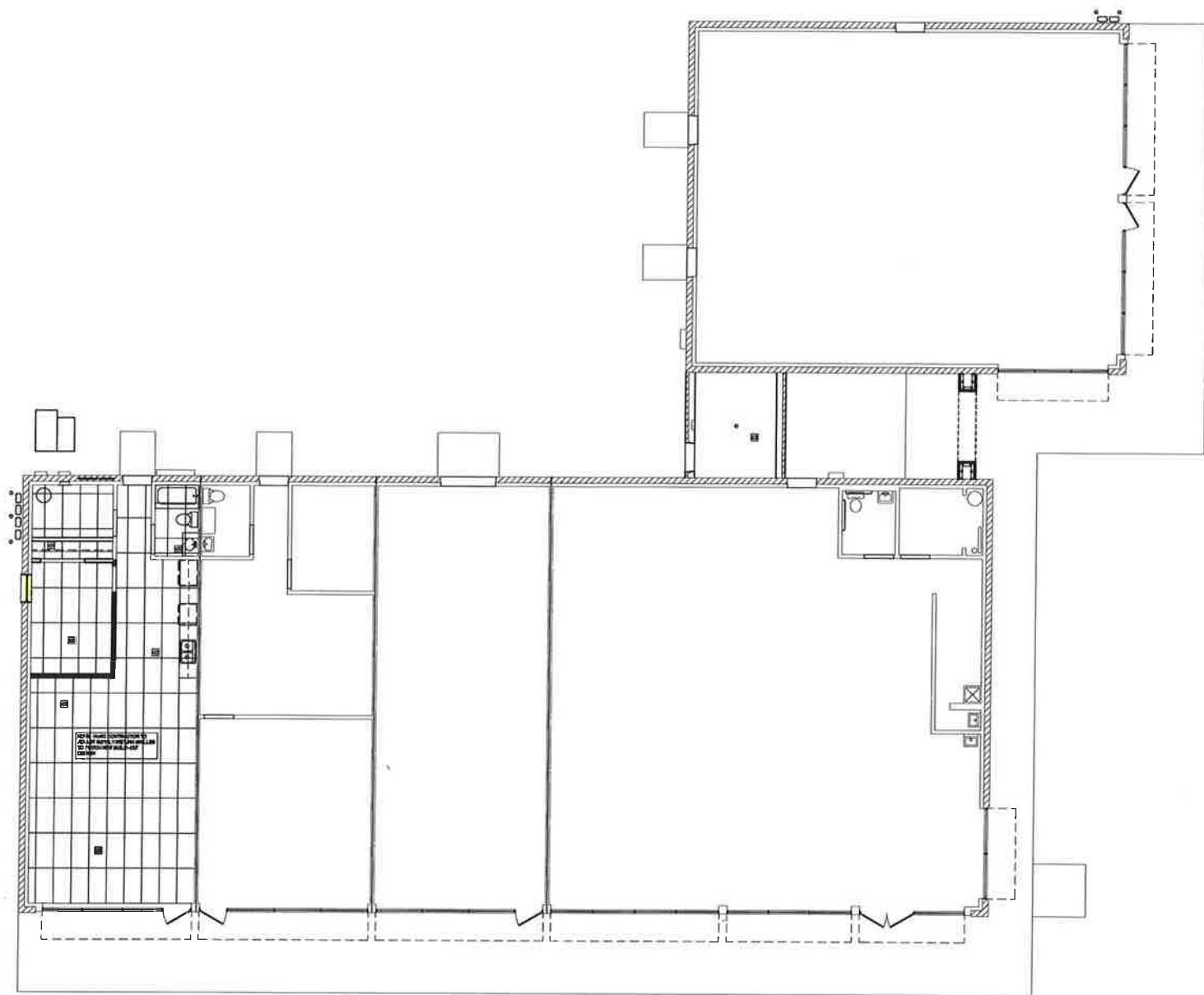
DIMENSION PLAN
AND NOTES

SHEET NAME

A-2.0

SHEET

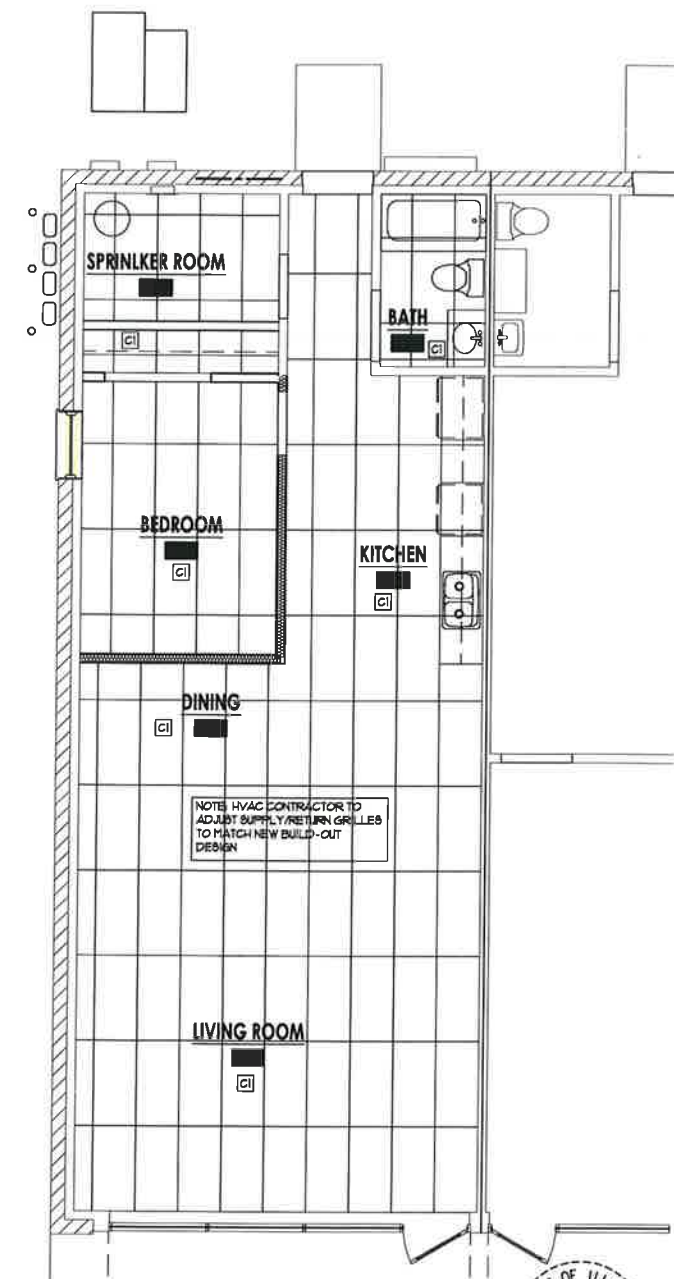
OF



2
A-3.0
1/8"=1'-0"


- GENERAL CEILING NOTES**
1. Review all existing conditions in the field, and all proposed new construction before starting any demolition.
 2. Furnish and install new ceiling as indicated and described on this sheet and in room finish schedule.
 3. Coordinate ceiling work with other trades (H.V.A.C., Fire Protection, Electrical, etc.) place sprinkler heads, diffusers, lights, etc. in center of tiles or as indicated on reflected ceiling plan.
 4. Locate light fixtures at center of ceiling, or as indicated on drawings.
 5. Ceiling grid and tiles are shown non-continuous.
 6. New lay-in ceiling tile spec. C1 shall be: Armstrong's Cortega Medium Texture series, 2x4, Model #2155 with Dom DX metal suspension system, exposed B/16" grid, or approved equal by Owner.
 7. New lay-in ceiling tile spec. C4 shall be: Armstrong's Ceramaguard 2x4 square lay in w/ B/16" as Prelude + grid, or approved equal by Owner.
 8. Verify + coordinate exact fixture locations w/tenant and equipment supplier.
 9. Sprinkler contractor to verify and coordinate new or revised sprinkler head locations with new ceilings and fixtures.

- CEILING PLAN KEY NOTES**
- C1 2x4 lay-in acoustical tile ceiling @ 9'-0" arr.
 - C2 Open ceiling, exposed ceiling to be painted. Verify color with owner.




1
A-3.0
1/4"=1'-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	8-26-13
DRAWN BY	SF
FINAL REVIEW	

COPYRIGHT - LINDEN GROUP INC.
ALL RIGHTS RESERVED.
NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LINDEN GROUP INC. NO USE OF THIS DOCUMENT IS TO BE MADE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY LINDEN GROUP INC.

