



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

January 6, 2022 – 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 December 16, 2021 Regular Meeting

ITEM #1 PUBLIC HEARING – THE RESIDENCE AT BROOKSIDE GLEN/ MAGNUSON APARTMENTS – SPECIAL USE FOR A PUD SUBSTANTIAL DEVIATION (Continued from 12/16/21)

Consider recommending that the Village Board grant the Petitioner, Karli Mayer on behalf of One Magnuson Lane, LLC, a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development (a.k.a. The Residence at Brookside Glen) to modify the elevations of the residential structures at the properties 19248-88 Magnuson Lane in the R-6 PD (Medium Density Residential) Zoning District.

ITEM #2 WORKSHOP / PUBLIC HEARING – PETE’S FRESH MARKET WAREHOUSE OFFICE EXPANSION – SPECIAL USE FOR PUD SUBSTANTIAL DEVIATION, SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Petros Drimonas of Pete’s Fresh Market, on behalf of 163rd & Harlem LLC (property owner) a Special Use for a Substantial Deviation of the Park Place Planned Unit Development located at 16300 S. Harlem Avenue, Tinley Park. The granting of this request will allow for the construction of two building additions on the warehouse (located on the former K-Mart building) totaling 3,580 sq. ft. for additional office space. Final Site Plan/Architecture Approval is also requested as part of the development approval.

ITEM #3 WORKSHOP – DUNKIN’ OUTLOT REDVELOPMENT (TINLEY DOWNS) – SPECIAL USE FOR PUD AND SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Richard Mommsen on behalf of Daley-Mommsen Enterprises (d/b/a Dunkin’ Donuts) a Special Use for a Planned Unit Development for Tinley Downs Plaza located at 7901-7951 171st Street, Tinley Park. The granting of this request will allow for site modifications and the allowance use allowance of a drive-thru restaurant in the existing outlot building. Site Plan and Architectural Approvals are also requested as part of the redevelopment.

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**

December 16, 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 December 16, 2021.

CALL TO ORDER – CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for December 16, 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
Eduardo Mani
Ken Shaw
Kurt Truxal

Absent Plan Commissioners:

Angela Gatto
Frank Loscuito

Village Officials and Staff:

Kimberly Clarke, Community Development Director
Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners:

James Truesdell, DR Horton
Steve Bauer, DR Horton
Scott Shalvis, Architectural Studio, Ltd.
Andrea Crowley, Griffin Gallagher

Members of the Public:

None

COMMUNICATIONS –

There were no communications from Village Staff.

APPROVAL OF MINUTES - Minutes of the December 2, 2021 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER GASKILL. The motion was seconded by COMMISSIONER SHAW to approve the December 2, 2021 minutes. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE DECEMBER 16, 2021 REGULAR MEETING

ITEM #1 PUBLIC HEARING – OAK RIDGE SUBDIVISION, DR HORTON – SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT, REZONING, AND RESOLUTION FOR PRELIMINARY PLAT

Consider recommending that the Village Board grant the Petitioner, DR Horton Inc – Midwest, a Special Use Permit for Preliminary Planned Unit Development (PUD) Approval, and Rezoning from ORI (Office and Restricted Industrial) to R-5 (Low-Density Residential) for the Oak Ridge Subdivision on property located at the southeast corner of Ridgeland Avenue and Oak Forest Avenue. Preliminary Plat and Preliminary Site Plan Approval are also requested as part of the development approval.

Present Plan Commissioners:

Chairman Garrett Gray
James Gaskill
Eduardo Mani
Ken Shaw
Kurt Truxal

Absent Plan Commissioners:

Angela Gatto
Frank Loscuito

Village Officials and Staff:

Kimberly Clarke, Director of Community Development
Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners:

James Truesdell, DR Horton
Steve Bauer, DR Horton

Members of the Public:

None

CHAIRMAN GRAY asked for a motion to open the Public Hearing. Motion made by COMMISSIONER TRUXAL, 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.

CHAIRMAN GRAY stated he received proof of the Notice of Publication for this Public Hearing. He invited staff to start with the presentation of this item.

Dan Ritter, Planning Manager summarized the Staff Report for the Commission. He noted the proposed development is 81 single-family homes and 162 townhomes. He reviewed the history of the site and its relationship to Panduit. He noted Freedom Pond is a stormwater detention facility for downtown and this site. He reviewed the zoning and context of the area. It is mostly surrounded by residential and the nearby forest preserve. This site was envisioned as residential. It does not include the ABC property at the corner. The Petitioner tried to obtain it, but could not work out an agreement. However, the proposed development allows a road connection. R-5 is a little unique for detached single-family homes, but the density is somewhat controlled through the increased regulations such as driveway widths and lot coverage percentages. They aren't significantly smaller lots than the R-4 zoning. He also noted the detached single-family homes area will remain as such and not for townhomes. There is a three-acre public park they will donate to the Park District. The Park District provided a letter stating they are willing to accept it subject to final design. They are going through negotiations to determine exactly what this park will be. It would be a usable public park. Other open areas include seating for the townhomes and pathways through the site. Final approval and sitework

would happen in 2022. Finishing the homes would be a year after that in 2023. They project a 3- or 4-year sales program with build-out but it will be market-driven.

They are building this within a PUD and there are three exceptions. The first exception is that there is no first-floor rear brick on the townhomes. There would be vinyl siding going down. They propose partially on the sides and covering the fronts to a high degree. There was feedback from the Workshop indicating there could be damage to vinyl at the bottom. The Petitioner wishes to continue using vinyl due to cost and ease of running the siding. Staff discussed this with the Building Official. Though brick can be done on the rear, additional work would need to be done to ensure it is adhered correctly. Siding would be simpler. The second exception is that brick is required to go to the top of the first floor on the sides. He noted it would actually be to the second story due to the grading where the front is a half-story which drops off into the back. At the Workshop, he noted the Commissioners didn't seem to have an issue with the proposed side elevation given the tradeoff to the additional brick in the front. The third exception was the detached single-family lot coverage at 40% versus 35%. The 40% allowance builds in some flexibility for owners to build accessory structures. He noted there didn't appear to be too many concerns with this. He noted there were restrictions with the proposal mostly related to the development's density. He reviewed some of these restrictions. He noted there cannot be large driveway widths on the single-family homes. He noted there were some clarifications like only the homes that were being presented as part of the PUD can be built, and can only be built per the elevations as shown. This is typical of a PUD. He noted there was previously relief needed for open space. They required 4.17 acres of recreational open space, not just yards or unusable open space. The total was previously 3.93 acres, but now including the new pathways and connections, they appear to go over the deficient quarter-acre. He reviewed the roadway connections including the stub to the ABC property. Emergency vehicles can turnaround to service the homes in that area. He reviewed the setbacks of the single-family homes. It doesn't appear it will feel overly dense. Staff recommended a Special Service Area be put over this development as a protection in case the HOA goes under or doesn't fulfill requirements such as landscaping, stormwater, or utilities.

Sidewalks are internal and on new roads. New sidewalks are typically required on Oak Forest Avenue and Ridgeland Avenue; however, the Village is already planning with the County along Ridgeland. They have a multi-use path and are doing significant upgrades to the roadway, utilities, and curbs. It is a requirement for the developer to pay for their portion in that sidewalk there as well as Oak Forest Avenue. Staff's recommendation was a cash-in-lieu payment as opposed to trying to coordinate the work. That money can go to the Public Works and Engineer to best determine how the money can be used for those projects. One of the hopes was that potentially there wasn't going to be a connection from the roadway that connects Oak Forest Avenue south to across the ABC parcel which is the most crucial sidewalk portion. With this developer, they could not do the ABC portion. There was an open item discussion point about the sidewalk making a quicker connection from the single-family homes south to the Freedom Pond and to Tinley Park High School. COMMISSIONER SHAW had provided a sketch of removing one lot and bringing a path on the east side of the townhomes. However, there is an issue with utilities and grading to move stormwater through. The Petitioner still wanted to consider a path through the townhomes. This will be a little quicker than walking otherwise through the townhomes or along Ridgeland. They largely met the landscaping code, including street trees. The park will be in conjunction with what the Park District wants. There is screening on the exterior of the development. The fence will help buffer the properties. They proposed a standard stockade shadow-box style wood fence that they have used on other properties. They wish to still use wood and have provided photos showing how one of their fences has maintained well over 20 years. They feel wood fencing would tie in better to the forest preserve rather than a PVC fence.

COMMISSIONER TRUXAL asked if this was an image of a close to 20-year-old fence.

The Petitioner responded he believes they were installed in 2005.

COMMISSIONER TRUXAL asked which picture it was.

The Petitioner responded he believes it is two pictures of the same fence.

COMMISSIONER TRUXAL noted that the one on the top with the tree looks like brand new cedar.

The Petitioner responded there may have been some power washing there and that it was treated cedar.

Dan Ritter, Planning Manager noted this is still an open item for discussion. He noted Staff went through the architecture. There is brick and stone on the single-family homes and there is an attractive amount of brick on the townhomes. He noted their anti-monotony requirements to ensure there is variety in the appearance of the homes. The key lots would have some minor upgrades. He noted parking was an open item. The townhome area is somewhat unique. If there is an event, some guests may have to walk a bit.

COMMISSIONER TRUXAL asked if there is parking along Ridgeland or Longford Drive or other streets within the subdivision.

Dan Ritter, Planning Manager responded that there is not currently parking planned along the reconstruction of Ridgeland. Within the subdivision there will be street parking.

COMMISSIONER TRUXAL noted if you looked at the townhomes to the right (east), their only option for guests would be along Roscommon Road other than in their driveways. It would be a walk for visitors.

Dan Ritter, Planning Manager responded that we don't want to overpark, but also don't want to cause problems. They may have to park away or around the blocks.

COMMISSIONER TRUXAL noted that the green dots indicate where there is parking on one side of the street. He asked if there would be No Parking signs on the other side.

Dan Ritter, Planning Manager responded that will be addressed more in final engineering with full engineering review. The assumption was it would only be on one side, but you usually have utilities on the other side so it limits what you can do.

COMMISSIONER TRUXAL noted that having signs with the threat of a ticket would be more persuasive to keep people on one side.

Dan Ritter, Planning Manager responded that on some streets you can park on both sides. Some people don't like it because it feels tight but it works as a traffic calming measure. He will defer to the Engineer on this. There weren't too many concerns at the Workshop with the parking. The Petitioner provided examples.

CHAIRMAN GRAY noted he looked at the links and it didn't appear to cause problems.

Dan Ritter, Planning Manager noted that signage will include a larger monument sign at Oak Forest Avenue. Ridgeland will have two smaller signs. He noted the open items with plat approvals and engineering.

The Petitioner, James Truesdell, 1335 E. Kennedy Drive, Streamwood, IL, representing DR Horton, was sworn in. He noted the plan has evolved since working with staff earlier this Spring. He introduced DR Horton as the largest homebuilder by volume in the United States for 19 consecutive years. They were founded in 1978, and currently operates in 98 markets in 31 states. DR Horton develops a range of for-sale homes and has been building in Chicago for over 50 years. They know the market well and have the ability to execute projects. He noted there was a summary report of market studies included in the agenda packet. He noted the study was very positive. The study mentioned that the site is well located, near the primary shopping corridor and Metra station. The study also noted that new home development activity in the southwest suburbs has lagged compared to some other areas in the Chicagoland market, and has resulted in a pent-up demand for new homes here. The study recommended that the single-family homes be targeted toward young and "move-up" families and active adult buyers seeking single family living. The ranch design in particular will market toward the "move-down" older empty nesters. Regarding the townhomes, he noted there is a deep pool of 30 to 44-year-old homebuyers who prefer three-story rear-loaded townhomes primarily with a flex-space located near the ground floor and garage area. The flex space is now important as it can help serve as home office space in the pandemic. The development product overall appeals to a wide range of buyers including young millennials, young and mature families, and active adults. Regarding the previous comments on the building materials, he noted DR Horton would prefer to keep the siding on the 1st floor in the rear. He noted it's not just a cost issue, but rather there would not be much value in adding the brick in such a small area along the garage doors in the back of the building. Brick would be more difficult to install, and over time there could be more problems for the association than if it were to be vinyl. It's important to consider keeping long term maintenance costs down for property owners.

DR Horton would also prefer vinyl over HardieBoard or LP Smart Side (an engineered wood product) for issues of maintenance, painting, and caulking. There is more long-term maintenance the HOA would be responsible for with those options. He stated he's available to answer any questions.

CHAIRMAN GRAY asked the Commissioners for any comments.

COMMISSIONER MANI had no comment.

COMMISSIONER SHAW noted this is a really good development overall. The walking path connection looks as though its separated from the entries to the units.

The Petitioner noted the paths are duplicated now as two walks next to each other, but DR Horton may consider combining it in the final planning phases if that makes the most sense.

COMMISSIONER SHAW agreed. It looks like a two-way highway. He noted in light of considering pros and cons, that a townhome owner might not want a public walk-through path in front of one's door. While the walk path is important, he would prefer it not being there was opposed to it being in front of an entrance to someone's home. He noted this was not a make-or-break point for him. He suggested the Petitioner consider buffering with landscaping. He noted that it looked like there was a stub off Ridgeland that connects to the path.

The Petitioner answered that was a proposal of another thing that could be done for someone coming up Ridgeland.

COMMISSIONER SHAW reiterated this was not a sticking point for him. He appreciated the Petitioner's effort there. He asked if the Petitioner intended for this to be a single-phase build-out.

The Petitioner responded that they will plat this all at one time and get all the public improvements in. The intent would be to start building the homes at the same time as they start getting the improvements. They don't intend to break it into two phases although as they sell homes if they start in the Spring they would get their model and marketing up then and sell homes as they are building out the public improvements.

COMMISSIONER SHAW asked if the townhomes or single-family homes would be built at separate times.

The Petitioner responded no, they will be built at the same time.

COMMISSIONER SHAW asked if they would build them as they sell them.

The Petitioner responded yes.

COMMISSIONER SHAW noted he had no concerns about the wood fence. He asked if the parking at Roscommon, Longford, and Galway were the only public roadways, and everything else was HOA / private.

The Petitioner responded yes, in the townhome portion of the project.

COMMISSIONER SHAW asked if the parking on Roscommon (shown with green dots on parking exhibit) was just for illustrative purposes and that there were no parking restrictions on Longford planned.

The Petitioner responded no, that was just for illustrative purposes. He noted that on the exhibit they did two weeks ago they realized they didn't show anything on Roscommon Drive. You could get additional spaces on the one side of the street also. It was left off in the original exhibit. Dan Ritter, Planning Manager, noted the on-street parking allowances would really come down to final engineering designs and will be at the direction of the Village Engineer and Public Works Department. There are some universal standards and will depend on fire hydrant placement. Two-sided parking could provide additional spaces and also works as a traffic-calming method, so it can be reviewed with traffic standards at Final review/approval. What is shown on the exhibit was just an estimate.

COMMISSIONER SHAW noted he agreed with Dan on that the two-sided parking slows vehicles. That is his preference. He felt that the parking requirements were overblown and that he didn't think we should be planning and

zoning for the worst-case scenario peaks. Pavement is expensive, and even pervious is not very green. He was happy to see the optimism in the studies.

COMMISSIONER GASKILL had no comment.

COMMISSIONER TRUXAL asked to look again at the images of the additional walkway and asked for clarification on them.

COMMISSIONER SHAW clarified the image on the left was a sketch he sent to Staff as a thought/option he had after the workshop.

Dan Ritter, Planning Manager, noted it was an option Commissioner Shaw sent that would remove one detached single-family lot (lot 39). It would then run it through there and down the east side of the townhomes. He noted it looks nice on paper, but there is a question of how it would work in real life. There are utilities and a small drainage area for overland flow. The Petitioner came back with Option 2.

CHAIRMAN GRAY noted the first picture showed the home units and the northeast portion of the townhome units and the southern area that abuts Freedom Pond.

The Petitioner noted it was showing two different areas.

Dan Ritter, Planning Manager, responded the goal was still the same, to connect into the sidewalk paths as direct as possible to Freedom Pond and probably Tinley Park High School.

COMMISSIONER TRUXAL noted those were his only questions.

CHAIRMAN GRAY asked COMMISSIONER TRUXAL had any preference on the fence.

COMMISSIONER TRUXAL noted that if the photos shown are true after 20 years, it is shocking to him. He noted we had talked about durability and the material being used, 1x6 dog-ear and 2x3 cross members and 4x4 posts. That is basic residential, so to him, that's not anymore durable than what you would build in your own yard. However, if the fence shown is 20 years old, then someone is taking care of that.

The Petitioner noted that the fences do require maintenance. He noted he had a similar fence in his own yard which had held up for 14 years. He personally likes the wood in this location here with respect to the nature of the site having the forest preserve next door. It blends better along the frontage of the development that ties into the forest preserve.

COMMISSIONER TRUXAL asked if the HOA will have to maintain it.

The Petitioner responded yes.

Dan Ritter, Planning Manager, clarified that once it is built out, it will fall under the HOA to maintain how they wish.

COMMISSIONER TRUXAL noted that it will be up to the HOA if the fence falls down.

COMMISSIONER SHAW noted it would still fall under property maintenance.

Dan Ritter, Planning Manager noted it would probably make sense to seal it, stain it, or clean it occasionally even for the HOA. We could recommend they do regular maintenance. If it starts falling apart, we have full ability to enforce via property maintenance and the PUD requirements to have the fences.

COMMISSIONER SHAW noted he has seen this type of shadow-box construction where you have the boards on both sides. It is pretty heavy duty.

COMMISSIONER TRUXAL noted it's hard to get a paint brush in between the boards.

COMMISSIONER SHAW noted that's why they are typically left natural. He noted he likes them because they are sturdy being double-sided and not quite as flimsy.

Dan Ritter, Planning Manager noted the wind is a big factor. You have some break for the wind.

COMMISSIONER SHAW noted there's also some light bleed-through at an extreme while still getting privacy.

Dan Ritter, Planning Manager noted that you will get maintenance issues with PVC fences. With PVC fences, there are the two beams that hold in the middle sections so if you get high winds, you can blow out the whole middle. They are harder to repair, and you almost need to get a whole new fence panel.

COMMISSIONER GASKILL provided comment on his experience with the longevity of cedar fencing. He stated he's lived at his home for 35 years and put up a cedar fence in the first year. He's just now replaced his fence. He didn't power wash his fence. He let it weather and turn gray. It doesn't take that much maintenance.

Dan Ritter, Planning Manager noted that PVC sometimes makes sense on commercial properties. They tend to not do as much regular maintenance, and it's just there because they are forced to have it.

CHAIRMAN GRAY provided his comments. He appreciated that the Petitioner worked with the Commission at the Workshop, especially with the access to Freedom Pond. He thanked COMMISSIONER SHAW for sending his sketch. It sounds like there is still a bit of fiddling with the location. He noted they were able to remove the Variation by meeting the minimum acreage for the open space. He appreciated the parking lot links. He wasn't able to go to the locations, but he did look at Google and saw they were built about 3 or 4 years ago. That one was done in stages. He never saw spillage of cars on Google Earth maps. He didn't think parking would be an issue as it is shown. Maybe they will have two-sided parking on the streets, but that was not an issue for him. Regarding the fence, it sounded like there was a case for the wood. He didn't have an issue as long as it is durable. It sounds like it is, given COMMISSIONER GASKILL's personal testimony where didn't have to maintain it much in 35 years. The brickwork on the front façade looks great and is the better value for the dollar than on the rear façade with the garages. He would rather keep the brickwork on the front with the siding on the small portions along the garages. He appreciated the Petitioner providing a construction schedule. He feels this is a good project that fits the community. It will be attractive to potential residents. He asked if anyone from the public wished to speak. Hearing none, he asked Staff to review the Standards. Before Staff could review the Standards, he requested a motion to close the public hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER SHAW. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY asked for the standards.

Dan Ritter, Planning Manager, provided the standards.

There were three motions for this item.

Motion 1-Map Amendment/Rezoning:

COMMISSIONER SHAW made a motion to recommend that the Village Board grant the Petitioner, DR Horton Inc - Midwest, a Map Amendment (rezoning) of the property generally located at the southeast corner of Ridgeland Ave. & Oak Forest Ave (excluding 17201 Ridgeland Ave) from the existing ORI (Office and Restricted Industrial)) zoning district to the R-5 (Low-Density Residential) zoning district, and adopt the Findings of Fact as proposed in the December 16, 2021 Staff Report.

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

Motion 2-Special Use for Preliminary PUD Approval:

COMMISSIONER MANI made a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, DR Horton Inc - Midwest, for Preliminary Planned Unit Development Approval for the Oak Ridge Subdivision located at the southeast corner of Ridgeland Ave. & Oak Forest Ave (excluding 17201 Ridgeland

Ave), to be zoned R-5 (Low-Density Residential) and developed with 81 detached single-family and 162 attached single-family units, in accordance with all plans/documents submitted and listed herein and adopt the Findings of Fact as proposed and following seven conditions as listed in the December 16, 2021 Staff Report:

1. The PUD exceptions and restrictions from the Zoning Ordinance, as listed in the staff report, shall be included within the Preliminary and Final PUD ordinance documents.
2. Final PUD and Plat Approval is required and shall be in substantial compliance with the plans, documents, findings, conditions, discussion, and agreements determined as part of the Preliminary PUD approval.
3. Final conditions, covenants, and restrictions (CC&Rs) shall be submitted outlining ownership and association responsibilities.
4. A Special Service Area (SSA) shall be established over the development at the time of Final Approval.
5. The public park design and layout shall be finalized at final approval. The timeline of completion and acceptance shall be agreed upon with the Tinley Park - Park District.
6. A cash-in-lieu payment for the sidewalks on Ridgeland Ave and Oak Forest Ave be submitted prior to issuance of any permits. The payment is currently estimated by the engineer at \$82,279 but is subject to changes related to increases in construction or material cost.
7. Final approval is subject to final engineering review and approval of all plans by the Village Engineer and any other jurisdictional approvals, including but not limited to Cook County DOT, MWRD, and IEPA.

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

Motion 3-Preliminary Plat Approval:

COMMISSIONER TRUXAL made a motion to recommend that the Village Board grant approval to the Petitioner, DR Horton Inc – Midwest, Preliminary PUD Plat Approval for the Oak Ridge Subdivision in accordance with the Preliminary Plat submitted (dated December 7, 2021), subject to the condition that the approval is subject to the review and approval by the Village Engineer and Village Attorney.

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

CHAIRMAN GRAY noted this will go to the Village Board. He asked Staff to confirm if this will happen on Tuesday, January 4th, 2022.

