NOTICE OF THE
PLAN COMMISSION MEETING

The meeting of the Plan Commission is scheduled for
September 2, 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

As of June 11, 2021, Governor Pritzker moved Illinois to Phase 5. Under Phase 5, all sectors of the economy can resume at regular capacity with new safety guidelines and procedures. Pursuant to the Illinois Department of Commerce & Economic Opportunity's Guidelines, it is recommended that any individual appearing in-person wear a face-covering to cover their nose and mouth.

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 September 2, 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 of June 11, 2021, Governor Pritzker moved Illinois to Phase 5. Under Phase 5, all sectors of the economy can resume at regular capacity with new safety guidelines and procedures. Pursuant to the Illinois Department of Commerce & Economic Opportunity's Guidelines, it is recommended that any individual appearing in-person wear a face-covering to cover their nose and mouth.

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 wish 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 wish 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

September 2, 2021 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to Order
Pledge of Allegiance
Roll Call Taken
Communications
Approval of Minutes: Minutes of the August 19, 2021 Regular Meeting

ITEM #1 PUBLIC HEARING – LIPPERT COMPONENTS, 18801 OAK PARK AVENUE SPECIAL USE FOR A SUBSTANTIAL DEVIATION

Consider recommending that the Village Board grant Lippert Components, Inc. (tenant) a Substantial Deviation from the Planned Unit Development with Exceptions from the Zoning Ordinance to permit two signs on each of the north and south elevations where only one is permitted and larger than the 120 sq. ft. maximum size at 18801 Oak Park Avenue in the M-1 PUD (General Manufacturing, First Industrial/Tinley Park Corp. Center Planned Unit Development).

ITEM #2 PUBLIC HEARING – 80TH AVENUE WIDENING WILL COUNTY TAKINGS 7979 183RD ST, 8001-8101 183RD ST, 7950 185TH ST, AND 18900 PANDUIT DR SPECIAL USE FOR A SUBSTANTIAL DEVIATION & SITE PLAN APPROVAL

Consider recommending that the Village Board grant Mike Mathewson, on behalf of Will County Highway Department of Transportation, for a Special Use Permit for a Substantial Deviation from three (3) Planned Unit Developments (Hickory Creek, Tinley Crossings and Panduit Corp. Headquarters) for changes to approved lots, ground sign setbacks, and landscaping requirements. The changes are the result of regulatory takings by Will County related to the widening of 80th Avenue. Properties are located in the ORI (Office and Restricted Industrial) and M-1 (General Manufacturing) zoning districts.

Receive Comments from the Public
Good of the Order
Adjourn Meeting

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

August 19, 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 August 19, 2021.

CALL TO ORDER –CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for August 19, 2021 at 7:00 p.m.

Lori Kosmatka called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray
James Gaskill
Frank Loscuito
Eduardo Mani
Ken Shaw
Jennifer Vargas

Absent Plan Commissioners: Angela Gatto
Greg Maniatis
Kehla West

Village Officials and Staff: Kimberly Clarke, Director of Community Development
Lori Kosmatka, Associate Planner

Petitioners: Parth Patel, on behalf of Parth37 LLC, representing Smoothie King
Edgar Montalvo, Frank Swiech, Pastor Adam Malak, representing Faith United Presbyterian Church

Members of the Public: None

COMMUNICATIONS – There were no communications from Village Staff.

APPROVAL OF MINUTES - Minutes of the August 5, 2021 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER LOSCUITO to approve the August 5, 2021 minutes as presented. CHAIRMAN GRAY asked for a voice vote; all were in favor. 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 AUGUST 19, 2021 REGULAR MEETING**

ITEM #1 **PUBLIC HEARING – SMOOTHIE KING, 6801 159TH STREET VARIATIONS AND SITE PLAN/ARCHITECTURAL APPROVAL**

Consider recommending that the Village Board grant Parth Patel, on behalf of Parth37 LLC (d/b/a Smoothie King), Variations from the Zoning Ordinance (minimum parking requirements, exterior material requirements, ground sign setback, maximum number of wall signs, maximum wall sign size) at 6801 159th Street in the B-3 (General Commercial and Business) zoning district. Site Plan and Architectural Approval is also being requested. The requests allow for the redevelopment of the property to accommodate a new Smoothie King restaurant with site upgrades and a dual drive-thru.

Present Plan Commissioners:	Chairman Garrett Gray James Gaskill Frank Loscuito Eduardo Mani Ken Shaw Jennifer Vargas
Absent Plan Commissioners:	Angela Gatto Greg Maniatis Kehla West
Village Officials and Staff:	Kimberly Clarke, Director of Community Development Lori Kosmatka, Associate Planner
Petitioners:	Parth Patel, on behalf of Parth37 LLC, representing Smoothie King
Members of the Public:	None

CHAIRMAN GRAY asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER MANI. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY stated he received proof of the Notice of Publication for this Public Hearing.

CHAIRMAN GRAY invited staff to start with the presentation of this item.

Kimberly Clarke, Director of Community Development, summarized the Staff Report for the Commission. This included background information and a review of the Workshop and currently proposed plans. She noted Smoothie King has over 1,000 locations nationwide, including in nearby Orland Park and Mokena. She described the business model's focus on fresh fitness, and its application driven capabilities to allow customers to order in advance. She noted that staff feels B-3 Zoning District can support this use. Issues were predominantly addressed at the previous Workshop. She noted the exception that the full island would not be possible, but that the traffic flow will appear to accommodate for this. She described proposed site elements including the perimeter landscaping, lighting, and the clean look of the architecture. The foundation of the existing building will be reused. She noted staff feels the signage is appropriate for the proposal. She also noted that although the parking is slightly short, staff does not foresee issues. She reviewed the full list of variations requested, and provided a summary of the standards.

CHAIRMAN GRAY asked if the applicant had anything to add.

DRAFT

The Petitioner, Parth Patel was sworn in. He stated the removal of the proposed full island wasn't meant for the stacking, but it was for the possibility of cars to exit as well as enter Oak Park Avenue. He noted that technically the island isn't needed, but propose to install as large an island as possible. With this smaller island, with snow, it can help stop someone from crashing into the adjacent parking space, as well as provides a place for the one-directional signage. He also pointed out this design will be the first Smoothie King of this type. Typically, the prototype is block with metal and wood panels. To alleviate that and provide an upscale look, we are providing utility brick with limestone and metal accent material. He noted staff was supportive of the metal accent material and helps the look of the building and bring out the signage on the corner.

CHAIRMAN GRAY asked if there were any questions and comments.

COMMISSIONER SHAW asked if the option of a right-in-right-out was discussed for the two entry points off 159th and Oak Park Avenue. He noted there is a physical barrier on 159th Street.

The Petitioner answered, yes, both are right-in-right-outs, though someone could approach northbound on Oak Park Avenue and make a left into the site. The goal is to have one directional traffic.

COMMISSIONER SHAW asked whose jurisdiction 159th Street falls under.

Kimberly Clarke answered IDOT controls 159th Street, and the Village controls Oak Park Avenue.

COMMISSIONER SHAW asked if there was a crosswalk there.

Kimberly Clarke answered no. She has tried to get a bus shelter pad there, but there were grading issues.

COMMISSIONER SHAW noted this looks like a great business. He noted that kiddie corner, next to Shell, is Stage Dance Academy. When they get a break, they go to Shell. When Smoothie King opens, there may be a flood of business. It is a busy intersection. He appreciates the addition of the sidewalk.

The Petitioner noted he discussed with Priscilla about the Pace bus shelters. He put her in contact with Pace, but doesn't know the outcome. If they were to put the shelter between the trees, they would have the add the concrete themselves. There is room for the shelter.

Kimberly Clarke said she will follow up with the request.

COMMISSIONER MANI did not have comments except to say he appreciated the plan and that the Petitioner selected Tinley Park to do his business.

COMMISSIONER VARGAS stated she's happy this business is coming.

CHAIRMAN GRAY asked for a motion to close the Public Hearing. Motion made by COMMISSIONER MANI, seconded by COMMISSIONER GASKILL. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

COMMISSIONER GASKILL had no comment.

COMMISSIONER LOSCUITO stated the project looks good, and will be a great addition to the neighborhood and will upgrade the corner.

CHAIRMAN GRAY stated he appreciated the revitalization of the corner, reusing of the foundation, and the letter included with the staff's packet. Jeff Dunn, the construction manager had given written verification of the parking with twelve stalls and stacking would be no more than six. This has space for nine. This quelled concerns that stacking would be an issue. His benchmark for bad stacking would be Starbucks at 159th & Harlem. You may get some kids walking across the street though to patron the business. He asked how many vehicles are parking at any one time.

The Petitioner answered that the sites vary in parking usage, with employees maxing out at about five to six. Many of his sites have tight parking. He mentioned his property at Rt. 59th and Black Forest in Shorewood which shares a building with Noodles & Co., who typically takes up most of the parking, leaving only two to three stalls for his customers. However, a lot of people order ahead on the app. They will come in and leave. There's not much standing traffic. Another site in Schererville at Main & 41 shares a shopping center with a Starbucks and has a right-in drive-thru so that the stack goes in front of the parking. That site has no dedicated parking, yet the customers can still get in and out. We are not seeing more than two to three stalls needed for customers, and about five for the employees.

CHAIRMAN GRAY noted he agrees with staff on the standardized signs. This helps with clarity and universal understanding. He also noted that if the site's parking ever needs to be revisited, it will need a traffic study. That is a condition in the motions.

COMMISSIONER SHAW recalled that five spaces are required for employees. He asked if the Petitioner had any discussions with the Menards shopping center for any shared parking next to the subject property. Those spaces are rarely used.

The Petitioner stated that is something to consider if needed. He clarified that the southern stalls on the site plan would probably be for the employees. The stalls facing Oak Park would probably be for consumer. About 90% of traffic would be at the drive-thru. He mentioned most of this customer base quickly stops by on their way from other activities or errands. The drive-thru would be the majority of sales traffic. He clarified that the drive-through is not just two lanes for stacking but also two points of order. A lot of concepts don't currently have this yet. Two orders can be placed at the same time and help any backstop of traffic.

CHAIRMAN GRAY noted that the double-drive-thru has recently become popular in the last five years or so, especially in many rebuilds of restaurants. He then asked if the Commissioners had any questions or comments for the Petitioner. Hearing none, he asked if anyone from the public wished to speak. Hearing none, he entertained a motion to close the Public Hearing.

Motion made by COMMISSIONER MANI, seconded by COMMISSIONER GASKILL. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

Kimberly Clarke reviewed the draft Standards of Approval on these requests, summarizing the Variations and Site Plan/Architectural Approval as indicated in the Staff Report.

There were two motions for this item.

<u>Motion 1-Site Plan Architectural Approval:</u>

COMMISSIONER LOSCUITO made a motion to grant the Petitioner, Parth Patel on behalf of Parth37 LLC, Site Plan and Architectural Approval for site and building renovations for a new Smoothie King at 6801 159th Street in the B-3 (General Business and Commercial) zoning district, in accordance with the submitted plans and subject to the following conditions:

1. Site Plan Approval is subject to approval of the required Variations by the Village Board.
2. The dumpster enclosure shall be constructed of masonry matching the principal building.
3. Any changes in drive-thru or parking demand from what was presented requires a new traffic/drive-thru analysis to be submitted and prior approval to ensure the on-site drive-thru stacking and parking is sufficient.

Motion seconded by COMMISSIONER MANI. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

Motion 2- Variations:

COMMISSIONER SHAW made a motion to recommend that the Village Board grant four (4) Variations from the Zoning Ordinance to the Petitioner, Parth Patel on behalf of Parth37 LLC, as listed in the August 19, 2021 Staff Report for parking requirements, exterior masonry requirements, ground sign setback, and wall sign allowances, at the property located at 6801 159th Street in the B-3 (General Business and Commercial) zoning district, in accordance with the plans submitted and adopt Findings of Fact listed in the Staff Report."

Motion seconded by COMMISSIONER GASKILL. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY noted the request will be reviewed by the Village Board at their September 7th meeting.

DRAFT

TO: **VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

FROM: **VILLAGE OF TINLEY PARK PLAN COMMISSION**

SUBJECT: **MINUTES OF THE AUGUST 19, 2021 REGULAR MEETING**

ITEM #2 **PUBLIC HEARING – FAITH UNITED PRESBYTERIAN, 6200 167TH STREET SIGN VARIATIONS**

Consider recommending that the Village Board grant the Petitioner, Edgar Montalvo on behalf of Faith United Presbyterian Church, Variations from the Zoning Ordinance at the property located at 6200 167th Street in the R-1 (Single Family Residential) zoning district. The granting of this Variation will permit a freestanding ground sign that is larger than the 30 sq. ft. maximum size, with an Electronic Message Center Sign to exceed the maximum size of 20% of the total sign area of a freestanding sign, and to encroach within the ten-foot minimum setback from the south property line.

Present Plan Commissioners:	Chairman Garrett Gray James Gaskill Frank Loscuito Eduardo Mani Ken Shaw Jennifer Vargas
Absent Plan Commissioners:	Angela Gatto Greg Maniatis Kehla West
Village Officials and Staff:	Kimberly Clarke, Director of Community Development Lori Kosmatka, Associate Planner
Petitioners:	Edgar Montalvo, Frank Swiech, Pastor Adam Malak, representing Faith United Presbyterian Church
Members of the Public:	None

CHAIRMAN GRAY asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER LOSCUITO. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY stated he received proof of the Notice of Publication for this Public Hearing.

CHAIRMAN GRAY invited staff to start with the presentation of this item.

Lori Kosmatka, Associate Planner, summarized the Staff Report for the Commission. This included a review of the site's background and proposed signage. She noted the zoning and nearby land uses, including the visibility to residences. She provided photographs of the site with the similarly located existing sign. She noted other recent freestanding church signs with electronic message centers (EMCs), and stated the Village amended the sign code in 2017, decreasing the EMC area to 20% of the total sign face area. She mentioned unique site conditions, including the right-of-way lawn, topography, and vehicle speed. She reviewed the variations requested, and provided details on the proposed signage, including location, materials, and dimensions. She noted that the Petitioner proposed to turn the sign off from 11pm to 6am, and that staff recommended adding this as a condition of approval.

The Petitioner, Edgar Montalvo, was sworn in. He stated the church is replacing the old sign to meet their needs. He pointed out the existing sign is larger than Village requirements. He noted the key element is to not try to get the new

sign further into the property. It is already setback over twenty feet from the curb line, and there is a lot of vegetation to the east and west. Regarding drivers, the nearest traffic control devices are at Oak Park Avenue or the railroad tracks at Central Avenue. Drivers are going no slower than the speed limit. The vegetation, setback, and topography of a hill means drivers only get two to four seconds maximum to see the sign. In order to read any messaging, the lettering has to be larger. In many cases other signs in the Village such as St. George they are in entirely residential areas with a lower speed limit of about 25mph or at an intersection with a traffic light. Those cases allow drivers to more easily see the messages. The subject site does not have those conditions, thus the request for the variances.
CHAIRMAN GRAY asked if anyone else representing as the Petitioner wished to speak.

Adam Malak, Pastor of Faith United Presbyterian Church was sworn in. He mentioned this is a small church without large aspirations. The church is only looking for a way to stay relevant and connected to the community. The church's garden and pavilion are meant for community outreach, so the sign would be an extension of the outreach. The sign would mention services offered beyond worship like free community meals and vacation bible school. He noted the variations are because the church has difficult geography and wants to ensure the message being offered is shared well.

CHAIRMAN GRAY asked why was the sign being offered to be on until 11pm, and not 10pm. He asked if there were any activities going on.

Pastor Adam Malak answered if the limitation needs to be 10pm, he would agree to it. He indicated there were not any special events.

The Petitioner Edgar Montalvo said the church picked those hours. The sign will only blink and not make any noise. If the sign needs to be turned off at 10pm, then it's 10pm. Regardless, the proposed sign will be one of the key ways to get their message out. They are making a concerted effort to reach out to the community, with the community meals and the recently built pavilion. They want to be more completely integrated with the neighbors without causing an undue nuisance to them. This is why they proposed hours at night to turn the sign off.

COMMISSIONER LOSCUITO agreed with Chairman Gray in regards to the timing. He's not really familiar with that part of 167th and if there's any street lighting. He felt that if someone puts a blinking sign in a darker area it could affect bedroom windows that face out to the street. He doesn't know how bright the sign will be, and how much of a light nuisance it would be. He would like to see the sign turned off 10pm to 6am.

The Petitioners responded. Edgar Montalvo stated it has an automatic dimmer and is actually brighter in the day and goes down in the evening hours. Mr. Montalvo did not see an issue with turning it off at 10pm. Pastor Adam Malak also agreed to 10pm. He noted he lives next to the church and is familiar with the area. He stated there is a streetlight at the corner of Gaynelle & 167th, and another at the other corner where Gaynelle jogs and meets the south side of 167th. The church parking lot is also illuminated. The area for the sign is already has some nearby illumination with those three light sources.

COMMISSIONER LOSCUITO noted his father lives by a CVS where a sign was put up, and the light can catch off the windows of the house. It can be a nuisance. If the proposed sign is limited from 10pm to 6pm, it should help alleviate the issue.
CHAIRMAN GRAY noted staff has some clarifications.

Lori Kosmatka noted that the Village sign code has a provision that electronic message centers may not have instantaneous blinking or flashing, and must have a minimum of two seconds of transition between messages. There is also a maximum brightness limit. The Petitioners would have to comply with these types of code requirements.

COMMISSIONER GASKILL had no comment.

COMMISSIONER SHAW asked if the residents across the street of 167th on Laurel and to the west on Gaynelle Rd. were notified.

Lori Kosmatka responded yes. She noted staff included notification beyond the minimum 250' requirement to any properties within reasonable line of sight.

COMMISSIONER SHAW asked if any of those residents were here. There was no response. He did not have an issue with 11pm being too late, but had only wondered if there was a rationale for it. He noted the street is well lit. He also noted the size of the sign as it was compared to St. George. He asked if the St. George had a size comparison.

Lori Kosmatka answered the size of the St. George sign was very similar, but it was by-right at the time.

COMMISSIONER SHAW acknowledged the sign was by-right, but the context was different. He stated this is a much larger lot than St. George. He asked what the property to the east was. Typically, if it is a government entity it does not show up in the property records.

The Petitioner responded that it the strip of land belongs to the school.

COMMISSIONER MANI liked the proposal and community outreach. He noted the property is large and the sign is in the middle and the light fall off will diminish. Foliage will also help. He did not have any qualms about turning it off.

COMMISSIONER VARGAS stated that shutting the sign off at 10pm seems to be more reasonable than 11pm because it is in a residential area.

CHAIRMAN GRAY noted most of his own comments were already discussed. He understands staff sent letters to residents nearby to notify them of this meeting. He had wanted to ensure that those addresses listed in the report were notified and present. He remarked that no one from those addresses appeared to be present. He, like Commissioner Loscuito, wanted to make sure that the blinking light would not bother a neighbor. He would champion for the turning off to be at 10pm to be a good neighbor. He noted a few key differences to the similarly designed freestanding sign at St. George Church include slower speeds of vehicle traffic on a small residential street. He feels placing the new sign two feet back from the existing sign resulting in a five-foot setback is reasonable in order to possibly reuse the electrical line and also due to the disadvantage of the slope and the depth of the right-of-way. As long as the sign is not a nuisance, it is OK with him. The electronic sign will allow the church to change the messaging without having to access it through the snow. The new sign will also help the church be in line with the times.

CHAIRMAN GRAY asked if the Commissioners had any questions or comments. Hearing none, he asked if anyone from the public wished to speak. Hearing none, he entertained a motion to close the Public Hearing.

Motion made by COMMISSIONER SHAW, seconded by COMMISSIONER GASKILL. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

Lori Kosmatka reviewed the draft Standards of Approval on this request, as outlined in the Staff Report.

CHAIRMAN GRAY asked if the Petitioner would agree to turning off the sign between 10pm to 6am, and if so, for the Commission to adjust the reading of the motion to reflect 10pm.

The Petitioner Edgar Montalvo responded affirmatively.

There was one motion for this item.

<u>Motion 1-Variations:</u>

> COMMISSIONER GASKILL made a motion to recommend that the Village Board grant the following Variations from the Zoning Ordinance to the Petitioner, Edgar Montalvo on behalf of Faith United Presbyterian Church, at the property located at 6200 167th Street in the R-1 (Single-Family Residential) zoning district, consistent with the Submitted Plans and adopt the Findings of Fact as proposed in the August 19, 2021 Staff Report, with the condition that the sign's illumination will be switched off between the hours of 10:00pm to 6:00am.

Motion seconded by COMMISSIONER LOSCUITO. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY noted the request will be reviewed by the Village Board at their September 7th meeting.

GOOD OF THE ORDER –

Kimberly Clarke noted The Boulevard submitted construction drawings for Phase II. The development is about 100% leased in Phase I with move-ins to be completed around October. The Village is hearing positive feedback from the business community, hearing they are receiving more visits during times they ordinarily would not see people. People are becoming engaged in the events. Pete's Fresh Market is working on their warehouse and getting their racking system. Floor & Décor will be coming soon. Burlington is doing final inspections. The landlord for Hobby Lobby will be replacing the entire flat roof. . Hobby Lobby recently signed a new lease to continue being in the community. The Village Board reviewed the cannabis consideration, nothing new came out of it. The Village is getting a lot of interest as more licensing is becoming available from the State. The sign code also had its first reading with Village Board. One Trustee had a concern about the sign height, but it was noted other regulations such as maximum square footage and placement on facades would remain in place and would help dictate the height. She also noted the Village currently does not have a Building Official, and are working with a candidate. Following that, the Village will work on hiring a full-time Building Inspector which will help support the Building Official, as well as another Code Enforcement Officer.

Lori Kosmatka noted the Allure Wellness Center and Local One sign items were approved by Village Board. Staff is working with both applicants on the permitting process now.

COMMENTS FROM THE PUBLIC – CHAIRMAN GRAY asked if there were comments from the public. Hearing none, he asked to adjourn the meeting.

CLOSE MEETING -

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER SHAW to adjourn the August 19, 2021 Plan Commission meeting.

CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried and adjourned the meeting at 8:14 P.M.

DRAFT

PLAN COMMISSION STAFF REPORT

September 2, 2021 – Public Hearing

Lippert Components, Inc. Wall Sign Deviation

18801 Oak Park Avenue

Petitioner
Ty Angelus of Lippert Components, Inc.

Property Location
18801 Oak Park Avenue

PIN
31-06-400-004-0000

Zoning
M-1 PD (General Manufacturing, First Industrial/Tinley Park Corp. Center PUD)

Approvals Sought
Special Use Permit for a Substantial Deviation

Project Planner
Lori Kosmatka
Associate Planner

EXECUTIVE SUMMARY

The Petitioner, Lippert Components, Inc., is requesting a Special Use for a Substantial Deviation from the Planned Unit Development with an Exception from the Zoning Ordinance to permit two signs on the north and south elevations where only one is permitted and larger than the 120 square foot maximum size on the property at 18801 Oak Park Avenue in the M-1 PD (General Manufacturing, First Industrial/Tinley Park Corp. Center PUD) zoning district.

The building on the property is very large at over 915,000 sq. ft. in size with over 1,600 feet of frontage along I-80. The building is the largest single structure within the Village. The site was initially developed as a "speculative" building without specific tenants in mind. It is currently occupied by a single tenant, Lippert Components, Inc.

A total of four non-illuminated 288 sq. ft. wall signs are proposed near each of the building's four corners. Two signs are proposed on the north frontage, and two on the south frontage. The signs were designed to be within the scale of the building and visible from the adjacent roadways.