REFLECTED CEILING / ELECTRICAL PLAN

SHEET NAME
A-3.0
SHEET

SHEET OF

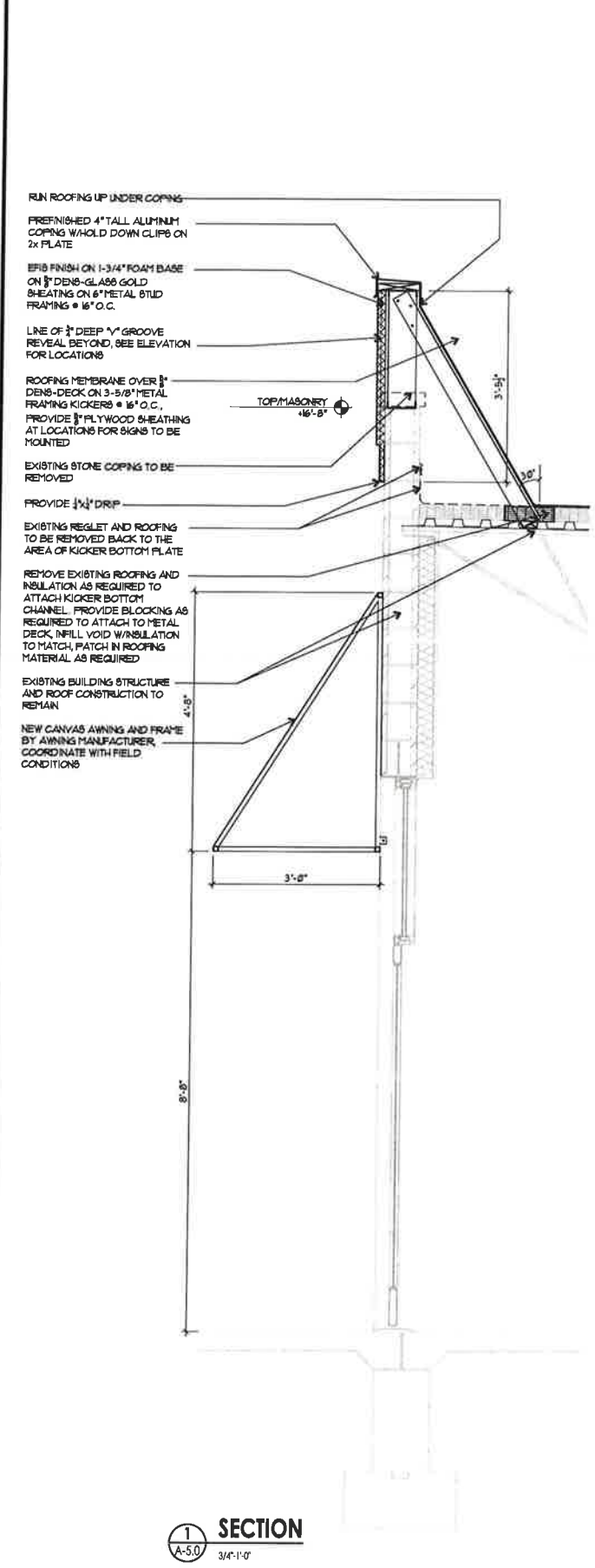


ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
P: 708.799.4400 F: 708.799.4434
WWW.LINDENGROUPINC.COM