Dan Ritter responded yes and that he will follow-up with the petitioner on how to attend.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE DECEMBER 16, 2021 REGULAR MEETING

ITEM #2 PUBLIC HEARING – RESIDENCE AT BROOKSIDE GLEN/MAGNUSON APARTMENTS, SPECIAL USE FOR A PUD SUBSTANTIAL DEVIATION

Consider recommending that the Village Board grant the Petitioner, Karli Mayer on behalf of One Magnuson Lane, LLC, a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development (a.k.a. The Residence at Brookside Glen) to modify the elevations of the residential structures at the properties 19248-88 Magnuson Lane in the R-6 PD (Medium Density Residential) Zoning District.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Eduardo Mani
Ken Shaw
Kurt Truxal

Absent Plan Commissioners: Angela Gatto
Frank Loscuito

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

Petitioners: Scott Shalvis, Architectural Studio, Ltd.
Andrea Crowley, Griffin Gallagher

Members of the Public: None

CHAIRMAN GRAY asked for a motion to open the Public Hearing. Motion made by COMMISSIONER TRUXAL, 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. He invited staff to start with the presentation of this item.

Lori Kosmatka, Associate Planner, summarized the Staff Report for the Commission. She briefly provided the PUD history noting it was originally approved in 1990, with the development most recently approved in 2017. There were discussions on the development's scale, design, and aesthetics. The development is within the Urban Design Overlay District. The development has four residential buildings with a clubhouse. There are 144 units. The petitioners have proposed design changes which require a substantial deviation to the PUD. The PUD has evolved over time due to market demands and a change in exterior wall construction. The major proposed building changes include a lower building height, longer building footprint, shortening of the connecting terraces, and extending the clubhouse through the parking garage. The façade materials, offsets, windows, and balconies are being reconfigured, and glazing is being reduced notably in the clubhouse. Parking has also been adjusted. The distance to the nearest townhome was reduced by 1'-3" and the dog park length was reduced by just over 20 feet. An additional 8th pergola was added on the terraces. She reviewed the setbacks and the proposed materials including the ½ inch thin brick veneer, similar to what was previously approved, 4 inch brick, and natural stone veneer. She described the proposed entries and balconies. The mechanicals included more PTEC units, and intake vents, exhaust sheds for the garages, and rooftop units which are

not screened, but are on the rear of the property. Other changes included stairs and ramps from the clubhouse to its adjacent terraces, relocation of restrooms, additional clubhouse amenities, a narrowed lobby, indoor location of trash, and a refined pedestrian ADA drop-off area. The Petitioner will coordinate screening of transformer pads and gas meters with ComEd and Nicor. She provided comparisons of elevations, noting the loss of glazing on the clubhouse. Some of the glazing on the rear (west) clubhouse elevation is lost due to the HVAC plenum required for the fitness center there. She summarized the exterior façade materials. She noted that the west residential canopy did not have brick accent, and that the clubhouse had a horizontal separator of soldier course brick rather than the appearance of a continuous stone sill as previously approved. She also noted the clubhouse has some HardieBoard lap siding behind the rooftop units on the top gable on the rear elevation. Some of the mechanical items such as the intake vents, clubhouse rooftop unit, and residential rooftop mechanicals didn't specify if they would match surrounding materials. She noted there is slightly less seating on the terraces and the common seating area on each residential floor was removed. She also noted the cabanas which were previously within stone walls will now be freestanding. She provided an analysis summary noting that architectural consultant Farnsworth Group reviewed a recent previous submittal of the east residential façade, noting only minor visual differences between it and the previous approval. There was a different horizontal rhythm of windows under the high roof. The general layout, orientation, and appearance of materials remains with some reconfiguration. The open items included the notable reduction of clubhouse glazing and outstanding points on exterior materials.

Scott Shalvis, of Architectural Studio, Ltd. and Andrea Crowley, representing the Petitioner, were sworn in. Andrea Crowley thanked staff. She noted the coloring is identical and just appears different due to a new software. Scott Shalvis pointed out the brick sample displayed. Andrea noted they agree with the staff report, and happy to discuss open items. She stated they are fine with the first four conditions. The fifth condition is about the thin brick on the clubhouse. Initially the thin brick was approved on the PUD, and there was to be a lot more of it. The foundation is in. They cannot do thin brick. There would be problems in terms of water infiltration if they did four-inch brick there. It is just set up for thin brick. It looks the same. The substructure behind it is so thick that it's going to be deeper than the four-inch brick anyways. The renderings that were initially put together and part of the PUD were done pre-mechanical, pre-engineering and were put into the building, and the code was applied. Some of the items now are a direct result of placing mechanicals, electrical, and plumbing in. We tried to keep the spirit of the building the same, and have worked to make it look almost identical. Farnsworth had said it's almost the same. We are not looking to do the 5th condition because it won't work. It doesn't look different. We will color match it so it'll look the same. Otherwise we are happy with the staff report, and can meet the four conditions. The 5th condition is a result of when you engineer a building beyond just drawing it.

Scott Shalvis of Architectural Studio, Ltd., also representing the Petitioner spoke. The thin brick is actually brick. A half-inch of the front face of a brick is cut off rather than the full 3 5/8" thick. The material is identical looking. You will not be able to tell it apart from what's above or below. We are using the thin brick because we have a 22-inch foundation wall going straight down there. To try to attach a four-inch brick will not work. We have issues with trying to support it and worry about getting water in the back of it. The thin brick is designed to be adhered to that material like originally designed for the precast construction previously approved.

COMMISSIONER TRUXAL noted he was concerned with the balcony material. The decking is aluminum which he's never seen before. He asked how it works with people walking on it, and damage from items being dropped on it. He asked how long the powder coating is good.

Scott Shalvis responded he found the material and sent Staff a product link. It is a tube structure with 1 ½ inch solid aluminum decking on top. It is channeled. There are grooves on it to avoid slipping. The powder coating has a lifetime guarantee.

CHAIRMAN GRAY noted that the powder coating wasn't specified. He asked if this is what is intended.

Scott Shalvis responded yes.

COMMISSIONER TRUXAL asked if it is solid decking or if there are gaps to confirm that if a drink is spilled, it won't fall on the floor below.

Scott Shalvis responded when he saw it, it looked solid. The pieces go together, but there doesn't appear to be any gap.

COMMISSIONER GASKILL had no comment.

COMMISSIONER MANI noted he had the same question about the balcony.

COMMISSIONER SHAW asked what was necessitating the changes to the previously approved project.

Scott Shalvis responded part of it was marketing. Due to COVID, they needed to revisit the design of the units for at-home amenities. This included spaces for exercise equipment and a desk to work at home. They also looked at other apartments to see what amenities are offered. This is why the clubhouse was enlarged. They also didn't like in the previous design how one would have to walk through a drive aisle to get across to the pool area. They didn't feel like that was a good flow for people. Also, they are now working with the mechanicals. The 14-foot ceilings need additional mechanical units for heating and cooling. The two sheds were added for the carbon monoxide exhaust system for the garage. By code, they have to be above ground by 10 feet. They can't have them in the lower wall like they do with the intakes. Glazing is different because they are working with the mechanicals. The clubhouse design is also being worked out by the mechanicals, and they wanted access to the pool area. The changes are a refinement between the structure and mechanicals and the final designs.

COMMISSIONER SHAW asked about the difference in the footprint.

Scott Shalvis responded that the footprint came in because of the structure of the building. They spoke with precast contractor on the podium design with the precast walls. Instead of being 12 inches thick, the columns would have needed to be 24 inches. To maintain the amount of parking spaces they needed inside, it ended up elongating the building. They shrank the building in depth to try to maintain the building FAR.

COMMISSIONER SHAW noted the foundation changed from what was approved. He asked if the foundation was in.

Scott Shalvis responded yes, with the elongated length.

COMMISSIONER SHAW stated he wanted to understand the sequence. He noted we are being asked for approval on something that exists. The foundation is constructed as proposed, not as approved.

Scott Shalvis responded that is correct. There were some other design issues coming up that we went back with, and Staff had said we need to work with them on that. Originally the developer was trying to reduce the height of the building. During the first PUD, a lot of the neighbors were bringing up concerns about the height. Looking at marketing we realized we didn't need the height on the upper level, but staff wanted us to keep that as far as the look of the building.

COMMISSIONER SHAW noted he was on the Plan Commission in November 2017 by one vote. He was Chair at the time. The deciding factor for him to vote in favor was all the amenities, high quality aesthetics, all the glazing, the Prairie style, and the height. There was a lot of work done by Staff, the Commission and members of the Brookside Glen community to get to a point where approval could be recommended. It was close. Now, it seems the changes here scale back all of these elements. The report says these are minor changes, but collectively this takes what was previously considered as an upscale development being scaled back, changing the amenities.

Scott Shalvis responded that amenities are being added, not taken out.

COMMISSIONER SHAW noted there were going to be fixed structures for the cabanas, the dog park width is being changed, and the underground parking is going to be two feet lower, previously 13 feet and now 11 feet and no longer goes through. There is an additional three feet lost on the floors, roughly one foot from each floor.

Scott Shalvis responded yes. He clarified the ceilings are still nine feet. The change is just in the floor-to-floor height. Originally, they were allowing for 26 inches of floors, but now only need 14 inches.

COMMISSIONER SHAW noted it's good to hear the render differences are due to printing software, with the intent being the same.

Scott Shalvis responded it was an issue in Photoshop.

COMMISSIONER SHAW noted there was a triple transom reduced to a single transom.

Scott Shalvis responded that was in the clubhouse. The glazing in the residential buildings are the same. He noted Farnsworth stated they were virtually identical.

COMMISSIONER SHAW stated he disagreed. He asked if there is a difference in the HVAC units vents on the face, or if that is how it looks on the screen. He asked if the intent of that has changed. There was a lot of previous discussion on whether they would stand out. We had received assurance that they would not.

Scott Shalvis responded it is how it looks on the screen, that they were trying to match the color of the brick. The intent of that has not changed.

COMMISSIONER SHAW asked which of these changes are necessitated from the change in the footprint. He wanted to know which changes are a function of the structural change versus an aesthetic change.

Scott Shalvis responded the length of the building and the balconies are due to the structure itself, not being precast exterior wall. The half inch brick was the same as the previously approved PUD. The Village had updated their code and how they interpreted their construction so they allowed 4A, more of the standard 3A construction so we did a noncombustible exterior wall construction with a four-inch brick on a stud backup for the upper structure, but with the 22-inch foundation wall, they only wanted to install the thin brick on it. That would be on the clubhouse front and back walls on the lower level only, and between the fourth and fifth floor on the sides where the roofs are, on the returns where it's not over a wall that goes all the way down. The rest of the fifth floor would be solid brick. The thin brick is the same identical material as the regular brick.

COMMISSIONER SHAW noted he didn't have an issue with the brick. If it's the same color, and installed well, you shouldn't be able to tell the difference. He asked if any of the amenities as pitched originally are changing to be reduced or eliminated.

Scott Shalvis responded yes. They are maintaining all of the original amenities plus an aerobics room, dog washing station, and golf simulator.

COMMISSIONER SHAW stated he didn't understand how the foundation already exists for something we are being asked to consider recommending.

CHAIRMAN GRAY asked when the foundation was dug.

Scott Shalvis responded it was about a year and a half ago. It was about a year long process.

CHAIRMAN GRAY noted he agrees with COMMISSIONER SHAW. It is putting the cart before the horse. The 14 feet is a pretty big issue. He understood construction materials dictated that change. Since a lot of these changes are non-aesthetic are related to that, it should have gotten clearance prior to breaking ground.

COMMISSIONER SHAW stated he has difficulty recommending approval. It comes down to recommending something that already exists. Taking away the footprint, he doesn't have a lot of concern about most of the changes. Regarding the height change in particularly in the garage, a taller garage to him is a high-end element. Even if it is well-lit, you lower the ceiling by two feet, you are reducing the value. Overall, any one of the changes are not very significant, but the rationale for the lower height that the neighborhood had concern about it, had already passed the board in spite of that. He does not accept them coming back now with this as the rationale. You are rationalizing it by aiming it at the community. The overall appearance of the glazing is more significant than what the Farnsworth report says. He does not think the essential character of the building is changing, but he doesn't know if he can approve something after the fact.

Andrea Crowley noted that when we came in for a foundation permit, if they would have been directed that these would be considered substantial deviations, we probably would have been back here. We are here because of staff direction. We submitted that foundation plan to the Village, and the permit was issued. If we would have been told at that time, we would have been happy to come back.

COMMISSIONER SHAW asked if the foundation as built was issued a permit.

Andrea Crowley responded yes, it was issued and inspected. The code has minor and substantial deviations, and she is happy to abide by the determination. A minor deviation would have a little different course. The foundation was inspected, and when they came for the upper structure, they were directed here. Primarily they were told it was on some of the elevation issues and not on the initial setback. We find ourselves here because of the upper structure issue after the foundation was permitted, installed, and inspected.

COMMISSIONER MANI asked when it was submitted for permit, if anyone at the building department noted the building was longer.

Andrea Crowley responded she cannot speak for the Village, but the PUD was on record. She doesn't submit or handle permits. Presumably it went to the building department just like these plans would have. When these plans went in, it was determined to be a substantial deviation needing Plan Commission review. When the foundation permit went in, that was not the determination.

COMMISSIONER MANI asked when you presented the new foundation and plans, that you did not tell them the building got longer.

Andrea Crowley said they had that information of what is approved by the Village and what's being submitted.

COMMISSIONER SHAW noted that is an important point. What you submitted was issued and approved as a permit. That alters his thinking on the matter. He noted what was recommended for approval by the Plan Commission and approved by the Village Board in terms of the footprint was not what was submitted for permit.

Andrea Crowley responded yes. When they actually put the systems in the building, it changed the configuration in terms of how it needed to move. Also, the precast has had a major supply chain issue, so they changed the foundation so it could have proper masonry. It changed because they had to put pipes in walls and systems into the space.

COMMISSIONER MANI stated he is an architect. He found it odd they presented the project without having engineers to create drawings to see how it fits. Engineers have to have input early on to see if the design works.

Scott Shalvis responded they were working back and forth with the Village at the beginning so the owner did not have the full mechanical/structural plans done at that stage.

COMMISSIONER MANI noted that you should still have a basis of design and what's required and a rule of thumb. Engineering drawings should back up architectural drawings.

Scott Shalvis responded the foundation is 22 inches thick. Other buildings of his have only a 12-inch foundation. These are for two different engineers. Engineers are outside consultants working for the owners. He has done buildings with thinner foundations and styles. The engineers want to do it their way. He argued with the structural engineer on the 22 inches. The structural engineer insisted 22 inches was needed. The precast contractor/designer took months, and will not tell you how they are doing it until they are ready for bid and engineering the product. They found a precast contractor who would do it in the most economic way and advised they needed spacing for the columns.

COMMISSIONER MANI noted it sounded like a major lack of communication. What you asked for in the permit was not the same as what was approved. It came to the Board as a certain size, underwent heated discussions in the community, but was finally passed. However, what was actually constructed was not that. There also was not communication on advising it got bigger and asking to look at it again per the changes due to structure or otherwise. But now you want approval for something that's already constructed.

CHAIRMAN GRAY concurred with COMMISSIONER MANI that there was a communication breakdown. However, they did get an approved permit to build. He wasn't there to know what went on before. They obtained a proper permit. The 14-foot length was permitted. This now appears to just be a process to get proper approval for that permitting. The foundation was approved.

Kimberly Clarke, Community Development Director, noted the request was for a foundation only permit, which is not typically if always done by right. A Village can review case-by-case projects on whether or not a foundation is warranted. The submittal in the beginning of the process wasn't complete construction drawings. We were looking at limited information on the foundation-only submittal, looking at structural elements. The elevations were not part of the review, which could have allowed us to catch it sooner. Foundations are looked at with general conformance with location and property lines from the planning perspective. Foundation permits are at your own risk. If you want to move forward and don't have full construction drawings, but want to get a foundation in, it is still at their own risk. They are taking the chance that nothing is going to change substantially. In the petitioner's case, because they are in a PUD, they are held on a much stricter level unlike a standard by-right development which only has to comply with the overall zoning code. In this case it matters because it is a PUD. We always make the effort to identify any code deficiencies, however any failure to identify any code deficiencies in plan review does not alleviate or obligate them not to comply. Foundation only permits carry risk on both ends.

CHAIRMAN GRAY noted that it had been a sticking point, but is not now. He noticed there is a 1'-3" reduction to the nearest other residence. It might not be big to the Plan Commission, but it is big to the person that lives there. Also, the dog park is reduced by 20 feet.

Kimberly Clarke noted that in rounds of revised drawings, there had been a significant modification in the terraces. It was Staff that pushed to keep the amenities to the original approval. There were some structural changes, but there were other significant changes in previous submittals. What you see today was not initially provided.

COMMISSIONER SHAW noted that was fair, and that he could have been conflating the previous materials seen with what is currently here.

CHAIRMAN GRAY noted that when the item was provided a month ago, not all the information was in. Some of what is now submitted is unclear. He noted Staff's presentation here showed the proposed against the approved with pictures which helped him gain some clarity. He noted however that there were items Staff identified as missing or unclear. He asked, for example, if the stone columns were going to be stone, and that the color just was not shown right.

Scott Shalvis responded yes.

CHAIRMAN GRAY noted that the canopies had a lot of non-uniformity, which he assumes is by error and not by design. He wanted clarity on what material is being used.

Scott Shalvis responded that the entrances had stone in the background and brick in the front on the columns.

CHAIRMAN GRAY noted the west canopy had brick but is now stone. The east canopy entries were previously double door but are now single due to security concerns, not for structural reasons.

Scott Shalvis responded yes, that a security consultant advised double doors are not as secure. There is also more chance for water leakage. People are not moving in through these doors. There is an elevator on the other side.

CHAIRMAN GRAY noted that the west residential canopy previously had a brick accent, but will now be covered with stone. He asked if these were supposed to be uniform initially.

Scott Shalvis responded that all the residential canopies on the street side have brick piers with a stone accent. The other side would have a thin stone going around the columns. However, we can do a thin brick instead. They are about 2 feet wide.

CHAIRMAN GRAY noted the staff report identified things that were missing or unclear. There are also a lot of changes at once. The changes should be precise and clear in drawn and written form. There should be unanimity in thought on what is going to be built that anyone can understand on the plans. Some of the changes were unclear. He would like to see some of these changes clarified before passing it on to the Trustees. We could either flesh out the items today to clarify as conditions under approval or continue so these open items are clearly addressed in plan or written form. He felt it was difficult to understand what was specified at times. Some information was missing or unclear on the plans. He asked the other Commissioners if they felt the same when they read through the report.

COMMISSIONERS SHAW and TRUXAL responded yes.

CHAIRMAN GRAY noted he didn't feel it would be fair to the Trustees or Mayor.

COMMISSIONER TRUXAL noted he read through the report thoroughly, and he had a lot of questions. The balcony was the biggest issue for him, and that was addressed, however there were some other things that were not clear to him.

CHAIRMAN GRAY noted he had no issue with the parking.

Scott Shalvis noted they still are exceeding the 1:1 ratio indoors.

CHAIRMAN GRAY felt those were reasonable changes.

COMMISSIONER TRUXAL noted they increased the number of electric vehicle charging spaces. There were only two outdoor, now there's 4 indoor for each building.

CHAIRMAN GRAY thought this was good. That is an attractive amenity. There was a lot of good, but also a lot of unclear aspects. If there was one unclear aspect, the Commission could take care of that, but going one-by-one in the details tonight might not be the best use of time. He asked for an informal tally if the Commissioners would like to see more clarity on some of the changes or questions prior to entertaining a motion.

COMMISSIONER TRUXAL responded he would like to see more detail for each change so he could find the changes in the drawings.

CHAIRMAN GRAY noted on page 6 of the report, it is unclear if they are brick or steel tubes.

Scott Shalvis responded originally on the east façade there were stone piers with a steel tube frame. Staff wanted a solid brick, so we added that to the plans. But we do have a stone accent band.

CHAIRMAN GRAY noted that if he doesn't know what exactly he's agreeing to, he doesn't want to mislead the Trustees or Mayor going forward. He would appreciate clarity. He asked Lori Kosmatka if there was other information needed from the petitioner.

Lori Kosmatka, Associate Planner felt that doing another round to ensure that the plans correctly reflect the proposal would be helpful. She noted some items aren't noted including the one setback on building #3 and the balcony specifications. One of the elevations is shown to be brick but is tagged as stone. Whether it's 4 inch or half inch would be helpful.

COMMISSIONER SHAW noted given the history of the project and the role of the Plan Commission to do its due diligence, there is a responsibility to ensure it's complete. He felt it would be prudent to have a continuance to get clarity for the Commissioners. He originally thought there was clarity, but now there is ambiguity. Going into a decision with ambiguity is a recipe for disaster.

CHAIRMAN GRAY commented when there is doubt, then there is no doubt we should pause. He entertained a motion to continue the public hearing.

COMMISSIONER SHAW mentioned the setbacks are being measured differently now. He didn't understand why. We are now in a situation in what was approved and what's proposed calculated different ways. For comparison purposes, we need to know what the change is.

CHAIRMAN GRAY agreed. He thanked Scott Shalvis and Andrea Crowley.

COMMISSIONER SHAW asked if Staff preferred continuing or closing the hearing.

Dan Ritter, Planning Manager, responded continuing is best. It can remain open, and will not be necessary to republish this way.

Motion to close the public hearing made by COMMISSIONER GASKILL, seconded by COMMISSIONER TRUXAL.

COMMISSIONER SHAW asked if there was a date that the meeting is being continued to.

Kimberly Clarke, Community Development Director, responded the next meeting is January 6th. She wanted to make sure the petitioner will be available.

Dan Ritter, Planning Manager, noted it seems like minor items are needed for clarity. We need to make sure we can turn it around quickly for the report. He recommended we indicate a meeting date. If the petitioner has a problem, then Staff can let the Commission know at that meeting.