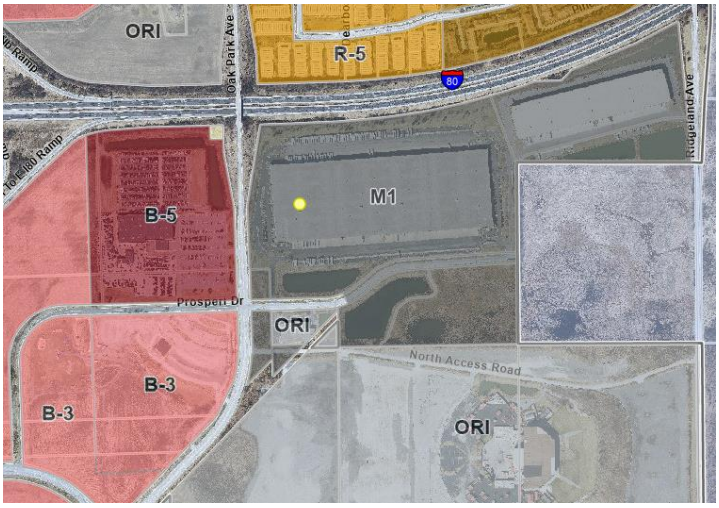
EXISTING SITE & ZONING

The subject property is a 51-acre (2,231,418 sq. ft.) parcel located at the southeast corner of I-80 interstate and Oak Park Avenue. The property abuts the heavily traveled I-80 interstate to the north.

Location Map

The property was developed in 2007 as a Planned Unit Development (PUD) through Ordinance 2007-O-007. The PUD contained the subject building (915,643 sq. ft.) and a second building (300,784 sq. ft.) to the northeast (constructed in 2018). Both Buildings were intended for warehouse, office, and distribution center activities. No sign plans were supplied because it was unknown how many tenants there would be, so the sites were limited to 120 square feet maximum size for wall signs as a default, which is the same as the regulations in the Zoning Ordinance.

The subject building was built in 2008 as a symmetrical pre-cast one-story structure originally intended for multiple tenants. The entire buildings was initially occupied by M. Block and Sons (a supplier of Keurig k-cups) until 2020. M. Block had little desire to have wall signs visible while they occupied the building and none currently exist on the building. The property is now occupied by another single tenant, Lippert Components, Inc., a supplier of RV components.



Zoning Map

The property is within the M-1 (General Manufacturing) zoning district. It is immediately adjacent to the ORI zoning district to the south, and unincorporated (Cook County) property to the east. CarMax is located to the west across from Oak Park Avenue and located in the B-5 (Automotive Service) zoning district. Across the I-80 interstate to the north are attached single family residences in the R-5 (Low-Density) zoning district. The building is surrounded by parking lots and loading docks, and is separated from Oak Park Avenue and the I-80 interstate by a bermed landscape bufferyard. The building is 1,604 feet long, and approximately 400 feet from the south side of the interstate right-of-way. The neighboring CarMax business to the west received sign variations in 1998 (Ord. #98-O-016) to permit additional wall signage, including a 297 square foot sign on the northwest wall of that building.

View of North Elevation Toward West

View of I-80 Looking North Toward West

SUBSTANTIAL DEVIATION

The sign is subject to the terms of the PUD as well as the sign regulations within the Zoning Ordinance. The PUD mirrors the Zoning ordinance regulations by limiting wall and/or building signs to a maximum of 120 square feet in size.

Section IX.H.1 of the Zoning Ordinance limits one wall sign per tenant frontage, with a maximum allowable sign face area of one sq. ft. per two linear feet of lot frontage not to exceed 120 sq. ft. It is also worth noting that Section IX.K.1 provides an additional allowance of maximum allowable sign face area of one sq. ft. per one linear foot of building/tenant frontage facing I-80, however the more restrictive 120 sq. ft. maximum size per the Planned Unit Development supersedes that code provision. If the north signs were not limited by the 120 sq. ft. PUD provision, the maximum size permitted would be 1,604 sq. ft. Also, if the building were to have two tenants, the quantity of four signs on the two facades would be allowed. Absent the 120 sq. ft. maximum size, signs are permitted 1 sq. ft. of signage for every 2 lineal feet of tenant building frontage. This would allow up to 802 sq. ft. of signage on each façade if there were multiple tenants in the building.

Since the Petitioner's four proposed wall signs will not meet the sign regulations in the PUD or Zoning Ordinance, it requires a Special Use for a Substantial Deviation with an Exception from the Zoning Ordinance to be permitted. Deviations from the Village's Zoning Ordinance are considered Exceptions rather than Variations when located within a PUD. Exceptions are looked at in terms of their conformance to their overall PUD's design and goals instead of the standards for a Variation (for example having a physical hardship). The Petitioner is requesting a Substantial Deviation with Exceptions from the PUD to permit the wall signs to increase from 120 sq. ft. to 288 sq. ft., and from the Zoning Ordinance Section IX.H.1 (Dimensional Regulations for Wall Signs) to permit two wall signs per tenant frontage.

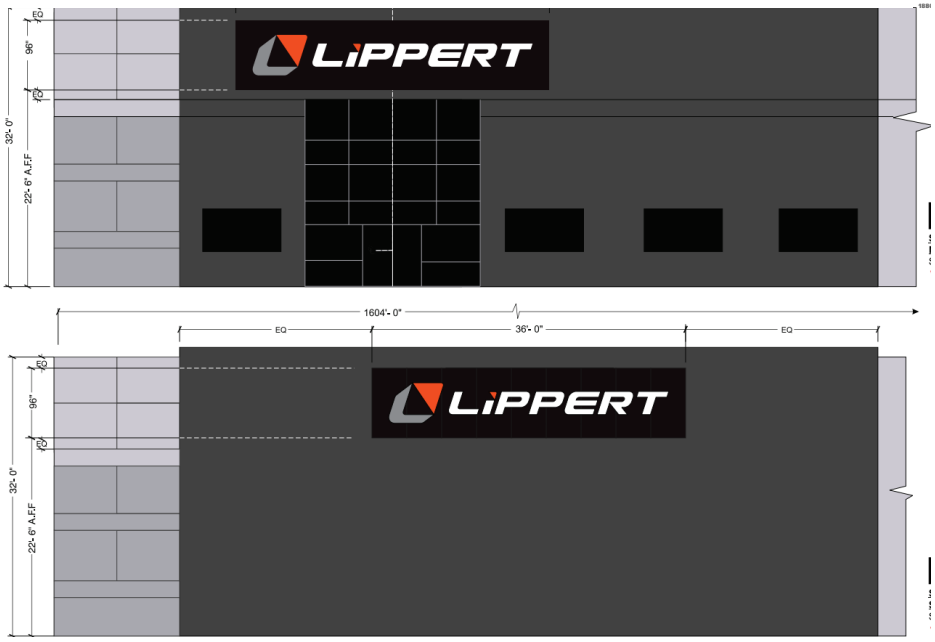
PROPOSED SIGNAGE

The Petitioner proposes to install four non-illuminated rectangular 288 sq. ft. wall signs on the building. The two signs on each façade will help identify the building from multiple access points. The Petitioner has noted the multiple signs will assist with effective flow of traffic in the immediate vicinity.

Each sign will be 36 ft. wide by 8 ft. high. Two signs are proposed on the north frontage, and two on the south frontage. The proposed signs on the north face of the building will be approximately 360 (at west) and 412 feet (at east) from the south edge of the I-80 interstate roadway pavement, with a berm at the north edge of the property. The residences to the north are further separated by approximately 135 feet of I-80 roadway and 90 feet of heavily landscaped right-of-way north of that.

Sign Location Diagram (signs in red, approximate scale)

The Petitioner is centering the signs with respect to architecture. Each of the signs will be located near the building's corners and mounted 22'-6" high. Mounting signs on building corners is typical of larger industrial and office buildings. The signs will not conflict with architectural elements of the building. The two south signs are proposed to be centered over the doorways on a dark gray wall panel, and the two north signs are proposed to be centered over the blank dark gray wall panel.



Sign Location on Architecture

The scale of the signs is proportionally appropriate to the large size of the building's facade. The area of two signs combined (576 sq. ft.) on each of the long 1604 ft. façades would amount to less than 1.5% of the building's façade area. If there were multiple tenants in the building, there could be more signage than what is proposed on the buildings. Also, the building's scale and length affect signage visibility. If only one sign was placed at one end of the building, it would be difficult to see the sign at the other end of the building.
When originally designed, the developer and Village did not know how many or what tenants would occupy the buildings. With over 900,000 sq. ft. it was not expected that the entirety of the building would be one tenant. The PUD

regulations were chosen to stay with the Zoning Ordinance as a default and the developer noted they would come back later if changes needed to be made once a tenant was found. The original building tenant (M. Block & Sons) did not have much of a desire for wall signage, so it was not requested at that time.

Staff recommends a condition that the approval of additional signage quantities and size shall only apply to a single-tenant occupancy of the property. This is due to the uniqueness of the size of property being occupied by only one tenant. The approval, as part of a modification to the PUD, will run with the land, and not the particular tenant.

Proposed Sign Renderings

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 drafted Findings of Fact are provided below for the Commission's review and approval. These may be adjusted by the Commission as they choose prior to supplying a recommendation to the Village Board.

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

a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
The proposed wall signs will not be detrimental to public health, safety, morals, comfort, or general welfare. The wall signs will be sufficiently distanced from residences in order to limit visibility and proportionate to the building's overall size and scale.

b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
The proposed wall signs will have limited visual impact to surrounding properties. The proposed signs are proportionate to the scale of the building and will be harmonious with and complementary to existing uses of property along the I-80 interstate corridor.

c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
The proposed wall signs will not impede the normal and orderly development and improvement of surrounding properties. The property within this area along the I-80 interstate corridor is already developed for commercial purposes. The proposed wall signs will help identify the building when accessing the property from its multiple access points.

d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
The proposed wall signs will not require changes or additional utilities, access roads, drainage, or other necessary facilities.

e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
The proposed wall signs will help assist with effective flow of traffic in the immediate vicinity. The proposed wall signs will help identify the building when accessing the site from its multiple access points.

f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
The Special Use conforms to all other applicable regulations of the Planned Unit Development and the Village's ordinances and codes.

g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
The proposed wall signs will help identify the business which will indirectly contribute to the economic development of the community as a whole.

MOTION TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's request, the appropriate wording of the motion is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan, it simply brings the requested motion forward for a vote. Any conditions listed below are recommended by staff, but can be added to, changed, or removed by the Commission based on their discussion and what they wish to approve or recommend to the Village Board.

Special Use Permit:
"...make a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation with Exceptions from the Zoning Ordinance to the Petitioner, Lippert Components, Inc. (tenant), to permit two signs on the north elevation and two signs on the south elevation where only one per elevation is permitted, with a maximum size of 288 sq. ft. each at 18801 Oak Park Avenue in the M-1 PUD zoning district (General Manufacturing, First Industrial/Tinley Park Corp. Center Planned Unit Development), in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the September 2, 2021 Staff Report, with the condition that the approval of additional signage quantities and size shall only apply to a single-tenant occupancy of the property.

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
	Application, Narrative, Response to Standards	Robert Damrat & Ty Angelus of Lippert Components, Inc.	7/14/21
	ALTA/NSPS Land Title Survey	Manhard Consulting	7/21/17
	Proposed Sign Design Drawing and Renderings	North American Signs	4/6/21

DocuSign Envelope ID: A9EECD97-741F-443C-BFEE-729B332FB1F6

Tinley Park ILLINOIS
Life Amplified

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: 18801 Oak Park Ave - sign project

Project Description: installation, removal, and sign maintenance

Project Address: 18801 Oak Park Ave.

Property Index No. (PIN): 31-06-301-004; 31-06-301-(

Zoning District: M-1 General Manufacturing

Lot Dimensions & Area: > 5 acres

Estimated Project Cost: $ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: 18801 Oak Park Ave Owner LLC

Company: Link Logistics Real Estate Manage

Street Address: [redacted]

City, State & Zip: [redacted]

E-Mail Address: [redacted]

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: Lippert Components, Inc.

Company: _____

Relation To Project: Tenant

Street Address: [redacted]

City, State & Zip: [redacted]

E-Mail Address: [redacted]

Phone Number: [redacted]

DocuSign Envelope ID: A9EECD97-741F-443C-BFEE-729B332FB1F6

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

VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

I hereby authorize [redacted] *(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 this designated representative.*

DocuSigned by:

Property Owner Signature: [redacted]

Property Owner Name (Print): [redacted]

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: [redacted]

20F0A473FEF3481

Property Owner Name (Print): [redacted]

Applicant Signature:
(If other than Owner) [redacted]

Applicant's Name (Print): [redacted]

Date: 7/14/2021

18801 Oak Park Ave – Sign Project

Project Narrative:

Lippert Components, Inc. requests approval of a substantial deviation to Ordinance NO. 2007-O-007 (attached hereto) particularly as relates to the Section 4, items 15 and 16 (signage). Lippert respectfully requests that the maximum number of signs be increased to two (2) wall signs per frontage of the building, if the building is occupied by a single tenant – as is the case currently. Lippert is the sole occupant of the entirety of the building. Additionally, Lippert requests that the maximize size of the signs be increased to match the building's scale. Attached is the signage package with the specific signs (including dimensions and placement) which Lippert requests approval of.

Standard and Criteria for a Special Use

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.**

Yes. All signage will be of high-quality materials and will be installed and maintained in accordance with accepted industry standards.

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.**

Yes. All signage will be of high-quality materials and remain within the bounds of the premises.

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.**

Yes. All signage will remain within the bounds of the premises and will assist with effective flow of traffic in the immediate vicinity of the property.

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

Yes.

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. The additional signage will help with the effective ingress and egress of traffic into the facility.

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.**

Yes.

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

Two wall signs per frontage will bring the appearance of the building in line with the anticipated appearance (i.e., number of signs) of a planned multi-tenant facility. Additionally, the increase to the maximize size of the sings will be more in-line with the building's scale. The signage will enhance the appearance of the building by adding high-quality signs identifying the building's occupant.

ALTA/NSPS LAND TITLE SURVEY

CURRENT P.I.N.:
31-06-301-004
31-06-301-005
31-06-400-003
31-06-401-001
31-06-402-001

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

SURVEY PREPARED FOR

HILLWOOD ENTERPRISES, L.P.
C/O HILLWOOD INVESTMENTS
3080 OLIVE STREET, SUITE 300
DALLAS, TEXAS 75219

BASIS OF BEARINGS

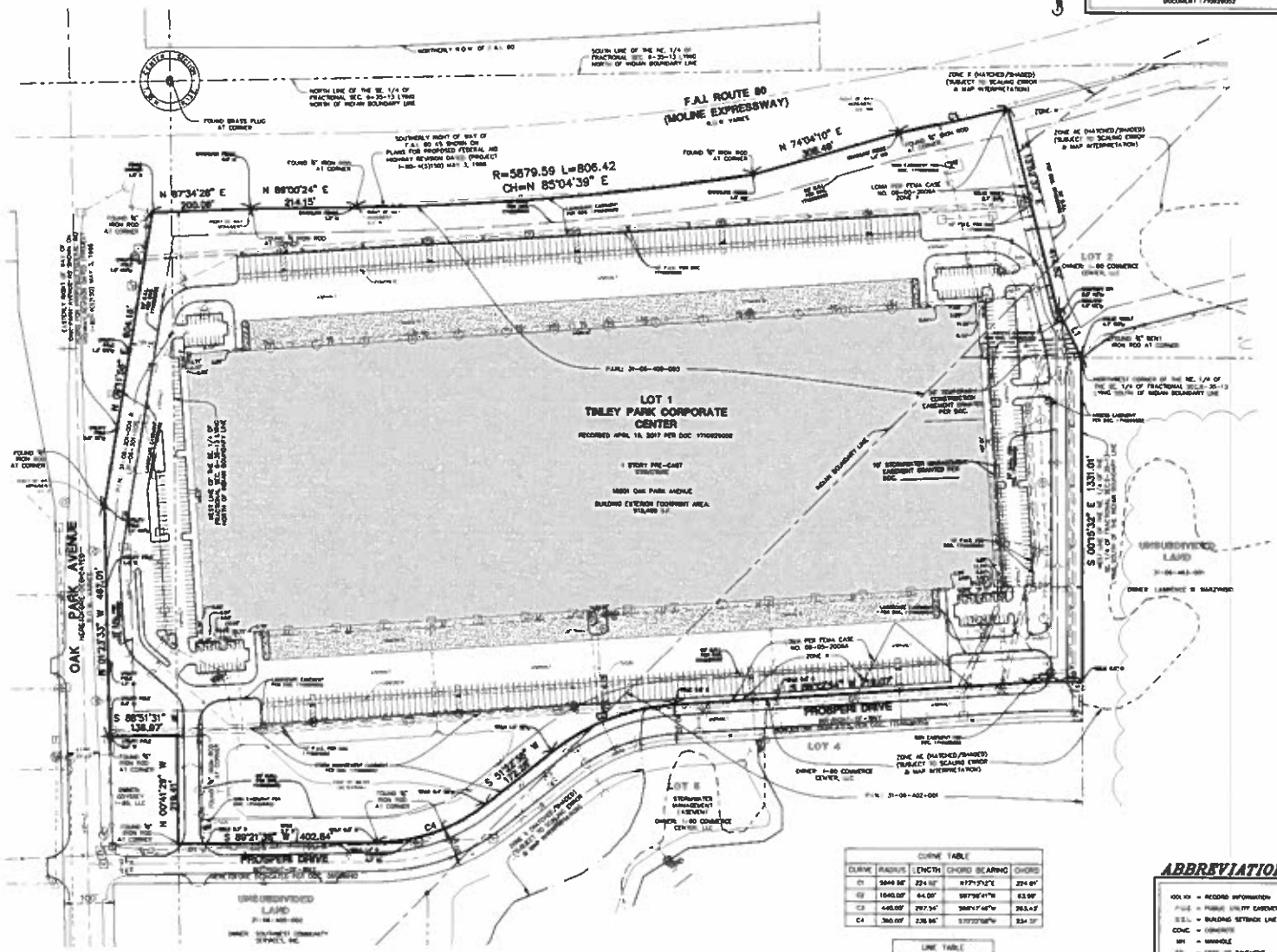
BEARINGS BASED ON RECORDED PLAT OF SUBDIVISION FOR THE TINLEY PARK CORPORATE CENTER, RECORDED APRIL 18, 2017 AS DOCUMENT 1710929002

PARKING SUMMARY

294 REGULAR SPACES
223 SEMI-TRAILER SPACES
11 HANDICAPPED SPACES
528 TOTAL SPACES

LEGEND

- EX. PROPERTY LINE
- EX. SECTION LINE
- EX. CONCRETE CURB & GUTTER
- EX. EDGE OF PAVEMENT
- EX. CHAIN-LINK FENCE
- EX. OVERHEAD WIRES
- FOUND IRON PIPE OR ROD
- FOUND RAILROAD SPIKE
- FOUND DISK
- EX. STORM MANHOLE (MH)
- EX. STORM INLET (INL)
- EX. FLARED END SECTION (FES)
- EX. SANITARY MANHOLE (SMH)
- EX. FIRE HYDRANT/AUX. VALVE
- EX. VALVE VAULT (V.V.)
- EX. VALVE BOX
- EX. TELEPHONE PEDESTAL
- EX. TELEPHONE MANHOLE
- EX. UTILITY POLE
- EX. GUY WIRE
- EX. LIGHT STANDARD
- EX. STREET LIGHT
- EX. ELECTRICAL METER
- EX. ELECTRICAL JUNCTION BOX
- EX. ELECTRIC PEDESTAL
- EX. ELECTRIC PULL BOX
- EX. SIGN
- EX. DOUBLE POLE SIGN
- EX. BOLLARD
- EX. GROUND LIGHT
- EX. FLAG POLE
- EX. HANDICAPPED PARKING
- EX. TREE/BRUSH LINE
- EX. WETLANDS
- EX. WATER LINE
- EX. GUARD RAIL
- SEC. = SECTION
- DOC. = DOCUMENT
- R = RADIUS
- L = LENGTH
- CH = CHORD
- EX. BUILDING
- EX. CONCRETE
- EX. PARKING STALL



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	5849.58'	224.92'	N77°15'12"E	224.91'
C2	1040.00'	64.00'	S87°56'41"W	63.99'
C3	440.00'	297.34'	S88°47'46"W	263.43'
C4	360.00'	236.96'	S70°33'58"W	234.31'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°31'36"E	111.40'
L2	S89°44'28"W	44.24'

ABBREVIATIONS

- 100 XX = RECORD INFORMATION
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- CONC. = CONCRETE
- MH = MANHOLE
- EP = EDGE OF PAVEMENT
- NE = NORTHEAST
- SE = SOUTHEAST

Manhard CONSULTING LTD

LOT 1 - TINLEY PARK CORPORATE CENTER
VILLAGE OF TINLEY PARK, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

SHEET 2 OF 2

NSP.TPL02

ALTA/NSPS LAND TITLE SURVEY

CURRENT P.I.N.:
31-06-301-004
31-06-301-005
31-06-400-003
31-06-401-001
31-06-402-001

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE LID. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL ~~USE OR~~ EXISTENCE OF UNDERGROUND UTILITIES.

3. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

4. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE IS COVERED BY SNOW AT THE TIME OF SURVEY, THE SITE WAS NOT COVERED BY SNOW.

5. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JULIE AT 1-800-892-0123.

6. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PROPERTY DEPICTED ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-770087-A-LA2. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

7. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

8. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OTHER OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR CROSSING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

9. REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 1002-2291236LA, WITH AN EFFECTIVE DATE OF JUNE 26, 2017, FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.

10. SCHEDULE B ITEM 1 (PART ONE): SURVEYED PROPERTY IS SUBJECT TO RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORD.

11. SCHEDULE B ITEM 2 (PART ONE): SURVEYED PROPERTY IS SUBJECT TO EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORD.

12. SCHEDULE B ITEM 3 (PART ONE): SURVEYED PROPERTY IS SUBJECT TO ENCROACHMENTS, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND.

13. SCHEDULE B ITEMS 4-6 (PART ONE): NOT SURVEY RELATED.

14. SCHEDULE B ITEMS 1-5 (PART TWO): NOT SURVEY RELATED.

15. SCHEDULE B ITEM 6 (PART TWO): SURVEYED PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN A NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION, RECORDED FEBRUARY 3, 2006 AS DOCUMENT 0603403173. NOTICE IS NOT PLOTTABLE. SEE DOCUMENT FOR PARTICULARS.

16. SCHEDULE B ITEM 7 (PART TWO): SURVEYED PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE NO. 2007-O-007, BY THE VILLAGE OF TINLEY PARK, AN ORDINANCE REZONING AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT FOR CERTAIN PROPERTY LOCATED SOUTH OF INTERSTATE 80 BETWEEN OAK PARK AVENUE AND MIDLAND AVENUE (FIRST INDUSTRIAL REALTY TRUST). AMONG OTHER THINGS THE ZONING IS CHANGED FROM R-1 (RESIDENTIAL) TO M-1 (GENERAL MANUFACTURING DISTRICT). GRANTING OF A SPECIAL USE PUD PERMIT, DEVELOPMENT WILL CONTAIN 3 BUILDINGS AND 3 DETENTION PONDS. APPROVAL OF PRELIMINARY ENGINEERING PLANS, INGRESS TO AND EGRESS FROM THE SITE AND OTHER ITEMS AS CONTAINED IN ORDINANCE RECORDED JUNE 11, 2008 AS DOCUMENT 0816631000. NOT PLOTTABLE. SEE DOCUMENT FOR PARTICULARS.

17. SCHEDULE B ITEM 8 & 9 (PART TWO): SURVEYED PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE NO. 2012-O-029, ANNEXING PROPERTY INTO THE VILLAGE OF TINLEY PARK, AS CONTAINED IN ORDINANCE RECORDED OCTOBER 16, 2012 AS DOCUMENT 1236421066 AND THE PLAT OF ANNEXATION RECORDED NOVEMBER 1, 2012 AS DOCUMENT 1230914053. NOT PLOTTABLE. SEE DOCUMENT FOR PARTICULARS.