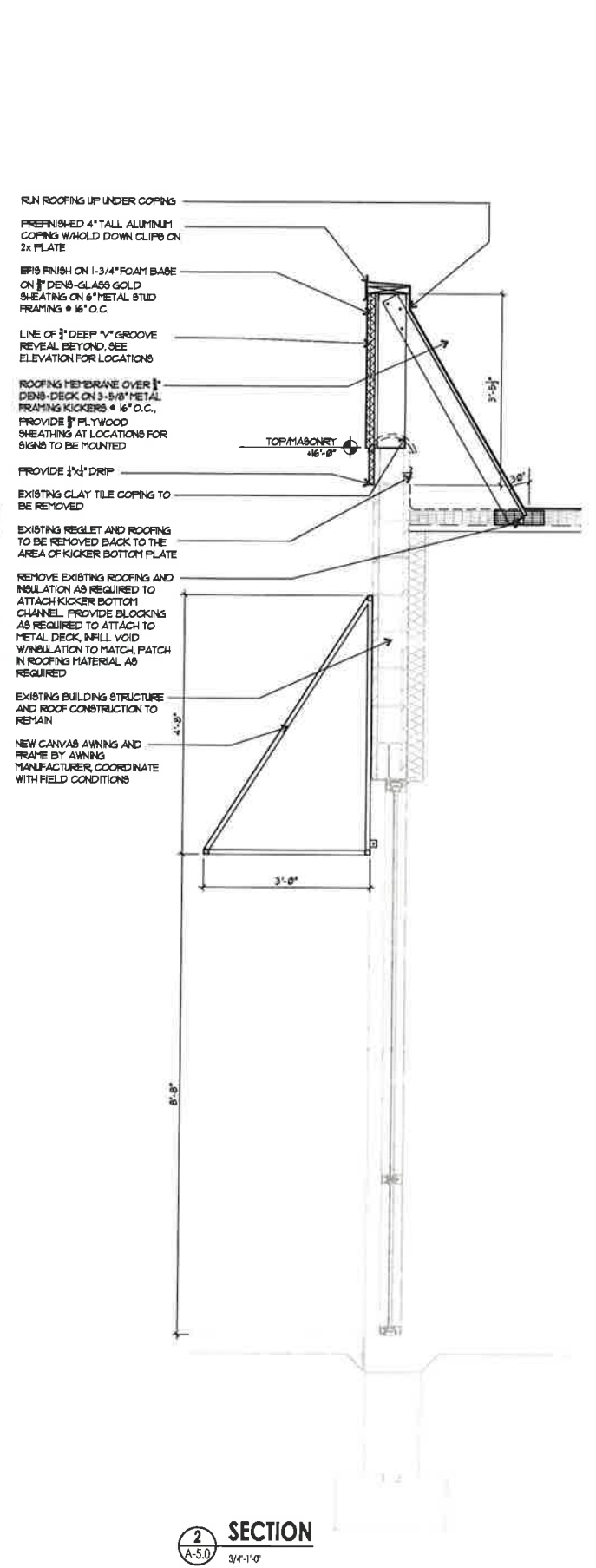


PROPOSED RETAIL CENTER REMODELING
FOR
MACK CONSTRUCTION
183RD & OAK PARK AVE, TINLEY PARK, ILLINOIS

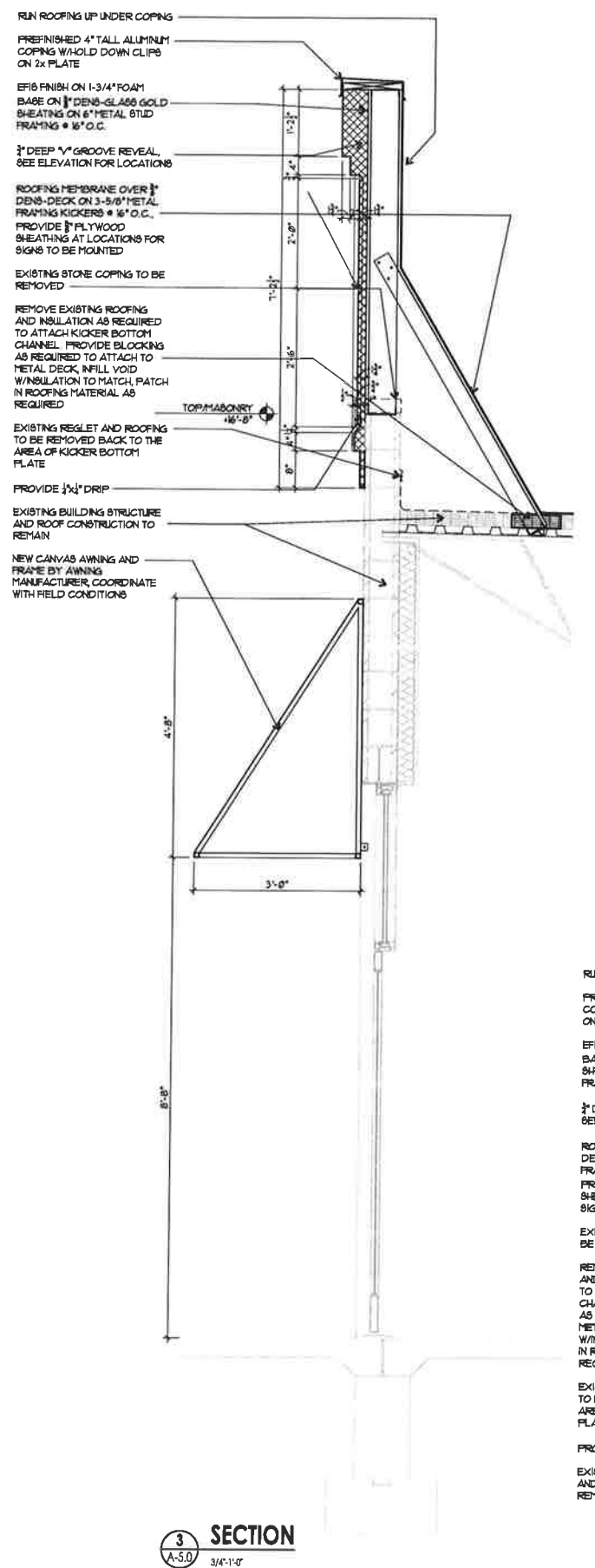
DESCRIPTION	OWNED	REVISIONS
DRAWN	ST	
DATE	9-18-13	
PROJECT NUMBER	85-13	
FILE NUMBER	8-26-13	
DATE		
DRAWN BY	ST	
FINAL REVIEW		
COPYRIGHT - LINDEN GROUP INC. ALL RIGHTS RESERVED. ALL DRAWINGS, PHOTOGRAPHS, DATA, COPIES, REVISIONS, AND OTHER INFORMATION OR REFERENCE TO THIS DOCUMENT ARE THE PROPERTY OF LINDEN GROUP INC. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION OF LINDEN GROUP INC.		
SECTIONS ELEVATIONS		
SHEET NAME A-5.0		
SHEET OF		