CHAIRMAN GRAY noted the motion as amended with a continuance for the public hearing for Brookside Glen to continue to January 6, 2022 Plan Commission meeting. He requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

GOOD OF THE ORDER –

Dan Ritter reviewed the following Good of the Order items:

- He noted there will be a couple other items on the upcoming January 6th agenda. There will be an item for a small expansion at the Pete's Fresh Market's warehouse space. This will be in front of the old K-Mart entrance. The roof is already there, and they are doing a small office addition. Also, Dunkin Donuts on 80th and 171st will move to the outlot building and do a drive-thru that cuts through the building. Staff has helped work some of those challenges.
- We also may have a new Plan Commission member shortly by the Village Board. They are anticipated to be appointed next Tuesday.
- Loyola had their groundbreaking yesterday. They are starting with site and ground work, no foundations yet.
- Smoothie King has demolished the existing building on-site, site work should start soon.
- Popus Popcorn is going into The Boulevard downtown, and are close to getting their permit for the buildout.
- There is also a new pet store in town called the BarketPlace, next to the Village Pizza. There was a one-year art exhibit in that space before. It is a positive to see retail space in downtown.
- McDonalds is open and complete on 159th Street.
- The two Bettinardi projects are complete. One was an addition to the IGOR building that they purchased and the other was parking lot changes at their headquarters.

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 SHAW, seconded by COMMISSIONER GASKILL to adjourn the December 16, 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 9:37 P.M.

PLAN COMMISSION STAFF REPORT

January 6, 2022 – PUBLIC HEARING

Petitioner

Karli Mayer, on behalf of
One Magnuson Lane LLC

Property Location

SW Corner of 191st Street
and Magnuson Lane

PINs

19-09-11-200-015-0000
19-09-11-200-013-0000

Zoning

R-6 PD

Approvals Sought

Special Use Permit for a
Substantial Deviation
from the Brookside Glen
Planned Unit
Development

Project Planners

Kimberly Clarke, AICP
Community Development
Director

Lori Kosmatka
Associate Planner

The Residence of Brookside Glen

Southwest corner of 191st Street and Magnuson Lane



EXECUTIVE SUMMARY

The Petitioner, Karli Mayer, on behalf of One Magnuson Lane LLC, seeks a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development (PUD) to permit design changes to the previously approved Residences at Magnuson multifamily residential development.

The Petitioner previously received approval in December 2017 to construct the Residences at Magnuson, which includes four (4) multi-family residential structures with thirty-six (36) dwelling units per building for a total of 144 dwelling units. This proposal also includes a 5,320± square foot club house, landscaping, and various amenities throughout the development. The Petitioner now proposes changes to the exterior architecture of the buildings which differ from the appearance of the previously approved plans. The exterior design changes are due in part to some building reconfiguration in the development.

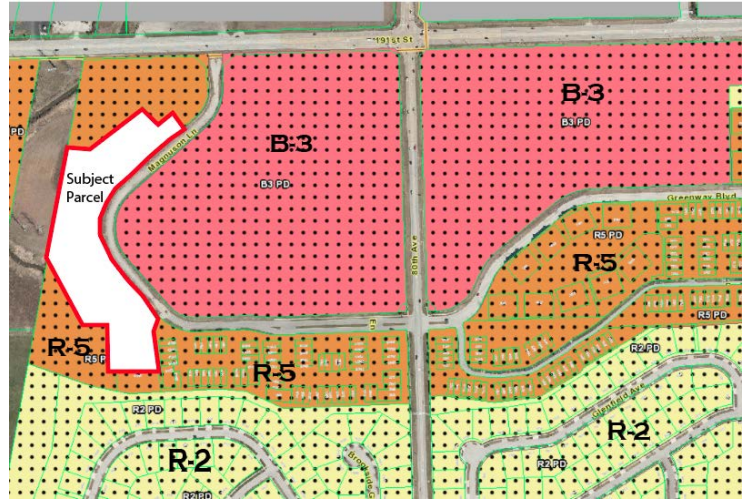
Changes from the December 16, 2021 Plan Commission public hearing are indicated in **Red**.

EXISTING SITE & HISTORY

The subject site is a 7.65-acre parcel within the Brookside Glen Planned Unit Development (PUD). The Brookside Glen PUD was approved as part of an annexation of 828 acres in 1990. Since that time there have been amendments to the Agreement as well as several PUD modifications and rezonings. The subject property was originally planned for a mixture of commercial, office/restricted industrial, and residential uses (single-family detached, townhomes, and condo/apartments).

In February, 2016, the Village was approached by the Petitioner to develop the 7.65-acre parcel. Multiple meetings were held between July and October 2017 which included Staff, elected officials, the Petitioner, and representatives from the Brookside Glen subdivision.

The participants discussed plans that would address concerns about the scale of the buildings while maintaining valuable amenities and high-quality aesthetics.



Zoning Map

The site is bordered by the ComEd transmission lines to the west, B-3 PD (General Business and Commercial District) to the east, R-5 PD to the south and southeast and R-2 PD (Single-Family Residential) to the far south. The site is located within the Urban Design Overlay District (UD-1) that is intended to regulate non-residential buildings to “accommodate the automobile, but are primarily designed to promote non-motorized and public transportation movements to, within, and among properties”. UD-1 attempts to create a streetscape that is defined by buildings rather than parking lots. Although this is a residential building, it has some “commercial character” due to its scale, surface parking, and recreational component (club house). Additionally, there will eventually be commercial development to the east which will need to comply with the regulations for the UD-1 Overlay District.

Surrounding land uses include vacant property to the east that is planned and zoned for commercial uses. A municipal pumping station is located immediately to the south and a townhome development exists to the southeast with two-story structures housing 4-6 units per structure.

East of 80th Avenue there are other planned commercial uses that are vacant in addition to townhomes and 4-story multi-family condominium buildings of 16 units each. These multi-family structures are designed similarly to the proposed project in that they are effectively 5-story buildings due to the semi-underground parking garage. A detention pond is located to the north of the subject site and functions as a buffer to 191st Street. The Wolverine Pipeline traverses the site (east to west) just north of the pumping station.

As a Planned Unit Development, deviations from these requirements are considered ‘exceptions’ and are not reviewed as a ‘true’ variation from the Zoning Ordinance; instead, they are reviewed in context of the approved PUD. The Commission may wish to evaluate these deviations using the PUD Standards and Criteria for a PUD (Sections VII.C.1. and VII.C.3). As a Special Use, Staff will provide Findings of Fact at the Public Hearing consistent with the Special Use standards in Section X.J.5 of the Zoning Ordinance. Any exceptions that Staff has noted during the review are identified throughout this report.

SUBSTANTIAL DEVIATION REQUEST

The issue before the Plan Commission is approval of a Substantial Deviation from the Brookside Glen Planned Unit Development (PUD). The PUD was initially approved in 1990 with subsequent Substantial Deviations in 2000 and 2017. Over the years, this PUD has evolved; reacting to market demands and economics. See the attached timeline for specific references to approvals and ordinances related to this property. The original PUD of 828 acres provided for a mix of uses.

The Petitioner's request is to deviate from Ordinance 2017-O-072 (Substantial Deviation from the Brookside Glen PUD). The approved PUD included four (4) structures of thirty-six (36) dwelling units each for this property (total of 144 units) and a club house with a pool and other various residential amenities. The approved PUD contained Exceptions for building setback and building height. The proposed Substantial Deviation will allow for design changes to the project primarily as a result in change of exterior wall construction. The proposal will reconfigure the façade and materials with adjustments in elevation offsets, windows, and balconies. The current proposal will reduce the residential overall building heights by 5'-0 1/8", increase the building lengths from 174'-10" to 188'-2", adjust building setbacks. Proposed changes specific to the clubhouse include a reduction of glazing, new elevation offsets, and reconfiguration of space with additional amenities due to modification of the underground parking garage and relocation of restrooms. The proposal also includes a shift in parking type, removal of the exterior trash enclosures, and addition of two exhaust sheds on the terraces.

EXCEPTIONS

The previously approved Planned Unit Development ordinance included three Exceptions from the Zoning Ordinance. The Petitioner requests amending the following Exceptions from the Zoning Ordinance based on their revised elevations.

1. Building Height

A nine-foot (9') exception to the maximum building height requirement within Ordinance 2000-O-006 allowed the structures at a building height of 65' where 56' was the maximum height allowed. In the 2017 consideration of the project, Village staff noted that although the height of the buildings were approximately ten feet (10') taller at the highest point (the middle roof), the actual elevation would be consistent with Brookside Place since the elevation at the subject site is approximately ten feet (10') lower than the elevation at Brookside Place. The Maximum Overall Height of Building was noted as 72'-3.75", however staff noted the Mean Roof Height of 64'-11.75" as the "Building Height" (defined in Section II of the Zoning Ordinance). The Petitioner currently proposed plans will reduce the Exception's nonconformity of height by 5'-0 1/8" which is due to the reduction of 2'-0" in the garage and floor construction thickness.



Renderings of Previously Approved Residence of Brookside Glen and Building at Brookside Place

2. Building Setbacks

An exception to the Village requirement for the front yard setback allowed the residential structures to be set back about 18' to 27'. The previously approved drawings showed a range from 17'-9 5/8" to 63'-0 3/8". The Petitioner noted that the currently proposed setbacks will range from 9'-2" to 69'-11", however, when calculating in the same manner as the previous approval, from the building face rather than the piers, the new proposed setbacks range from 16.6' to 69'-11"

3. Building Floor Area Ratio

An exception of 0.056 to the Village requirement for floor area ratio (FAR) allowed a FAR of 0.656 where 0.6 was the maximum FAR allowed. The Petitioner has noted that the currently proposed FAR will now be 0.655.

ARCHITECTURE

2017 Previously Approved PUD Plans

The previously approved plans consisted of four (4) architecturally identical proposed residential precast structures with precast balconies and a centrally located club house. The structures included a semi-underground parking garage and four (4) stories of residential dwellings. Terraces above the parking level connected the structures. Pedestrian access was provided at the east and west sides of both the residential buildings and club house. Vehicular access ran the length of the development with two garage entries and drive-through in the clubhouse. The approved building height was noted as approximately 65' as defined by "Building Height" in Section II of the Zoning Ordinance. The overall building height was noted as 72'-2 5/8" as measured from the parking level. The approved construction type was exterior walls constructed with precast concrete and thin embedded bricks, and standard brick and block construction.

Building Materials

The previously approved exterior cladding included a 1/2" thin brick veneer precast into a panel with horizontal seams. The ground/parking level included a precast stained and stamped stone foundation material. The precast balconies were approved with steel railings and wire mesh infill panels

Architecture

The architecture included some aspects of a Prairie style with the slope of the roof and transom windows. The floor to ceiling windows added distinction reflective of loft type architecture. The roof line was varied to provide enhanced architectural interest helping to break up the expanse of the roof. Articulation was provided along all building facades to create visual interest and shadow lines. Landscaped berms were also shown at the base of the structures at varied heights to minimize exposure of the parking level. The approval also indicated the roof terraces would have green roofs with landscaping screening from Magnuson Lane. The club house's architecture also encompassed some aspects of Prairie architecture consistent with the residential buildings. The club house also included an expansive arrangement of windows with a canopy on the east side and an extension of cabanas and restrooms on the west side.

Proposed Plans

The Petitioner is currently proposing a new construction type with revised dwelling unit layouts, resulting in exterior design changes. The Petitioner has provided a letter itemizing these changes along with updated drawings. The drawings include line drawings for each façade of a typical residential building and the clubhouse, as well as color elevations comparing the previously approved and currently proposed facades of a typical residential building and the clubhouse. The Village consulted architectural firm Farnsworth Group to do an architectural design review comparing the residential building east elevation's previous approval to the current proposal. Farnsworth Group has provided a statement of findings which included opinions made upon their professional judgement based on their experience in the field of architecture (*see attached*).

At the December 16, 2021 public hearing, the Plan Commission recommended the Petitioner provide clarity to missing or unclear items in their submittal. The Petitioner has not made any changes to the drawings proposed at the December 16, 2021 public hearing.

Construction Type of Exterior Walls:

The new exterior wall construction type will be noncombustible brick veneer construction which mostly includes full four-inch brick veneer with steel stud wall backup where applicable, ½" thin brick veneer adhered (noted at the 5th floor of each end of each residential building and on parts of the clubhouse), and natural stone veneer along the ground level of the residential buildings. The Petitioner proposes this change due to this construction type becoming an allowable option per a recent revision of the Tinley Park Building Code change.

Heights:

The Petitioner states the residential overall heights will be reduced by 5'-0 1/8" due to lowering the height of the semi-underground garage (ground/parking level) and the reduction of floor thickness. The Petitioner notes the resulting height is 70'-4 7/8", as identified on the residential east elevation. The Petitioner however does not identify the elevation from which that point is referenced. The shorter overall height of the residential buildings still includes an elevated top floor of 14'-0" as measured from the top of subfloor to the roof truss bearing height, and the residential floor heights of the remaining stories are substantially similar (current 10'-1 ¾" versus approved 10'-0"). The clubhouse is proposed as 35.2" along the rear façade. The previously approved drawings did not show an overall height for the clubhouse.

Building Lengths, Setbacks & Floor Area Ratio:

The building lengths will be increased from 174'-10" to 188'-2". However, the Petitioner notes the connector (terrace) sections were modified to reduce the impact of the overall length. The Petitioner has noted the currently proposed building setbacks will change from a range of 18 to 27 feet to a range of 9'-2" to 69'-11". The low end of this setback range is measured from the newly proposed piered canopies. At the December 16, 2021 public hearing, the Plan Commission recommended the setbacks be calculated in the same manner as per the previous approval. When calculating in this manner from the building face, not accounting for the piered canopies, the new building setbacks will range from 16.6' to 69'-11". The proposed building face does have deeper offset projections than the flatter, previously approved façade. The previously approved drawings showed a range from 17'-9 5/8" to 63'-0 3/8". The Petitioner has noted the previous PUD approval showed a maximum of 63'-0 3/8", which contradicts the approved Exception of 18 to 27 feet.

	Bldg 1		Bldg 2		Clubhouse		Bldg 3		Bldg 4	
	Apprvd	Prop.	Apprvd	Prop.	Apprvd	Prop.	Apprvd	Prop.	Apprvd	Prop.
Min.	22'-11 3/8"	17.1' (9.2' from pier)	20'-11 1/4"	16.8' (9.6' from pier)	50'-4"	53.4'	18'-6 3/8"	17.1' (9.9' from pier)	17'-9 5/8"	16.6' (9.8' from pier)
Max.	26'-9"	26.7'	45'-2 3/8"	57.1'	50'-4"	66.0'	63'-0 3/8"	69'-11" <u>missing</u>	17'-9 5/8"	28.4'

The currently proposed floor area ratio will be reduced from 0.656 to 0.655. The distance to the nearby townhome measured 198'-9 ¾" in the previous approval, but is now 197'-6 3/4", a reduction of 1'-3".

Architecture - Façade Reconfiguration of Bays, Windows, Doors, Canopies, Balconies, and Mechanical Equipment:

Some reconfiguration is proposed to the architecture and facades. Due to a modification in the building footprint, the proposed façade offsets (projections) will somewhat change the layout of the windows, doors, balconies, and PTEC wall units. The Petitioner notes the currently proposed residential window arrangement is based on the refinement of unit layouts which included the coordination with the mechanical plans. The residential front (east) facades continue to have two entries, but now will have canopies with piers. These front entries, previously approved as double doors, are now proposed as single doors with sidelights (storefront) on both sides. The Petitioner states this change is due to recommendation by a security consultant. The presence of the clubhouse's east canopy remains as approved, but is now specified as prefinished aluminum. The new proposal also introduces shed roof style canopies above the two garage doors located at the north and south ends of the development. The garage canopies were proposed to help break up the façade.

The balconies will be bolt-on aluminum tube frame and aluminum deck. The Petitioner believes this will be a maintenance free noncombustible construction allowable due to the change in exterior wall construction. The Petitioner also notes the aluminum balconies are in lieu of precast due to the weight consideration of the new construction type. The Petitioner noted stone piers are provided as needed to support the balconies. The drawings show what appear to be short stone piers projecting from the facade, but some of them are not aligned below the balconies, and are not all identified and colored as stone. **The Petitioner confirmed at the public hearing that the stone piers will be identified and colored as stone.** The Petitioner has stated the aluminum decks on the balconies will be powder-coated with a dark bronze color, however this is not specified in the drawings. **The Petitioner provided a manufacturer's website link: <https://mwstairs.com/prefabricated-balcony-system/> Excerpts from the website are attached to this report.**

The proposal also has additional PTEC units due to the height of the 4th floor end units and the 5th floor units. Intake vents are also identified on the garage door side of the residences as well as on the rear of the clubhouse. The west façade has rooftop units on the clubhouse's rear (west) façade and appear to have a form of exterior mechanical on top of the residential buildings. The Petitioner has not identified any screening, however these are at the rear of the building, not visible from Magnuson Lane. Rooftop units and exterior mechanicals were not shown on the previous approvals, however, full MEP engineering was not coordinated at that time.

Other Architectural & Site Changes:

A few other notable architectural changes have been identified. Stairs and ramps are being added from the clubhouse to its two central flanking terraces and the relocation of the restrooms from extending in the pool area to now be within the clubhouse's general footprint. The Petitioner notes the restroom relocation allows a more usable pool deck for tenants to enjoy. The interior drive through which previously separated the east and west parts of the clubhouse's lower level will now be removed to allow for the restroom relocation, additional space for other amenities, and improves pedestrian flow throughout the clubhouse. A large party area with a warming kitchen and fireplace, a golf simulator, a pet spa, and a larger fitness center have all been added. The lobby space in each residential building also decreased in order to allow for a larger package delivery room, more bike storage, and other reconfiguration.

A few site changes are noted. The exterior trash enclosures were moved indoors. A pedestrian drop-off area from Magnuson Lane is being added to the clubhouse's front façade. The dog park at the north of the property has been narrowed by 20.1'. The Petitioner is also coordinating with ComEd and Nicor on screening for the transformer pads and gas meters on the property.

Open Item #1: Discuss overall façade reconfiguration of bays, windows, doors, canopies, balconies, and stone piers. Discuss screening for rooftop units and exterior mechanicals. Consider conditioning exterior mechanicals (rooftop units, PTEC units, intake and exhaust vents) to color match the surrounding materials.

The Petitioner has agreed to match the color of the exterior mechanicals including rooftop units, PTEC units, intake and exhaust vents to the color of the surrounding material (*Condition #1 in the Motion*). The brick is a reddish brown as displayed at the December 16, 2021 public hearing, however the color of the roof shingles and Hardieboard lap siding have not been identified.

Clubhouse Glazing/Windows:

The clubhouse is now proposed with less glazing. Most noticeably on the front (east) façade, the total glazing, window pane counts and transoms have all been reduced, and some window areas previously approved as large expanses are now visually broken up by brick and aluminum fascia elements. The middle of front elevation's upper level previously had triple continuous transoms, and now is proposed with a single separated transom. In contrast, the rear (west) façade's upper level, does retain large continuous expanse of glazing at the center, but has lost glazing near the ends due to reconfiguration of stairs. The lower level of the rear façade has noticeably changed. The previous approval had a combination of windows and door all with transoms, whereas the current proposal has removed the transoms and is all glass mullion doors. The Petitioner explains transoms are not possible due to the relocation and expansion of the fitness center. The Petitioner notes that the structural podium and mechanical design for proper airflow in the fitness center required additional ceiling height. The south side of the clubhouse also has lost two sets of window areas due to stair reconfiguration.

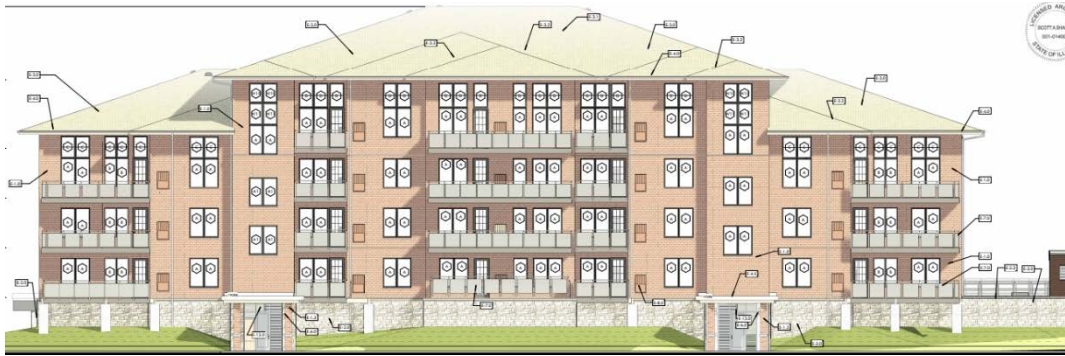
Open Item #2: Discuss exterior glazing (transparency) area and configuration for windows and doors, which have been noticeably reduced on the clubhouse and adjusted on the residential buildings.

Exterior Facade Materials:

The proposed residential exterior facade materials include a natural thin stone veneer along the ground/parking level and brick veneer on the upper levels, separated by a continuous cut stone sill. Most of the brick veneer is full four-inch brick veneer with steel stud wall backup, and will consist of utility size bricks with a natural color mortar. The fifth (top) floor of the residential buildings will have a 1/2" thin adhered brick veneer. The Petitioner has explained that due to the building's layout of a smaller fifth floor footprint, this section of wall on the fifth floor sits on top of interior walls which do not provide the structural support to withstand the weight of the full four-inch bricks. The Petitioner states the two brick types will meet flush on the residential buildings. The previous PUD approval detail sheet A121 identifies 1/2" brick applied over the precast wall construction.

The Petitioner has provided some changes and specifications to the residential entries. The previously approved residential entries showed vertical brick accents and glazing that flanked both the front and rear entry points. The two entry points on the front (east) façade will now have canopies with a continuous cut stone sill and prefinished aluminum gravel stops above supported by piers. The color and line elevations identify them as brick piers punctuated with a 6" high stone accent strip, but the floor plan calls them out as "steel tube columns primed and painted (architectural exposed column)" surrounded by a "stone pier with four way stone cap". However, on the rear (west) elevation, the one canopied large entry point no longer has flanking brick accent. The structural columns are now proposed to be covered on all sides with thin stone, thus it loses the visual differentiation of material as shown in the previous approval. The Petitioner has now specified the glazing for all the residential entry points will be a storefront system with black prefinished aluminum.