18. SCHEDULE B ITEM 10 (PART TWO): SURVEYED PROPERTY IS SUBJECT TO ENCROACHMENTS AS SHOWN HEREON.

19. SCHEDULE B ITEM 11 (PART TWO): SURVEYED PROPERTY IS SUBJECT TO A DEED RESTRICTION/COVENANT RECORDED APRIL 12, 2004 AS DOCUMENT 0412334093. SAID DEED RESTRICTION APPLIES TO PART OF PARCEL 2 (PROPOSED LOT 4), IS BLANKET IN NATURE AND NOT PLOTTED. SEE DOCUMENT FOR PARTICULARS.

20. SCHEDULE B ITEM 12 (PART TWO): SURVEYED PROPERTY IS SUBJECT TO BUILDING SETBACK LINES AS GRANTED ON THE PLAT OF TINLEY PARK CORPORATE CENTER, RECORDED APRIL 19, 2017 AS DOCUMENT 1712829052. AS SHOWN HEREON.

21. SCHEDULE B ITEM 13 (PART TWO): SURVEYED PROPERTY IS SUBJECT TO LANDSCAPE EASEMENTS AS GRANTED ON THE PLAT OF TINLEY PARK CORPORATE CENTER, RECORDED APRIL 19, 2017 AS DOCUMENT 1712829052. AS SHOWN HEREON.

22. SCHEDULE B ITEM 14 (PART TWO): SURVEYED PROPERTY IS SUBJECT TO ACCESS EASEMENTS AS GRANTED ON THE PLAT OF TINLEY PARK CORPORATE CENTER, RECORDED APRIL 19, 2017 AS DOCUMENT 1712829052. AS SHOWN HEREON.

23. SCHEDULE B ITEM 15 (PART TWO): SURVEYED PROPERTY IS SUBJECT TO DRAINAGE EASEMENTS AS GRANTED ON THE PLAT OF TINLEY PARK CORPORATE CENTER, RECORDED APRIL 19, 2017 AS DOCUMENT 1712829052. AS SHOWN HEREON.

24. SCHEDULE B ITEM 16 (PART TWO): SURVEYED PROPERTY IS SUBJECT TO A BLANKET UTILITY EASEMENT AND THE PROVISIONS AS GRANTED ON THE PLAT OF TINLEY PARK CORPORATE CENTER, RECORDED APRIL 19, 2017 AS DOCUMENT 1712829052. NOT PLOTTABLE. SEE DOCUMENT FOR PARTICULARS.

25. SCHEDULE B ITEM 17 (PART TWO): NOT SURVEY RELATED.

26. THE EXISTING BUILDING ON LOT 1 HAS AN ADDRESS OF 18001 OAK PARK AVENUE, OBSERVED WHILE CONDUCTING THE FIELD SURVEY. [TABLE A, ITEM 2]

27. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, ZONE X (SHADED) AND ZONE AE (SHADED) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NUMBERS 17031C0279F & 17031C0277F & BOTH HAVING AN EFFECTIVE DATE OF AUGUST 19, 2008, AND LETTER OF MAP AMENDMENT (LOMA), DATED APRIL 14, 2008 PER CASE NO. 08-05-2008A. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE X (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE AE (SHADED) IS DEFINED AS AREAS WHERE BASE FLOOD ELEVATIONS ARE DETERMINED. [TABLE A, ITEM 3]

28. SURVEYED PROPERTY IS LOCATED WEST OF THE INTERSECTION OF OAK PARK AVENUE WITH THE I.A. ROUTE 80 EXPRESSWAY AND EAST OF THE MIDLAND AVENUE AND F.A. ROUTE 80 EXPRESSWAY. [TABLE A, ITEM 16]

29. THE CURRENT DOCUMENT CONTAINS ADDITIONAL PROPERTY NOT INCLUDED IN THIS SURVEY.

GENERAL NOTES

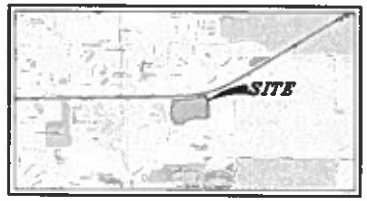
1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT OF TITLE, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES.

LEGAL DESCRIPTION

LOT 1 IN TINLEY PARK CORPORATE CENTER, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2017 AS DOCUMENT 1712829052 IN COOK COUNTY, ILLINOIS.

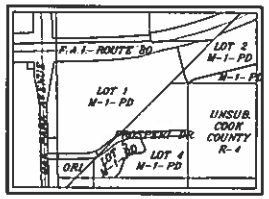
SURVEY PREPARED FOR

MILLWOOD ENTERPRISES, L.P.
C/O MILLWOOD INVESTMENTS
3080 OLIVE STREET, SUITE 300
DALLAS, TEXAS 75219



LOCATION MAP

(NOT TO SCALE)



ZONING MAP

NOT TO SCALE

PROPERTY AREA

2,223,302 SQUARE FEET (51.040 ACRES)

PARKING SUMMARY

284 REGULAR SPACES
223 SEMI-TRAILER SPACES
11 HANDICAPPED SPACES
518 TOTAL SPACES

BULK REGULATIONS

THE SURVEYED PROPERTY IS LOCATED IN THE VILLAGE OF TINLEY PARK "M-1-PD" GENERAL MANUFACTURING DISTRICT PLANNED DEVELOPMENT WITHIN THE "UD-1" URBAN DESIGN OVERLAY DISTRICT.

(1) BUILDING SETBACK REQUIREMENTS
(A) FRONT: PER PLAT – 30 FEET
(B) STREET SIDE: PER PLAT – 30 FEET
(C) SIDE: PER PLAT – 25 FEET
(D) REAR: PER PLAT – 30 FEET, 100 FEET WHEN ADJACENT TO RESIDENTIAL
(E) OFF STREET PARKING: PER UD-1 OVERLAY – 30 FEET FROM FRONT LOT LINE, 25 FEET FROM FRONT LOT LINE, 10 FEET FROM SIDE YARD LINE, 0 FEET FROM REAR YARD LINE, PER M-1 – 10 FEET OF THE RIGHT-OF-WAY LINE OF ANY STREET, PER OFF-STREET PARKING SECTION – 5 FEET FROM ANY LOT LINE
(2) BUILDING SIZE
(A) MAX. BUILDING HEIGHT OR STORIES: 5 STORIES/85 FEET
(B) EX. BUILDING HEIGHT OR STORIES: 1 STORY, EST. NOT TO EXCEED 85 FEET
(C) BUILDING SITE AREA REQUIREMENTS
(1) MINIMUM LOT AREA: 5 ACRES (EXISTING: 51.040 ACRES)
(2) MINIMUM LOT WIDTH: 200 FEET (EXISTING EXCEEDS 200 FEET)
(3) MINIMUM LOT DEPTH: 200 FEET (EXISTING EXCEEDS 200 FEET)
(3) DENSITY:
(A) BUILDING DENSITY FORMULA: MAX. FLOOR AREA RATIO (FAR): 1.0
(B) APPROXIMATE BUILDING FOOTPRINT: 915,408 SQUARE FEET
(4) PARKING SIZE
(A) PARKING SPACE FORMULA:
WAREHOUSE & STORAGE BUILDINGS – 1 SPACE FOR EACH 2 EMPLOYEES PLUS 1 SPACE FOR EACH VEHICLE USED IN THE CONDUCT OF BUSINESS
(B) PARKING SPACES REQUIRED: (475/2)+30=268 TOTAL PARKING SPACES
(C) EXISTING PARKING SPACES: 539 TOTAL SPACES (284 REGULAR SPACES AND 11 HANDICAP SPACES & 223 TRAILER SPACES)

ZONING INFORMATION PROVIDED WAS TAKEN FROM ZONING AND SITE REQUIREMENTS SUMMARY FOR TINLEY PARK BUILDING 6, PER SITE NUMBER 1050170-21 BY THE PLANNING & ZONING RESOURCE COMPANY, DRAFT DATED AUGUST 7, 2014. REFER TO SUMMARY FOR ANY CLARIFICATION OF INFORMATION NOT INCLUDED ABOVE.

SHEET INDEX

SHEET 1 OF 2	LEGAL DESCRIPTION, TITLE EXCEPTIONS, SURVEYOR'S NOTES & CERTIFICATION
SHEET 2 OF 2	BOUNDARY & TOPOGRAPHIC INFORMATION, EASEMENTS & LABELS

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS }
} SS
COUNTY OF DUPAGE }

CERTIFIED TO: GPT OPERATING PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP
AND: FIRST AMERICAN TITLE INSURANCE COMPANY
AND: M-80 COMMERCE CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9 AND 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JULY 18, 2017.

DATED THIS 10TH DAY OF OCTOBER, A.D., 2017.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2018

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003250
LICENSE EXPIRES APRIL 30, 2018

RANDALL S. PHILLIPPE
3699
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LANSING, ILLINOIS

Manhard CONSULTING LTD
22 Boston Wharf Road, Suite 1, Boston, MA 02210 617-426-9000 Fax 617-426-9001
Offices in: Boston, Lansing, IL, Minneapolis, Phoenix, Tucson, Tampa, Orlando, Washington, Fredericksburg, Richmond, Baltimore, Annapolis, Rockville

REVISIONS	DATE
REVISED PER CITY COMMENTS	10-10-17
REVISED PER CITY COMMENTS	10-12-17

LOT 1 - TINLEY PARK CORPORATE CENTER
VILLAGE OF TINLEY PARK, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

FIELD BOOK: N/A
FIELD CREW: S.P.
DESIGNED BY: HDS
DATE: 07-31-17
SCALE: N/A

SHEET 1 OF 2

HSP_TPIL02

LIPPERT

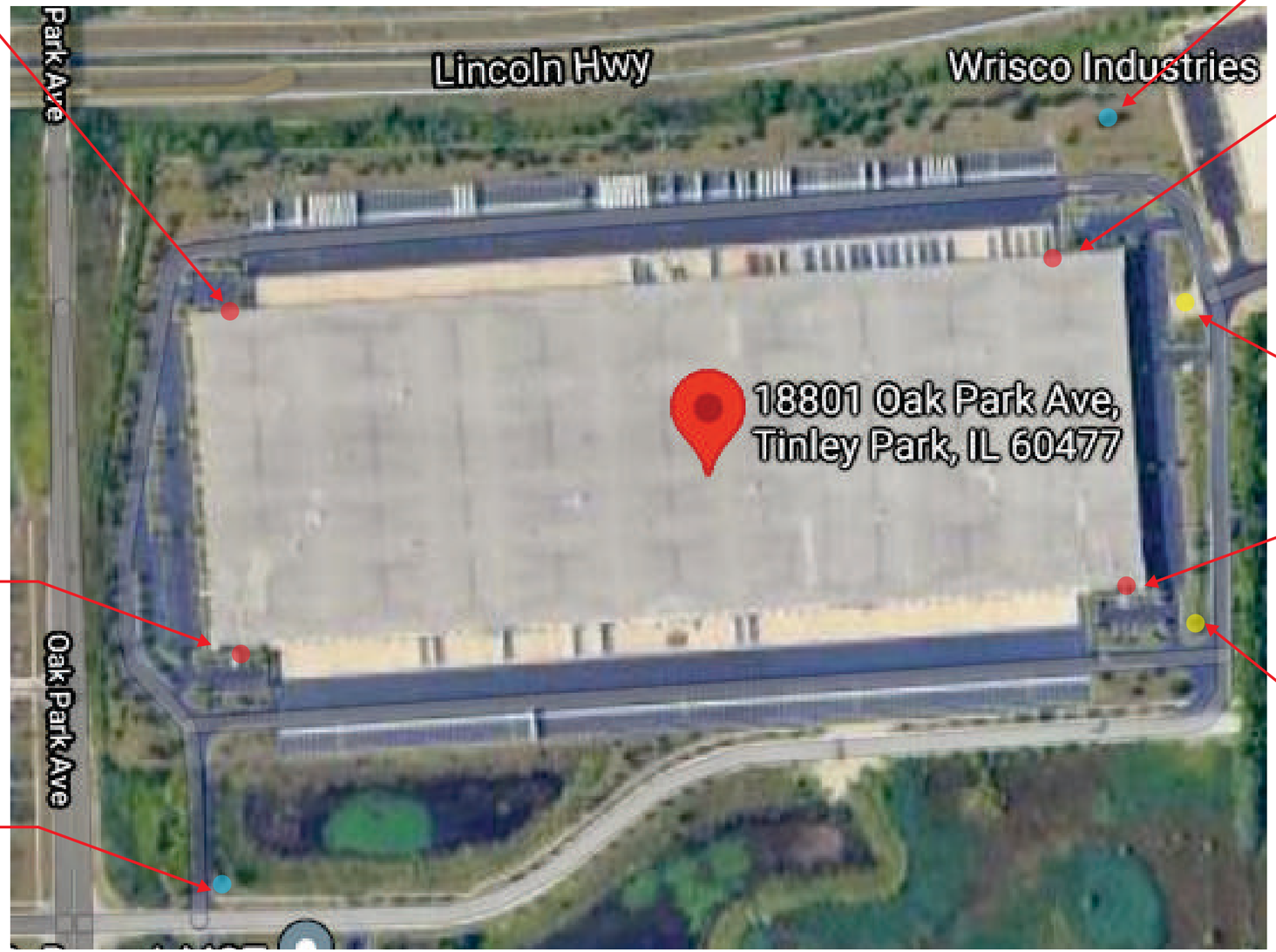
PLANT 152

OAK PARK AVE.

18801 OAK PARK AVE.,TINLEY PARK, IL, 60477

EXISTING GROUND SIGN TO BE REFACED
SEE PAGE 2 FOR DETAILS

ONE (1) of FOUR (4) PROPOSED NON-ILLUMINATED WALL SIGNS LOCATION OPTION 2
SEE PAGE 4,5,6 FOR DETAILS



ONE (1) of FOUR (4) PROPOSED NON-ILLUMINATED WALL SIGNS LOCATION OPTION 1
SEE PAGE 4,5,6 FOR DETAILS

PROPOSED NEW DIRECTIONAL SIGN
RECEIVING - ARROW RIGHT
SHIPPING - ARROW LEFT
SEE PAGE 7 FOR DETAILS

ONE (1) of FOUR (4) PROPOSED NON-ILLUMINATED WALL SIGNS LOCATION OPTION 2
SEE PAGE 4,5,6 FOR DETAILS

ONE (1) of FOUR (4) PROPOSED NON-ILLUMINATED WALL SIGNS LOCATION OPTION 2
SEE PAGE 4,5,6 FOR DETAILS

REFACE EXISTING DIRECTIONAL SIGN
RECEIVING - ARROW RIGHT
SHIPPING - ARROW LEFT
SEE PAGE 8 FOR DETAILS

EXISTING GROUND SIGN DIRECTIONAL TO BE REFACED
SEE PAGE 3 FOR DETAILS

C NORTH ELEVATION FACING TOLLROAD - *NTS*

** CENTER SIGNAGE OVER DOOR*

PROPOSED SIGNAGE - OF NORTH ELEVATION

*SEE PAGE 5 & 6 FOR SIGN DETAILS

FAR LEFT SIDE OF NORTH ELEVATION

*SEE PAGE 5 & 6 FOR SIGN DETAILS

C SOUTH ELEVATION FACING PROSPERI DRIVE- *NTS*

** CENTER SIGNAGE IN DARK GREY AREA*

PROPOSED SIGNAGE - OF NORTH ELEVATION

*SEE PAGE 5 & 6 FOR SIGN DETAILS

FAR LEFT SIDE OF NORTH ELEVATION

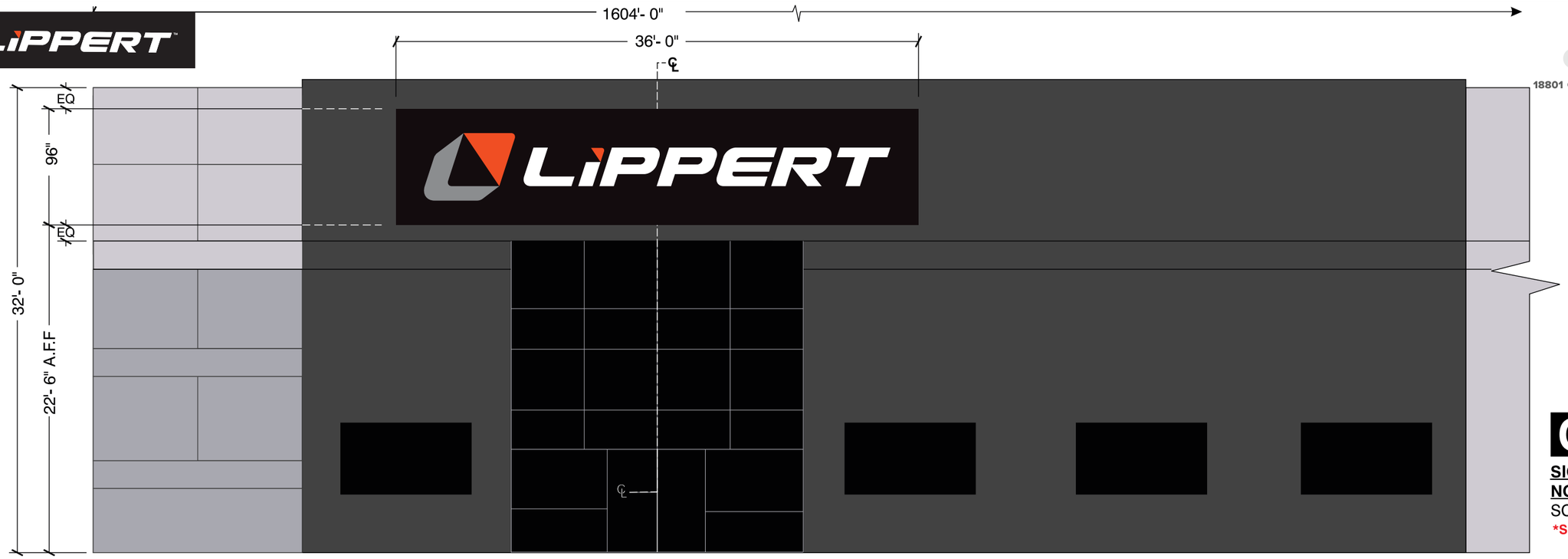
*SEE PAGE 5 & 6 FOR SIGN DETAILS

COPYRIGHT NORTH AMERICAN SIGNS INC. - NOTE: ANY FIELD MEASUREMENTS THAT AREDIFFERENT PLEASE NOTIFY NORTH AMERICAN SIGNS (800) 348-5000

PLANT 152

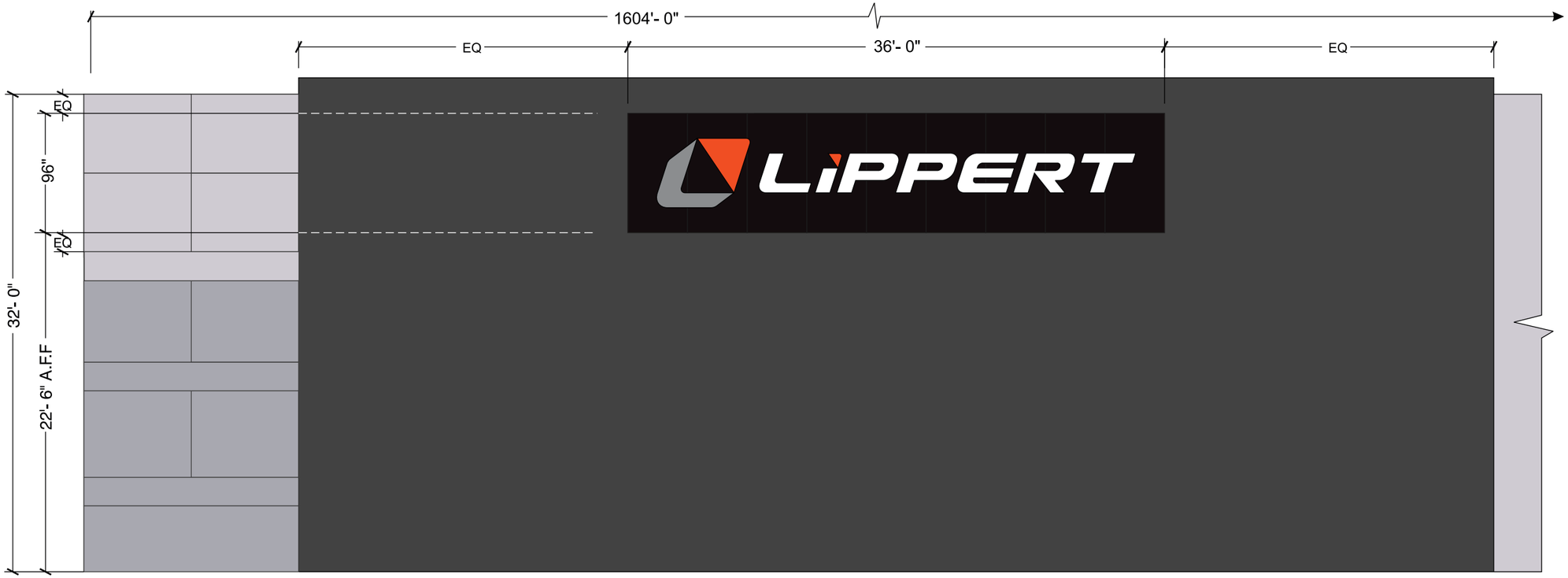
OAK PARK AVE.

18801 OAK PARK AVE.,TINLEY PARK, IL, 60477



C

SIGN PLACEMENT DETAILS
NORTH ELEVATION
SCALE: 1/8" = 1'- 0"
*SEE PAGE 6 FOR SIGN DETAILS



C

SIGN PLACEMENT DETAILS
SOUTH ELEVATION
SCALE: 1/8" = 1'- 0"
*SEE PAGE 6 FOR SIGN DETAILS

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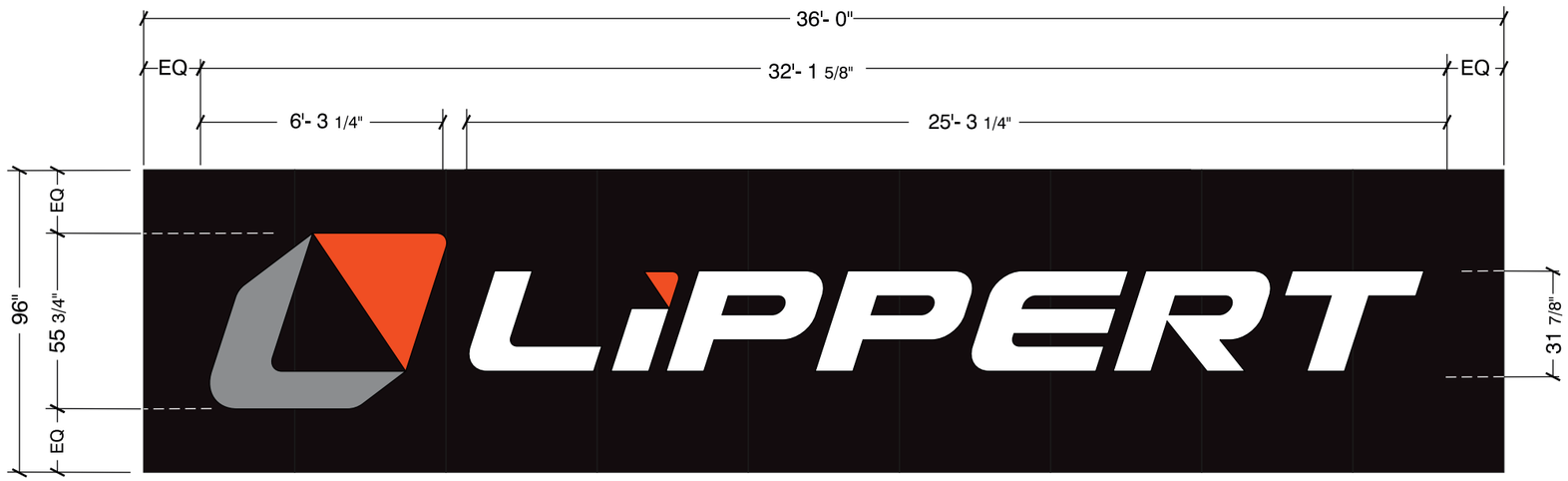

C **NON-ILLUMINATED S/F WALL SIGN w/ VINYL GRAPHICS**
SCALE: 1/4" = 1'- 0"
SQ FT: 149.29 (GRAPHICS ONLY)

QTY: 4 S/F WALL SIGNS

FACE
BLACK DIBOND w/ WHITE, PMS 5416C ORANGE &
COOL GRAY 7C VINYL GRAPHICS.
GRAPHICS APPLIED FIRST SURFACE TO FACE.