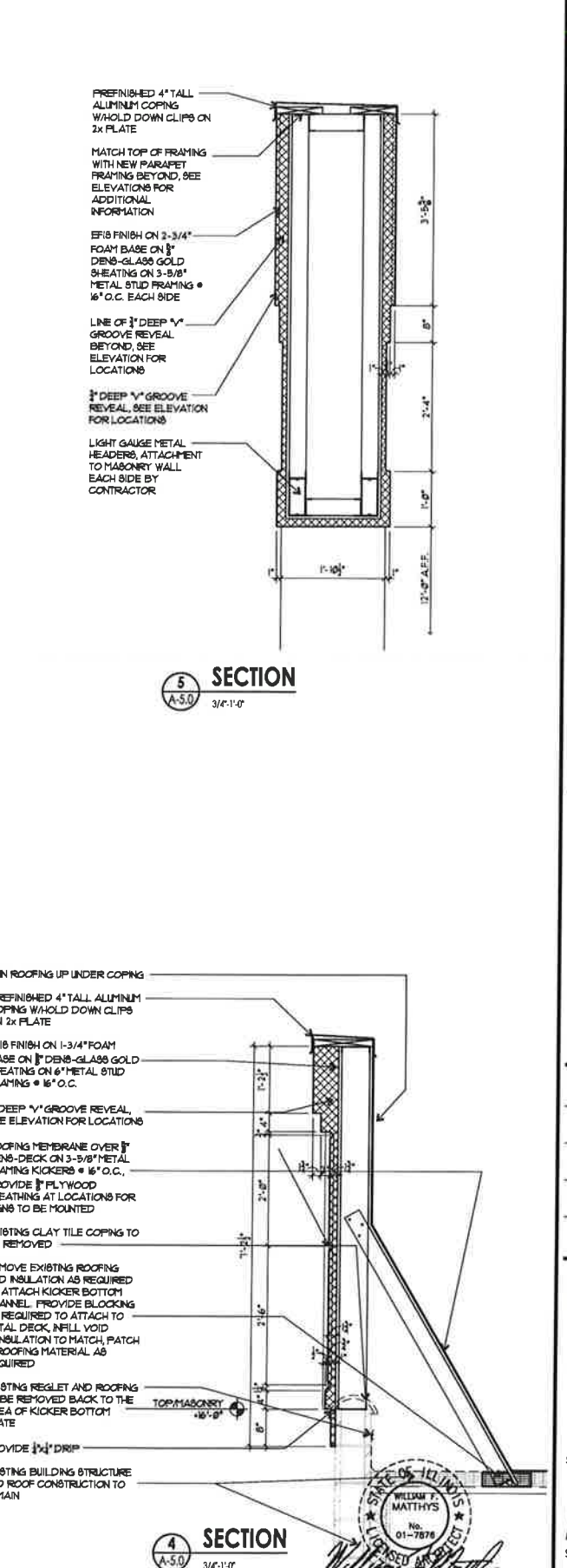
1 SECTION
A-5.0 3/4\"/>



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



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

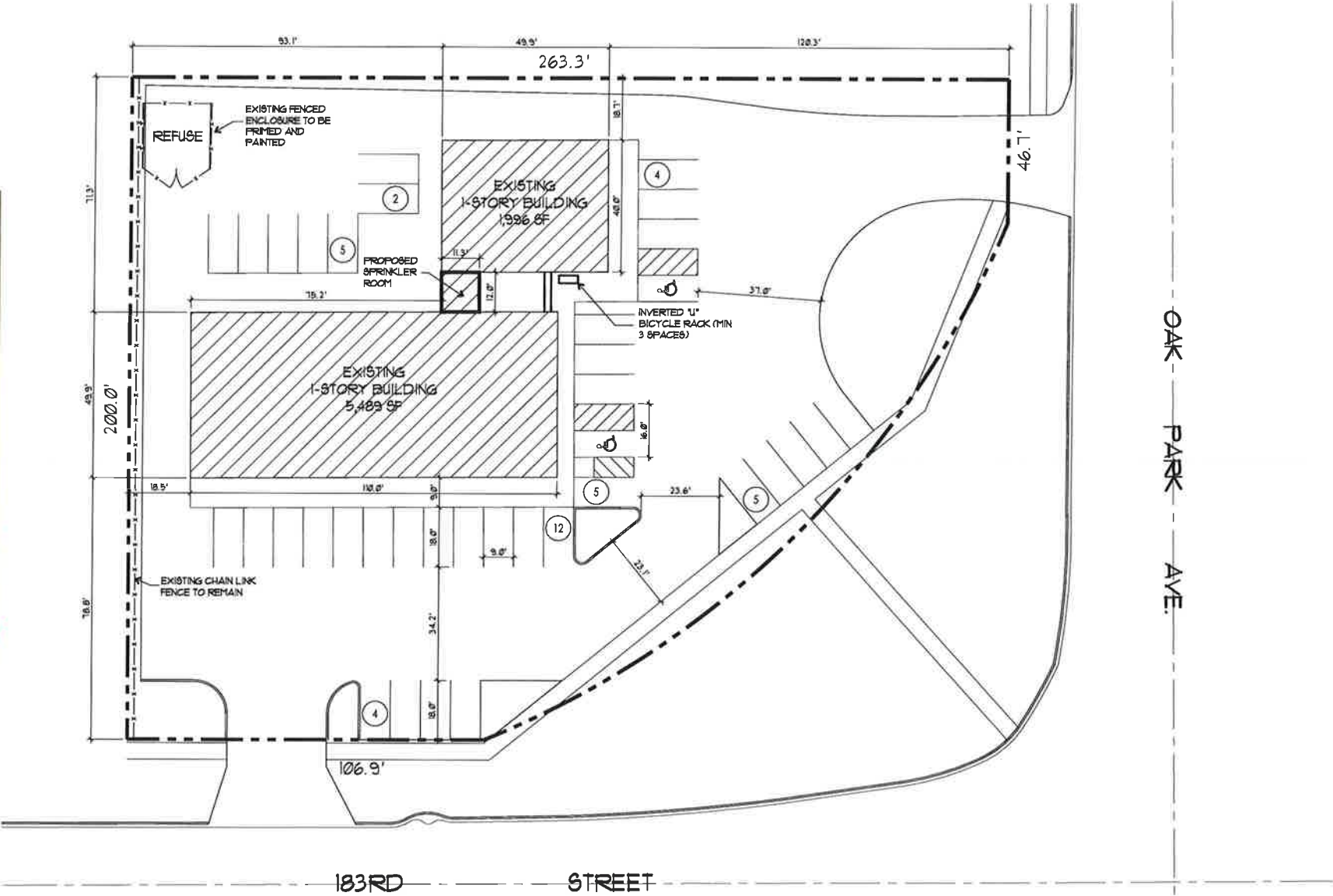


4 SECTION
A-5.0 3/4\"/>

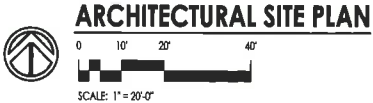
5 SECTION
A-5.0 3/4\"/>



AERIAL VIEW



SITE DATA	
SITE AREA	43,568.0
EXISTING BUILDING AREA	1,488.0
PROPOSED SPRINKLER ROOM	136.0
TOTAL BUILDING AREA	1,624.0
PARKING: REQUIRED	
RESIDENTIAL: 1 1/2 SPACE PER UNIT	15 SPACES
RETAIL: 4 PER 1,000 S.F.	26 SPACES
ACCESSIBLE PARKING	2 SPACES
PARKING: PROVIDED	
SURFACE PARKING	31 SPACES



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	DESCRIPTION	OWNED BY
9/18/13	SF	
85-13		
PROJECT NUMBER		
FILE NUMBER		
11-1-2013		
DATE		
SF		
DRAWN BY		

FINAL REVIEW

COPYRIGHT - LINDEN GROUP INC.
ALL RIGHTS RESERVED.
ALL RIGHTS, INCLUDING BUT NOT LIMITED TO, THE RIGHT OF REPRODUCTION, DISTRIBUTION, AND PUBLIC PERFORMANCE, ARE HEREBY GRANTED TO THE CLIENT FOR THE PROJECT AND NOT FOR ANY OTHER PROJECTS. THE CLIENT'S USE OF THIS DOCUMENT IS LIMITED TO THE PROJECT AND NOT FOR ANY OTHER PROJECTS. THE CLIENT'S USE OF THIS DOCUMENT IS LIMITED TO THE PROJECT AND NOT FOR ANY OTHER PROJECTS.