Residential Building Elevation Comparison:



Front/East Facade: Currently Proposed (top), Previously Approved (bottom) – Not to scale

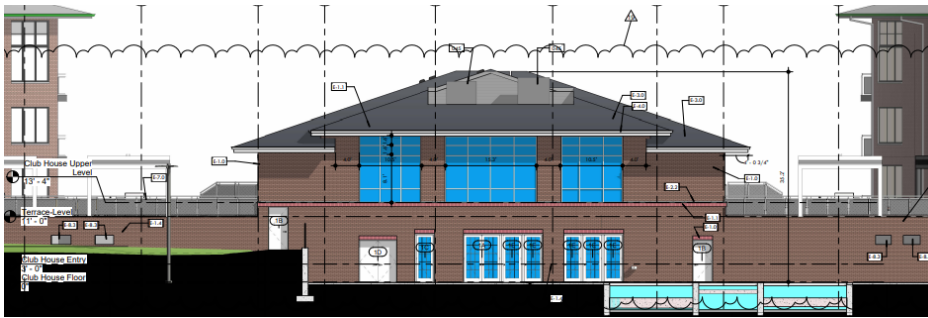


Rear/West Facade Currently Proposed (top), Previously Approved (bottom) - Not to scale

Clubhouse Elevation Comparison:



Clubhouse Front/East Façade Currently Proposed (top), Previously Approved (bottom), Not to scale



Clubhouse Rear/West Façade Currently Proposed (top), Previously Approved (bottom), Not to scale

The clubhouse's two stories appear to have a brick pattern similar to the previous approval. The roofline is tagged as soldier course brick. The front façade's upper level is tagged as the thicker brick veneer, but the lower level is tagged as thin stone veneer. The separation between the floors appears to show a solid material, which may be the correct location for the continuous cut stone sill, but has no tag. Meanwhile on the rear façade, the front gable material around the rooftop units has HardieBoard lap siding, and though the upper level has the thicker brick veneer, the lower level instead has the ½" thin brick veneer. The separation between the levels on the rear façade now has brick soldier coursing with a thinner continuous cut stone sill instead of solely a continuous stone material per the previous approval. Soldier coursing is also above the lower level's doorways.

The colors and materials for the mechanical equipment should be confirmed. The PTEC units and exhaust vent color is identified to match the brick, but the intake vents and clubhouse rooftop units and residential rooftop mechanicals don't specify the material to match.

~~Open Item #3: Discuss the 4" brick veneer and ½" thin brick and how they will match. Discuss brick colors. Consider conditioning the two materials to be matched (burned and colored in the same manner) on the residential top floor to the rest of the building below. Discuss balcony color.~~

The Petitioner has agreed the ½" adhered thin brick veneer and 4" anchored brick veneers will visually match, and be burned and colored in the same manner (*Condition #2 in the Motion*).

A dark reddish brown 4" brick veneer sample was displayed at the December 16, 2021 Public Hearing. Samples of ½" thin brick veneer and the natural stone veneer were not displayed.

The Petitioner provided a manufacturer's link to the balcony/railing system (*see brochure attachment*). The Petitioner verbally identified the powder coat color as Dark Bronze.

Clay
Bronze
RAL7037
Sandstone
RAL7045
Satin Black
Anodize Silver
RAL8007
Bone White

Balcony/Railing Options

~~Open Item #4: Discuss and clarify the canopy pier materials on the residential front and rear entry points. Consider conditioning they be coordinated and covered on all sides with brick.~~

The Petitioner has agreed the canopy pier materials on the residential front and rear entry points will be coordinated and covered on all sides with brick (*Condition #3 in the Motion*).

~~Open Item #5: Discuss clubhouse materials. Confirm location and type of brick & stone veneers, separations between levels, and brick soldier coursing. Consider conditioning the ½" thin brick and Hardieboard lap siding on the clubhouse all be changed to 4" brick veneer, and the rear separation between levels solely be continuous cut stone sill.~~

The Petitioner has confirmed the Clubhouse's rear (west) elevation's horizontal separation between the lower and upper story will solely be continuous cut stone sill (*Condition #4 in the Motion*). The Petitioner has noted that the clubhouse façade, inclusive of the rear/west lower level (*currently proposed ½" thin brick veneer*) and the rear (west) front gable (*currently proposed Hardieboard lap siding*) will remain as currently proposed and will not be changed to all 4" brick veneer (*Condition #5 in the Motion*).

Green Roofs:

The Petitioner has provided additional detail on the previously approved terrace green roofs. The green roof areas will include a masonry knee wall with a railing on top and a river rock (vegetative free) accessing the new exhaust sheds and along the perimeter. The green roofs will have roof drains and be a combination of semi-intensive and

intensive. The Petitioner confirmed the green roof will still provide landscape screening from Magnuson Lane as discussed in the previous consideration.

Pergolas, Firepits, Grill/Sinks, and Terrace Surface:

The Petitioner is now proposing four pergolas at ground level and eight pergolas on the terrace (an increase of one from seven previously approved). The four ground level pergolas each have a firepit, and a 5th firepit is located adjacent to the pool. Double center grills with sinks will be provided at each of the terrace pergolas. The terraces will have deck tile with adjustable pedestals. **Per a Commissioner request, Staff has inquired to the Petitioner on details of the terrace deck tiles, on how moisture will drain and whether the tiles will become uneven due to the freeze/thaw process.**

Seating:

The Petitioner's proposal has a few changes in common seating. The common seating area on each floor of the residential is now removed due to the reconfiguration of the floor plan and the Petitioner's desire to instead make the clubhouse the focal point of activity in the development. The outdoor terrace seating is shown on the Connector & Exhaust Fan Enclosure plan as 18 tables, whereas the previous approval showed a total of 20 tables. Seating will remain available at the ground level pergolas and dog park.

Open Item #6: Discuss absence and/or removal of seating.

Cabanas:

The Petitioner proposes the two cabanas to be freestanding alongside a retaining wall adjacent to the clubhouse. The previous approval had the cabanas located within stone walls. The Petitioner has not yet selected a specific size or style, but has illustrated potential options.

Per a Commissioner request, Staff has inquired to the Petitioner on if the freestanding cabanas will withstand high winds. No comments have been provided as of date.

Parking:

The Petitioner states the total parking count will remain as approved as 360 spaces upon landbank installation, but with adjustments in parking types. The proposal includes a reduction of indoor parking by eight spaces (163 indoor spaces proposed vs. 171 approved), 136 outdoor spaces (vs. 125 approved) which will be reduced by an additional three spaces (landbank spaces #10, 11, 12) to 133 outdoor spaces for the drive aisle upon landbank installation, and the same count of 64 landbank spaces. The reduction in indoor parking is due to the removal of the drive through on the lower level of the clubhouse. Along with the ADA spaces indoors and to the west of the development, the parking count now also includes an exterior ADA parking space at the front passenger loading area. The development will have four interior electric vehicle charging spaces for each residential building, and the Petitioner specified that the development will have two exterior electric charging spaces.

Addition of Exhaust Sheds:

Two brick sheds are proposed on the terraces in order to accommodate garage exhaust fans. The sheds will be placed between Buildings 1 and 2, and between Buildings 3 and 4. They will be located flush to the east residential facades, and will be within the green roof area. This location is along the front of the property, however, the location within the green roof area may be considered appropriate since the landscaping will help screen along Magnuson Lane and will allow room for the pergolas and seating on the west side. The sheds are shown as 9'-3" high and 13.3' long, but the depth is not identified. The Petitioner verbally notes they are 5 feet deep. The Petitioner notes that the mechanical code requires exhaust discharge to be ten feet above the adjoining grade.

Open Item #7: Discuss exhaust shed location and show depth measurement. Discuss how freestanding cabanas will withstand high winds.

Signage:

The two ground signs will keep the same 4'-0" setback but the south sign has been slightly shifted south toward the southern drive aisle. The drawings note it will be 22'-10 1/8". The Petitioner has provided additional specification on the material which now includes a cast stone cap with 4-way wash and thin stone to match the building.

Key Design Elements Remaining:

Some key design elements will remain as previously approved. The roof slope and the Prairie-style four (4) foot deep eaves will remain consistent. Also, the club house will remain centrally located, and each building entry shown as a focal point with the center of the structure being the tallest. The windows on the top floor will still have a double transom which will provide a verticality to break up and accent the horizontal nature of the buildings.

Analysis

In November, 2021, architectural consultant Farnsworth Group provided a statement of findings analyzing the two design schemes of the east residential façade only from a recent previous submittal. Farnsworth Group found that the elevations on this portion of the development were essentially identical with only a few minor differences. The overall proportions were very similar (3% height decrease, 7% width increase) and the roof slopes and eaves remained consistent. The massing components (central area under high roof, flanked area under low roof, and bands of stone veneer and grade at the base appeared nearly identical, and considered a visual difference would be marginal once constructed. The vertical dimensions of floor-to-floor heights were observed as essentially identical with exception that the currently lowest level is two feet less. The window sizes, mullions, and pattern were also noted essentially identical, with exception that there is a different horizontal rhythm of windows under the high roof. They noted this is likely caused by the plan changes in the unit layouts. They believed the exterior materials appeared to be the same, however they were not provided the most recent, more detailed resubmittal.

The current proposal has the same general layout and orientation and appearance of materials and glazing to the previously approved plans, but contains some reconfigurations. Staff has noted open items, most notably the reduction of glazing on the clubhouse, and outstanding points on exterior materials.

Staff recommends the Petitioner revise documents and submit to staff for review, prior to being heard by the Village Board.

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 provided draft Findings in the Staff Report below for the Plan Commission's consideration.

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 design changes are largely aesthetic with no major changes to the site plan, thus will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Additional factors were considered in the previous PUD approval.*
- 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 design changes include a proposed architectural façade primarily of brick and stone veneer with double transom windows on the residential top floor. These architectural features, along with the*

reduction in 5'-0 1/8" of building height will not be injurious to the use and enjoyment of other property in the immediate vicinity nor substantially diminish and impair property values in the neighborhood.

- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - *The proposed design changes are largely aesthetic with no major changes in the site plan, thus will not impede the normal and orderly development and improvement of surrounding property.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The proposed design changes do not affect changes to utilities, access roads, drainage and/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 proposal will not change the previously approved ingress and egress. The density has not changed from the previous approval within Ordinance 2017-O-072.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - *The proposal will adjust the currently approved building setbacks from 17'-9 5/8" to 63'-0 3/8" (noted in the ordinance as 18-27 feet) building setbacks to allow 16.6' to 69'-11". Other previously approved exceptions which will remain are building height and floor area ratio.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *The proposed design changes are largely aesthetic. The scale of the project remains the same from the previous approval per Ordinance 2017-O-072, which contributes to the economic development of the community as a whole.*

MOTION 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.

"... make a motion to recommend that the Village Board grant the Petitioner, Karli Mayer on behalf of One Magnuson Lane LLC, a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development with Exceptions from the Zoning Ordinance to permit exterior design changes in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the **January 6, 2022 Staff Report and subject to the following conditions:**

1. *The development's exterior mechanicals including rooftop units, PTEC units, intake and exhaust vents shall match the color of the surrounding material.*
2. *The ½" thin brick and 4" brick veneers shall visually match (to be burned and colored in the same manner).*
3. *Canopy pier materials on the residential front and rear entry points shall be coordinated and be covered on all sides with brick.*
4. *Clubhouse rear (west) elevation's horizontal separation between the lower and upper level shall solely be continuous cut stone sill.*
5. *The clubhouse's façade, which is inclusive of the rear (west) lower level and the rear (west) front gable to all be 4" brick veneer.*
6. *The balcony and railing system shall be bolt-on aluminum in a powder coat finish complementary to the building's design, to be reviewed and approved by Staff prior to issuance of building permit.*
7. *A Letter of Credit in an amount to be deemed acceptable by the Village Board to secure the removal of the unfinished structure, regrading and restoration of the site in the event the project fails to be completed.*
8. *The Petitioner shall adhere to the construction schedule o as established. Construction is estimated to commence within 60 days of the issuance of a permit. Petitioner will be required to submit for a building permit by no later than April 1, 2022. Construction is estimated to last for 24-36 months from the issuance of a building permit. Construction of clubhouse and amenities to be completed prior to or simultaneously with the first residential building.*
9. *All revised documents shall be submitted to staff for review and prior to being heard by the Village Board.*

[any conditions that the Commissioners would like to add]

ATTACHMENTS

1. Previously Approved PUD Plan Set Ordinance 2017-O-072
2. Drawing Submittal, 24 sheets, dated December 8, 2021, received December 10, 2021.
3. List of changes from Petitioner received December 9, 2021.
4. Statement of Findings From Architectural Design Review
5. Balcony System Excerpts from Manufacturer's Website: <https://mwstairs.com/prefabricated-balcony-system/> Accessed December 29, 2021.

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Previously Approved PUD Plan Set – Ordinance 2017-O-072	ASL	12/5/2017
	Drawing Submittal, 24 sheets, received December 10, 2021	ASL	12/8/2021
	List of changes from Petitioner received December 9, 2021	ASL	N/A
	Statement of Findings from Architectural Design Review (<i>East Façade Elevation Only</i>)	Farnsworth	11/11/2021
	Balcony System Excerpts from Manufacturer's Website https://mwstairs.com/prefabricated-balcony-system/	Staff	Accessed 12/29/2021

ASL – Architectural Studio, Ltd.

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2017-O-072

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SUBSTANTIAL
DEVIATION OF THE BROOKSIDE GLEN PLANNED UNIT DEVELOPMENT TO
ALLOW FOR FOUR (4) MULTI-FAMILY STRUCTURES WITH THIRTY-SIX (36)
DWELLING UNITS PER STRUCTURE, A CLUBHOUSE WITH OUTDOOR
SWIMMING POOL AND ASSOCIATED RESIDENTIAL AMENITIES WITH
EXCEPTIONS RELATED TO BULK REGULATIONS AND FLOOR AREA RATIO**

**JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK**

**MICHAEL J. PANNITTO
BRIAN H. YOUNKER
CYNTHIA A. BERG
WILLIAM P. BRADY
MICHAEL W. GLOTZ
MICHAEL J. MANGIN
Board of Trustees**

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Peterson, Johnson, and Murray Chicago, LLC, Village Attorneys
200 W. Adams, Suite 2125 Chicago, IL 60606

VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE NO. 2017-O-072

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION OF THE BROOKSIDE GLEN PLANNED UNIT DEVELOPMENT TO ALLOW FOR FOUR (4) MULTI-FAMILY STRUCTURES WITH THIRTY-SIX (36) DWELLING UNITS PER STRUCTURE, A CLUBHOUSE WITH OUTDOOR SWIMMING POOL AND ASSOCIATED RESIDENTIAL AMENITIES WITH EXCEPTIONS RELATED TO BULK REGULATIONS AND FLOOR AREA RATIO

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, a petition for the granting of a Special Use Permit to allow for a substantial deviation from the Brookside Glen Planned Unit Development, and more specifically an earlier grant of a substantial deviation set forth in Village Ordinance 2000-O-006, to allow for four (4) multi-family structures with thirty-six (36) dwelling units per structure, a clubhouse with outdoor swimming pool and associated residential amenities with exceptions related to bulk regulations and floor area ratio, has been filed with the Village Clerk of this Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Special Use should be granted on November 2, 2017 at the Village Hall of this Village, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the Daily Southtown, a newspaper of general circulation within the Village of Tinley Park; and

WHEREAS, said Plan Commission has filed its report of findings and recommendations regarding the Special Use with this Village President and Board of Trustees, and this Board of Trustees has duly considered said report, findings, and recommendations.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL

COUNTIES, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, AS FOLLOWS:

Section 1: That the report and findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and Board of Trustees, as completely as if fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that they have met the standards for granting of a Special Use set forth in Section X.J.5 of the Zoning Ordinance and that the proposed granting of the Special Use as set forth herein is in the public good and in the best interests of the Village and its residents and is consistent with and fosters the purposes and spirit of the Tinley Park Zoning Ordinance.

Section 2: The Special Use Permit set forth herein below shall be applicable to the following described property:

LEGAL DESCRIPTION: THAT PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT "A" IN BROOKSIDE GLEN P.U.D. TOWNHOMES PHASE 1, BEING A SUBDIVISION IN THE NORTHEAST QUARTER AFORESAID; THENCE NORTH 05°49' 00" WEST 101.08 FEET ALONG THE WEST LINE OF SAID LOT "A"; THENCE SOUTH 89°22' 42" WEST 228.92 FEET; THENCE NORTH 00°37' 18" WEST 220.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°22' 42" EAST 172.42 FEET TO A LINE 15.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE MOST NORTHWESTERLY LINE OF BROOKSIDE GLEN P.U.D. TOWNHOMES PHASE 1 AFORESAID; THENCE NORTH 46°56' 29" EAST ALONG SAID PARALLEL LINE 73.62 FEET; THENCE NORTH 41°45' 47" WEST 293.11 FEET TO A POINT OF CURVE; THENCE NORTHERLY ALONG AN ARC OF A CIRCLE CONVEX WESTERLY AND HAVING A RADIUS OF 283.00 FEET OF A DISTANCE OF 446.38 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 03°25' 26" EAST AND A DISTANCE OF 401.53 FEET); THENCE NORTH 48°36' 38" EAST TANGENT TO THE LAST DESCRIBED ARC 398.12 FEET; THENCE NORTH 41°23' 22" WEST 85.00 FEET; THENCE SOUTH 48°36' 38" WEST 85.00 FEET; THENCE NORTH 41°23' 22" WEST 115.00 FEET; THENCE SOUTH 48°36' 38" WEST 320.00 FEET; THENCE NORTH 79°18' 50" WEST 102.08 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY; THENCE SOUTH 10°53' 33" WEST ALONG SAID RIGHT OF WAY LINE 529.13 FEET; THENCE SOUTH 27°33' 20" EAST 358.30 FEET; THENCE NORTH 89°22' 42" EAST 117.00 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF TINLEY PARK, WILL COUNTY, ILLINOIS.

ALSO, THAT PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF LOT "A" IN BROOKSIDE GLEN P.U.D. TOWNHOMES PHASE 1 BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SAID SECTION 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT "A" IN BROOKSIDE GLEN P.U.D. TOWNHOMES PHASE 1, BEING A SUBDIVISION IN THE NORTHEAST QUARTER AFORESAID; THENCE NORTH 05°49' 00" WEST 101.08 FEET ALONG THE

WEST LINE OF SAID LOT "A"; TO THE POINT OF BEGINNING; THENCE SOUTH 89°22' 42" WEST 228.92 FEET; THENCE NORTH 00°37' 18" WEST 220.00 FEET; THENCE NORTH 89°22' 42" EAST 172.42 FEET TO A LINE 15.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE MOST NORTHWESTERLY LINE OF BROOKSIDE GLEN P.U.D. TOWNHOMES PHASE 1 AFORESAID; THENCE NORTH 46°56' 29" EAST ALONG SAID PARALLEL LINE 73.62 FEET; THENCE SOUTH 41°45' 47" EAST 15.00 FEET TO THE NORTHWESTERLY LINE OF BROOKSIDE GLEN P.U.D. TOWNHOMES PHASE 1 AFORESAID; BEING THE MOST NORTHERLY CORNER OF LOT "A" IN SAID SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT "A" BEING AN ARC OF A CIRCLE CONVEX SOUTHERLY AND HAVING A RADIUS OF 233.01 FEET FOR A DISTANCE OF 20.00 FEET (THE CHORD OF SAID ARC HAVING A BEARING OF SOUTH 45°31' 06" EAST AND A DISTANCE OF 19.99 FEET); THENCE SOUTH 46°56' 29" WEST 31.33 FEET TO THE NORTHWESTERLY LINE OF LOT "A" AFORESAID; THENCE SOUTH 13°41' 28" WEST ALONG SAID NORTHWESTERLY LINE 56.61 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 05° 49' 00" EAST ALONG THE WEST LINE OF SAID LOT "A" A DISTANCE OF 168.92 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF TINLEY PARK, WILL COUNTY, ILLINOIS.

PIN # 19-09-11-200-015-0000 & 19-09-11-200-013-0000

Section 3: That the Special Use Permit for the property described above is hereby granted to allow a substantial deviation from the Brookside Glen Planned Unit Development allow for four (4) multi-family structures with thirty-six (36) dwelling units per structure, a clubhouse with outdoor swimming pool and associated residential amenities with exceptions related to bulk regulations and floor area ratio, subject to the following exceptions and conditions:

The Special Use Permit includes the following exceptions:

1. An exception to the Village requirement for the front yard setback to allow the residential structures to be set back about 18' to 27'
2. A nine foot (9') exception to the maximum building height requirement within Ordinance 2000-O-006 to allow the structures at a building height of 65' where 56' is the maximum height allowed; and
3. An exception of 0.056 to the Village requirement for floor area ratio (FAR) to allow a FAR of 0.656 where 0.6 is the maximum FAR allowed.

The Special Use Permit includes the following conditions:

4. That the Final Landscape Plan must be approved by the Village's Landscape Architect and Village Staff prior to release of the building permit;
5. That the Petitioner provides amenities in accordance with the plans;
6. All proposed residential amenities must be completed prior to issuance of final Certificate of Occupancy
7. The public improvements (sidewalk, lighting, street trees, and intersection improvements) along Magnuson Lane toward 191st Street must be completed prior to issuance of the final Certificate of Occupancy.

Section 4: That the President and Board of Trustees hereby approve the following Site Plans to be those plans as attached hereto to develop a one hundred forty-four (144) unit multi-family residential project within four (4) structures connected by semi-underground parking, subject to the following conditions that the Site Plan shall be constructed, operated, and maintained in accordance with the following regulations, plans, and diagrams:

1. The Cover Sheet (A100), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit A.
2. The Schematic Site Plan (A101), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit B.
3. The Land Banked Parking Plan (A102), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit C.
4. The Schematic Site Plan – Distance Study (A103), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit D.
5. The Ground Signage (A104), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit E.
6. The Refuse Enclosure Details (A105), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit F.
7. The Turn Radius (A106), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit G.
8. The Building Elevation (A107), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit H.
9. The Building Elevations (A108), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit I.
10. The Building Elevation (A109), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit J.
11. The Typical Garage Level (A110), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit K.
12. The Typical Residential Floor (A111), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit L.
13. The Top Floor Plan (A112), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit M.
14. The Club House Rendering (A113), prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit N.
15. The Club House Elevations (A114), prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit O.
16. The Club House Elevations (A115), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit P.
17. The Club House Lower Level (A116), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit Q.
18. The 2nd Floor Club House (A117), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit R.
19. The Photometrics (A118), prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit S.
20. The Lighting Cut Sheets (A119 & 119A), prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit T.

21. The Images of Amenities (A120), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit U.
22. The Railing Detail Precast Detail (A121), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit V.
23. The Rendering (A122 & 122A), prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit W.
24. The Comparison (A123), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit X.
25. The Overall Garage Plan (A124), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit Y.
26. The Prelim Grading (A125), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit Z.
27. The Landscape Plan (L-1), prepared by Eriksson Engineering Associated, LTD, dated September 28, 2017, attached hereto and made a part hereof as Exhibit AA.
28. Rendering, prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit BB.
29. Rendering, prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit CC.
30. Rendering, prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit DD.
31. Rendering, prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit EE.
32. Rendering, prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit FF.