MOUNTING / INSTALLATION
FACE INSTALLED FLUSH TO FACADE w/
HARDWARE APPROPRIATE FOR WALL
MATERIAL DIRECTLY THROUGH FACE.

- LIPPERT RED-ORANGE: PMS 3516C
- LIPPERT GREY: PMS COOL GRAY 7C

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PLANNING & ZONING COMMISSION STAFF REPORT

September 2, 2021 – Workshop/Public Hearing

Petitioner
Mike Mathewson, on behalf of Will County Highway Department of Transportation

Property Location
7979 183rd St
8001-8101 183rd St
7950 185th St
18900 Panduit Dr

PINs
19-09-02-205-010-0000,
19-09-02-205-029-0000,
19-09-01-101-007-0000,
19-09-01-101-009-0000,
19-09-01-301-001-0000,
19-09-02-205-023-0000

Zoning
Office and Restricted Industrial (ORI) and General Manufacturing (M-1)

Approvals Sought
Special Use Permit for a Substantial Deviation

Project Planner
Daniel Ritter, AICP
Senior Planner

80th Avenue Widening Takings – PUD Deviations

7979 183rd St, 8001-8101 183rd St, 7950 185th St, and 18900 Panduit Dr

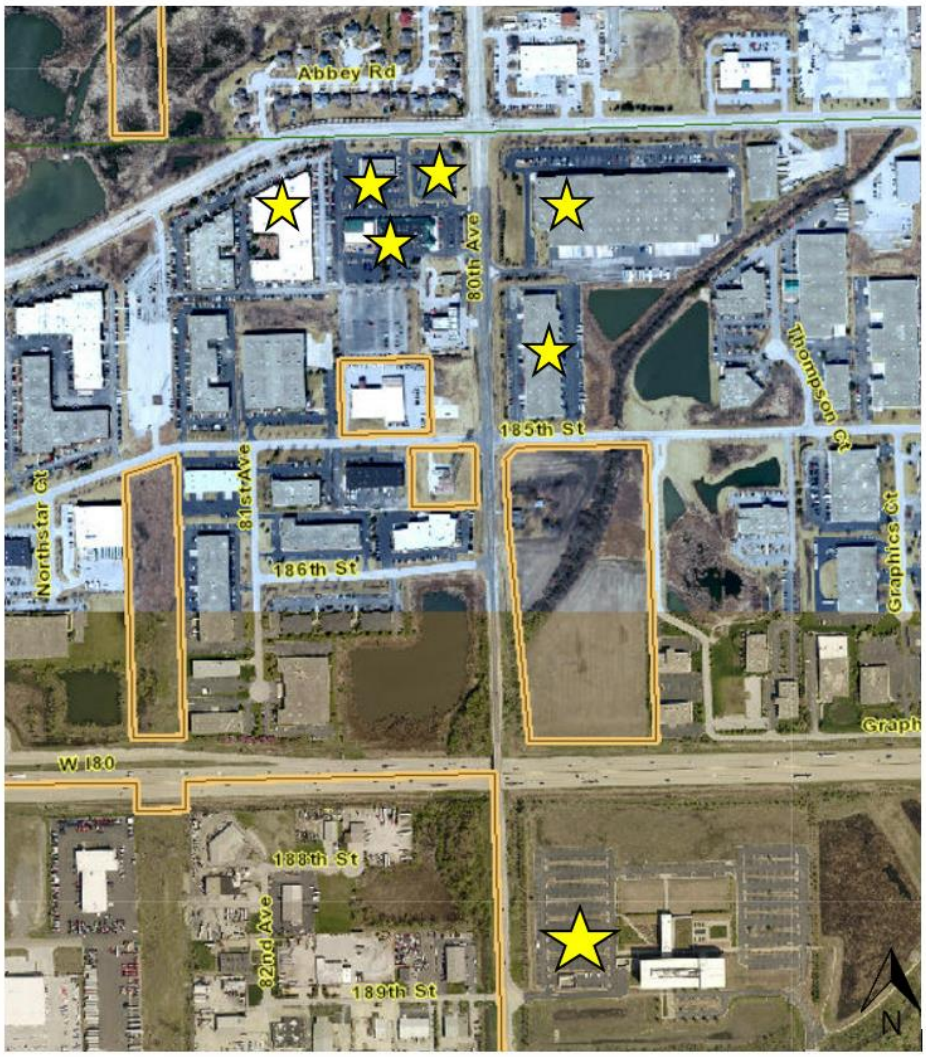
EXECUTIVE SUMMARY

Mike Mathewson, on behalf of Will County Highway Department of Transportation, is requesting a Special Use Permit for a Substantial Deviation from three Planned Unit Developments (Hickory Creek, Tinley Crossings, and Panduit Corporate Headquarters) for changes to the approved lots, structure setbacks, ground sign setbacks, and landscaping requirements. The affected properties are located in the ORI (Office and Restricted Industrial) and M-1 (General Manufacturing) zoning districts.

The properties are subject to governmental takings by Will County as part of a road-widening project for 80th Avenue. The widening will allow for more efficient and safer movement through the area and include improvements to the bridge over I-80. Once completed, the improved roadway will be transferred to the Village of Tinley Park as part of a multi-jurisdictional agreement on the overall project.

The takings will make the properties that are losing land along the roadways non-conforming with certain requirements outlined in their original Planned Unit Development (PUD) approvals. The regulations include the defined lots, building setbacks, landscaping, and signage. The request is being led by the Will County Department of Transportation (WCDOT) on behalf of the affected property owners so that it can be handled under one request and not each property owner. The property owners have limited alternative options since it is a result of a physical property taking for a public roadway. However, they wish to ensure their properties remain in full conformance with PUD and Village regulations.

EXISTING SITES AND HISTORY



Will County is moving forward with plans for widening 80th Avenue, which also includes improvements near its intersections with 183rd Street and 191st Street. Will County and IDOT together plan to spend more than $30 million to widen and reconstruct 80th Avenue from 183rd Street to 191st Street. The project includes building a barrier median, installing a traffic signal at 185th Street, modernizing traffic signals, bridge replacement, and adding noise abatement walls. The work and project include agreements between Will County, Cook County, IDOT, and the Village of Tinley Park. Once the project is complete, the Village of Tinley Park will take jurisdictional control of the 80th Avenue roadway from Will County. Utility relocation has begun and roadway work is expected to commence in 2022.

As part of the project, Will County has initiated a takings process that will allow for a widening of the roadway for additional lanes and medians, as well as sufficient area needed for the parkway and public sidewalks. Most of the affected properties are around the intersection of 183rd Street and 80th Avenue where additional turn lanes are being added to the roads that allow for better traffic flow.

The properties affected by the takings that are located in Tinley Park's boundaries are shown on the map above. These properties are located in three approved Planned Unit Developments (PUDs): Tinley Park Crossings (SW Corner of 183rd St & 80th Ave), Hickory Creek (SE Corner of 183rd St & 80th Ave), and Panduit Corporate Headquarters (NE Corner of 191st Street and 80th Ave). Each of these PUDs regulate the overall development and included specific regulations for the development area. Each PUD functions as a small zoning code over the specific development area. Most notably a Preliminary or Final Plat of Subdivision regulates how the lots may be subdivided along with specific setbacks approved on each property. Other requirements in PUDs include site layouts, landscaping, architecture, signage, allowable uses, and many other development-related aspects.

ZONING

The subject sites are located in their respective PUDs as indicated on the zoning map below. The Hickory Creek and Panduit Corporate Headquarters PUDs are located in the ORI (Office and Restricted Industrial) zoning district and the Tinley Crossings PUD is located in the M-1 (General Manufacturing) zoning district. It should be noted that while the Tinley Crossings PUD is zoned M-1, it also allows for business-related (traditionally viewed as B-3) uses at the intersection of 80th Avenue and 183rd Street that benefit the overall development and area as part of the PUD approval.

SPECIAL USE FOR A SUBSTANTIAL DEVIATION

In PUDs, any "substantial" changes to approved plans require a Special Use Permit for a Substantial Deviation from the approved PUD. Deviations from Village's Zoning Ordinance not covered by the existing PUD regulations, 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, which looks at a "hardship" that can affect requirements for all properties in the Village.

The proposal includes allowing changes to the lots, structure setbacks, site plan/landscaping, and ground sign setbacks. These changes result from the roadway takings outlined below and the changes will be permitted legally as part of the PUD regulations going forward. The alternative to approving these changes is to leave the properties as "legal non-conforming" properties. However, issues can come up in the future with sales, change of uses, and insurance when a property is non-conforming in any way. The Petitioner, in consultation with staff, believes that the best route was to preemptively "clean up" the properties and make them legal to avoid completing a separate process for each property in the future.

Proposed PUD Changes and Exceptions as a result of the 80th Avenue widening takings include:

1. Lots - Permit a reduction in lot width, depth, and overall size as compared to the original plat.
2. Setbacks - Permit reduced front and side yard structure setbacks resulting from the taking of land along the roadway frontages.
3. Landscape Bufferyard Width - Permit landscaping bufferyard width reductions directly as a result of a roadway taking.
4. Bufferyard Planting Totals - Permit reduction in overall landscaping and trees if the previously approved landscaping totals cannot be planted within the remaining public right-of-way or private frontage space. Owners shall work to meet the code as much as possible and with staff approval for any reductions.
5. Sign Setbacks - Permit a reduction of ground sign setback to be as little as 1.5 feet from the property line. The setback shall be maximized as much as possible while also maintaining safe setback from internal drive aisles, parking, and pedestrian walkways. This allowance is only for the relocation of existing signs. If a sign is widened in the future, it may not get any closer than the sign that is approved at this time.

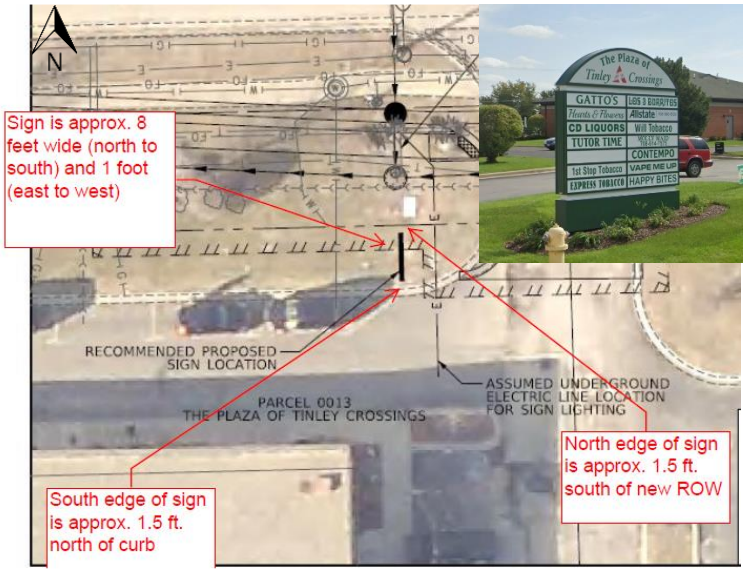
Open Item #1: Review overall proposal for Site Plan and code exceptions related to the county roadway taking.

LANDSCAPING

Plans indicating the areas of takings and landscape changes are attached to the Staff Report. These sites have largely replaced what is being removed but in some cases, there is not enough space left in the bufferyard to cover all of the plantings. In these situations, staff has worked with the petitioner to come as close to the code as possible and help meet the intent of it by creating an attractive front bufferyard with trees, shrubs, bushes and other planting materials. On sites that have not submitted specific sign or landscape changes, they will be subject to similar changes. The preference is to have the same amount of landscaping as before the takings, but staff can work with these sites similarly to come up with an approved plan. These plantings, regardless of location on the private frontage or the new public right-of-way, will be the responsibility of the property owners and would take place once the project is fully completed by Will County Department of Transportation.

GROUND SIGN SETBACKS

There will be changes to various ground signs that will have a smaller setback or need to be physically moved altogether. One property (8005-8021 183rd Street – The Plaza of Tinley Crossings) did submit specific plans as they will have a total of 3 feet of space between the property line and parking lot when relocating the existing sign. They are proposing it to be located 1.5 feet from the property line (and 1.5 feet from the drive aisle and parking lot) as shown on the right.



Other properties have not submitted specific sign plans yet, but it is expected that others will have similar setback concerns. Staff has proposed allowing for allowing as little as a 2-foot setback on any other properties subject to the land taking. However, it is noted that the setback shall be maximized as much as possible to meet the Zoning Code requirement of a 10-foot minimum setback. Vehicle and pedestrian visibility requirements for line of sight will remain as well as review with any permits for sign relocations. A minimum 2-foot setback was chosen because it has been a standard width that has been held for sign setback variations on existing or infill sites. Recent examples of setbacks of 2 feet were approved at the 7-Eleven gas station (171st St and Harlem Ave) and Smoothie King (159th St and Oak Park Ave) redevelopment/infill sites. Since this situation and the reduced setbacks are at no fault of the owners, the reduction will help alleviate the need for properties to reconstruct an entirely new sign in a new location. In some situations, a sign being setback 10 feet from the new property lines would be too narrow to read, or likely not possible at all (as with the Tinley Crossings Shopping Center).

OTHER SITE CHANGES

Changes are limited in scope to the front bufferyard areas located along 80th Avenue and 183rd Street. There are no changes to the interior of the subject sites proposed including parking, roadway access, lighting, or the general use of the properties.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has drafted the following Findings of Fact for the Commission to consider. These may be adjusted by the Commission as they choose prior to supplying a recommendation to the Village Board.

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

a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
   - *The overall lot, landscaping, and sign setback changes are safe for the public by meeting all building and life safety code requirements. The roadway improvements overall that are the cause of these requests is an overall benefit to the general public.*

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 lot, landscaping, and sign setback changes do not affect neighboring property enjoyment or impair property values. They come as close to the code requirements as possible on existing and previously developed lots.*

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;
   - *Neighboring properties are already developed and the proposal will not negatively affect any future development or redevelopment of the neighboring properties.*

d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
   - *The sites are already developed with adequate utilities and are otherwise designed to support the existing sites.*

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
   - *Site circulation is designed to allow for safe circulation by trucks, employees, and the general public. The roadways improvements causing this request will allow for even better traffic flow to and from the sites.*

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.
   - *All other Village code requirements not addressed with the Deviation will be met.*

g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
   - *The changes that are a result of the county completing a taking that results in improved roadway access through the area making it overall more appealing and successful. The approval allows the sites to remain legal and conforming with respect to the PUD and Village regulations.*

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review and approval from the Plan Commission. Only the Site Design standards are listed below as there are no changes proposed with the architecture of the existing buildings.

Site Design

a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.

b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.

c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.

d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.

e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

MOTIONS TO CONSIDER

If the Plan Commission wishes to act 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, it simply brings the requested motion forward for a vote. Any conditions listed below are recommended by staff, but can be added to, changed, or removed by the Commission based on their discussion and what they wish to approve or recommend to the Village Board.

Motion 1 (Site Plan Approvals):
"…make a motion to grant the Petitioner, Mike Mathewson, on behalf of Will County Highway Department of Transportation, Site Plan Approval in accordance with the plans submitted and listed in the September 2, 2021 Staff Report to make site and landscape changes related to regulatory takings by Will County resulting from the widening and improvement of 80th Avenue. The properties are located at 7979 18rd St, 8001-8101 183rd St, 7950 185th St, and 18900 Panduit Dr and are located in the M-1 (General Manufacturing) and ORI (Office & Restricted Industrial) zoning districts."

Motion 2 (Special Use for Substantial Deviation):
"…make a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Tinley Crossings PUD, Hickory Creek PUD, and Panduit Corporate Headquarters PUD with and Exceptions from the Zoning Ordinance to the Petitioner, Mike Mathewson, on behalf of Will County Highway Department of Transportation, to permit site changes associated with roadway takings for the expansion of 80th Avenue, in accordance with the plans submitted, exceptions listed, and adopt the Findings of Fact as proposed in the September 2, 2021 Staff Report. The properties are located at 7979 18rd St, 8001-8101 183rd St, 7950 185th St, and 18900 Panduit Dr and are located in the M-1 (General Manufacturing) and ORI (Office & Restricted Industrial) zoning districts."

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
Tinley Crossings PUD			
12 of 21	Plat of Highways Plat for Tinley Crossings (Job No. R-55-001-97)	RT&A	12/18/19
13 of 21	Plat of Highways Plat for Tinley Crossings/Comcast (Job No. R-55-001-97)	RT&A	12/18/19
Pg. 40	Sign Exhibit (C) – The Plaza at Tinley Crossings	HLR	n/a
L1.0	Landscape Plan – The Plaza at Tinley Crossings (8021 183rd St)	Terra	8/25/21
Hickory Creek PUD			
8 of 21	Plat of Highways Plat for Hickory Creek (Job No. R-55-001-97)	RT&A	12/18/19
9 of 21	Plat of Highways Plat for Tinley Crossings (Job No. R-55-001-97)	RT&A	12/18/19
	Landscaping - 80th Avenue Removals	DW&P	4/28/21
	Landscaping - 80th Avenue Proposed Plantings	DW&P	4/28/21
	Landscaping - 183rd Street Removals	DW&P	4/28/21
	Landscaping - 183rd Street Proposed Plantings	DW&P	4/28/21
Panduit Corporate HQ PUD			
6 of 21	Plat of Highways Plat for Tinley Crossings (Job No. R-55-001-97)	RT&A	6/22/21
	Landscape Plan – Panduit R.O.W. Redesign	DW&P	5/4/21

RT&A = Ruettiger, Tonelli & Associates, Inc. (Engineers, Planners, etc.)
HLR = Hampton, Lenzini and Renwick, Inc (Engineer/Surveyor)
Terra = Terra Engineering LTD.
DW&P = Daniel, Weinback & Partners (Landscape Architects)

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: Will County FAU 2755 (80th Avenue)

Project Description: Widening and Intersection Improvement

Project Address: Tinley Crossings Corp. Center **Property Index No. (PIN):** See attached

Zoning District: ORI PD **Lot Dimensions & Area:** See attached

Estimated Project Cost: $ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: See Attached **Company:** _____

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: Mark D. Mathewson **Company:** Will County DOT

Relation To Project: County's Land Acquisition Consultant

Street Address: [redacted] **City, State & Zip:** [redacted]

E-Mail Address: [redacted] **Phone Number:** [redacted]

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

VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: _____

Property Owner Name (Print): Application by Will County

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): [redacted]

Applicant Signature:
(If other than Owner) [redacted]

Applicant's Name (Print): Mark D. Mathewson

Date: August 11, 2021

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: Will County FAU 2755 (80th Avenue)

Project Description: Widening and Intersection Improvement

Project Address: 7950 185thSt. & 779 W 183rd St **Property Index No. (PIN):** 19-09-01-101-009/007

Zoning District: ORI PD **Lot Dimensions & Area:** 5.071 Ac. & 14.355 Ac.

Estimated Project Cost: $ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: Tinley Park Portfolio Investors, LLC **Company:** Atty: Liston & Tsantillis

Street Address: [redacted] **City, State & Zip:** [redacted]

E-Mail Address: [redacted] **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: Mark D. Mathewson **Company:** Will County DOT

Relation To Project: _____

Street Address: [redacted] **City, State & Zip:** [redacted]

E-Mail Address: [redacted] **Phone Number:** [redacted]

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

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

Property Owner Signature: _____

Property Owner Name (Print): Application by Will County

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.
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- 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: [redacted]

Property Owner Name (Print): Adam Naparsteck

Applicant Signature:
(If other than Owner) [redacted]

Applicant's Name (Print): Mark D. Mathewson

Date: 8/10/21

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: Will County FAU 2755 (80th Avenue)

Project Description: Widening and Intersection Improvement

Project Address: 18900 Panduit Drive **Property Index No. (PIN):** 19-09-01-301-001

Zoning District: ORI PD **Lot Dimensions & Area:** 52.894 acres

Estimated Project Cost: $ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: Panterra Development LLC **Company:** _____

Street Address: [redacted] **City, State & Zip:** [redacted]

E-Mail Address: [redacted] **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: Mark D. Mathewson **Company:** Will County DOT

Relation To Project: _____

Street Address: [redacted] **City, State & Zip:** [redacted]

E-Mail Address: [redacted] **Phone Number:** [redacted]

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

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Property Owner Signature: _____

Property Owner Name (Print): Application by Will County

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.
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- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: _____

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner) [redacted]

Applicant's Name (Print): Mark D. Mathewson

Date: _____

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.**

Project is a Federally funded road and bridge project and will enhance the 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.**

Same as above

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.**

Same as above

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

All of the above have been addressed by the design of the proposed roadway project.

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.**

N/A Project is a public street.

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.**

Yes

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

Road project enhances traffic safety, eases traffic congestion and is environmentally efficient.

FAU 2755 (80th Avenue Project)
Project Narrative
Special Use Addendum

Village of Tinley Park
Planning and Zoning General Application for
Planned Unit Development (PUD) Deviation

Will County Division of Transportation, in cooperation with the Village of Tinley Park and Cook County, Illinois, have proposed improving 80th Avenue from approximately 191st Street to 183rd Street.

As a consequence of the proposed improvement Will County has acquired or is acquiring interests in approximately twenty-six parcels of property adjacent to the existing right of way. As a consequence of said acquisitions certain parcels will no longer comply with previously established zoning requirements.

The purpose of this application is to re-establish the impacted properties as compliant with all relevant lot line, setback, green space, landscaping, and sign location regulations.

By granting the relief requested, the Village of Tinley Park will functionally preserve the status quo.

PART OF THE NE.1/4 OF SECTION 2, TWP. 35 N., R. 12 E. OF THE 3RD. P.M., IN WILL COUNTY, ILLINOIS.