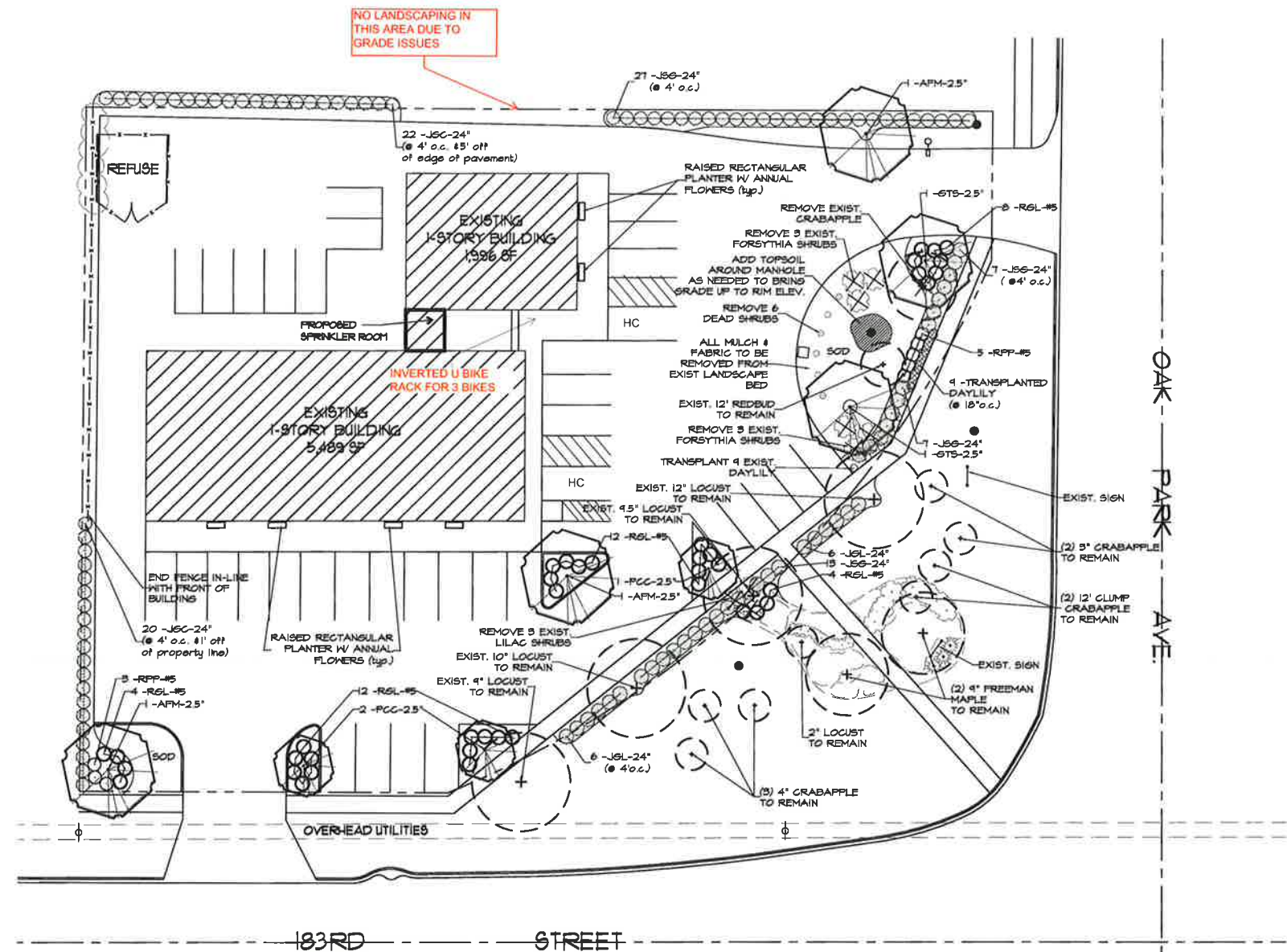
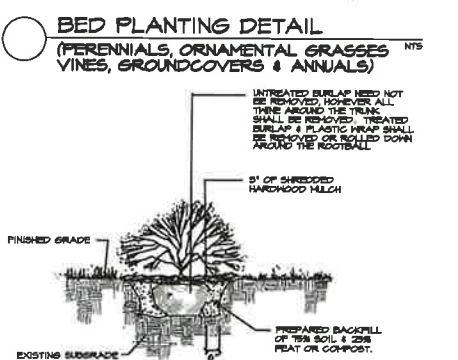
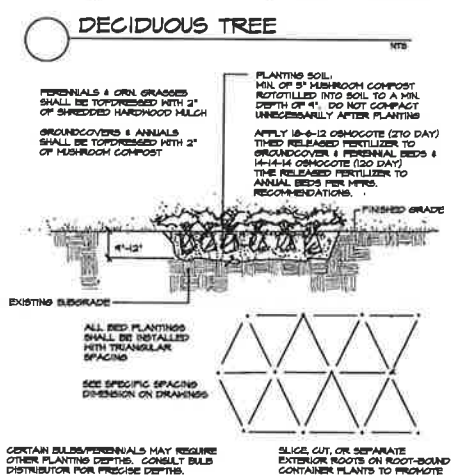
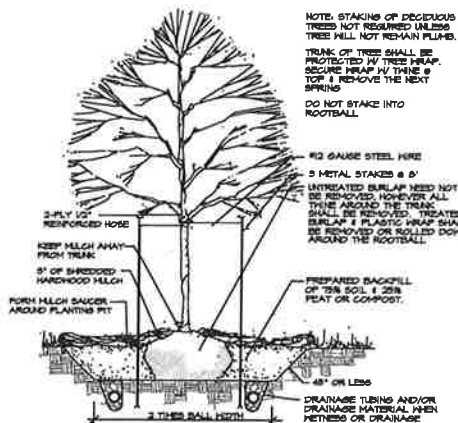
ARCHITECTURAL
SITE PLAN

SHEET NAME

A-0.1

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.

© 2013 Ives/Ryan Group, Inc.
 Copyright 2013 Ives/Ryan Group, Inc., all rights reserved. The design and any and all ideas contained herein are the sole property of the Ives/Ryan Group, Inc. Reproduction of the design or concept embodied herein in any form, in whole or in part, without the consent of the Ives/Ryan Group, Inc. is Prohibited

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

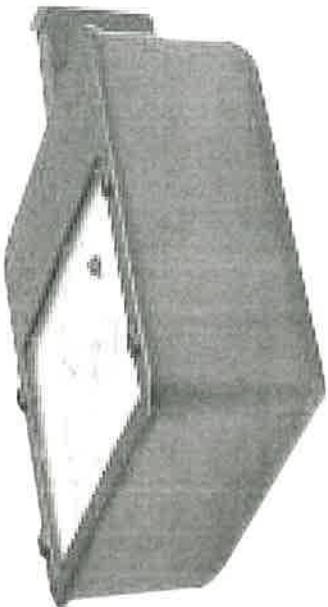
LANDSCAPE PLAN
 PROJECT NO.: L2213 JOB NO.: 8519A
 DATE: 9-23-13 SHEET L-1
 SCALE: 1"=20'
 PLANNER: RM
 DRAWN BY: RM
 CHECKED: _____

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



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

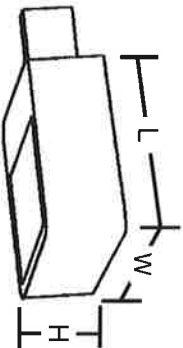
Fixtures up to 400 watt are available with bracket, yoke and slipfitter mounting. 1000 watt fixtures are available with bracket and slipfitter mounting .