Section 5: That the Village Clerk is hereby ordered and directed to from view publish this Ordinance in pamphlet form and this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED THIS 5th day of December, 2017.

AYES:

NAYS:

ABSENT:

APPROVED THIS 5th day of December, 2017.


VILLAGE PRESIDENT

ATTEST:


VILLAGE CLERK

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

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2017-O-072, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION OF THE BROOKSIDE GLEN PLANNED UNIT DEVELOPMENT TO ALLOW FOR FOUR (4) RESIDENTIAL STRUCTURES WITH THIRTY-SIX (36) DWELLING UNITS PER STRUCTURE, A CLUBHOUSE WITH OUTDOOR SWIMMING POOL AND ASSOCIATED RESIDENTIAL AMENITIES WITH EXCEPTIONS RELATED TO BULK REGULATIONS AND FLOOR AREA RATIO ," which was adopted by the President and Board of Trustees of the Village of Tinley Park on December 5, 2017.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of

the Village of Tinley Park this day of , 2017.

VILLAGE CLERK

Residence of Brookside Glen

KJM Development

Developer:

Architectural Studio, Ltd

14421 Oakley Ave
Orland Park, IL 60462
Tel: 708-933-4200
Fax: 708-966-0854
Email:
scott.s@archstudioltd.net
www.archstudioltd.net

Eriksson Engineering Associates, Ltd.

135 S. Jefferson Street,
Suite 135
Tel: 312-463-0551
Fax: 312-463-0552
Email: sgregory@eea-ltd.com
www.eea-ltd.com

KDC

16144 S. Bell Road
Lockport, IL 60491
Tel: 708-645-0545
Fax:
Email: chaff@aol.com

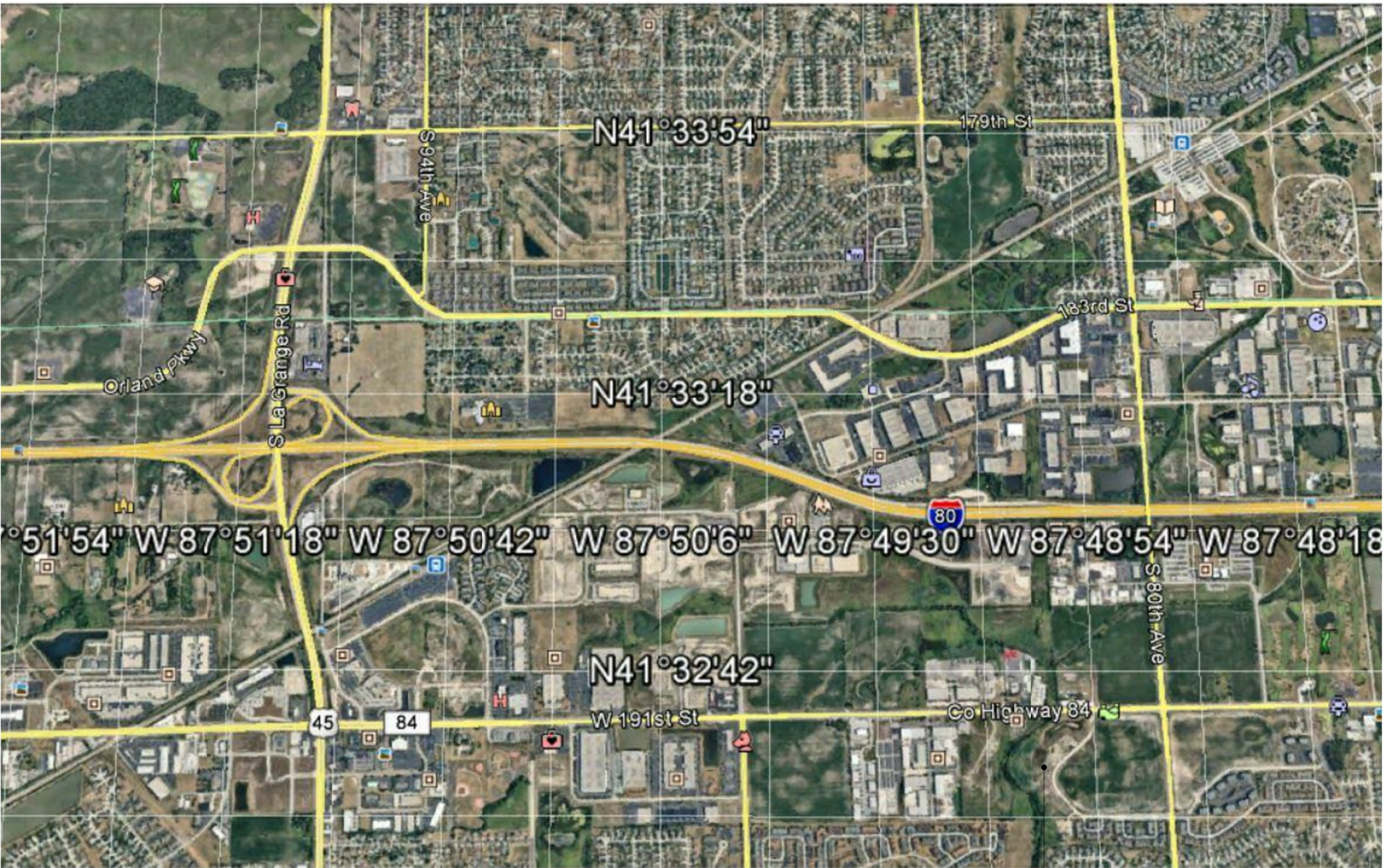
Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
A100	Coversheet	10/01/17
A101	Schematic Site Plan	10/01/17
A102	Land Banked Parking Plan	10/01/17
A103	Schematic Site Plan Distance Study	10/02/17
A104	Ground Sigange	10/02/17
A105	Refuse Enclosure Details	10/02/17
A106	Turn Radius	10/02/17
A107	Building Elevation	10/01/17
A108	Building Elevations	10/01/17
A109	Building Elevaiton	10/01/17
A110	Typical Garage Level	10/01/17
A111	Typical Residential Floor	10/01/17
A112	Top Floor Plan	10/01/17
A113	Rendering Club House	10/05/17
A114	Club House Elevations	10/05/17
A115	Club House Elevations	10/05/17
A116	First Floor Club House	10/02/17
A117	Second Floor Club House	10/02/17
A118	Photometrics	10/02/17
A119	Lighting Cut Sheets	10/02/17
A120	Images of Amenties	10/02/17
A121	Railing Detail Precast Detail	10/02/17
A122	Rendering	10/03/17
A123	Comparison	10/03/17
A124	Overall Garage Plan	10/05/17
A125	Prelim Grading	10/03/17



1 3D View 5



② 3D View 11



Location Map

Subject Site

 Architectural Studio,
Ltd.

14421 Oakley Ave
Orland Park, IL 60462
Tel: 708-933-4200
Fax: 708-966-0854

www.archstudioltd.net

Eriksson Engineering Associates, Ltd.
135 S. Jefferson Street
Suite 135
Chicago, IL 60661
Phone: 312-463-0551
Fax: 312-463-0552
e-mail: sgregory@eea-ltd.com

KDC Consultants, Inc.
16144 S. Bell Road
Lockport, IL 60491
Phone: 708-645-0545
Fax:
e-mail: chaff@aol.com

Consultant
Address
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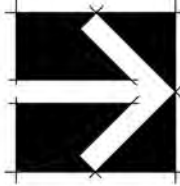
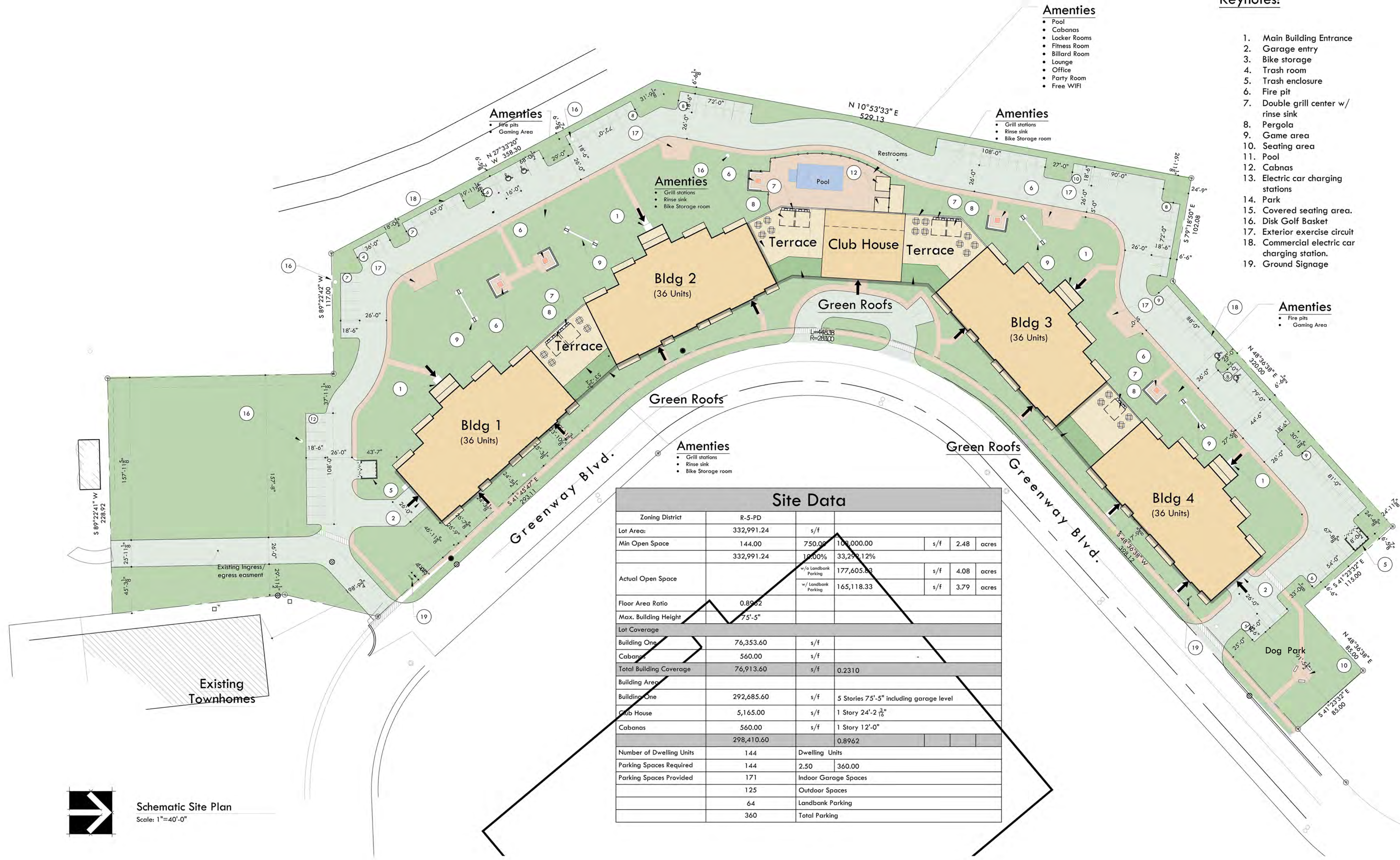
Residence of Brookside Glen

Coversheet

Project number	2016-005
Date	9-26-2017
Drawn by	SAS
Checked by	Checker

A100

Scale



Schematic Site Plan
Scale: 1"=40'-0"

Architectural Studio, Ltd.
14421 Oakley Ave
Orland Park, IL 60462
Tel: 708-933-4200
Fax: 708-966-0854

www.archstudiold.net

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Phone: 312-463-0551
Fax: 312-463-0552
e-mail: sgregory@eeao-llc.com

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e-mail: chaff@kdc.com

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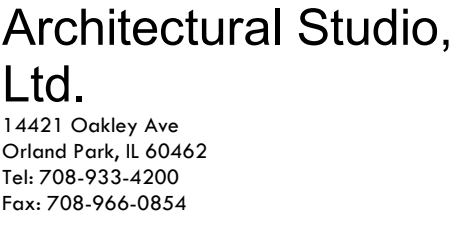
No.	Description	Date
1	Permit	6/12/2016
2	Revisions: Review comments	08/30/2016
3	Revised layout with indoor garages	09/13/2016
4	Revised layout for typical floor plan	10/24/2016
5	Revised layout for typical floor plan	11/18/2016
6	Sidewalks/ landscape revisions	12/1/2016
7	Resubmittal	12/06/2016
8	Revised site plan	1/25/2017
9	Revised layout: revised elevations and floor plans and site plan	4/4/2017
10	Revised layout: revised elevations, floor plans and site plan	4/20/2017
11	Revised based on meeting	5/18/2017
12	Revised site plan based on Village meeting comments	6/8/2017
13	Flipped dog park	7/3/2017
14	Redesign for 4 Bldg design	8/29/2017
15	Site Plan Revisions	9/8/2017
16	Revisions for resubmittal	9/26/2017

KJM Development/
Residence of Brookside Glen
Schematic Site Plan

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker

A101

Scale



www.archstudioltd.net

Eriksson Engineering Associates, Ltd.
135 S. Jefferson Street
Suite 135
Chicago, IL 60661
Phone: 312-463-0551
Fax: 312-463-0552
e-mail: sgregory@eea-ltd.com

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184.006770 Exp. Date. 04/30/2019

No.	Description	Date
Permit		6/12/2016
Revisions-Review comments		08/30/2016
Revised layout with indoor garages		09/13/2016
Revised layout for typical floor plan		10/24/2016
Revised floor plan typical floor plan		11/18/2016
Side-walks/hardscape revisions		12/7/2016
Resubmittal		12/08/2016
Revised the plan		1/25/2017
Resubmittal-revised elevations and floor plans and site plan		4/4/2017
Resubmittal-revise elevations, floor plans and the site plan		4/20/2017
Revised based on meeting		5/18/2017
Revised site plan based on Village meeting comments		6/8/2017
Flipped dog park		7/2/2017
Redesign for a 4 lb dog design		8/29/2017
Site Plan Revisions		9/8/2017
Revisions for resubmittal		9/26/2017
Revisions for resubmittal		10/13/2017

KJM Development/

Residence of Brookside Glen

Site Plan

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker

A101 A

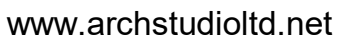
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Schematic Site Plan

Scale: 1"=40'-0"

Site Data						
Zoning District	R-5-PD					
Lot Area:	332,991.24	s/f				
Min Open Space	144.00	750.00	100,000.00	s/f	2.48	acres
	332,991.24	1,000%	33,299.12%			
Actual Open Space		≈ 1% Landbank Parking	177,605.68	s/f	4.08	acres
		≈ 1% Landbank Parking	165,118.33	s/f	3.79	acres
Floor Area Ratio	0.8962					
Max. Building Height	75'-5"					
Lot Coverage						
Building One	76,353.60	s/f				
Cabanas	560.00	s/f		-		
Total Building Coverage	76,913.60	s/f	0.2310			
Building Area						
Building One	292,685.60	s/f	5 Stories 75'-5" including garage level			
Club House	5,165.00	s/f	1 Story 24'-2 3/16"			
Cabanas	560.00	s/f	1 Story 12'-0"			
	298,410.60		0.8962			
Number of Dwelling Units	144	Dwelling Units				
Parking Spaces Required	144	2.50	360.00			
Parking Spaces Provided	171	Indoor Garage Spaces				
	125	Outdoor Spaces				
	64	Landbank Parking				
	360	Total Parking				

Professional Design Firm License No.
184.006770 Exp. Date. 04/30/2019

No.	Description	Date
Permit		6/12/2014
Revisions- Review comments		08/30/2016
Revised layout with indoor garages		09/13/2016
Revised layout for typical floor plan		10/24/2016
Revised layout for typical floor plan		11/18/2016
Side-walks/ handcarcose revisions		12/1/2016
Resubmittal		12/06/2016
Revised site plan		1/25/2017
Revised/submit-revised elevations and Floor plans and the plan		4/20/2017
Revised site elevations, Floor plans and the plan		4/20/2017
Revised board on meeting		5/18/2017
Revised the plan based on Village meeting comments		6/8/2017
Flipped dog park		7/3/2017
Redesign for 4 Bldg design		8/29/2017
Site Plan Revisions		9/8/2017
Revisions for resubmittal		9/26/2017

Residence of Brookside Glen

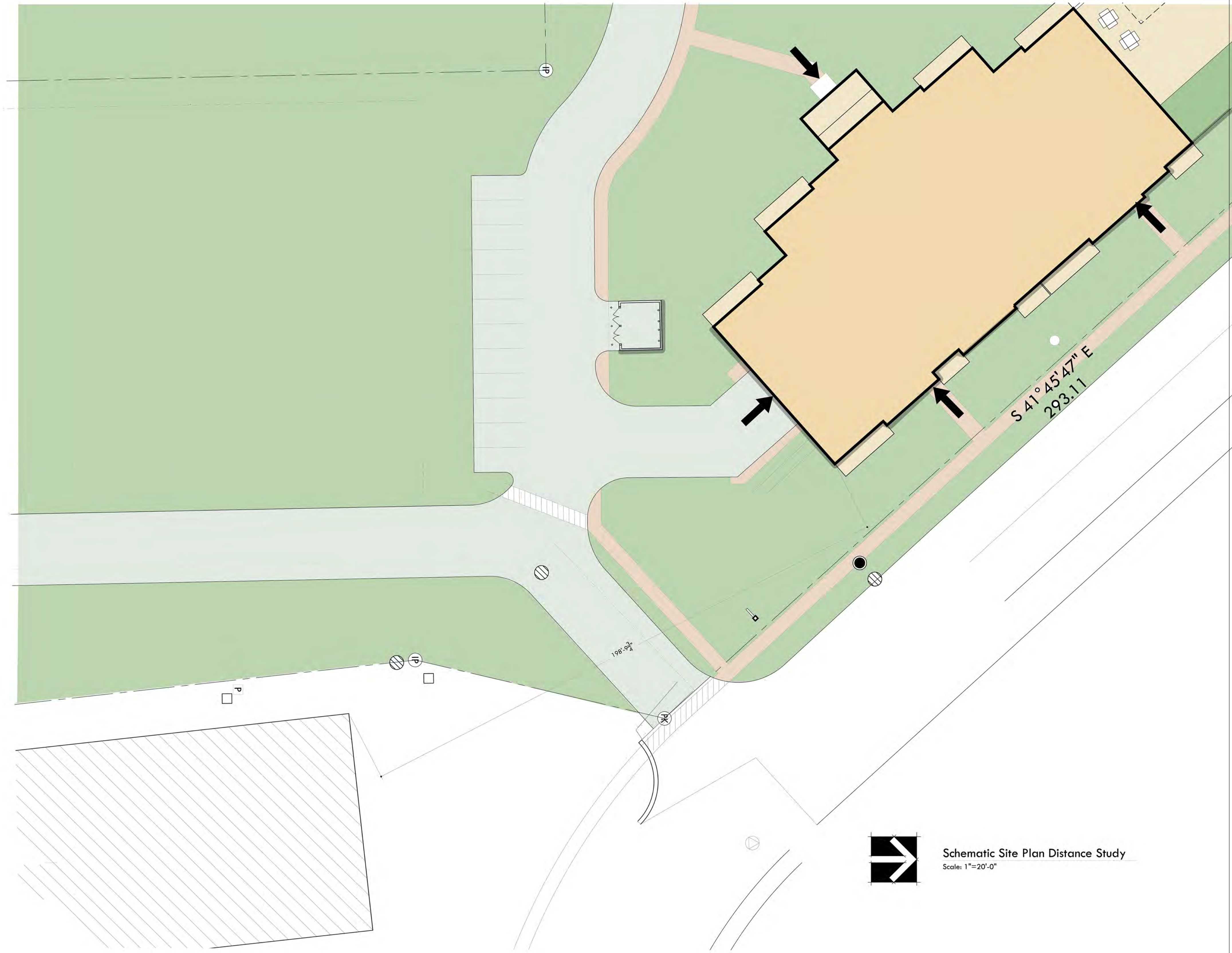
Land Banked Parking Plan

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker

A102

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Architectural Studio,
Ltd.