PARCEL NUMBER	TOTAL HOLDINGS ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER	EASEMENT AREA ACRES	EASEMENT AREA SQUARE FEET	PARCEL INDEX NUMBER
0012 0012TE	1.476	0.152		1.324	0.093		19-09-02-205-010
0013 0013TE-A 0013TE-B	1.493	0.142		1.351	TE-A-0.018 TE-B-0.009	N/A 387	19-09-02-205-028; 19-09-02-205-029-1001 through -1006

-ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED.
-COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID"
-ALL MEASURED AND CALCULATED DISTANCES ARE "GRID NOT "GROUND". TO OBTAIN GROUND DISTANCES, DIVIDE GRID DISTANCES BY THE COMBINATION FACTOR OF 0.9999641157.
-AREAS SHOWN ON THIS PLAT ARE "GROUND"

PROJECT COORDINATES
Illinois State Plane, East Zone, NAD 83 (2011)

183RD ST

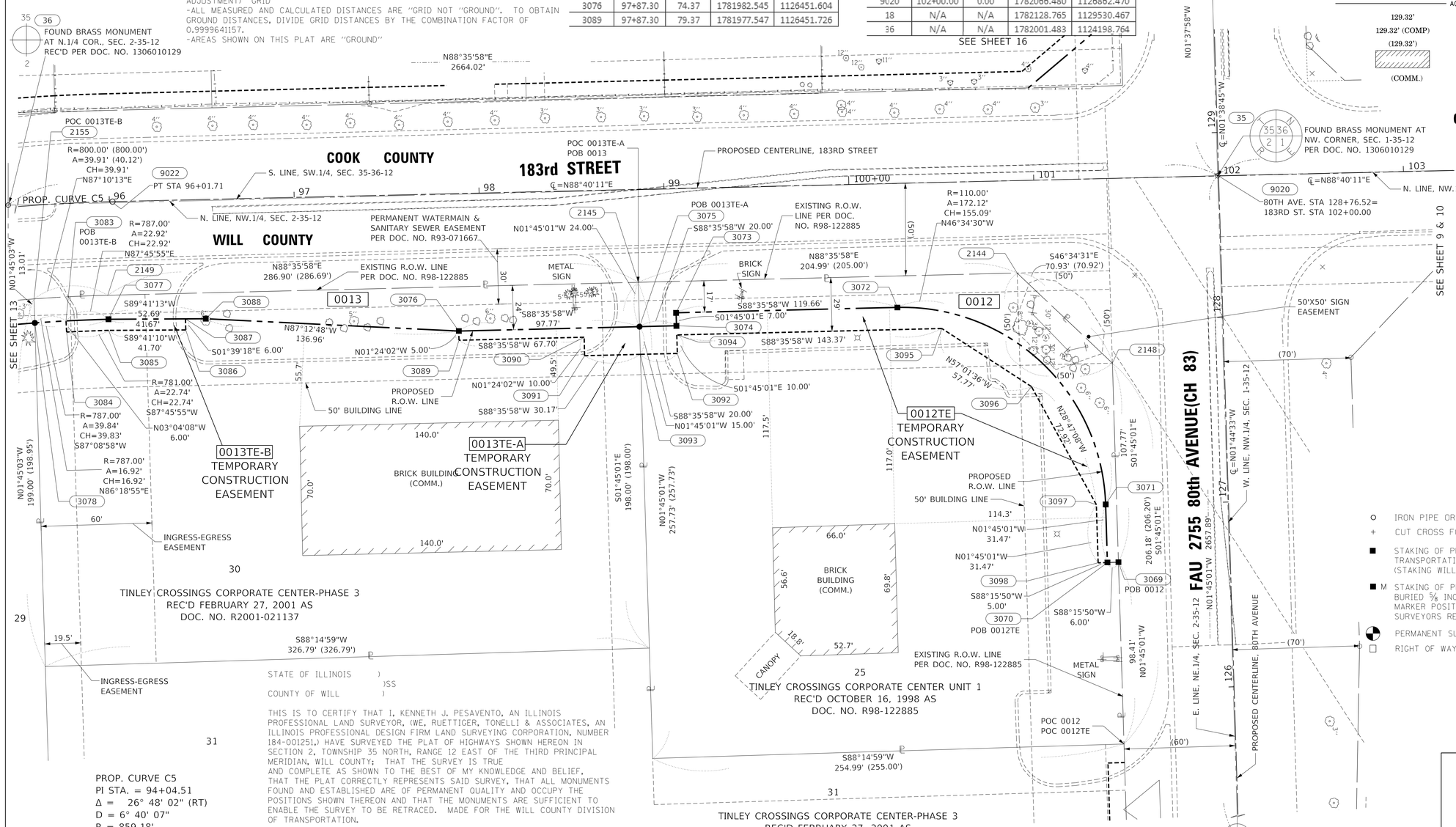
PT#	STATION	OFFSET	NORTH	EAST
3078	95+54.70	63.47	1781986.935	1126222.342
2155	95+55.36	50.47	1781999.941	1126221.944
3084	95+72.95	69.52	1781982.030	1126239.544
3083	95+72.97	63.52	1781988.022	1126239.223
3085	95+97.69	69.60	1781982.917	1126262.268
3077	95+97.72	63.60	1781988.915	1126262.121
2149	95+97.76	50.60	1782001.912	1126261.804
9022	96+01.71	0.00	1782052.590	1126264.342
3087	96+39.68	64.35	1781989.143	1126303.794
3086	96+39.71	70.35	1781983.146	1126303.968
3088	96+50.69	64.54	1781989.203	1126314.810
3076	97+87.30	74.37	1781982.545	1126451.604
3089	97+87.30	79.37	1781977.547	1126451.726
3090	98+55.00	79.29	1781979.201	1126519.405
3091	98+55.01	89.29	1781969.204	1126519.649
2145	98+84.89	50.25	1782008.924	1126548.614
3075	98+85.07	74.25	1781984.935	1126549.347
3093	98+85.18	89.25	1781969.942	1126549.805
3073	99+05.02	67.23	1781992.421	1126569.128
3074	99+05.07	74.23	1781985.424	1126569.342
3094	99+05.11	79.23	1781980.426	1126569.494
3092	99+05.18	89.23	1781970.431	1126569.800
3072	100+24.68	67.08	1781995.345	1126688.752
3095	100+48.47	79.05	1781983.931	1126712.818
2144	100+89.88	50.00	1782013.935	1126753.545
3096	100+96.19	111.61	1781952.492	1126761.279
2148	101+40.25	99.94	1781965.181	1126805.056
35	101+99.52	-0.13	1782066.599	1126861.983
9020	102+00.00	0.00	1782066.480	1126862.470
18	N/A	N/A	1782128.765	1129530.467
36	N/A	N/A	1782001.483	1124198.764

SEE SHEET 16

LEGEND

SECTION CORNER
QUARTER SECTION CORNER
SECTION / QUARTER SECTION LINE
PLATTED LOT LINES
PROPERTY (DEED) LINE
APPARENT PROPERTY LINE
EXISTING CENTERLINE
PROPOSED CENTERLINE
EXISTING RIGHT OF WAY LINE
PROPOSED RIGHT OF WAY LINE
EXISTING EASEMENT
PROPOSED TEMPORARY EASEMENT
EXISTING ACCESS CONTROL LINE
PROPOSED ACCESS CONTROL LINE
MEASURED DIMENSION
COMPUTED DIMENSION
RECORDED DIMENSION
EXISTING BUILDING
COMMERCIAL BUILDING

GRAPHIC SCALE FEET
SCALE: 1"=30'



PROJECT COORDINATES
Illinois State Plane, East Zone, NAD 83 (2011)

80TH AVE

PT#	STATION	OFFSET	NORTH	EAST
31	102+18.62	-11.62	1779409.949	1126943.159
3069	126+69.25	-60.45	1781857.466	1126808.347
3070	126+69.25	-66.45	1781857.285	1126802.350
3098	126+69.25	-71.45	1781857.133	1126797.352
3097	127+00.71	-71.46	1781888.584	1126796.391
3071	127+00.72	-66.46	1781888.737	1126801.389
3096	127+65.66	-104.61	1781952.492	1126761.279
2148	127+77.01	-60.47	1781965.181	1126805.056
3093	127+89.53	-315.46	1781969.942	1126549.805
3095	127+98.56	-152.09	1781983.931	1126712.818
3075	128+04.53	-315.46	1781984.935	1126549.347
3073	128+11.41	-295.46	1781992.421	1126569.128
2144	128+27.31	-110.47	1782013.935	1126753.545
2145	128+28.53	-315.46	1782008.924	1126548.614
9020	128+76.52	0.00	1782066.480	1126862.470
35	128+76.65	-0.48	1782066.599	1126861.983
433	N/A	N/A	1784721.328	1126786.312

○ IRON PIPE OR ROD FOUND
⊕ "MAG" NAIL SET
+ CUT CROSS FOUND OR SET
● 5 / 8" REBAR SET
■ STAKING OF PROPOSED RIGHT OF WAY PER WILL COUNTY DIVISION OF TRANSPORTATION RIGHT OF WAY MONUMENTATION REQUIREMENTS (STAKING WILL BE PERFORMED AT A LATER DATE PER THE DIRECTION OF WCDOT).
■ M STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS. BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
PERMANENT SURVEY MARKER, I.D.O.T. STANDARD 2135 (TO BE SET BY OTHERS)
□ RIGHT OF WAY STAKING PROPOSED TO BE SET

PROP. CURVE C5
PI STA. = 94+04.51
Δ = 26° 48' 02" (RT)
D = 6° 40' 07"
R = 859.18'
T = 204.69'
L = 401.89'
E = 24.05'
e = ____
T.R. = ____
S.E. RUN = ____
P.C. STA. = 91+99.82
P.T. STA. = 96+01.71

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT I, KENNETH J. PESAVENTO, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, (WE, RUETTIGER, TONELLI & ASSOCIATES, AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, NUMBER 184-001251,) HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTION 2, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. MADE FOR THE WILL COUNTY DIVISION OF TRANSPORTATION.

DATED AT SHOREWOOD, ILLINOIS THIS DAY OF , 2019 A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3425
LICENSE EXPIRATION DATE: 11/30/2020

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

REVISION DATE: 12/18/19 REVISION MADE BY: TW
REVISION DATE: 10/08/19 REVISION MADE BY: TW

Ruettiger, Tonelli & Associates, Inc.
Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants
129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404
PH. (815) 744-6600 FAX (815) 744-0101
website: www.ruettigertonelli.com

R.T. & A. Dwg. No.: 2018-1465.00

PLAT OF HIGHWAYS
WILL COUNTY
DIVISION OF TRANSPORTATION
FAU 2755 80th AVENUE(CH83)

LIMITS: 191st ST to 183rd ST COUNTY: WILL
SECTION: 06-00122-16-FP JOB NO.: R-55-001-97
STA. 95+54.70 TO STA. 102+00
SCALE: 1"=30' SHEET 12 OF 21 SHEETS

IDOT USE ONLY

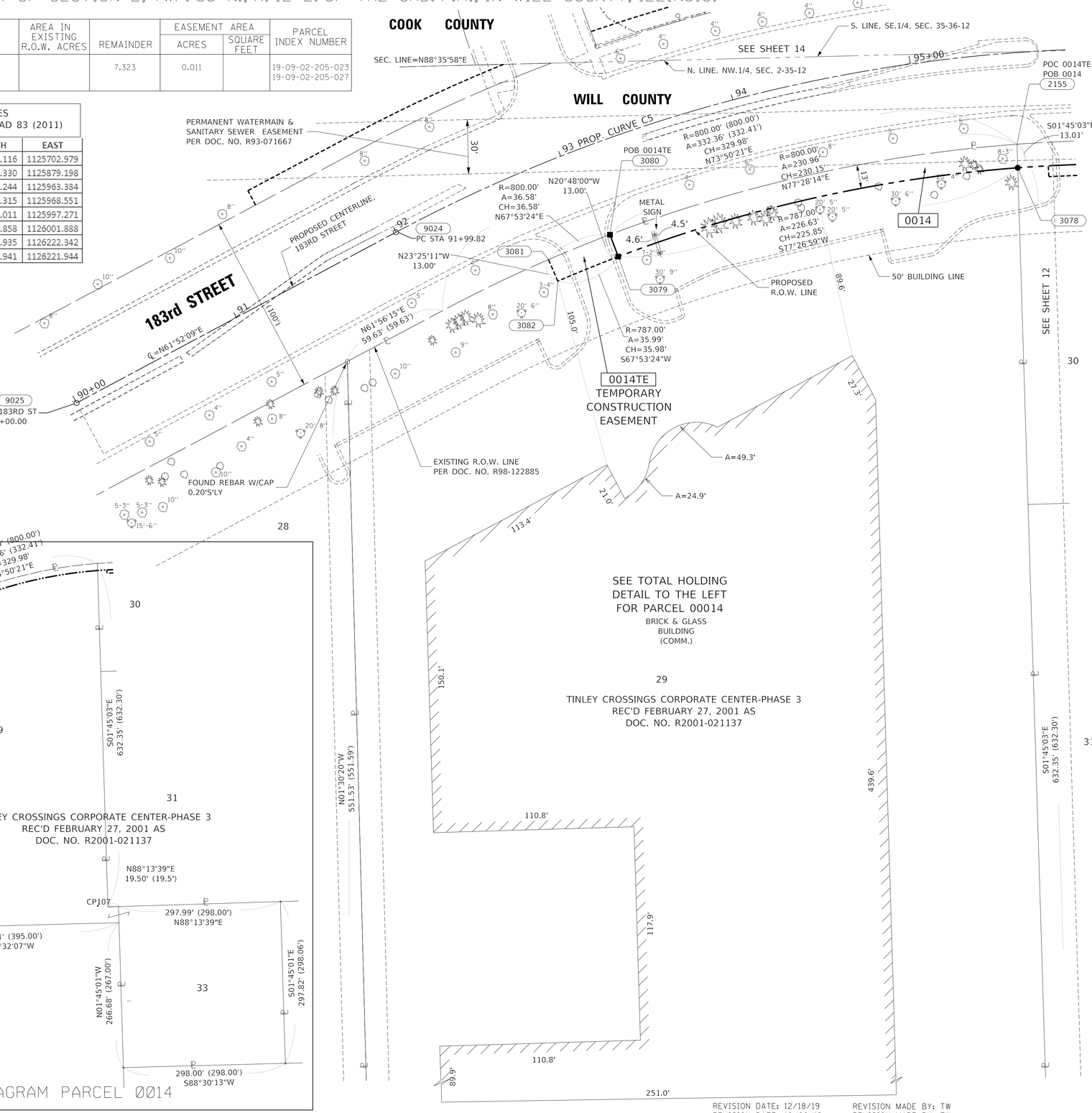
WILL COUNTY DIVISION OF TRANSPORTATION
16841 W. LARAWAY ROAD
JOLIET, ILLINOIS 60433

PART OF THE NE.1/4 OF SECTION 2, TWP. 35 N., R. 12 E. OF THE 3RD. P.M., IN WILL COUNTY, ILLINOIS.

PARCEL NUMBER	TOTAL HOLDINGS ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER	EASEMENT AREA		PARCEL INDEX NUMBER
					ACRES	SQUARE FEET	
0014 0014TE	7.391	0.068		7.323	0.011		19-09-02-205-023 19-09-02-205-027

PROJECT COORDINATES
Illinois State Plane, East Zone, NAD 83 (2011)

PT#	STATION	OFFSET	NORTH	EAST
9025	90+00.00	0.00	1781857.116	1125702.979
9024	91+99.82	0.00	1781951.330	1125879.198
3081	92+71.20	50.21	1781936.244	1125963.384
3082	92+71.21	63.21	1781924.315	1125968.551
3080	93+10.05	50.18	1781950.011	1125997.271
3079	93+10.05	63.18	1781937.858	1126001.888
3078	95+54.70	63.47	1781986.935	1126222.342
2155	95+55.36	50.47	1781999.941	1126221.944



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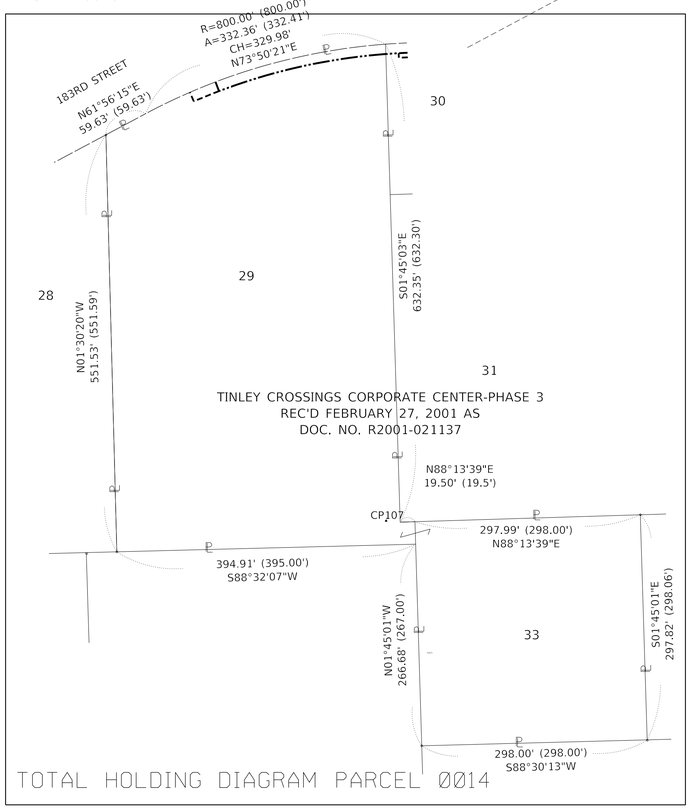

TOTAL HOLDING DIAGRAM PARCEL 0014

LEGEND

SECTION CORNER (9 10 16 15)
QUARTER SECTION CORNER (16 15)

N

GRAPHIC SCALE FEET
0 30
SCALE: 1"=30'

	SECTION / QUARTER SECTION LINE
	PLATTED LOT LINES
P	PROPERTY (DEED) LINE
APL	APPARENT PROPERTY LINE
	EXISTING CENTERLINE
	PROPOSED CENTERLINE
	EXISTING RIGHT OF WAY LINE
	PROPOSED RIGHT OF WAY LINE
	EXISTING EASEMENT
	PROPOSED TEMPORARY EASEMENT
	EXISTING ACCESS CONTROL LINE
AC	PROPOSED ACCESS CONTROL LINE
129.32'	MEASURED DIMENSION
129.32' (COMP)	COMPUTED DIMENSION
(129.32')	RECORDED DIMENSION
	EXISTING BUILDING
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
(COMM.)	COMMERCIAL BUILDING

○ IRON PIPE OR ROD FOUND ⊕ "MAG" NAIL SET
+ CUT CROSS FOUND OR SET ● 5 / 8" REBAR SET

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-AREAS SHOWN ON THIS PLAT ARE "GROUND"

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)SS
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PLAT OF HIGHWAYS

WILL COUNTY
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FAU 2755 80th AVENUE(CH83)

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SECTION: 06-00122-16-FP JOB NO.: R-55-001-97
STA. 90+00 TO STA. 95+54.70
SCALE: 1"=30' SHEET 13 OF 21 SHEETS

IDOT USE ONLY

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REVISION DATE: 12/18/19 REVISION MADE BY: TW
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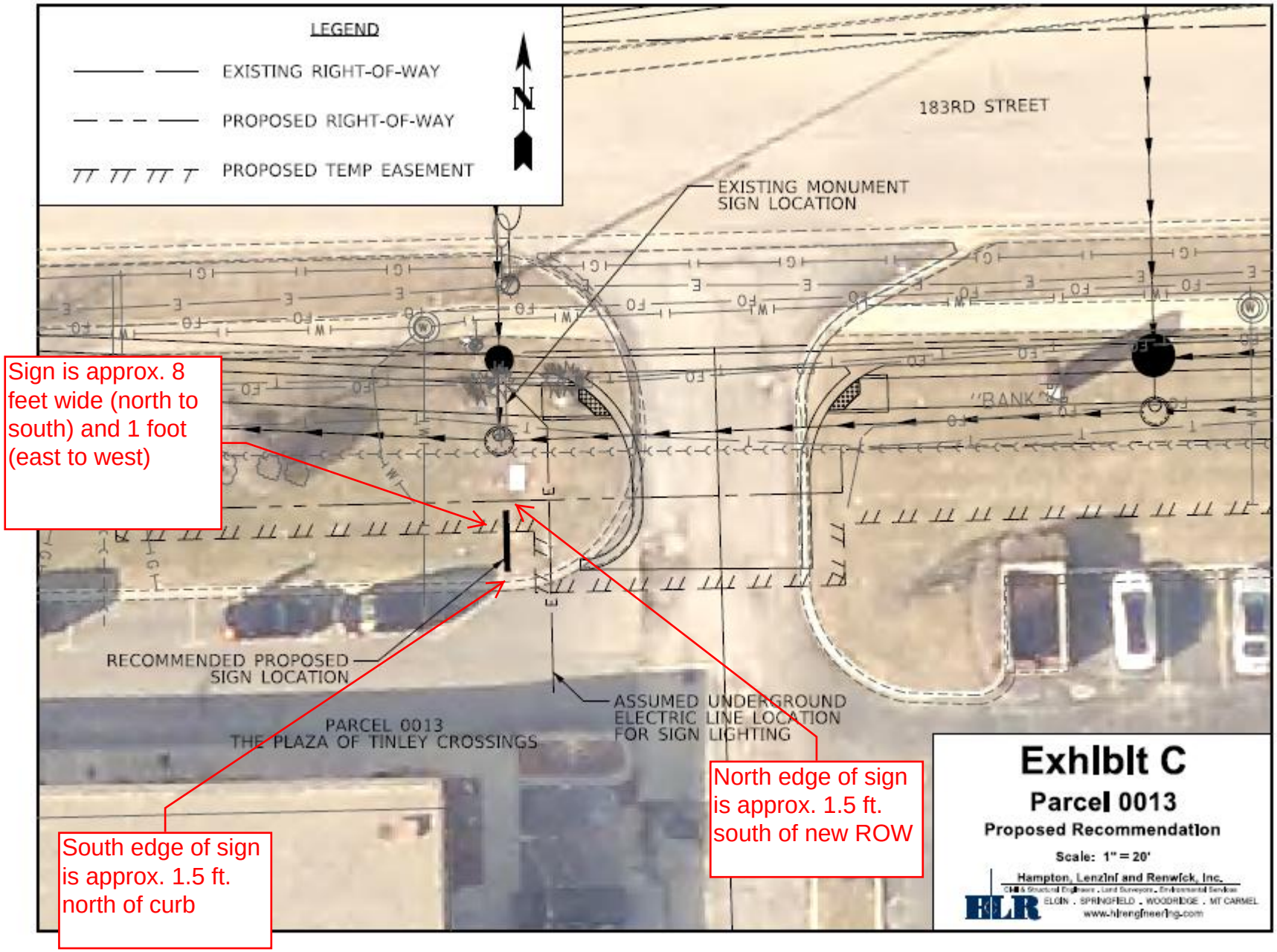
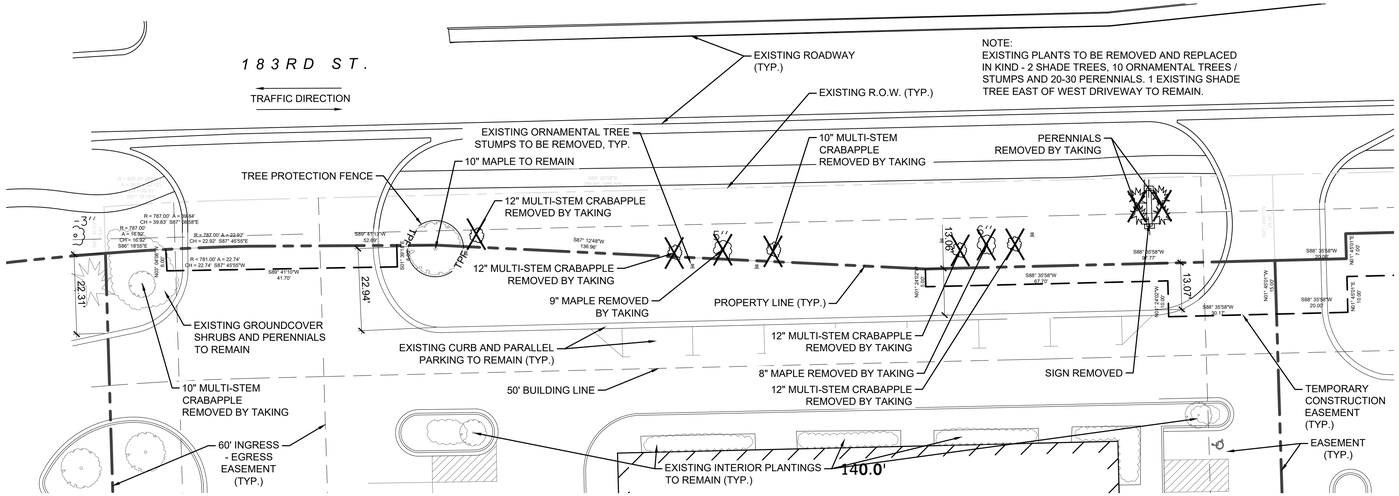