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



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. # 04049487
 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	
443,899,386.0 SQUARE FEET (10,077 ACRES)	CHAINS LINK FENCE
98412419 FEET PERCHETER	OVERHEAD WIRES
ASPHALT SURFACE	HANDICAP SPACES 5
CONCRETE SURFACE	PARKING SPACES 38
HANDICAP PARKING	FIRE HYDRANT
WATER VALVE	EXTENDER LIGHT
SIGN	STORM DRAIN
GAS METER	CULVERT
UTILITY BOX	SANITARY MANHOLE
SIGNAL LIGHT	CROSS
	UTILITY POLE
	INLET
	PAY PHONE
	HANDHOLE
	HANDHOLE
	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

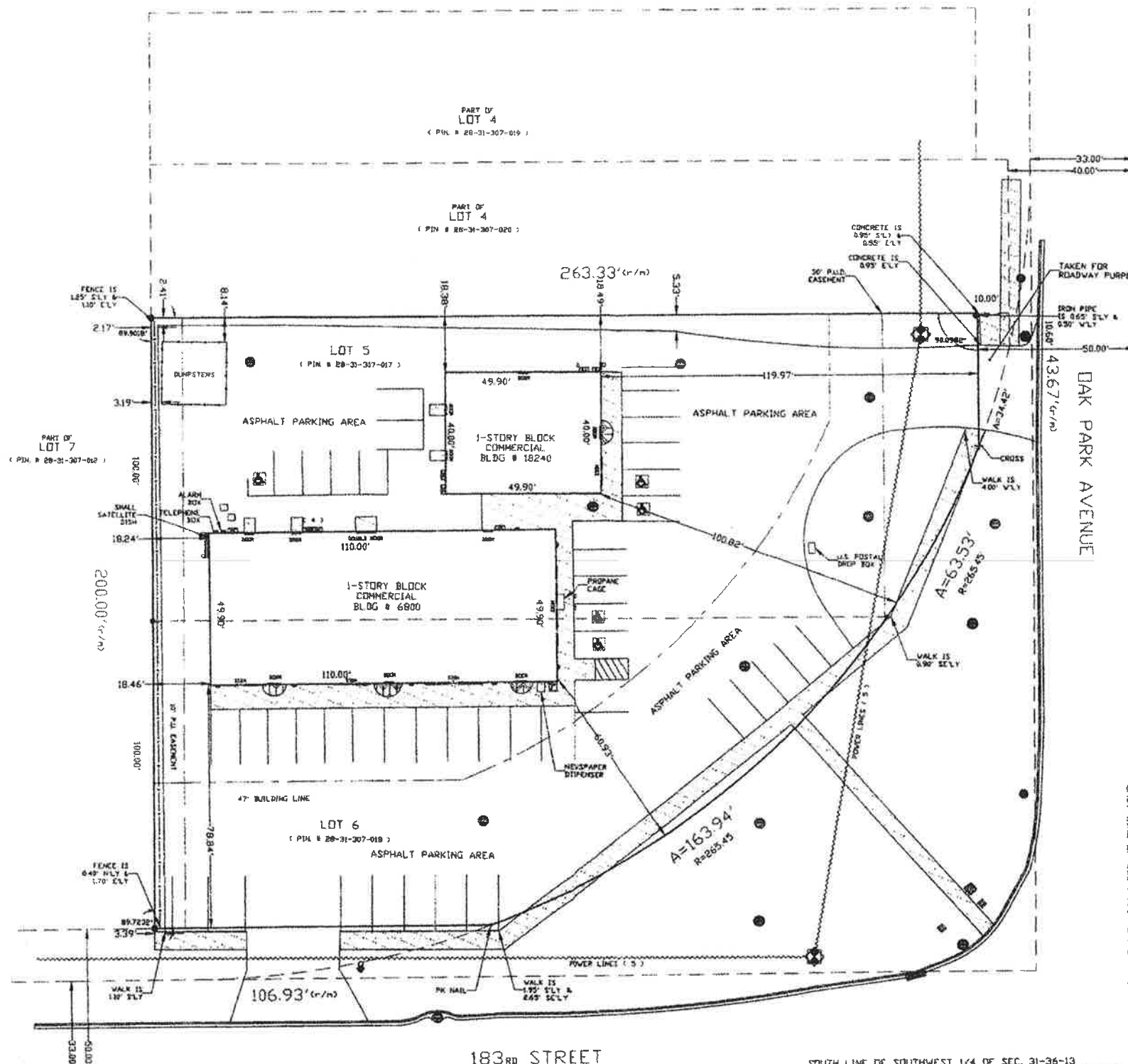
Michael G. Herwig
MICHAEL G. HERWIG, IPLS NO. 35-002800
LICENSE EXPIRES: 11/30/08

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:

PIN	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