14421 Oakley Ave
Orland Park, IL 60462
Tel: 708-933-4200
Fax: 708-966-0854

www.archstudioltd.net

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135 S. Jefferson Street
Suite 135
Chicago, IL 60661
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Fax: 312-463-0552
e-mail: sgregory@eea-ltd.com

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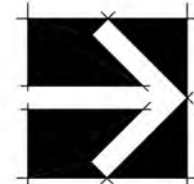
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No.	Description	Date
Permit		6/12/2016
Revisions-Review comments		08/30/2016
Revised layout with indoor garages		09/13/2016
Revised layout for typical floor plan		10/24/2016
Revised layout for typical floor plan		11/18/2016
Sidewalks / hard scape revisions		12/1 / 2016
		12/06/2016
Revised site plan		1/25/2017
Revised building elevations and floor plans and site plan		4/14/2017
Rebuild/review elevations, floor plans and site plan		4/20/2017
Revised plan based on meeting		5/18/2017
Revised site plan based on Village meeting comments		6/8/2017
Flagged dog park		7/3/2017
Redesign for 4 Bldg design		8/29/2017
Site Plan Revisions		9/8/2017
Revisions for rebuild/review		9/26/2017



Schematic Site Plan Distance Study
Scale: 1"=20'-0"

KJM Development/

Residence of Brookside Glen

Schematic Site Plan Distance Study

Project number	2016-005
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Drawn by	Author
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Checked by	Checker
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A103

Scale

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135 S. Jefferson Street
Suite 135
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16144 S. Bell Road
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No.	Description	Date
Permit		6/12/2014
Revisions: Review comments		08/30/2017
Revised layout with indoor garages		09/13/2017
Revised layout for typical floor plan		10/24/2017
Revised layout for typical floor plan		11/18/2017
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Flipped dog park		7/3/2017
Redesign for 4 Bldg design		8/29/2017
Site Plan Revisions		9/8/2017
Revisions for resubmittal		9/26/2017

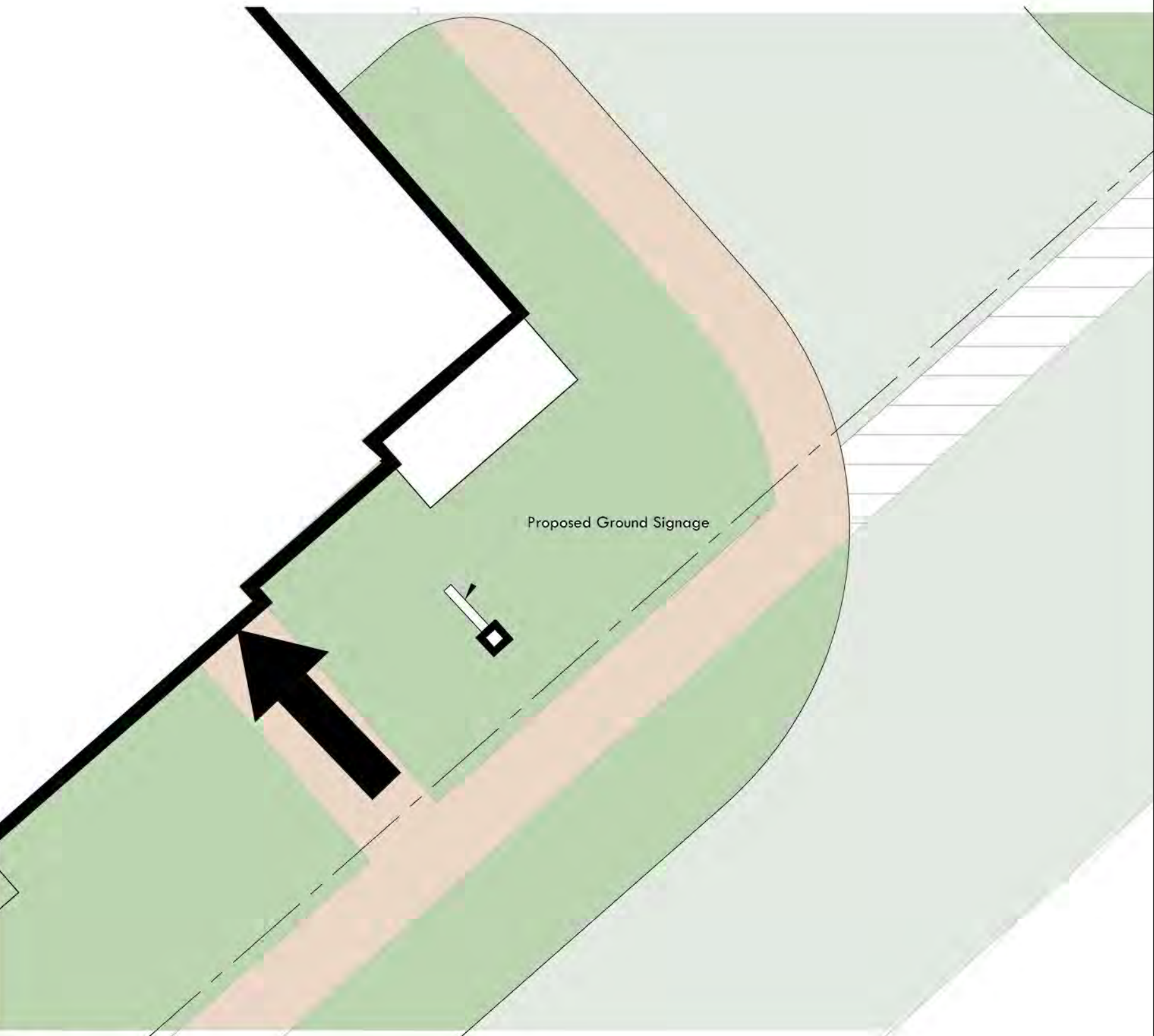
KJM Development/

Residence of Brookside Glen
Ground Sigange

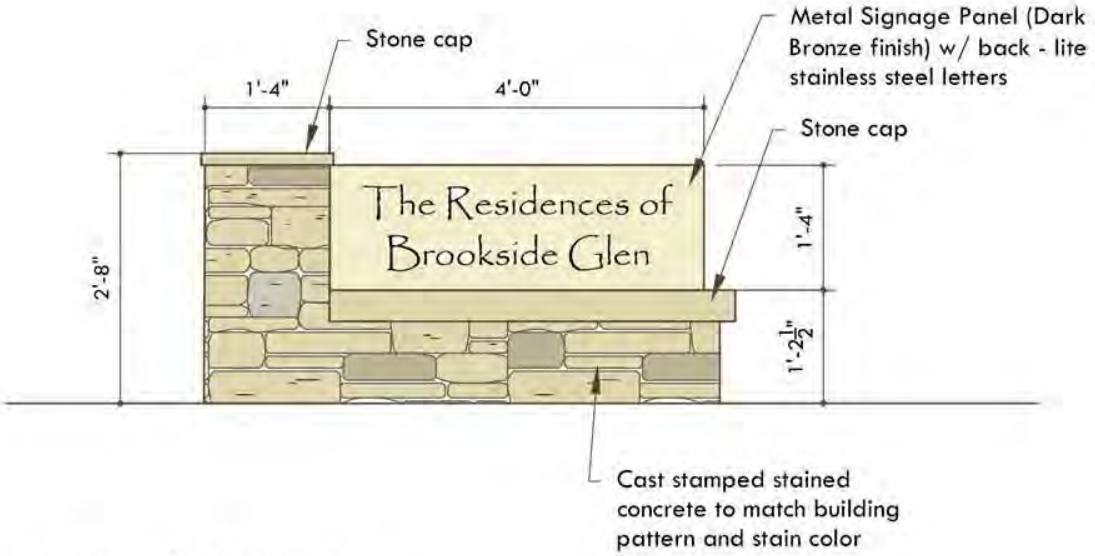
Project number	2016-00
Date	9-26-2017
Drawn by	Auth
Checked by	Check

A104

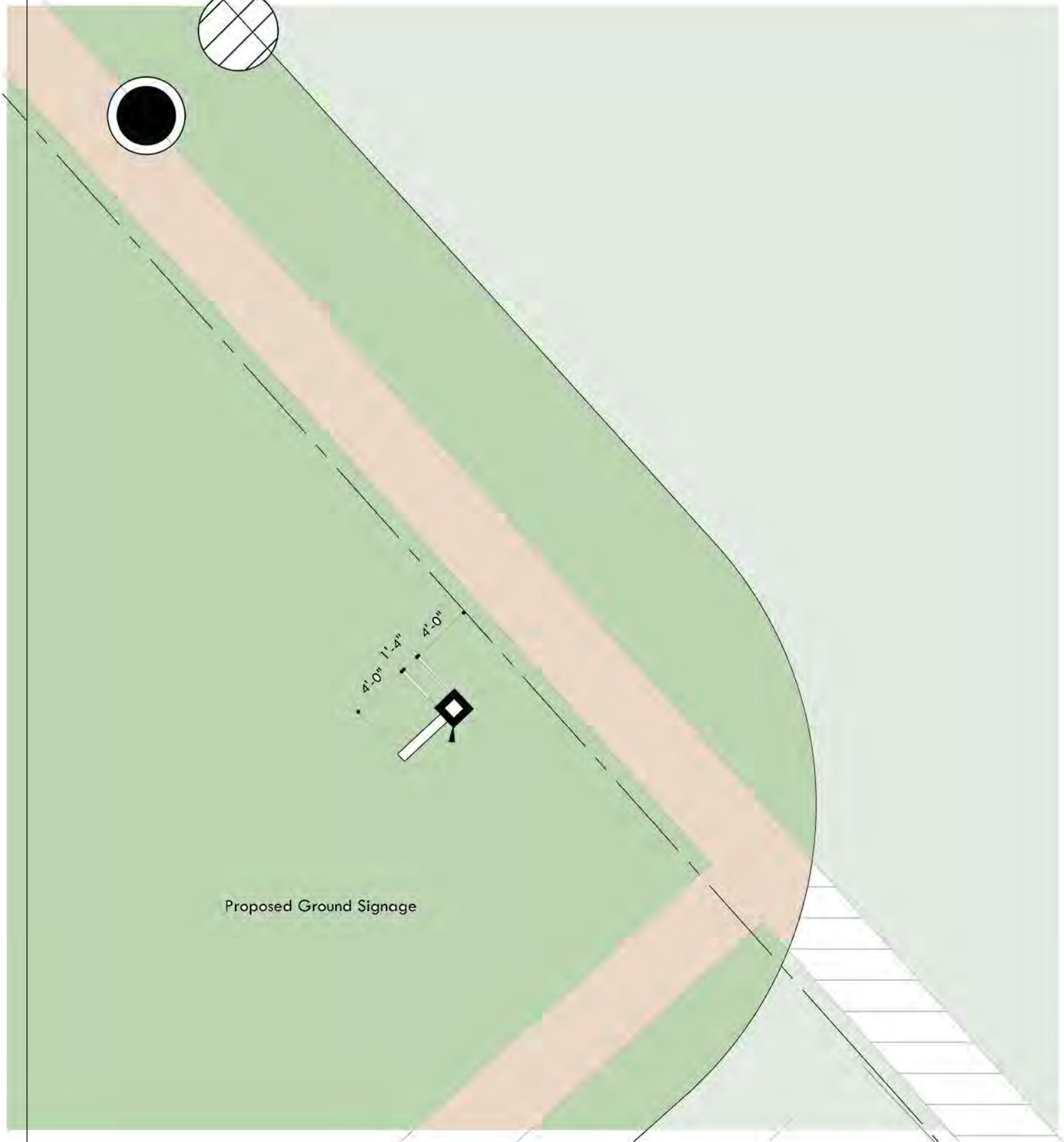
Scale



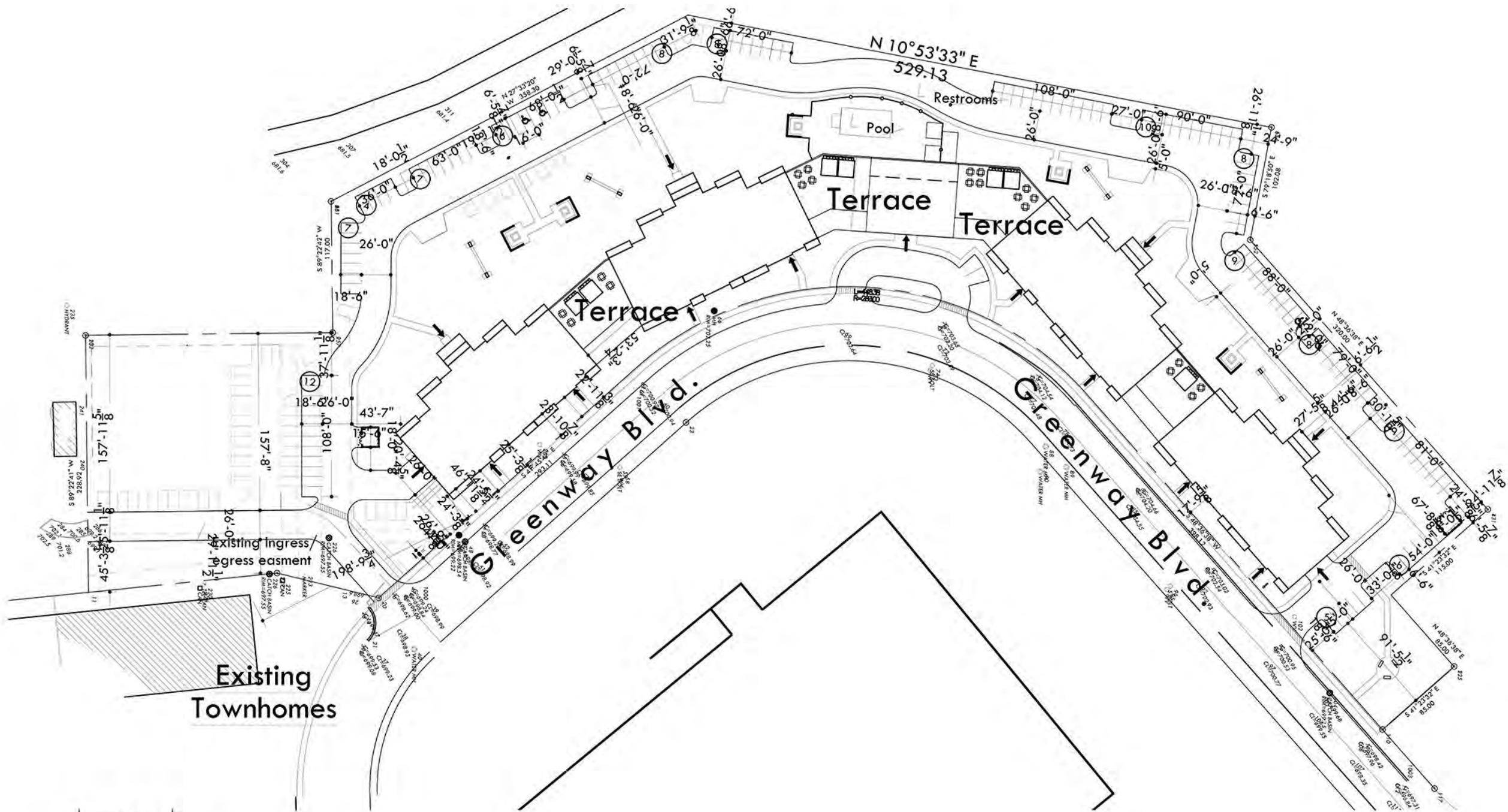
Ground Signage Plan [North Entry]
Scale: 1/8" = 1'-0"



Ground Signage
Scale: 1/2" = 1'-0"



Ground Signage Plan [South Entry]
Scale: 1/8" = 1'-0"



Overall Site Plan
Scale: 1" = 100'-0"

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	Revised site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for 4 Bldg design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017

KJM Development/

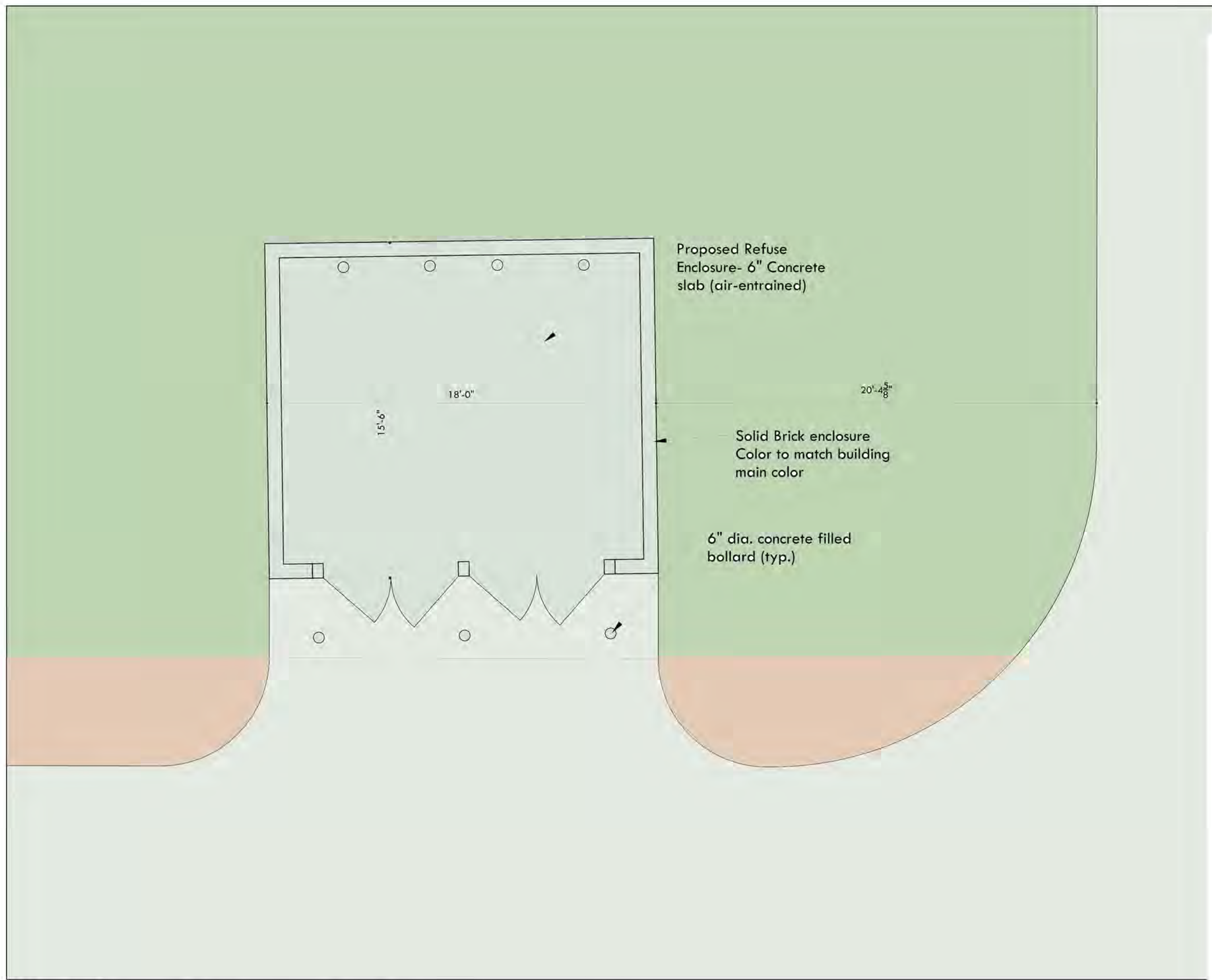
Residence of Brookside Glen

Refuse Enclosure
Details

Project number	2016-005
Date	9-26-2017
Drawn by	Author
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A105

Scale



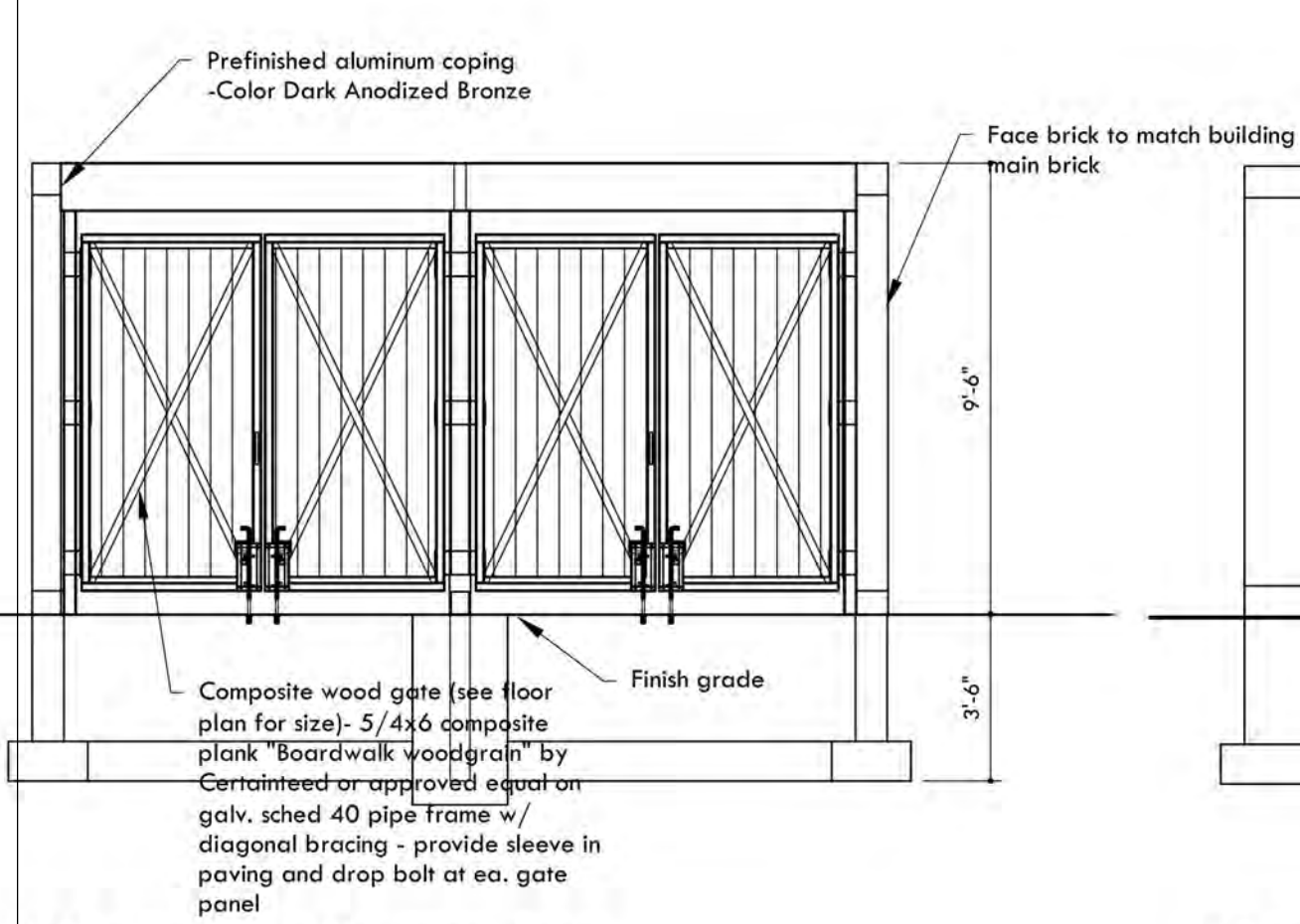
Refuse Enclosure Plan [Building 2]

Scale: 1/4" = 1'-0"