Sign is approx. 8 feet wide (north to south) and 1 foot (east to west)

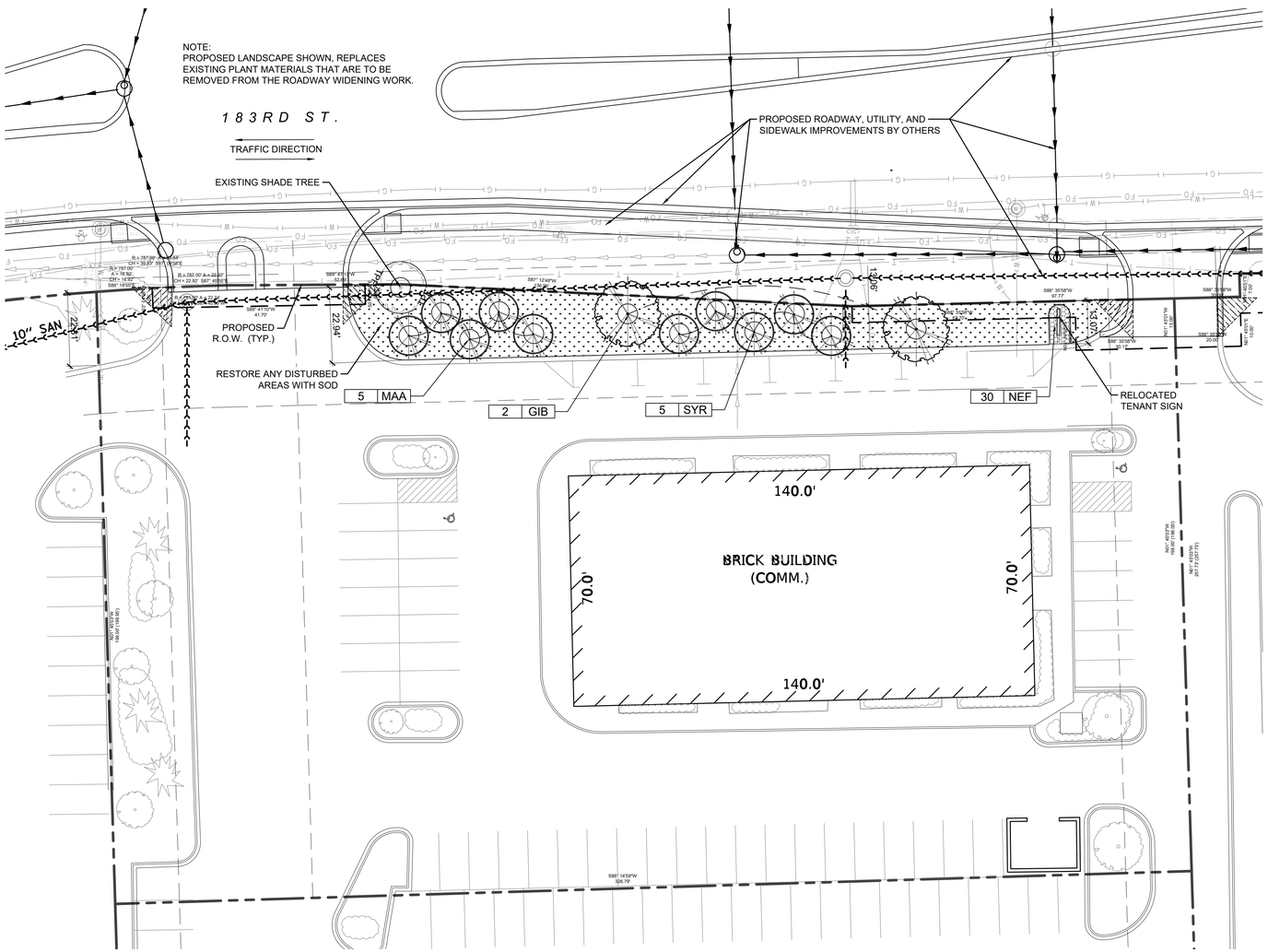
South edge of sign is approx. 1.5 ft. north of curb

North edge of sign is approx. 1.5 ft. south of new ROW



1 EXISTING CONDITIONS

SCALE: 1" = 20'



2 LANDSCAPE PLAN

SCALE: 1" = 20'

N

Scale: 1 inch = 20 feet

LEGEND:

- PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENTS
- EXISTING BUILDING
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EASEMENTS
- EXISTING SHRUBS AND PERENNIALS TO REMAIN
- EXISTING TREE STUMP TO BE REMOVED
- TPF — TREE PROTECTION FENCE
- SHADE TREE
- ORNAMENTAL TREE
- SOD (DISTURBED TURF AREAS AS NECESSARY)
- PERENNIAL / GROUNDCOVER AREAS
- 12' X 12' SIGHT TRIANGLE

Plant Schedule

Qty.	Key	Botanical name	Common name	Size		Notes
	SHADE TREES					
2	GIB	Ginkgo biloba	Ginkgo	2.5" cal.	B&B	central leader
	ORNAMENTAL TREES					
5	SYR	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	8'	B&B	central leader
5	MAA	Malus 'Adirondack'	Adirondack Crabapple	8'	B&B	multi-stem
	PERENNIALS					
30	NEF	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	#1	Cont.	18" o.c.

8021 W. 183rd Street Retail

8021 W. 183rd St.
Tinley Park, IL 60487

Client

RYAN AND RYAN LAW, LLC
9501 W. DEVON AVE., SUITE 300
ROSEMONT, IL 60018

Project Team

CIVIL ENGINEER/LANDSCAPE ARCHITECT

TERRA ENGINEERING LTD.
225 W Ohio Street - Suite 400; Chicago, IL 60654
(T) 312-467-0123 | (F) 312-467-0220

Revisions

Date	Issue
8.25.2021	VILLAGE SUBMITTAL

Stamp

LICENSED LANDSCAPE ARCHITECT
KEVEN GRAHAM
157.000150
State of Illinois

Title

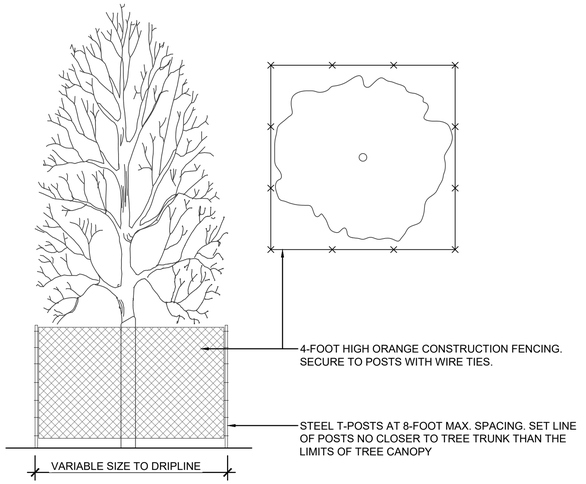
LANDSCAPE PLAN

Sheet No.

L1.0

TERRA Project No. 21-231

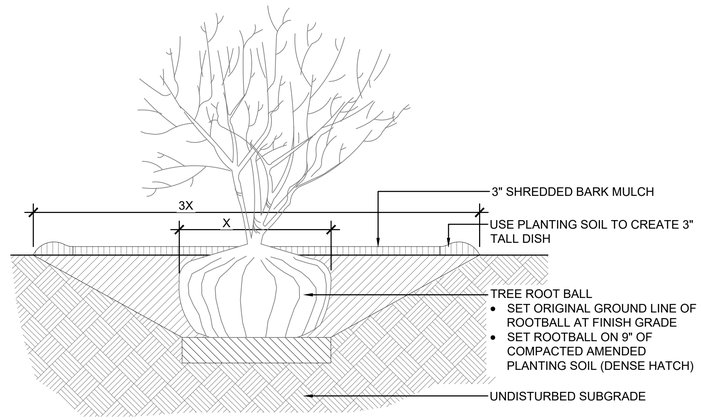
Aug 25, 2021 - 10:18am
M:_2021\21-231 8021 W. 183rd St\Design\Site\Drawings\L1.0 Landscape.dwg
CraigM



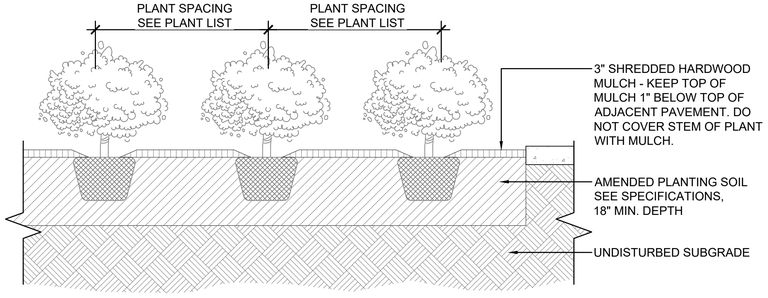
TREE PROTECTION FENCE SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REMOVED ONLY BY PERMISSION OF THE OWNER. CONTRACTOR SHALL NOT STORE ANY MATERIALS OR EQUIPMENT WITHIN TREE PROTECTION ZONE.

MULTIPLE TREES MAY BE ENCLOSED BY A SINGLE FENCE LINE PROVIDED FENCE INCLUDES LIMITS OF TREE CANOPY.

1 TREE PROTECTION DETAIL
SCALE: NTS



2 TREE PLANTING DETAIL
SCALE: NTS



3 GROUNDCOVER / PERENNIAL PLANTING DETAIL
SCALE: NTS

8021 W. 183rd Street Retail
8021 W. 183rd St.
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LICENSED LANDSCAPE ARCHITECT
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Title

LANDSCAPE DETAILS

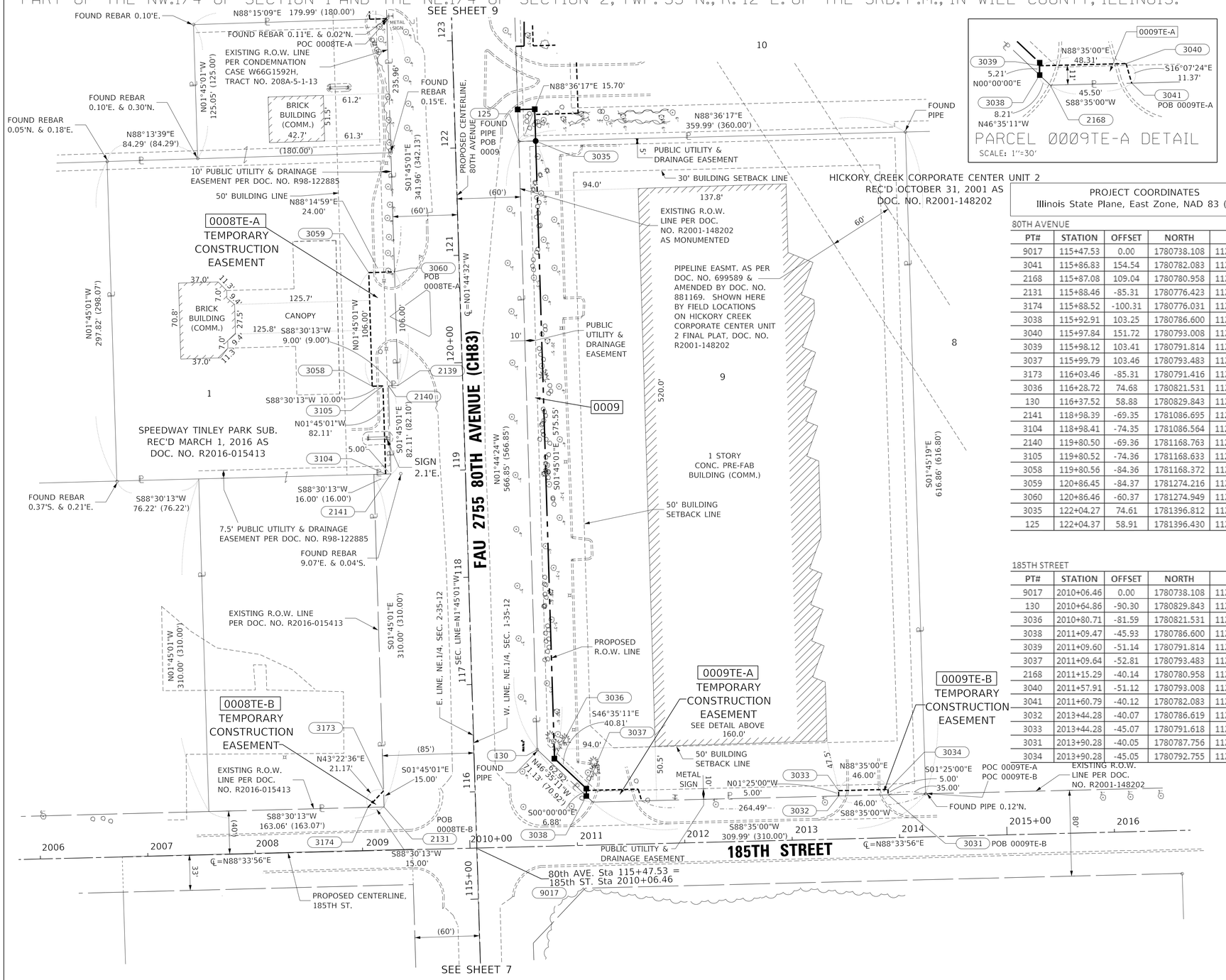
Sheet No.

L2.0

TERRA Project No. 21-231

Aug 25, 2021 – 10:18am
M:_2021\21-231 8021 W. 183rd St\Design\Site\Drawings\L2.0 Landscape Details.dwg
Craigill

PART OF THE NW.1/4 OF SECTION 1 AND THE NE.1/4 OF SECTION 2, TWP. 35 N., R. 12 E. OF THE 3RD. P.M., IN WILL COUNTY, ILLINOIS.



LEGEND

SECTION CORNER — QUARTER SECTION CORNER

SECTION / QUARTER SECTION LINE
PLATTED LOT LINES
PROPERTY (DEED) LINE
APPARENT PROPERTY LINE
EXISTING CENTERLINE
PROPOSED CENTERLINE
EXISTING RIGHT OF WAY LINE
PROPOSED RIGHT OF WAY LINE
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PROPOSED ACCESS CONTROL LINE
129.32' MEASURED DIMENSION
129.32' (COMP) COMPUTED DIMENSION
(129.32') RECORDED DIMENSION
EXISTING BUILDING
(COMM.) COMMERCIAL BUILDING

GRAPHIC SCALE FEET 0 50 SCALE: 1"=50'

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PROJECT COORDINATES
Illinois State Plane, East Zone, NAD 83 (2011)

80TH AVENUE

PT#	STATION	OFFSET	NORTH	EAST
9017	115+47.53	0.00	1780738.108	1126902.879
3041	115+86.83	154.54	1780782.083	1127056.155
2168	115+87.08	109.04	1780780.958	1127010.669
2131	115+88.46	-85.31	1780776.423	1126816.369
3174	115+88.52	-100.31	1780776.031	1126801.374
3038	115+92.91	103.25	1780786.600	1127004.706
3040	115+97.84	151.72	1780793.008	1127052.997
3039	115+98.12	103.41	1780791.814	1127004.706
3037	115+99.79	103.46	1780793.483	1127004.706
3173	116+03.46	-85.31	1780791.416	1126815.911
3036	116+28.72	74.68	1780821.531	1126975.060
130	116+37.52	58.88	1780829.843	1126958.999
2141	118+98.39	-69.35	1781086.695	1126822.895
3104	118+98.41	-74.35	1781086.564	1126817.897
2140	119+80.50	-69.36	1781168.763	1126820.388
3105	119+80.52	-74.36	1781168.633	1126815.389
3058	119+80.56	-84.36	1781168.372	1126805.392
3059	120+86.45	-84.37	1781274.216	1126802.158
3060	120+86.46	-60.37	1781274.949	1126826.147
3035	122+04.27	74.61	1781396.812	1126957.482
125	122+04.37	58.91	1781396.430	1126941.787

185TH STREET

PT#	STATION	OFFSET	NORTH	EAST
9017	2010+06.46	0.00	1780738.108	1126902.879
130	2010+64.86	-90.30	1780829.843	1126958.999
3036	2010+80.71	-81.59	1780821.531	1126975.060
3038	2011+09.47	-45.93	1780786.600	1127004.706
3039	2011+09.60	-51.14	1780791.814	1127004.706
3037	2011+09.64	-52.81	1780793.483	1127004.706
2168	2011+15.29	-40.14	1780780.958	1127010.669
3040	2011+57.91	-51.12	1780793.008	1127052.997
3041	2011+60.79	-40.12	1780782.083	1127056.155
3032	2013+44.28	-40.07	1780786.619	1127239.587
3033	2013+44.28	-45.07	1780791.618	1127239.463
3031	2013+90.28	-40.05	1780787.756	1127285.573
3034	2013+90.28	-45.05	1780792.755	1127285.449

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)SS
COUNTY OF WILL)

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0008TE-A 0008TE-B	3.471	0.000		3.471	A-0.068 B-0.003	112	19-09-02-205-034
0009 0009TE-A 0009TE-B	5.071	0.212		4.859	TE-A-0.012 TE-B-0.005	N/A 230	19-09-01-101-009

REVISION DATE: 12/18/19 REVISION MADE BY: TW
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IDOT USE ONLY

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FAU 2755 80th AVENUE(CH83)

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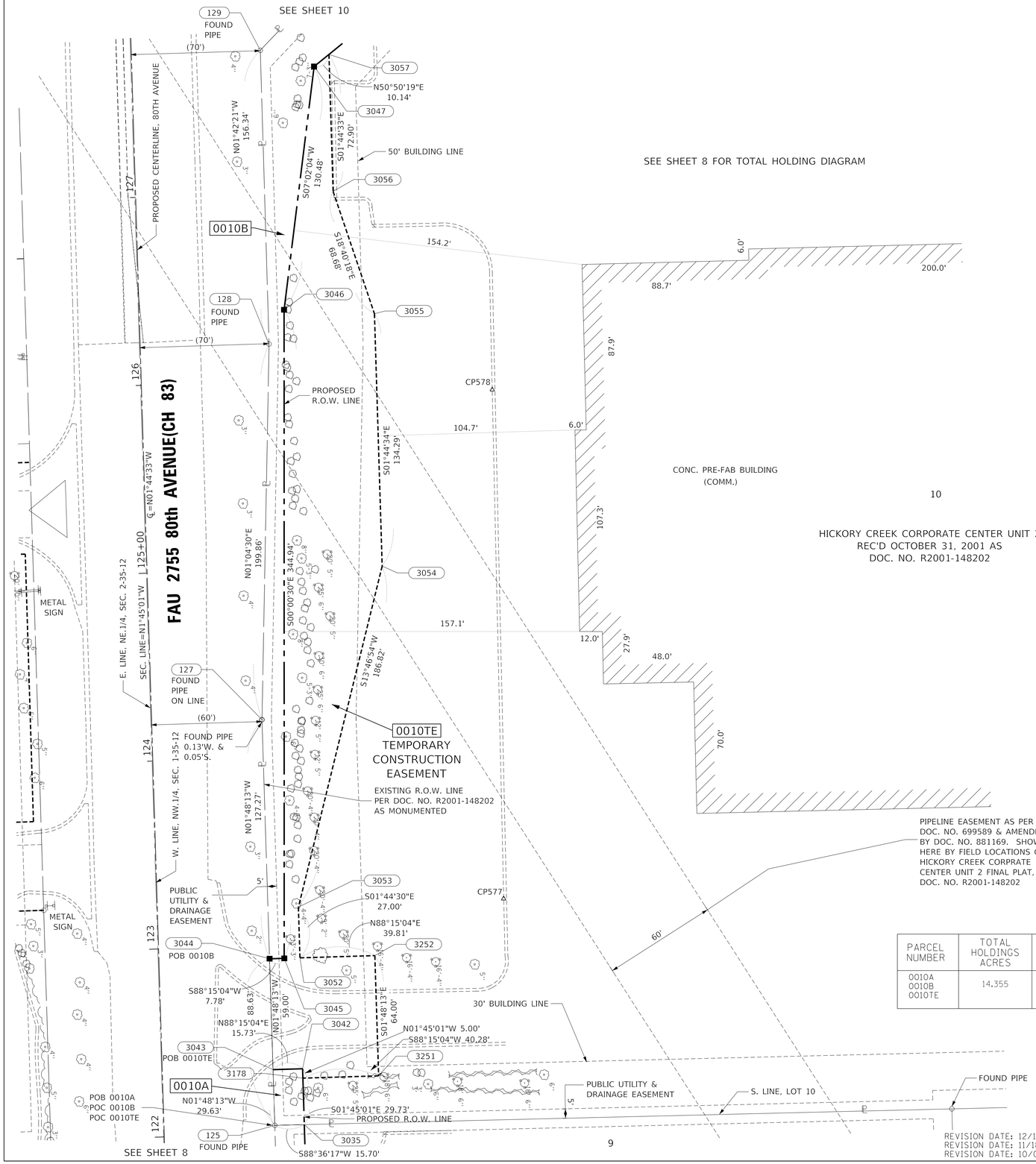

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125	122+04.37	58.91	1781396.430	1126941.787
3178	122+29.00	74.60	1781421.530	1126956.727
3251	122+29.01	114.88	1781422.759	1126996.986
3043	122+34.00	58.88	1781426.048	1126940.854
3042	122+34.00	74.60	1781426.528	1126956.574
3044	122+93.00	58.81	1781485.019	1126938.998
3045	122+93.00	66.60	1781485.256	1126946.778
3052	122+93.00	75.00	1781485.513	1126955.178
3252	122+93.01	114.81	1781486.728	1126994.971
3053	123+20.00	75.00	1781512.499	1126954.357
577	123+21.19	184.15	1781517.002	1127063.417
127	124+20.27	58.68	1781612.227	1126934.992
3054	125+00.00	125.00	1781693.936	1126998.861
578	125+91.99	186.35	1781787.749	1127057.390
128	126+19.89	68.50	1781812.048	1126938.742
3055	126+34.29	125.00	1781828.168	1126994.777
3046	126+37.79	77.03	1781830.199	1126946.728
3056	127+00.00	105.00	1781893.235	1126972.789
3047	127+66.74	96.94	1781959.696	1126962.707
3057	127+72.90	105.00	1781966.102	1126970.572
129	127+76.23	68.60	1781968.323	1126934.088

PARCEL NUMBER	TOTAL HOLDINGS ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER	EASEMENT AREA ACRES	EASEMENT AREA SQUARE FEET	PARCEL INDEX NUMBER
0010A 0010B 0010TE	14.355	A-0.011 B-0.376		13.968	0.435		19-09-01-101-007

LEGEND

SECTION CORNER

QUARTER SECTION CORNER

SECTION / QUARTER SECTION LINE
PLATTED LOT LINES
PROPERTY (DEED) LINE
APPARENT PROPERTY LINE
EXISTING CENTERLINE
PROPOSED CENTERLINE
EXISTING RIGHT OF WAY LINE
PROPOSED RIGHT OF WAY LINE
EXISTING EASEMENT
PROPOSED TEMPORARY EASEMENT
EXISTING ACCESS CONTROL LINE
PROPOSED ACCESS CONTROL LINE
MEASURED DIMENSION
COMPUTED DIMENSION
RECORDED DIMENSION
EXISTING BUILDING
POINT OF BEGINNING
POINT OF COMMENCEMENT
COMMERCIAL BUILDING

GRAPHIC SCALE
FEET
SCALE: 1"=30'

IRON PIPE OR ROD FOUND
"MAG" NAIL SET
CUT CROSS FOUND OR SET
5 / 8" REBAR SET

STAKING OF PROPOSED RIGHT OF WAY PER WILL COUNTY DIVISION OF TRANSPORTATION RIGHT OF WAY MONUMENTATION REQUIREMENTS (STAKING WILL BE PERFORMED AT A LATER DATE PER THE DIRECTION OF WCDOT).

M STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS. BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.

PERMANENT SURVEY MARKER, I.D.O.T. STANDARD 2135 (TO BE SET BY OTHERS)

RIGHT OF WAY STAKING PROPOSED TO BE SET

-ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED.
-COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID"
-ALL MEASURED AND CALCULATED DISTANCES ARE "GRID NOT "GROUND". TO OBTAIN GROUND DISTANCES, DIVIDE GRID DISTANCES BY THE COMBINATION FACTOR OF 0.9999641157.
-AREAS SHOWN ON THIS PLAT ARE "GROUND"

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT I, KENNETH J. PESAVENTO, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, (WE, RUETTIGER, TONELLI & ASSOCIATES, AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, NUMBER 184-001251,) HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. MADE FOR THE WILL COUNTY DIVISION OF TRANSPORTATION.

DATED AT SHOREWOOD, ILLINOIS THIS DAY OF , 2019 A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3425
LICENSE EXPIRATION DATE: 11/30/2020

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Ruettiger, Tonelli & Associates, Inc.
Surveyors• Engineers• Planners• Landscape Architects• G.I.S. Consultants
129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404
PH. (815) 744-6600 FAX (815) 744-0101
website: www.ruettigertonelli.com

R.T. & A. Dwg. No.: 2018-1465.00

PLAT OF HIGHWAYS
WILL COUNTY
DIVISION OF TRANSPORTATION
FAU 2755 80th AVENUE(CH83)

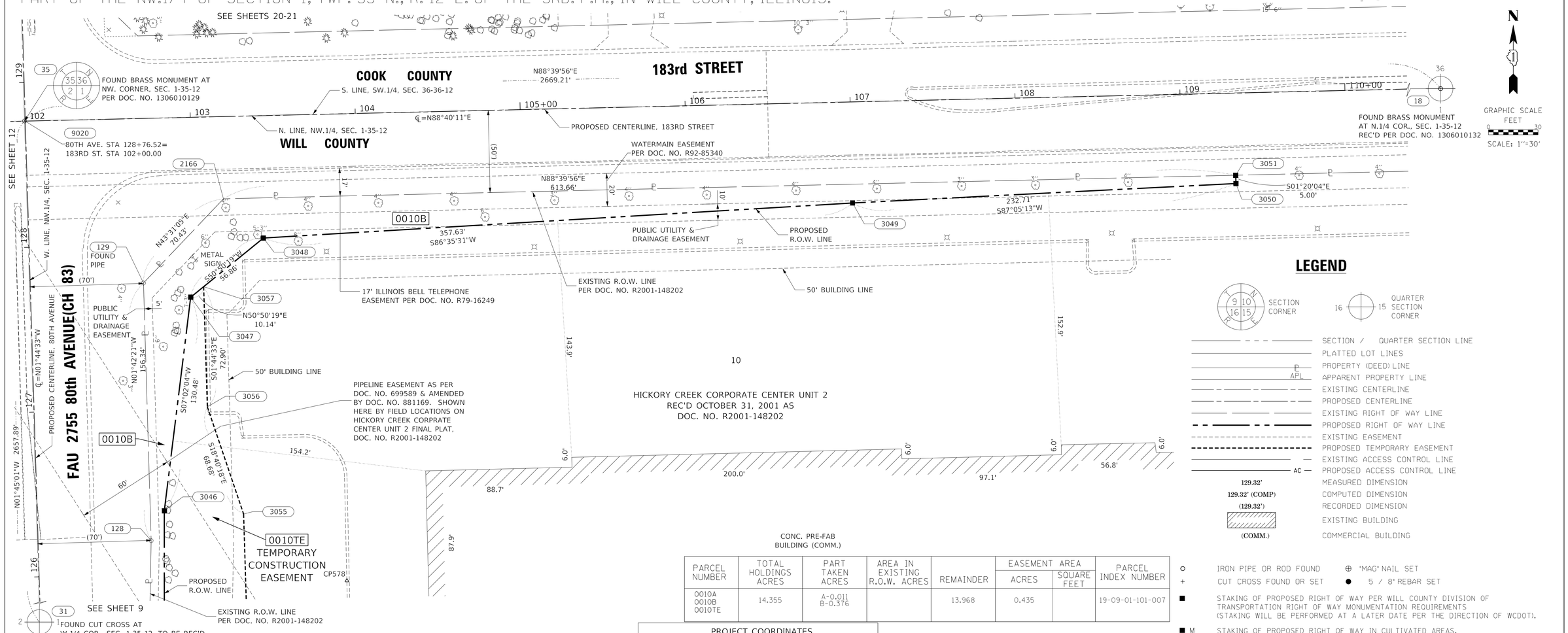
LIMITS: 191st ST to 183rd ST COUNTY: WILL
SECTION: 06-00122-16-FP JOB NO.: R-55-001-97
STA. 122+00 TO STA. 127+66.74
SCALE: 1"=30' SHEET 9 OF 21 SHEETS

IDOT USE ONLY

REVISION DATE: 12/18/19 REVISION MADE BY: TW
REVISION DATE: 11/18/19 REVISION MADE BY: TW
REVISION DATE: 10/08/19 REVISION MADE BY: TW

WILL COUNTY DIVISION OF TRANSPORTATION
16841 W. LARAWAY ROAD
JOLIET, ILLINOIS 60433

PART OF THE NW.1/4 OF SECTION 1, TWP. 35 N., R. 12 E. OF THE 3RD. P.M., IN WILL COUNTY, ILLINOIS.



LEGEND

SECTION CORNER — QUARTER SECTION CORNER

	SECTION / QUARTER SECTION LINE
	PLATTED LOT LINES
	PROPERTY (DEED) LINE
APL	APPARENT PROPERTY LINE
	EXISTING CENTERLINE
	PROPOSED CENTERLINE
	EXISTING RIGHT OF WAY LINE
	PROPOSED RIGHT OF WAY LINE
	EXISTING EASEMENT
	PROPOSED TEMPORARY EASEMENT
	EXISTING ACCESS CONTROL LINE
AC	PROPOSED ACCESS CONTROL LINE
129.32'	MEASURED DIMENSION
129.32' (COMP)	COMPUTED DIMENSION
(129.32')	RECORDED DIMENSION
	EXISTING BUILDING
(COMM.)	COMMERCIAL BUILDING

○	IRON PIPE OR ROD FOUND
+	CUT CROSS FOUND OR SET
■	STAKING OF PROPOSED RIGHT OF WAY PER WILL COUNTY DIVISION OF TRANSPORTATION RIGHT OF WAY MONUMENTATION REQUIREMENTS (STAKING WILL BE PERFORMED AT A LATER DATE PER THE DIRECTION OF WCDOT).
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◐	PERMANENT SURVEY MARKER, I.D.O.T. STANDARD 2135 (TO BE SET BY OTHERS)
□	RIGHT OF WAY STAKING PROPOSED TO BE SET
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PARCEL NUMBER	TOTAL HOLDINGS ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER	EASEMENT AREA ACRES	EASEMENT AREA SQUARE FEET	PARCEL INDEX NUMBER
0010A 0010B 0010TE	14.355	A-0.011 B-0.376		13.968	0.435		19-09-01-101-007

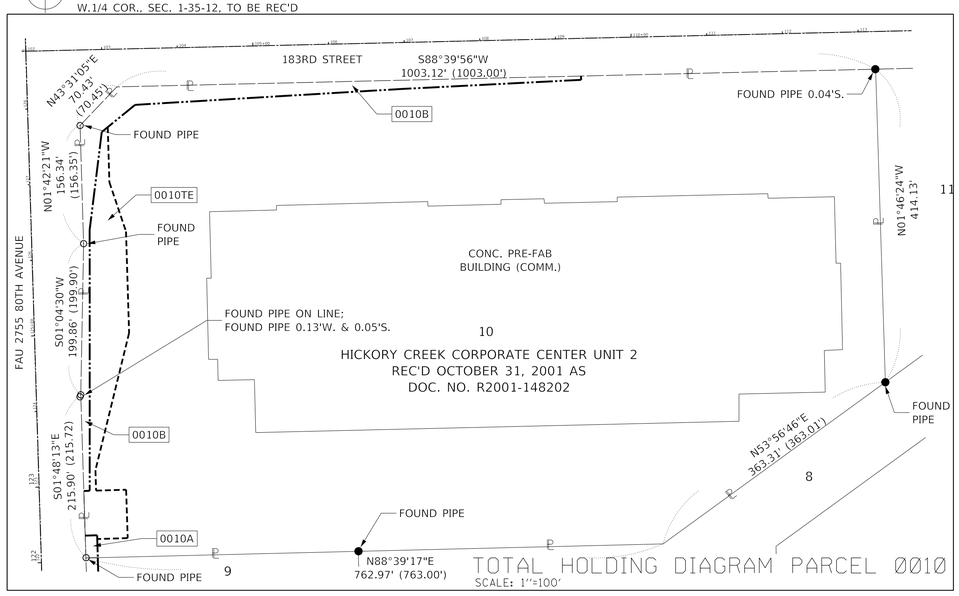
PROJECT COORDINATES
Illinois State Plane, East Zone, NAD 83 (2011)

80TH AVE

PT#	STATION	OFFSET	NORTH	EAST
31	102+18.62	-11.62	1779409.949	1126943.159
578	125+91.99	186.35	1781787.749	1127057.390
128	126+19.89	68.50	1781812.048	1126938.742
3055	126+34.29	125.00	1781828.168	1126994.777
3046	126+37.79	77.03	1781830.199	1126946.728
3056	127+00.00	105.00	1781893.235	1126972.789
3047	127+66.74	96.54	1781959.696	1126962.707
3057	127+72.90	105.00	1781966.102	1126970.572
129	127+76.23	68.60	1781968.323	1126934.088
3048	128+01.29	142.10	1781995.604	1127006.795
2166	128+25.81	118.63	1782019.397	1126982.586
9020	128+76.52	0.00	1782066.480	1126862.470
35	128+76.65	-0.48	1782066.599	1126861.983

183RD ST

PT#	STATION	OFFSET	NORTH	EAST
35	101+99.52	-0.13	1782066.599	1126861.983
9020	102+00.00	0.00	1782066.480	1126862.470
129	102+69.32	99.79	1781968.323	1126934.088
3047	102+97.73	109.08	1781959.696	1126962.707
3057	103+05.74	102.86	1781966.102	1126970.572
2166	103+18.99	49.86	1782019.397	1126982.586
3048	103+42.64	74.21	1781995.604	1127006.795
3049	107+00.04	61.24	1782016.864	1127363.793
3051	109+32.65	49.81	1782033.689	1127596.081
3050	109+32.65	54.81	1782028.691	1127596.197
18	N/A	N/A	1782128.765	1129530.467



STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

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LICENSE EXPIRATION DATE: 11/30/2020

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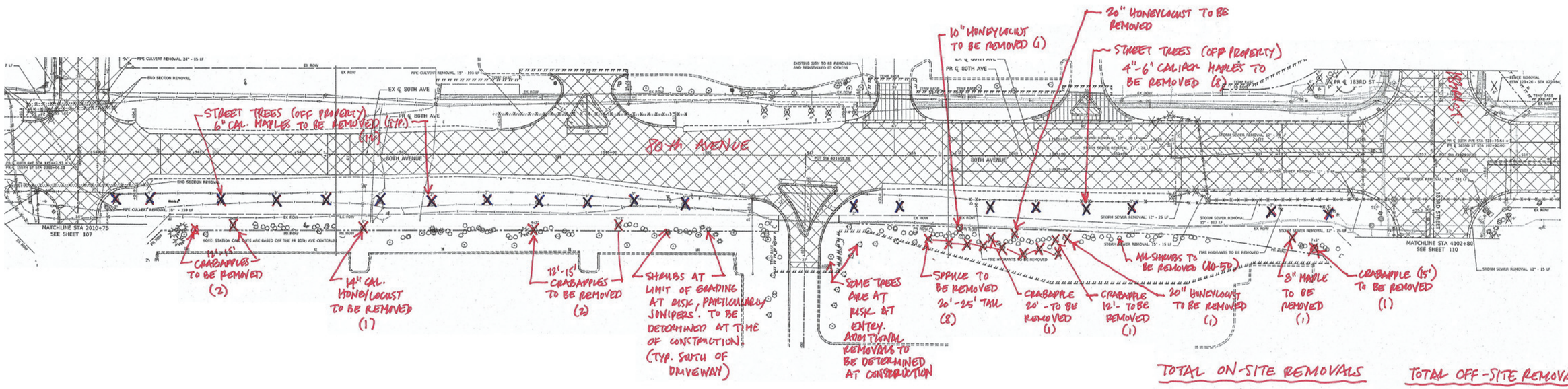
PLAT OF HIGHWAYS
WILL COUNTY
DIVISION OF TRANSPORTATION
FAU 2755 80th AVENUE(CH83)

LIMITS: 191st ST to 183rd ST COUNTY: WILL
SECTION: 06-00122-16-FP JOB NO.: R-55-001-97
STA. 102+00 TO STA. 110+00
SCALE: 1"=30' SHEET 10 OF 21 SHEETS

WILL COUNTY DIVISION OF TRANSPORTATION
16841 W. LARAWAY ROAD
JOLIET, ILLINOIS 60433



TOTAL ON-SITE REMOVALS

6 - 12'-15' CRABAPPLES
1 - 20' CRABAPPLE
1 - 8" MAPLE
1 - 10" HONEYLOCUST
1 - 14" HONEYLOCUST
2 - 20" HONEYLOCUST
8 - 20'-25' SPRUCE
40-50 MATURE SHRUBS

TOTAL OFF-SITE REMOVALS

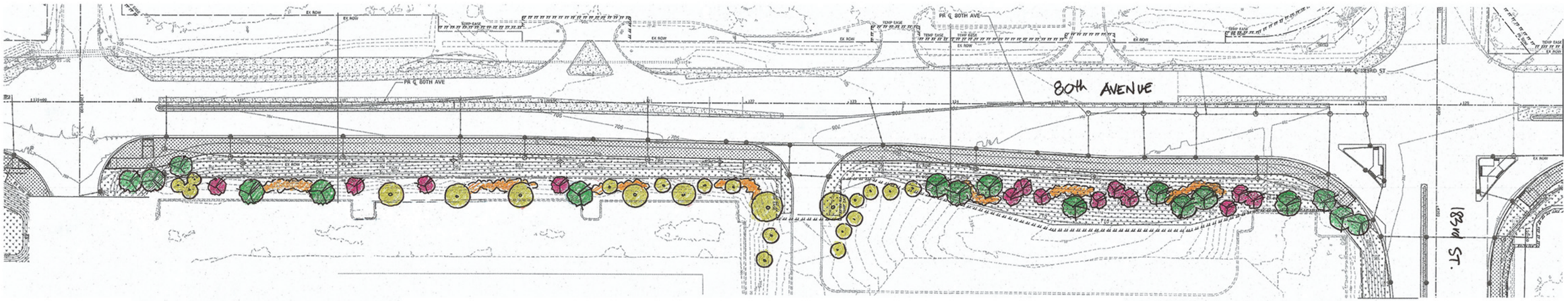
20 - 6" MAPLES
STREET TREES

0 25 50 100 200

DANIEL WEINBACH & PARTNERS, LTD.
Landscape Architects

04-28-2021

80TH AVENUE
REMOVALS



NOTE: ALL SEEDED AREAS INSIDE THE THE NEW SIDEWALK ARE TO BE SOD INSTEAD OF SEED.

KEY

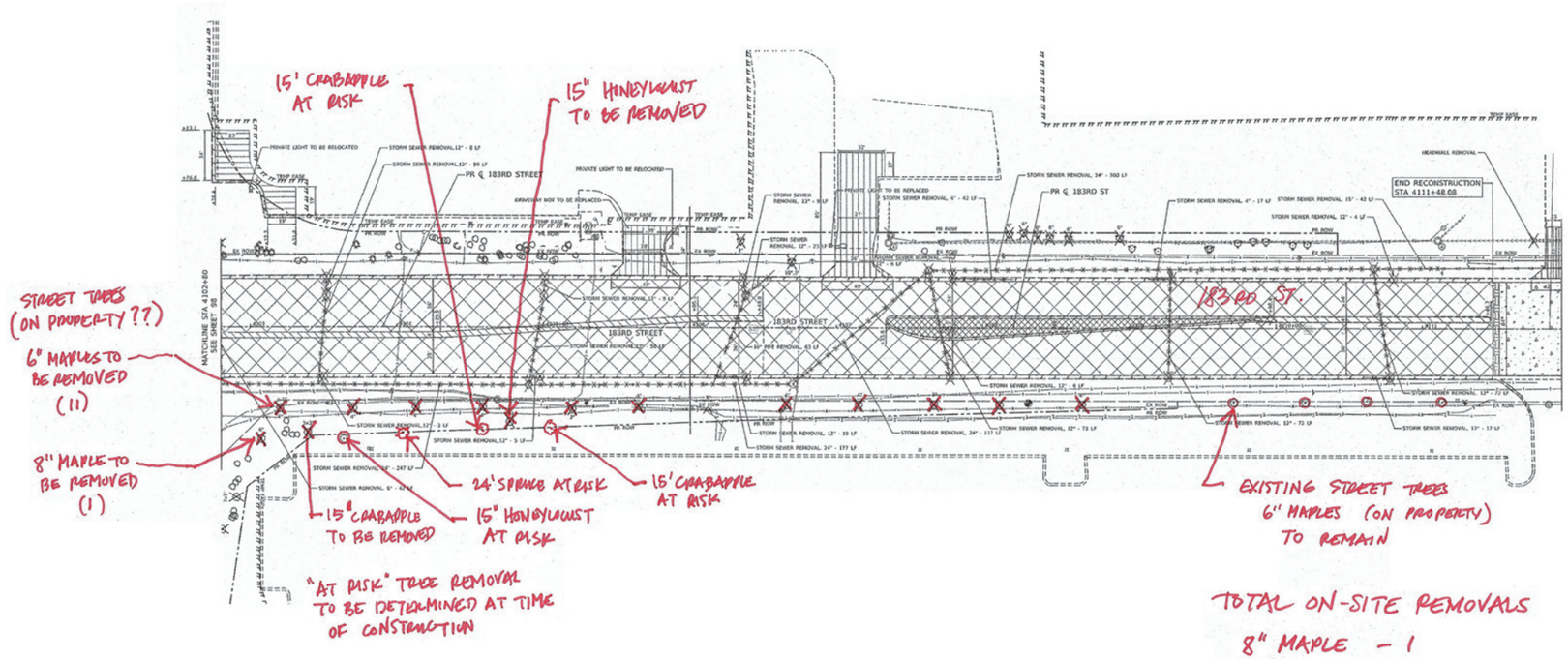
- EXISTING TREES TO REMAIN
- NEW SHADE TREES - 3" CALIPER
- NEW ORNAMENTAL TREES - 8'-10' HGT
- NEW TREES BY ROADWAY PROJECT
- SHRUB REPLACEMENTS