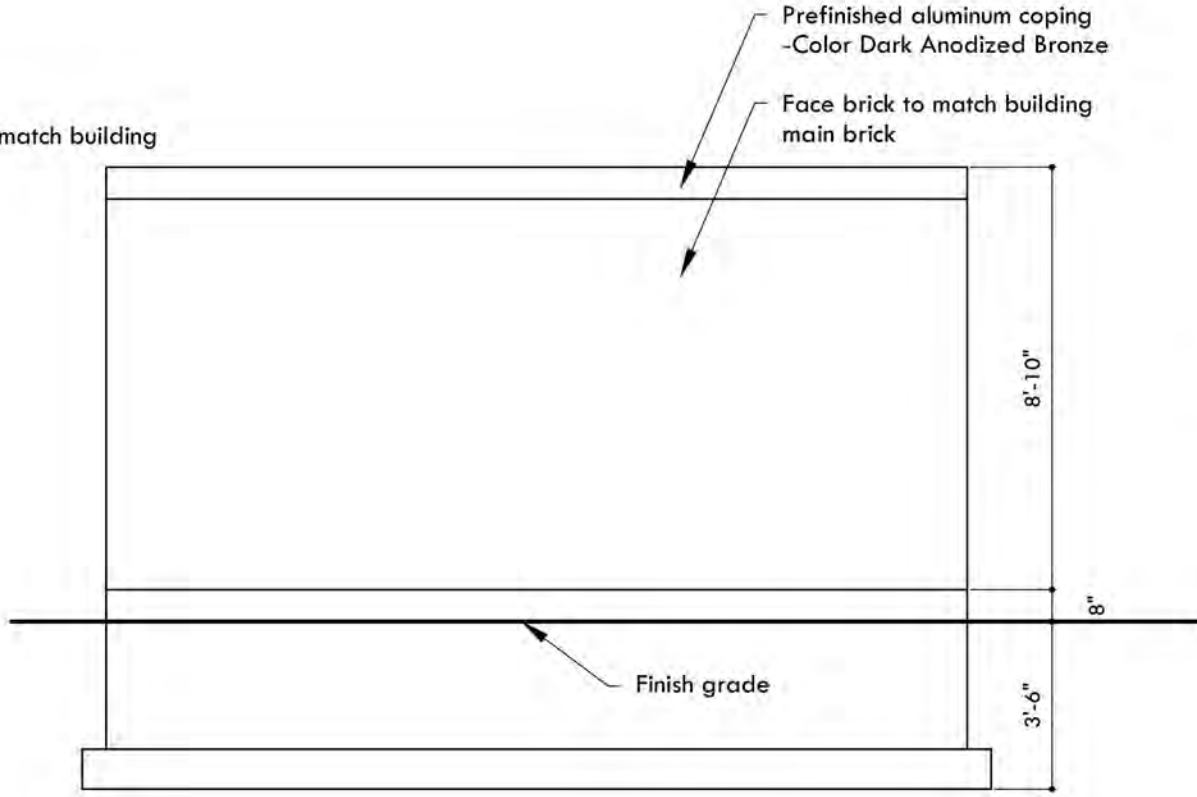
Refuse Enclosure Plan [Building No.1]

Scale: 1/4" = 1'-0"



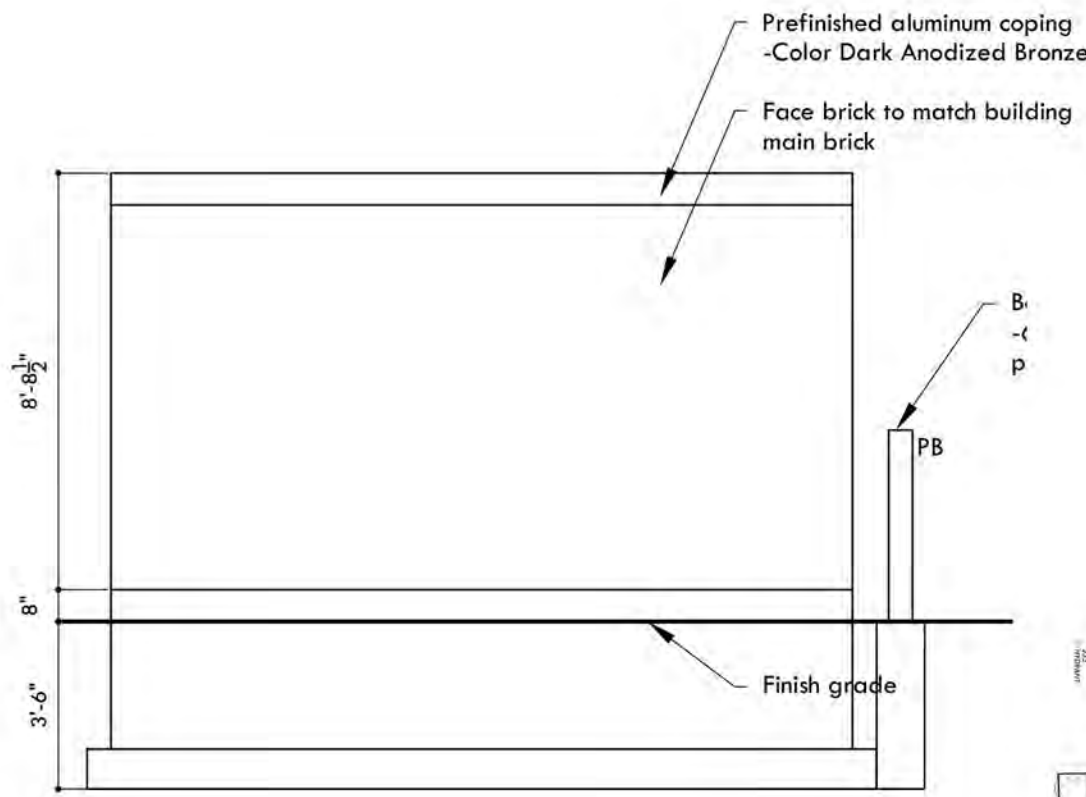
Refuse Enclosure Elevation- Front

Scale: 1/4" = 1'-0"



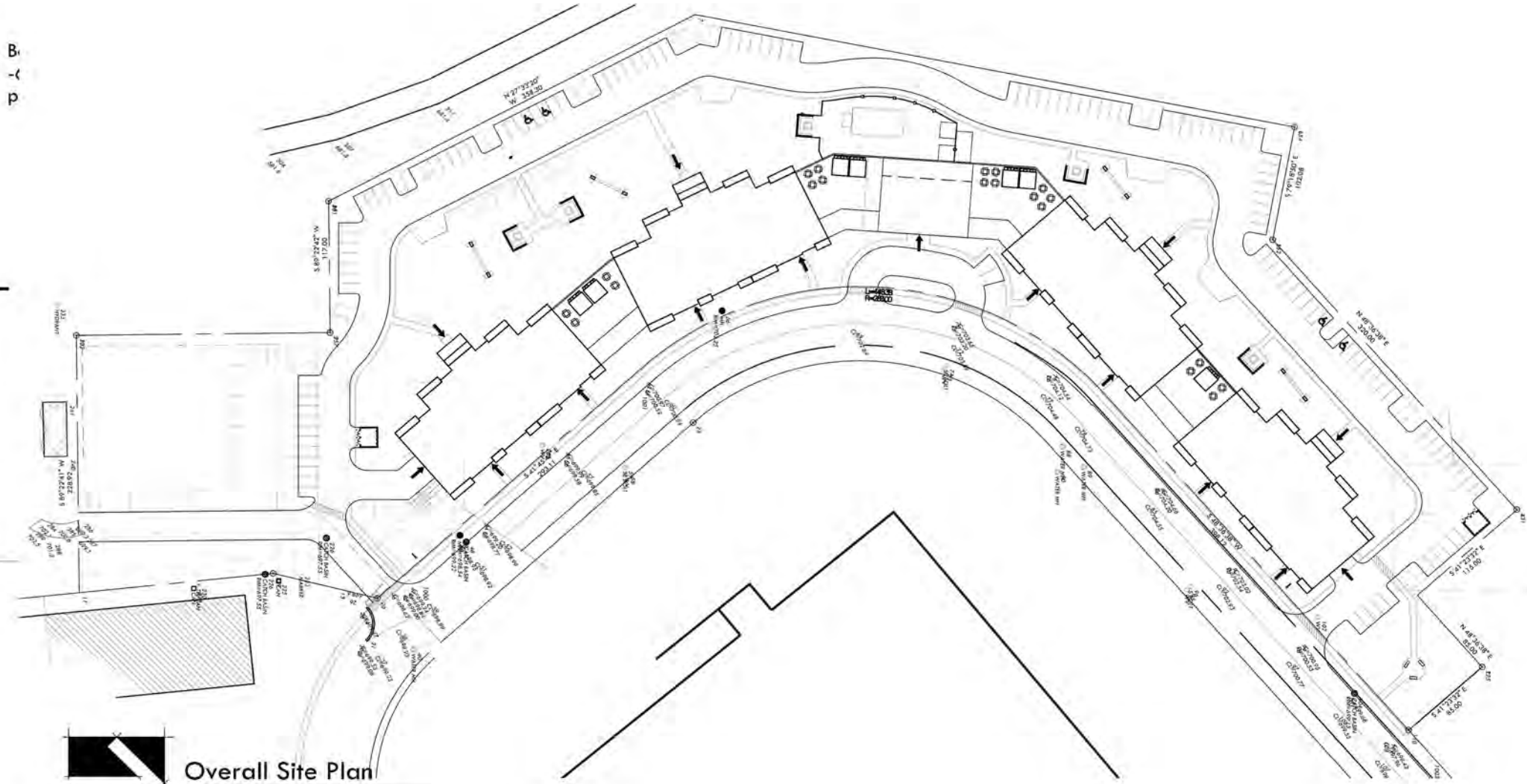
Refuse Enclosure Elevation- Rear

Scale: 1/4" = 1'-0"



Refuse Enclosure Elevation- Sides

Scale: 1/4" = 1'-0"



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Tel: 708-933-4200
Fax: 708-966-0854

www.archstudiotd.net

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135 S. Jefferson Street
Suite 135
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Phone: 312-463-0551
Fax: 312-463-0552
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Revisions for resubmittal		9/26/2017

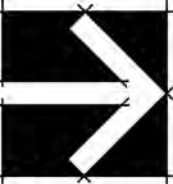
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Residence of Brookside Glen
Turn Radius

Project number	2016-005
Date	9-26-2017
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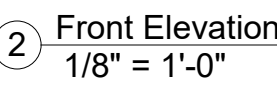
A106

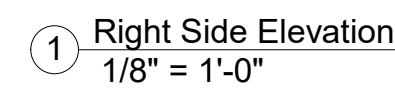
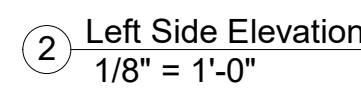
Scale



Schematic Site Plan
Scale: 1"=40'-0"







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	Sidewalks/ hard scape revisions	12/1/2016
	Resubmittal	12/06/2016
	Revised site plan	1/25/2017
	Revised site plan elevations and floor plans and the site plan	4/14/2017
	Revised revision elevations, floor plans and site plan	4/20/2017
	Revised based on meeting	5/18/2017
	Revised the site plan on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for a 4bd design	8/29/2017
	Site Plan Revisions	9/18/2017
	Revisions for resubmittal	9/26/2017

[illegible]

Scale $1/8" = 1'-0"$

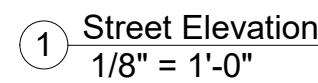


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	Resubmittal	12/06/2016
	Revised site plan	1/25/2017
	Revised permit-revised elevations and floor plans and the site plan	4/4/2017
	Revised site elevations, floor plans and site plan	4/26/2017
	Revised based on meeting	5/18/2017
	Revised site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
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	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017

scale $1/8" = 1'-0"$





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135 S. Jefferson Street
Suite 135
Chicago, IL 60661
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Fax: 312-463-0552
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	Revisions for resubmittal	9/26/2017

KJM Development/
Residence of Brookside Glen
Typical Residential
Floor

Project number
Date
Drawn by
Checked by

2016-005
9-26-2017
Author
Checker

A111

Scale 1/8" = 1'-0"

Department Legend

Corridor

One Bedroom One Bath 2

One Bedroom One Bath 3

One Bedroom One Bath 4

One Bedroom One Bath 6

One Bedroom One Bath 6

Two Bedroom Two Bath 2

Two Bedroom Two Bath 3

Two Bedroom Two Bath 4

Two Bedroom Two Bath 5

Two Bedroom Two Bath 6

1st Presentation
1/8" = 1'-0"

Stairway
Storage Lockers

Trash Room

Two Bedroom Two Bath 1

10/5/2017 3:13:22 PM

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135 S. Jefferson Street
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Chicago, IL 60661
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Fax: 312-463-0552
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Lockport, IL 60491
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Site Plan Revisions		9/8/2017
Revisions for resubmittal		9/26/2017

KJM Development/

Residence of Brookside Glen
Top Floor Plan

Project number	2016-005
Date	9-26-2017
Drawn by	Author
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A112

Scale 1/8" = 1'-0"

10/5/2017 3:13:25 PM



1 4th Floor Presentation
1/8" = 1'-0"

1
A123



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No.	Description	Date
	Permit	4/1/2017
	Revisited- Review comments	08/30/2016
	Revised layout with indoor garages	09/13/2016
	Revised layout for typical floor plan	10/24/2016
	Revised layout for typical floor plan	11/18/2016
	Submittal/ hardcopy revision	12/1/2016
	Revised layout	12/20/2016
	Revised the plan	1/25/2017
	Reasubmittal-revised elevations and floor plans and the plan	4/4/2017
	Reasubmittal-revised elevations, floor plans and the plan	4/20/2017
	Revised based on meeting	5/18/2017
	Revised the plan based on Village meeting comments	6/8/2017
	Flagged dog park	7/3/2017
	Redesign of a Bldg design	10-29-2017
	Site Plan Revision	9/8/2017
	Revisions for reasubmittal	9/26/2017
	Revisions for reasubmittal	10/13/2017

[illegible]

KJM Development/

Residence of Brookside Glen
Club House Rendering

Project number	2016-005
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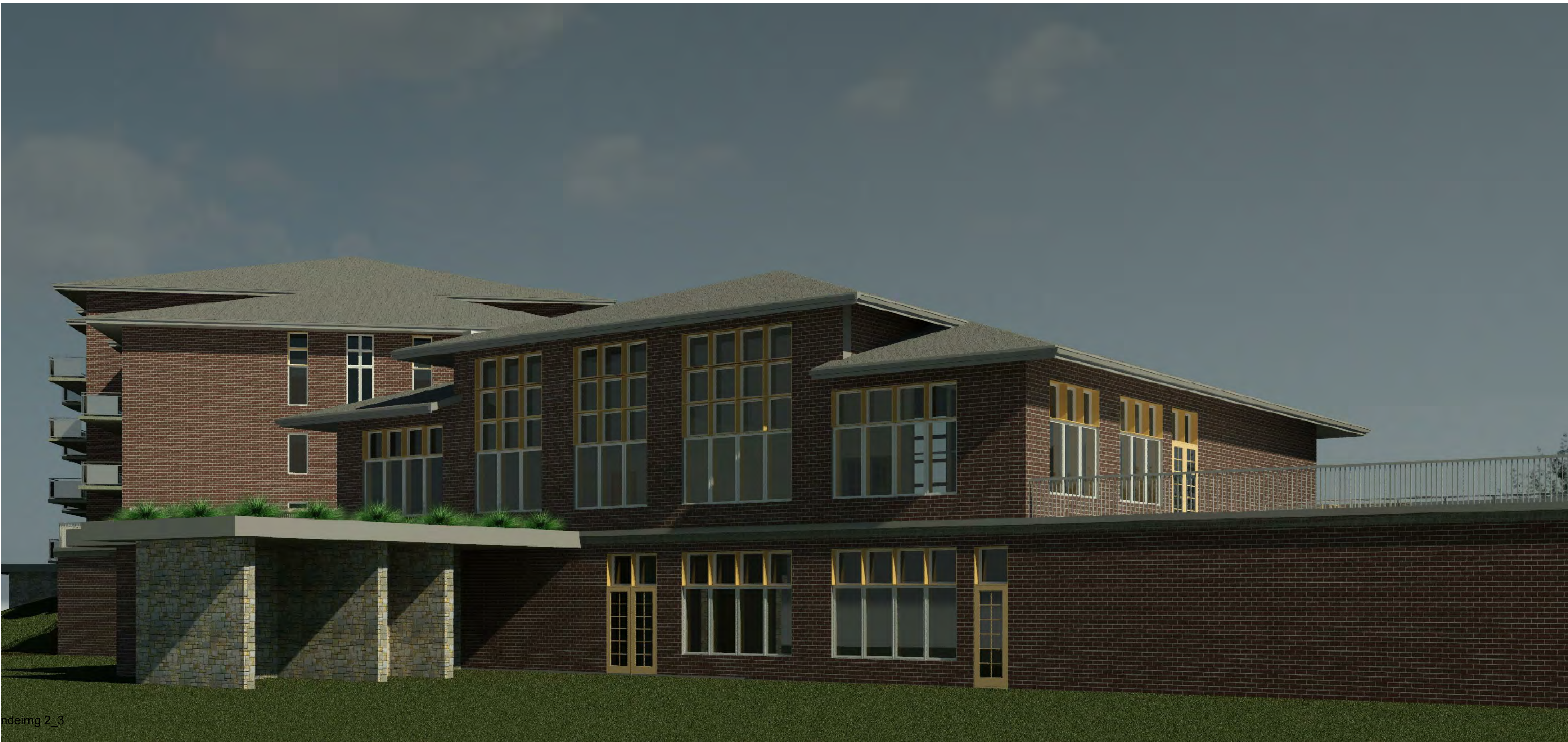
Date 9-26-2017

Drawn by	Author
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A113

Scale 12" = 1'-0"

1 3D View 18_1
12" = 1'-0"



③ Club House Rendeirng 2_3
12" = 1'-0"

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14	Redesign for 4 Bldg design	8/29/2017
15	Site Plan Revisions	9/8/2017
16	Revisions for resubmittal	9/26/2017
17	Revisions for resubmittal	10/13/2017

KJM Development/

Residence of Brookside Glen
Club House Elevations

Project number
Date
Drawn by
Checked by

2016-005
9-26-2017
Author
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Scale1/8" = 1'-0"



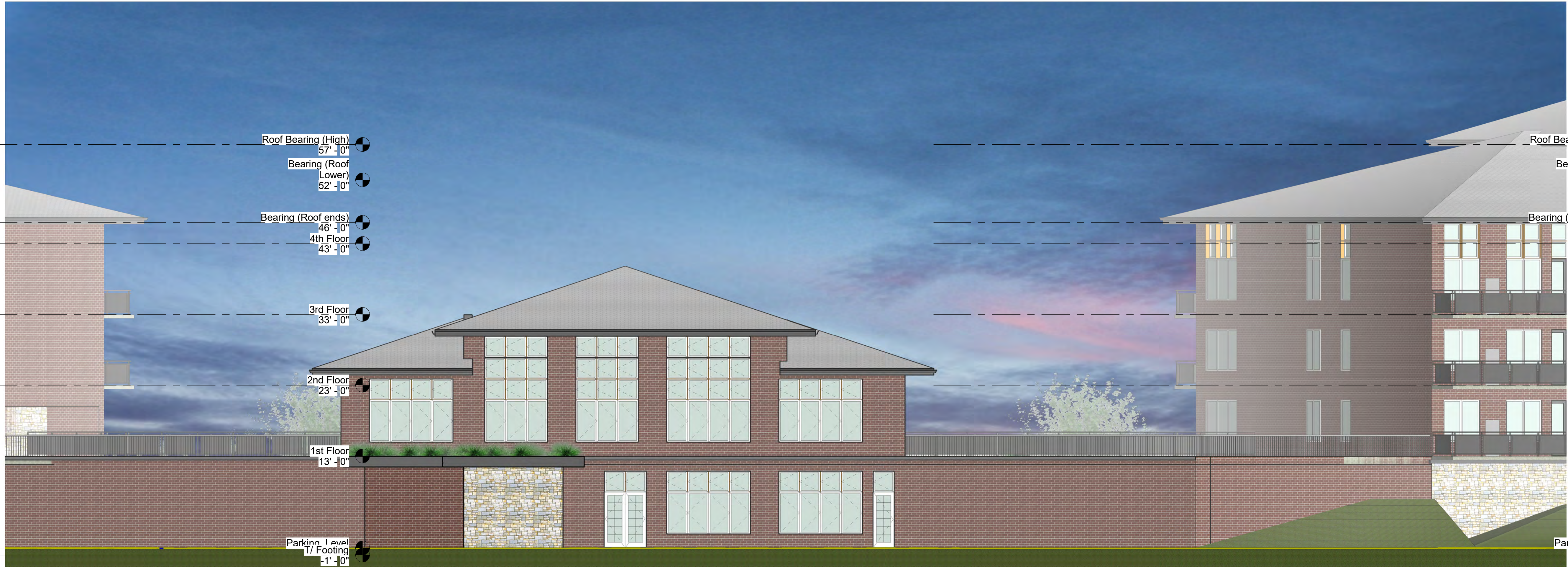
① Street Elevation Club House
1/8" = 1'-0"



② Left Side Elevation Club House
1/8" = 1'-0"



① Right Side Elevation Club House
1/8" = 1'-0"



② Rear Elevation Club House
1/8" = 1'-0"

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15	Site Plan Revisions	9/8/2017
16	Revisions for resubmittal	9/26/2017
17	Revisions for resubmittal	10/13/2017

KJM Development/

**Residence of Brookside Glen
Club House Elevations**

Project number 2016-005
Date 9-26-2017
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Checked by Checker

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Scale 1/8" = 1'-0"



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	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017

KJM Development/
Residence of Brookside Glen
Club House Lower
Level Plan

Project number
Date
Drawn by
Checked by

2016-005
9-26-2017
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14421 Oakley Ave
Orland Park, IL 60462
Tel: 708-933-4200
Fax: 708-966-0854

www.archstudioltd.net

Eriksson Engineering Associates, Ltd.
135 S. Jefferson Street
Suite 135
Chicago, IL 60661
Phone: 312-463-0551
Fax: 312-463-0552
e-mail: sgregory@eeo-llc.com

KDC Consultants, Inc.
16144 S. Bell Road
Lockport, IL 60491
Phone: 708-645-0545
Fax:
e-mail: chaff@aol.com

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Professional Design Firm License No.
184.006770 Exp. Date. 04/30/2019

No.	Description	Date
Permit		6/12/2016
Revisions: Review comments		08/30/2016
Revised layout with indoor garages		09/13/2016
Revised layout for typical floor plan		10/24/2016
Revised layout for typical floor plan		11/18/2016
Sidewalks/ landscape revisions		12/1/2016
Resubmittal		12/06/2016
Revised site plan		1/25/2017
Resubmittal-revised elevations and floor plans and site plan		4/4/2017
Resubmittal revise elevations, floor plans and site plan		4/20/2017
Revised based on meeting		5/18/2017
Revised site plan based on Village meeting comments		6/8/2017
Flipped dog park		7/3/2017
Redesign for 4 Bldg design		8/29/2017
Site Plan Revisions		9/8/2017
Revisions for resubmittal		9/26/2017