0 25 50 100 200

DANIEL WEINBACH & PARTNERS, LTD.
Landscape Architects

04-28-2021

80TH AVENUE
PROPOSED PLANTING



TOTAL ON-SITE REMOVALS

8" MAPLE - 1

15' CRABAPPLE - 1

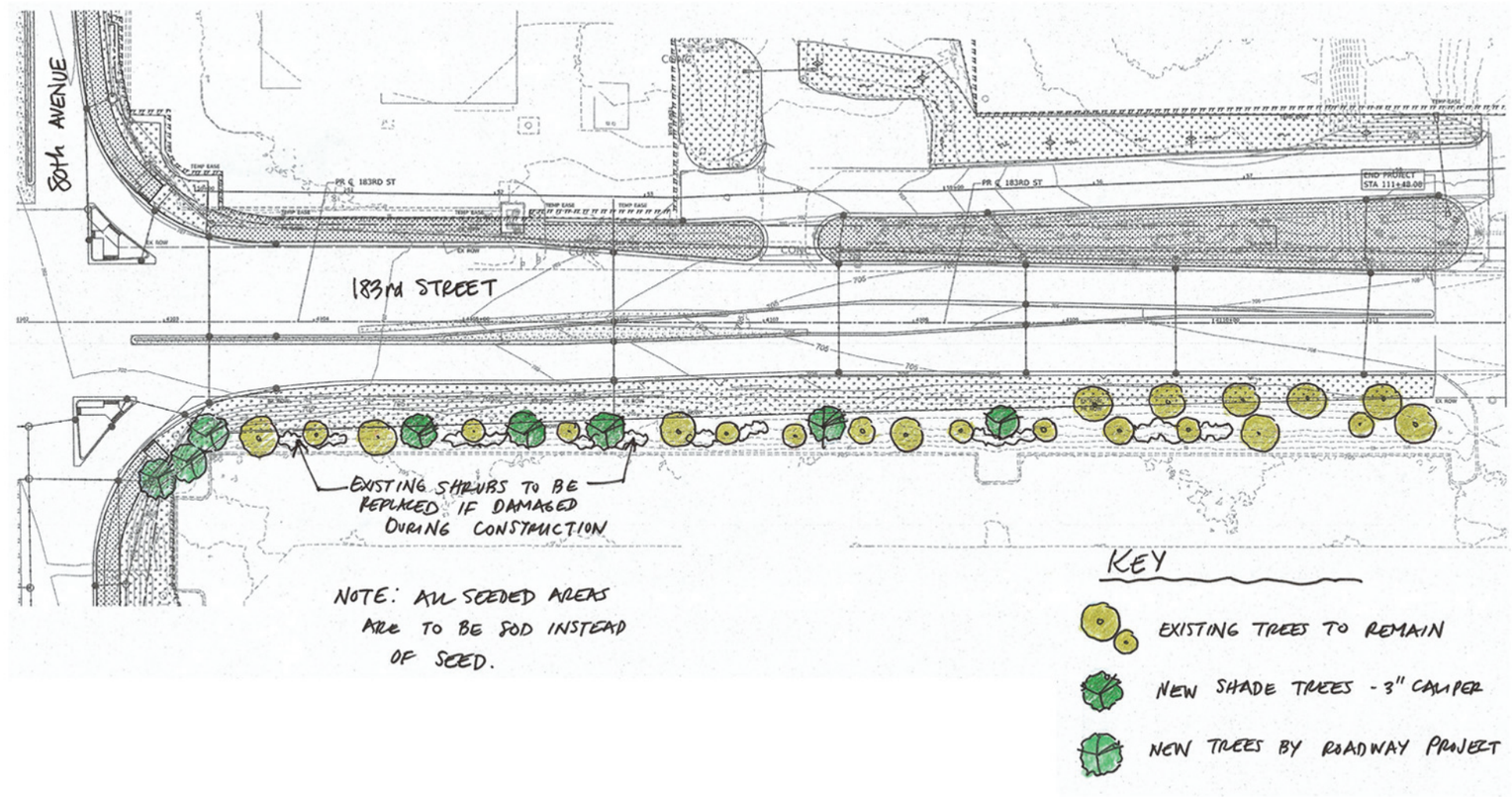
6" MAPLES - 11
STREET TREES

0 25 50 100 200

DANIEL WEINBACH & PARTNERS, LTD.
Landscape Architects

04-28-2021

183RD STREET
REMOVALS



0 25 50 100 200

DANIEL WEINBACH & PARTNERS, LTD.
Landscape Architects

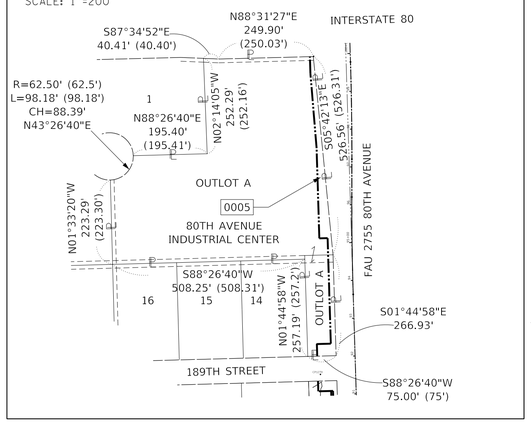
04-28-2021

183RD STREET
PROPOSED PLANTING

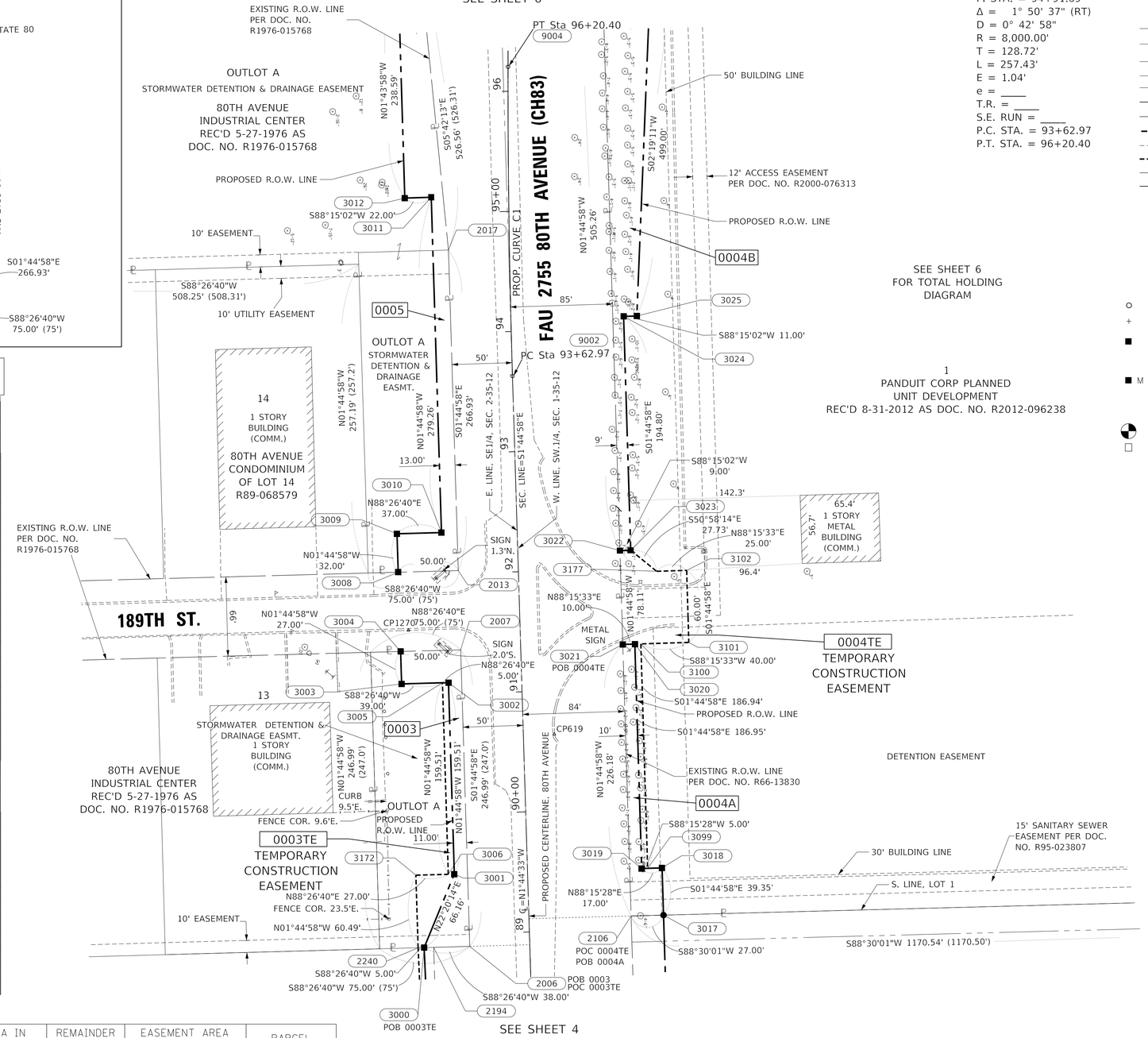
PART OF THE SW.1/4 OF SECTION 1 AND THE SE.1/4 OF SECTION 2, TWP. 35 N., R. 12 E. OF THE 3RD. P.M., IN WILL COUNTY, ILLINOIS.

TOTAL HOLDING DIAGRAM PARCEL 0005

SCALE: 1"=200'



PROJECT COORDINATES Illinois State Plane, East Zone, NAD 83 (2011)				
PT#	STATION	OFFSET	NORTH	EAST
2006	88+89.50	-49.96	1778080.065	1126933.755
2194	88+89.60	-79.96	1778079.251	1126903.767
3000	88+89.62	-87.96	1778079.034	1126895.770
2240	88+89.64	-92.96	1778078.898	1126890.772
3017	89+10.59	112.03	1778106.074	1127095.032
2106	89+10.71	85.03	1778105.367	1127068.041
3018	89+49.94	112.03	1778145.408	1127093.830
3099	89+49.94	100.03	1778145.043	1127081.836
3019	89+49.94	95.03	1778144.891	1127076.838
3001	89+50.02	-60.97	1778140.224	1126920.913
3006	89+50.04	-65.97	1778140.089	1126915.915
3172	89+50.13	-92.97	1778139.356	1126888.925
619	90+63.92	25.72	1778256.708	1127004.098
3002	91+09.53	-60.99	1778299.656	1126916.043
3005	91+09.54	-65.99	1778299.521	1126911.045
3003	91+09.65	-99.99	1778298.598	1126877.058
2007	91+36.49	-49.99	1778326.942	1126926.215
3004	91+36.65	-99.99	1778325.585	1126876.234
3101	91+36.89	140.01	1778333.115	1127116.110
3100	91+36.89	100.01	1778331.900	1127076.129
3020	91+36.89	95.01	1778331.748	1127071.131
3021	91+36.89	85.01	1778331.445	1127061.136
1270	91+54.11	-93.01	1778343.243	1126882.676
3177	91+96.89	115.00	1778392.328	1127089.290
3102	91+96.89	140.00	1778393.087	1127114.278
2013	92+02.49	-50.00	1778392.909	1126924.200
3008	92+02.65	-100.00	1778391.552	1126874.219
3022	92+15.00	85.00	1778409.516	1127058.751
3023	92+15.00	94.00	1778409.791	1127067.747
3010	92+34.53	-63.00	1778424.542	1126910.228
3009	92+34.65	-100.00	1778423.537	1126873.242
9002	93+62.97	0.00	1778554.837	1126969.294
3024	94+10.35	93.83	1778604.496	1127061.800
3025	94+10.42	104.83	1778604.831	1127072.795
2017	94+68.75	-50.73	1778659.714	1126916.052
3012	95+12.19	-86.44	1778703.003	1126879.713
3011	95+12.60	-64.44	1778703.675	1126901.703
9004	96+20.39	0.00	1778812.224	1126965.608



PROP. CURVE C1
PI STA. = 94+91.69
Δ = 1° 50' 37" (RT)
D = 0° 42' 58"
R = 8,000.00'
T = 128.72'
L = 257.43'
E = 1.04'
e = ____
T.R. = ____
S.E. RUN = ____
P.C. STA. = 93+62.97
P.T. STA. = 96+20.40

LEGEND

SECTION CORNER (9 10 16 15)

QUARTER SECTION CORNER (16 15)

N

GRAPHIC SCALE
FEET
0 50
SCALE: 1"=50'

- SECTION / QUARTER SECTION LINE
- PLATTED LOT LINES
- PROPERTY (DEED) LINE
- APL — APPARENT PROPERTY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- PROPOSED TEMPORARY EASEMENT
- EXISTING ACCESS CONTROL LINE
- AC — PROPOSED ACCESS CONTROL LINE
- 129.32' MEASURED DIMENSION
- 129.32' (COMP) COMPUTED DIMENSION
- (129.32') RECORDED DIMENSION
- EXISTING BUILDING
- (COMM.) COMMERCIAL BUILDING

- ○ IRON PIPE OR ROD FOUND
- + CUT CROSS FOUND OR SET
- ⊕ "MAG" NAIL SET
- ● 5 / 8" REBAR SET
- ■ STAKING OF PROPOSED RIGHT OF WAY PER WILL COUNTY DIVISION OF TRANSPORTATION RIGHT OF WAY MONUMENTATION REQUIREMENTS (STAKING WILL BE PERFORMED AT A LATER DATE PER THE DIRECTION OF WCDOT).
- ■ M STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS. BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- ◐ PERMANENT SURVEY MARKER, I.D.O.T. STANDARD 2135 (TO BE SET BY OTHERS)
- □ RIGHT OF WAY STAKING PROPOSED TO BE SET

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DATED AT SHOREWOOD, ILLINOIS THIS 22ND DAY OF JULY, 2020 A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3425
LICENSE EXPIRATION DATE: 11/30/2022

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

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R.T. & A. Dwg. No.: 2018-1465.00

PARCEL NUMBER	TOTAL HOLDINGS ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER AREA ACRES	EASEMENT AREA ACRES	EASEMENT AREA SQUARE FEET	PARCEL INDEX NUMBER
0003 0003TE	0.425	0.105		0.320	0.044		19-09-02-402-003
0004A 0004B 0004C 0004TE	52.894	A-0.067 B-0.462 C-0.099		52.266	0.105		19-09-01-301-001 19-09-01-301-002
0005	5.841	0.321		5.520			19-09-02-402-003

REVISION DATE: 06/22/2021 REVISION MADE BY: TW
REVISION DATE: 12/18/2019 REVISION MADE BY: TW
REVISION DATE: 11/01/2019 REVISION MADE BY: TW
REVISION DATE: 10/07/2019 REVISION MADE BY: TW

IDOT USE ONLY

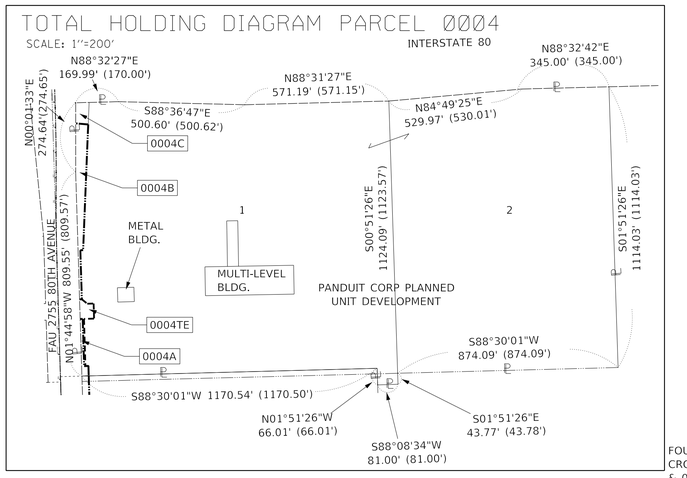
PLAT OF HIGHWAYS

WILL COUNTY
DIVISION OF TRANSPORTATION
FAU 2755 80th AVENUE(CH83)

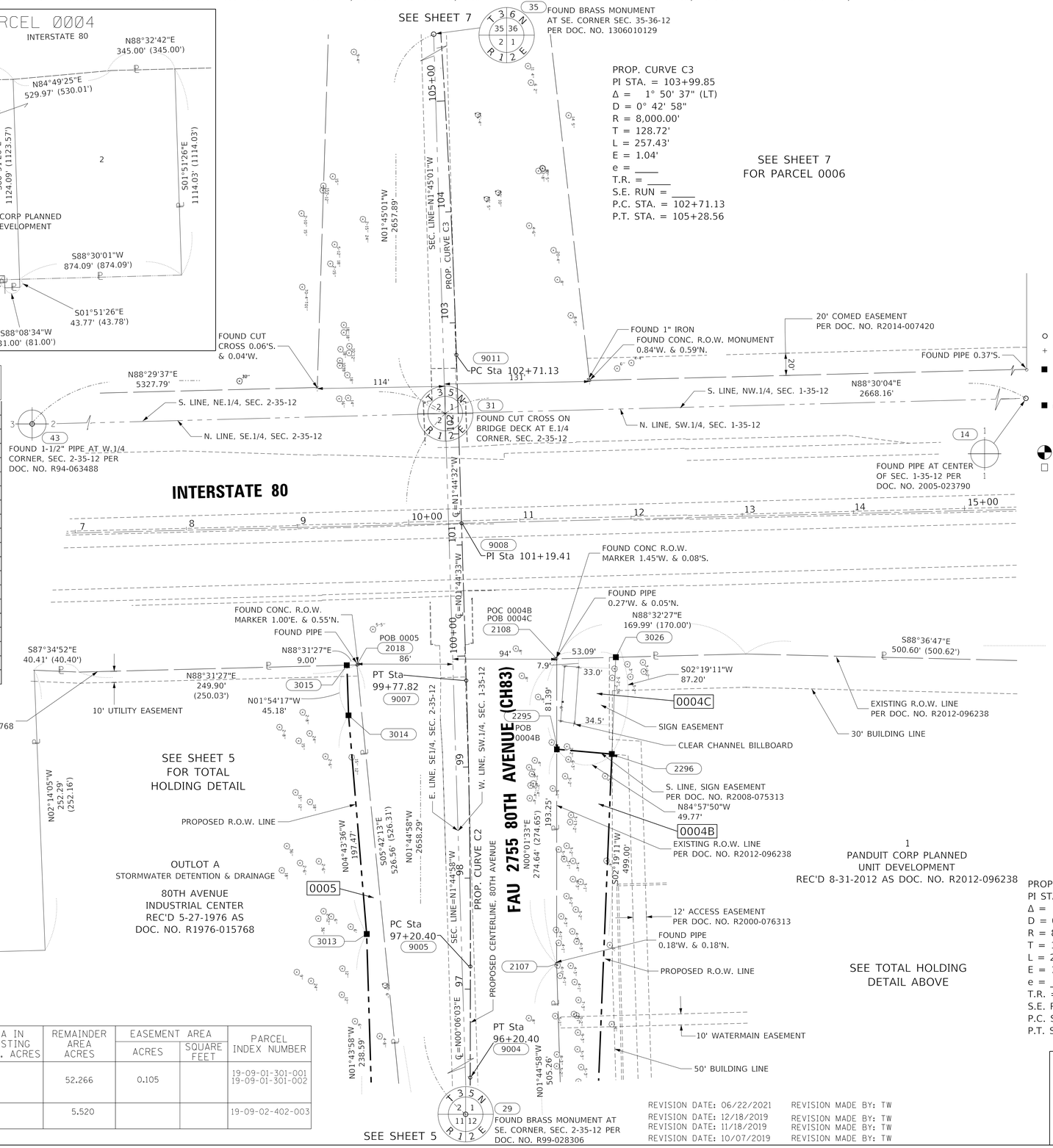
LIMITS: 191st ST to 183rd ST COUNTY: WILL
SECTION: 06-00122-16-FP JOB NO.: R-55-001-97
STA. 88+89.60 TO STA. 96+20.40
SCALE: 1"=50' SHEET 5 OF 21 SHEETS

WILL COUNTY DIVISION OF TRANSPORTATION
16841 W. LARAWAY ROAD
JOLIET, ILLINOIS 60433

PART OF THE SW.1/4 OF SECTION 1 AND THE SE.1/4 OF SECTION 2, TWP. 35 N., R. 12 E. OF THE 3RD. P.M., IN WILL COUNTY, ILLINOIS.



PROJECT COORDINATES Illinois State Plane, East Zone, NAD 83 (2011)				
PT#	STATION	OFFSET	NORTH	EAST
29	75+60.19	0.20	1776752.896	1127024.312
9004	96+20.39	0.00	1778812.224	1126965.608
9005	97+20.39	0.00	1778912.224	1126965.784
2107	97+22.82	77.54	1778914.537	1127043.327
3013	97+49.83	-93.28	1778941.483	1126872.498
2296	99+08.79	129.13	1779103.418	1127092.993
2295	99+14.19	79.66	1779107.788	1127043.414
3014	99+49.34	-106.73	1779138.281	1126856.226
9007	99+77.82	0.00	1779169.612	1126962.098
3026	99+94.66	135.00	1779190.545	1127096.523
2018	99+94.86	-97.90	1779183.662	1126863.721
3015	99+94.90	-106.90	1779183.431	1126854.724
2108	99+94.90	81.91	1779189.178	1127043.451
9008	101+19.41	0.00	1779311.139	1126957.793
31	102+18.62	-11.62	1779409.949	1126943.159
9011	102+71.13	0.00	1779462.786	1126953.180
35	128+76.65	-0.48	1782066.599	1126861.983
14	N/A	N/A	1779479.736	1129610.410
43	N/A	N/A	1779269.890	1121617.208



PROP. CURVE C2
PI STA. = 98+49.12
Δ = 1° 50' 37" (LT)
D = 0° 42' 58"
R = 8,000.00'
T = 128.72'
L = 257.43'
E = 1.04'
e = ____
T.R. = ____
S.E. RUN = ____
P.C. STA. = 97+20.40
P.T. STA. = 99+77.82

PARCEL NUMBER	TOTAL HOLDINGS ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER AREA ACRES	EASEMENT AREA ACRES	EASEMENT AREA SQUARE FEET	PARCEL INDEX NUMBER
0004A 0004B 0004C 0004TE	52.894	A-0.067 B-0.462 C-0.099		52.266	0.105		19-09-01-301-001 19-09-01-301-002
0005	5.841	0.321		5.520			19-09-02-402-003

LEGEND

SECTION CORNER

QUARTER SECTION CORNER

SECTION / QUARTER SECTION LINE
PLATTED LOT LINES
PROPERTY (DEED) LINE
APPARENT PROPERTY LINE
EXISTING CENTERLINE
PROPOSED CENTERLINE
EXISTING RIGHT OF WAY LINE
PROPOSED RIGHT OF WAY LINE
EXISTING EASEMENT
PROPOSED TEMPORARY EASEMENT
EXISTING ACCESS CONTROL LINE
PROPOSED ACCESS CONTROL LINE
129.32' MEASURED DIMENSION
129.32' (COMP) COMPUTED DIMENSION
(129.32') RECORDED DIMENSION
EXISTING BUILDING

N

GRAPHIC SCALE FEET
0 50
SCALE: 1"=50'

IRON PIPE OR ROD FOUND
"MAG" NAIL SET
CUT CROSS FOUND OR SET
5 / 8" REBAR SET

STAKING OF PROPOSED RIGHT OF WAY PER WILL COUNTY DIVISION OF TRANSPORTATION RIGHT OF WAY MONUMENTATION REQUIREMENTS (STAKING WILL BE PERFORMED AT A LATER DATE PER THE DIRECTION OF WCDOT).

STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS. BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.

PERMANENT SURVEY MARKER, I.D.O.T. STANDARD 2135 (TO BE SET BY OTHERS)

RIGHT OF WAY STAKING PROPOSED TO BE SET

-ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED.
-COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID"
-ALL MEASURED AND CALCULATED DISTANCES ARE "GRID NOT "GROUND". TO OBTAIN GROUND DISTANCES, DIVIDE GRID DISTANCES BY THE COMBINATION FACTOR OF 0.9999641157.
-AREAS SHOWN ON THIS PLAT ARE "GROUND"

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT I, KENNETH J. PESAVENTO, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, (WE, RUETTIGER, TONELLI & ASSOCIATES, AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, NUMBER 184-001251,) HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 2, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. MADE FOR THE WILL COUNTY DIVISION OF TRANSPORTATION.

DATED AT SHOREWOOD, ILLINOIS THIS 22ND DAY OF JULY, 2020 A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3425
LICENSE EXPIRATION DATE: 11/30/2022

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Ruettiger, Tonelli & Associates, Inc.
Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants
129 CAPISTA DRIVE • SHOREWOOD, ILLINOIS 60404
PH. (815) 744-6600 FAX (815) 744-0101
website: www.ruettigertonelli.com

R.T. & A. Dwg. No.: 2018-1465.00

PLAT OF HIGHWAYS
WILL COUNTY
DIVISION OF TRANSPORTATION
FAU 2755 80th AVENUE(CH83)

LIMITS: 191st ST to 183rd ST — COUNTY: WILL
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WILL COUNTY DIVISION OF TRANSPORTATION
16841 W. LARAWAY ROAD
JOLIET, ILLINOIS 60433

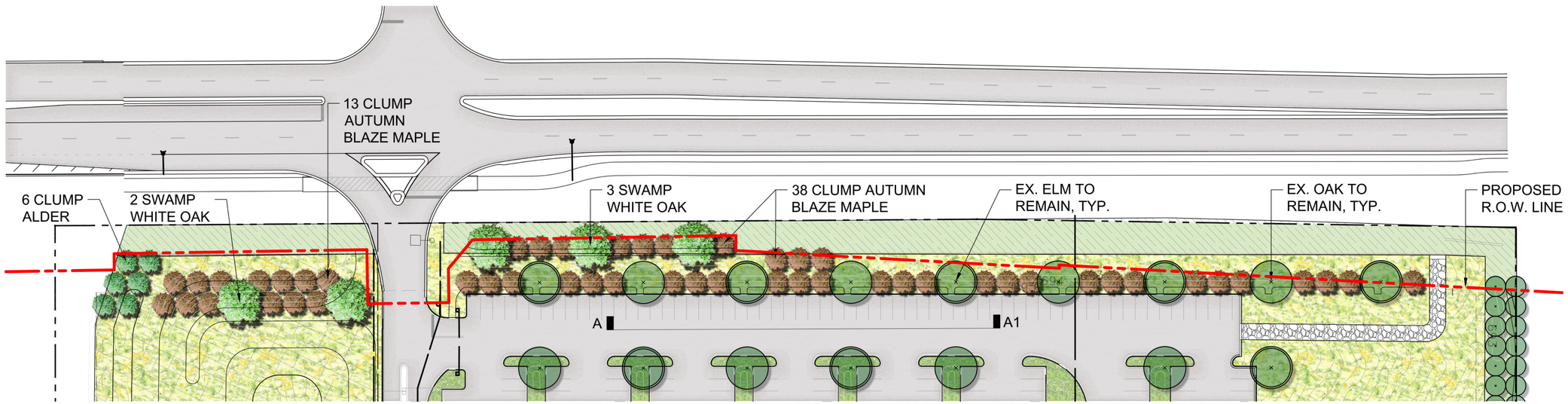
SWAMP WHITE OAK

CLUMP AUTUMN BLAZE MAPLE

CLUMP ALDER

TRIUMPH ELM

PLANT LIST	
COMMON NAME	QUANTITY
EXISTING TRIUMPH ELM	5
EXISTING SWAMP WHITE OAK	4
NEW SWAMP WHITE OAK	5
CLUMP AUTUMN BLAZE MAPLE	51
CLUMP ALDER	6
TOTAL TREES	71



PROPOSED PLANTING PLAN

0 20 40 80

A

TYPICAL ELEVATION SEGMENT

A1

0 2 5 10 20

PANDUIT R.O.W. REDESIGN

LANDSCAPE PLAN

DANIEL WEINBACH & PARTNERS, LTD.
Landscape Architects

05-04-2021