KJM Development/

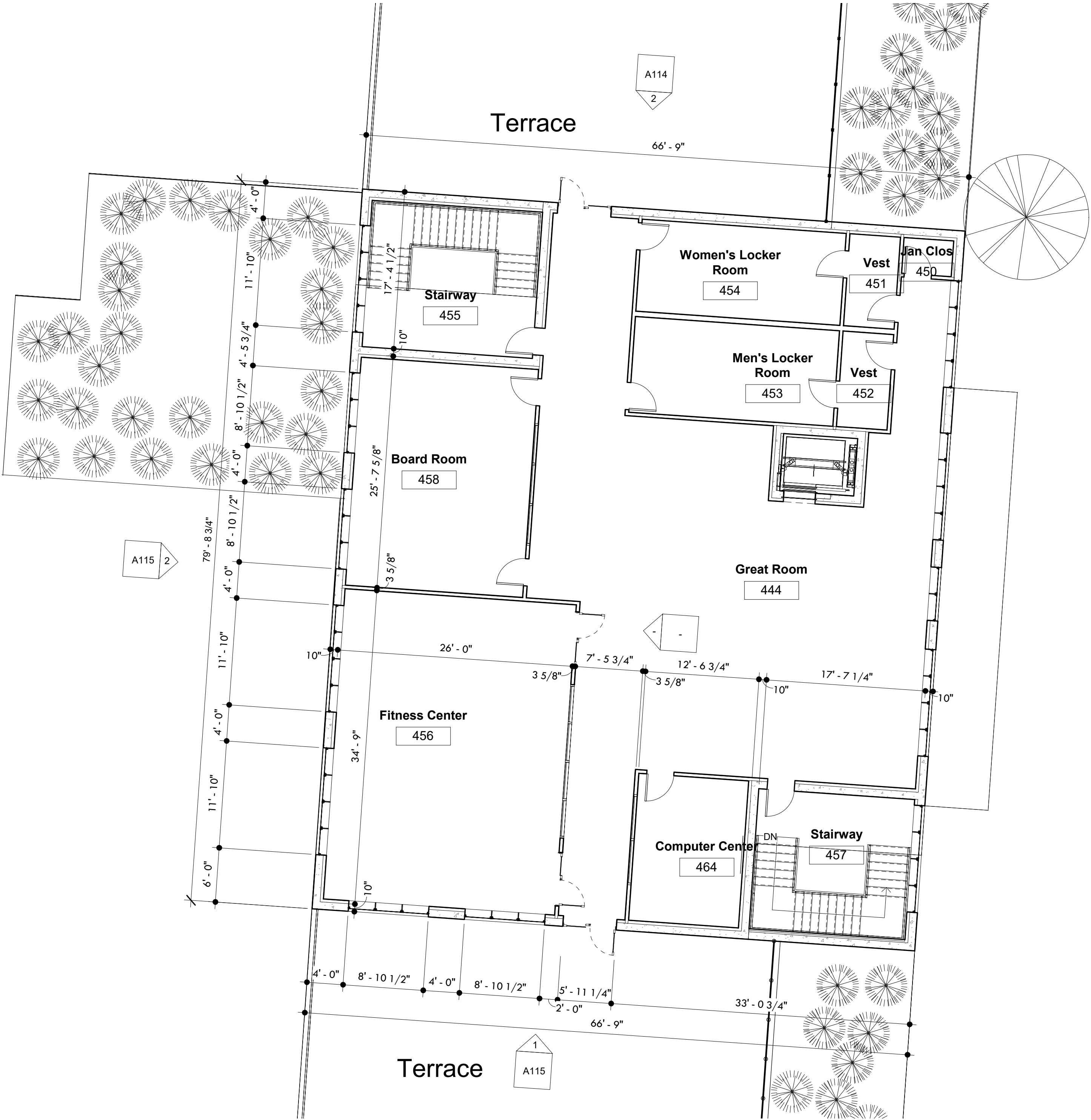
Residence of Brookside Glen
2nd floor Club House

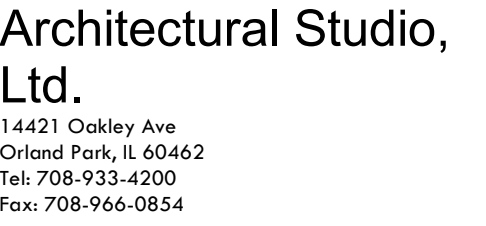
Project number	2016-005
Date	9-26-2017
Drawn by	SAS
Checked by	Checker

A117

Scale 1/8" = 1'-0"

1 1st Floor
1/8" = 1'-0"





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Eriksson Engineering Associates, Ltd.
135 S. Jefferson Street
Suite 135
Chicago, IL 60661
Phone: 312-463-0551
Fax: 312-463-0552
e-mail: sgregory@eea-ltd.com

KDC Consultants, Inc.
16144 S. Bell Road
Lockport, IL 60491
Phone: 708-645-0545
Fax:
e-mail:chaff@aol.com

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KJM Development/

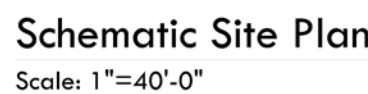
Residence of Brookside Glen

Photometrics

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker

A118

Scale



Evolve™ LED Post Top

Contemporary Twin Support Post Top (EPTC)



current
powered by GE

Evolve™ LED Area Lighting

EALS



current
powered by GE

Product Features

The Evolve™ LED Contemporary Twin Support Post Top (EPTC) offers energy efficiency and quality of light in your choice of two distinct, modern styles. The advanced LED optical system provides improved horizontal and vertical uniformity, reduced glare and improved lighting control. GE's unique optical ring technology effectively turns the light where you need it, while eliminating the unsightly shadow circles commonly seen under other LED post top fixtures.

The EPTC can yield up to a 60-percent reduction in system energy compared with standard HID systems, depending on applications. The reliable system operates well in cold temperatures and offers more than 11 years of service life to reduce maintenance frequency and expense based on a 50,000-hour life at 12 hours of operation per day (L85 Rating).

Applications

• Roadway, site, area, and general lighting utilizing advanced LED optical system providing high uniformity, excellent vertical illuminance, reduced off-site glare, and reduced on-site glare.

Housing

• Base: die-cast aluminum housing.
• Top Upper Housing: one-piece spun aluminum, available in two distinct contemporary designs.
• The upper feature design incorporates the heat sink directly into the unit ensuring maximum heat transfer and long life.
• Meets 20 vibration per ANSI C136.31-2001.
• For 20 rating contact manufacturer.

LED & Optical Assembly

• Structured LED array for optimized roadway, roadway and campus photometric distribution.
• Evolve light engine consisting of nested conical, directional reflectors designed to optimize application efficiency and minimize glare.
• Utilizes high brightness LEDs, 70 CRI at 3000K and 4000K typical.
• LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

• System rating is L85 at 50,000 hours. Contact manufacturer for L rating Lumen Depreciation beyond 50,000 hours.

Designs

• 120-277 volt and 347-480 volt available.
• System power factor is >90% and THD <20%.*
• Class "X" audible sound rating.
• Surge protection per IEEE/ANSI C62.41-1991.
• 120-277VAC: 4KVA/3A "Basic" 120 Striked.
• 347-480VAC: 6KVA/3A "Basic" 120 Striked.
• Photo Electric Sensors (PIE) available for all voltages.
• System power factor and THD is tested and specified at 120V input and maximum load conditions.

Accessories

• Post top mounting 3-inch (76mm) OD held in place with six square head set screws.

Electrical

• Corrosion resistant polyester powder painted, minimum 2.0 mil thickness.
• Standard colors: Black, Gray and Dark Bronze.
• RAL & custom colors available.

• 120-277 volt and 347-480 volt available.
• System power factor is >90% and THD <20%.*
• Class "X" audible sound rating.
• Surge protection per IEEE/ANSI C62.41-1991.
• 120-277VAC: 4KVA/3A "Basic" 120 Striked.
• 347-480VAC: 6KVA/3A "Basic" 120 Striked.
• Photo Electric Sensors (PIE) available for all voltages.
• System power factor and THD is tested and specified at 120V input and maximum load conditions.

Product Features

The EAL Area Light luminaires are the newest members of the GE Evolve™ LED Area Light family. They offer a wide range of optical patterns, color temperatures, lumen outputs, and mounting configurations to best optimize area light applications, as well as provide versatility in lighting design within the same form factor. They are available in a standard and premium and perfect for commercial property, site lighting applications such as retail locations or commercial offices. The "standard" EAL area light, has a lumen range from 10,000-30,000 lumens with an efficacy point up to 110 LPW. It meets DLC requirements for luminaire maintenance and superior LM-79. These luminaires feature innovative heat sinking that produces thermal stability over life in an extremely lightweight housing, while meeting a 3G vibration rating tested on 3-axis.

The GE Evolve™ LED EAL Area Light is intended to replace up to 100W HID luminaires. It features 0-10V or DALI dimming, along with optional wireless control compatibility and is available with optional programmable motion sensing for additional energy savings and 100+ year maintenance. The universal mounting arm option enables luminaires to mount to round poles ranging in size from 2.38" to 3" in diameter or on square poles.

Applications

• Site, area, roadway and general lighting applications utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced off-site glare, and reduced on-site glare and effective security light levels.
• Ideal for larger retailers, commercial to medical properties, and big box retailers. Also suitable for roadway.

Housing

• Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, and long LED life.
• Die cast aluminum housing.
• 3G vibration per ANSI C136.31-2010.

LED & Optical Assembly

• LM-79 tests and reports in accordance with IESNA standards.
• 70 CRI at 3000K, 4000K and 5000K.
• Distribution: 0, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 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Figure 1 displays four polar plots comparing the beam profiles of the EWS3-Asymmetric Forward (D1) and EWS3-Asymmetric Medium (E1) beam lines. The top row shows the EWS3-Asymmetric Forward (D1) profile (left) and the EWS3-Asymmetric Medium (E1) profile (right). The bottom row shows the EWS3-Asymmetric Forward (D1) profile (left) and the EWS3-Asymmetric Medium (E1) profile (right). The profiles are plotted on a grid with a radius of 100 cm. The top row profiles are labeled 'EWS3 - Asymmetric Forward (D1)' and 'EWS3-Asymmetric Medium (E1)'. The bottom row profiles are labeled 'EWS3 - Asymmetric Forward (D1)' and 'EWS3-Asymmetric Medium (E1)'.

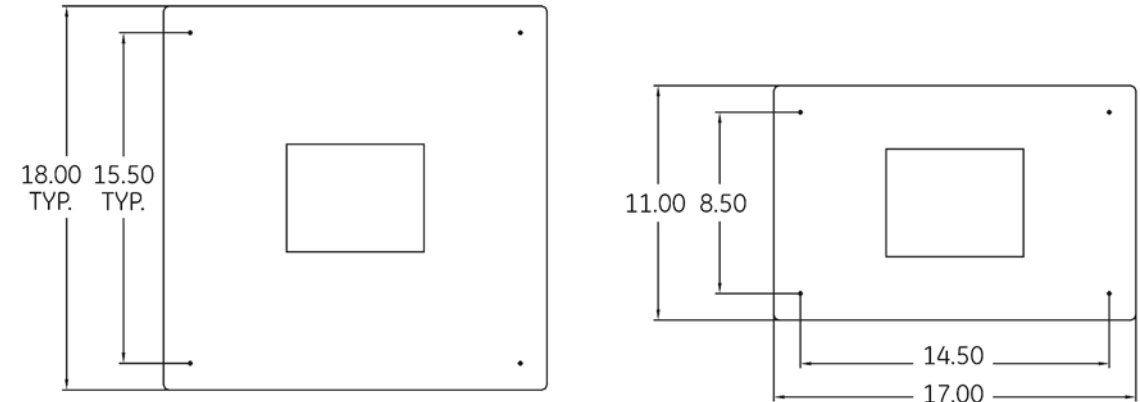
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DATA

- Approximate Net Weight: 21 lbs (9.53 kgs)

Escutcheon Plates
Cover unsightly debris and marks left behind from replacing HID product with escutcheon plates. Available in square and rectangular sizes, as well as in an assortment of colors to match the luminaire. Accessories are ordered and shipped separately from the luminaire.

E W N		E		
PROD. ID	PHOTOMETRIC SERIES	DETAIL		COLOR
E = Evolve	E = Escutcheon Plate	1 = 17" x 11"	BLACK = Black	
W = Wall Pack		2 = 18" x 18"	DKBZ = Dark Bronze	
N = Housing Series			GRAY = Gray	
			WHITE = White	
			RAL custom colors available Contact Manufacturer.	

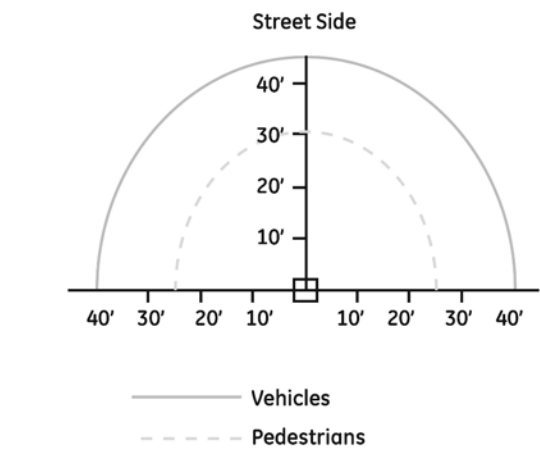


- Intended for 8-25ft mounting heights.
- Provides a coverage area radius for walking motion of 25-30ft.
- Provides 180° of coverage (~180° is blocked by the wall).
- Factory preset to 50% dimming with no occupancy.
- May be reprogrammed using additional remote programmer.

Remote Programmer part number: WS FSIR-100 PROGRAMMER (197634)

- Photoelectric control is integrated through the motion sensor, and is offered as standard.

Sensing Pattern Wall Pack Fixture Up to 25ft.



www.currentbyge.com

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OLP3115 (Rev 05/04/17)

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KJM Development/	
Residence of Brookside Glen	
Light Cut Sheets cont.	
Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker
A119A	
Scale	



Image of Electric Charging Station



Image of Bike Storage

Images of Concepts (i.e examples) only, Final Designs may vary



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Fax
e-mail

No.	Description	Date
Permit		6/12/2016
Revisions- Review comments		08/30/2016
Revised layout with indoor garages		09/13/2016
Revised layout for typical floor plan		10/24/2016
Revised layout for typical floor plan		11/18/2016
Sidewalks/ hard scape revisions		12/1/2016
Resubmittal		12/06/2016
Revised site plan		1/25/2017
Revised revised elevations and floor plans and the plan		4/11/2017
Revised site elevations, floor plans and the plan		6/1/2017
Revised board meeting		5/18/2017
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Site Plan Revisions		9/8/2017
Revisions for resubmittal		9/26/2017

[illegible]

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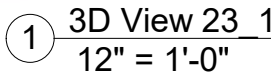
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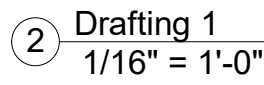
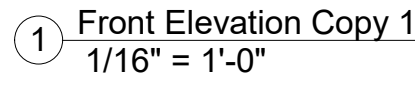
No.	Description	Date
Permit		6/12/2016
Revisions- Review comments		08/30/2016
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Resubmittal		12/06/2016
Revised site plan		1/25/2017
Revised revised elevations and floor plans and the plan		4/11/2017
Revised site elevations, floor plans and the plan		6/1/2017
Revised board meeting		5/18/2017
Revised the plan based on Village meeting comments		6/8/2017
Flipped dog park		7/3/2017
Redesign for 4 Bldg design		8/29/2017
Site Plan Revisions		9/8/2017
Revisions for resubmittal		9/26/2017

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14421 Oakley Ave
Orland Park, IL 60462
Tel: 708-933-4200
Fax: 708-966-0854

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Eriksson Engineering Associates, Ltd.
135 S. Jefferson Street
Suite 135
Chicago, IL 60661
Phone: 312-463-0551
Fax: 312-463-0552
e-mail: sgregory@eea-ltd.com

KDC Consultants, Inc.
16144 S. Bell Road
Lockport, IL 60491
Phone: 708-645-0545
Fax:
e-mail: chaff@aol.com

Consultant
Address
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Revisions for resubmittal		9/26/2017

KJM Development/

Residence of Brookside Glen

Comparison

Project number 2016-005

Date 9-26-2017

Drawn by	Author
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Checked by	Checker
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A123

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Scale $1/16" = 1'-0"$



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Eriksson Engineering Associates, Ltd.
135 S. Jefferson Street
Suite 135
Chicago, IL 60661
Phone: 312-463-0551
Fax: 312-463-0552
e-mail: sgregory@eea-ltd.com

KDC Consultants, Inc.
16144 S. Bell Road
Lockport, IL 60491
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Fax:
e-mail: chaff@aol.com

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	Revised layout for typical floor plan	11/18/2016
	Sidewalks/ handicap revisions	12/21/2016
	Resubmittal	12/06/2016
	Revised site plan	1/25/2017
	Resubmittal-revised elevations and Floor plans and the site plan	4/14/2017
	Revised site elevations, Floor plans and the site plan	4/20/2017
	Revised based on meeting	5/18/2017
	Revised site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
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	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017

KJM Development/

Residence of Brookside Glen

Overall Garage Plan

Project number	2016-005
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Date 9-26-2017

Drawn by	Author
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Checked by	Checker
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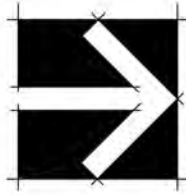
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1 Overall Parking Level
1" = 40'-0"



Schematic Site Plan

Scale: 1"=40'-0"

- ### Amenties
- Pool
 - Cabanas
 - Locker Rooms
 - Fitness Room
 - Billard Room
 - Lounge
 - Office
 - Party Room
 - Free WIFI

- ### Amenties
- Grill stations
 - Rinse sink
 - Bike Storage room

- ### Keynotes:

1. Main Building Entrance
2. Garage entry
3. Bike storage
4. Trash room
5. Trash enclosure
6. Fire pit
7. Double grill center w/
rinse sink
8. Pergola
9. Game area
10. Seating area
11. Pool
12. Cabnas
13. Electric car charging
stations
14. Park
15. Covered seating area.
16. Disk Golf Basket
17. Exterior exercise circuit
18. Commercial electric car
charging station.
19. Ground Signage

- ### Amenties
- Fire pits
 - Gaming Area

- ## Amenties
- Grill stations
 - Rinse sink
 - Bike Storage room

Site Data

Zoning District	R-5-PD
Lot Area:	332,991.24 s/f
Min Open Space	144.00 750.00 108,000.00 s/f 2.48 acres
	332,991.24 100.00% 332,991.24%
Actual Open Space	w/o Landbank Parking 177,605.63 s/f 4.08 acres w/ Landbank Parking 165,118.33 s/f 3.79 acres
Floor Area Ratio	0.8952
Max. Building Height	75'-5"
Lot Coverage	
Building One	76,353.60 s/f
Cabanas	560.00 s/f -
Total Building Coverage	76,913.60 s/f 0.2310
Building Area	
Building One	292,685.60 s/f 5 Stories 75'-5" including garage level
Golf House	5,165.00 s/f 1 Story 24'-2 ³ / ₁₆ "
Cabanas	560.00 s/f 1 Story 12'-0"
	298,410.60 0.8962
Number of Dwelling Units	144 Dwelling Units
Parking Spaces Required	144 2.50 360.00
Parking Spaces Provided	Indoor Garage Spaces
	Outdoor Spaces
	Landbank Parking
	360 Total Parking



**Architectural Studio,
Ltd.**
14421 Oakley Ave
Orland Park, IL 60462
Tel: 708-933-4200
Fax: 708-966-0854

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Residence of Brookside Glen

Prelim Grading

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker

A125

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ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 223-4864
FAX: (847) 223-4864
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

THE RESIDENCES of BROOKSIDE GLEN

Project Address
Tinley Park, Illinois



LANDSCAPE NOTES

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

PLANT SCHEDULE

CANOPY TREES

BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
ACE AUI3	B & B	2.5" CAL	22
CEL OCC	B & B	2.5" CAL	19
GIN PR2	B & B	2.5" CAL	16
GLE IN2	B & B	2.5" CAL	12
GYM DIO	B & B	2.5" CAL	14
PRU CHA	B & B	2.5" CAL	12
QUE BIC	B & B	2.5" CAL	16
TIL RED	B & B	2.5" CAL	12
ULM ACC	B & B	2.5" CAL	15

EVERGREEN TREES

BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
PIC COL	B & B	6" - 8" HT.	20
PIN NIG	B & B	6" - 8" HT.	12
PIN STR	B & B	6" - 8" HT.	10
THU TEC	B & B	48" HT.	41

UNDERSTORY TREES

BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
AME MUL	B & B	MULTI-TRUNK	16
MAL PRA	B & B	MULTI-TRUNK	3
SYR IVO	B & B	2" CAL	6

DECIDUOUS SHRUBS

BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
COT ACU	B & B	36" HT.	194
FOT AIR	5 GAL	24" HT.	79
HYD ANN	B & B	30" HT.	87
HYD OAK	B & B	24" HT.	6
PHY LIT	B & B	24" HT.	10
RIB GRE	B & B	24" HT.	20
ROS FL4	5 GAL	24" SPREAD	173
SPI SPI	5 GAL	18" HT.	101
SYR MEY	B & B	30" HT.	26
SYR PAT	B & B	24" HT.	37
VIB CO2	B & B	24" HT.	5
VIB LUS	B & B	36" HT.	91
WEI WIN	5 GAL	18" HT.	61

EVERGREEN SHRUBS

BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
BUX GR2	B & B	24" HT.	74
JUN FOR	B & B	24" SPREAD	76
TAX DE4	B & B	24" HT.	54
THU HOL	B & B	36" HT.	118

GRASSES

BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
CAL KAR	1 GAL	3' - 4' HT.	73
PAN CHE	1 GAL	3' - 4' HT.	154
PAN NOR	1 GAL	3' - 4' HT.	101
PEN ALO	1 GAL	1' - 2' HT.	24

GROUND COVERS

BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
NEP WA2	CONT.	QUART	211

LAWN AND PAVEMENT SCHEDULE

	LAWN (SEED)	121,427 SF
	ASPHALT	74,294 SF
	PATIO	5,519 SF
	WATER	1,175 SF
	LAWN (SOD)	27,840 SF
	MULCH	1,996 SF
	GREEN ROOF	3,627 SF

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
12/06/16		Village Submittal
1/31/17		Village Submittal
4/27/17		Village Submittal
5/30/17		Village Submittal
6/21/17		Village Submittal
9/28/17		Village Submittal

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Design By: SSG	Date: 06/20/16
Approved By: XXX	Project No. 0000.00

Sheet Title:

LANDSCAPE PLAN

Sheet No:

L-1

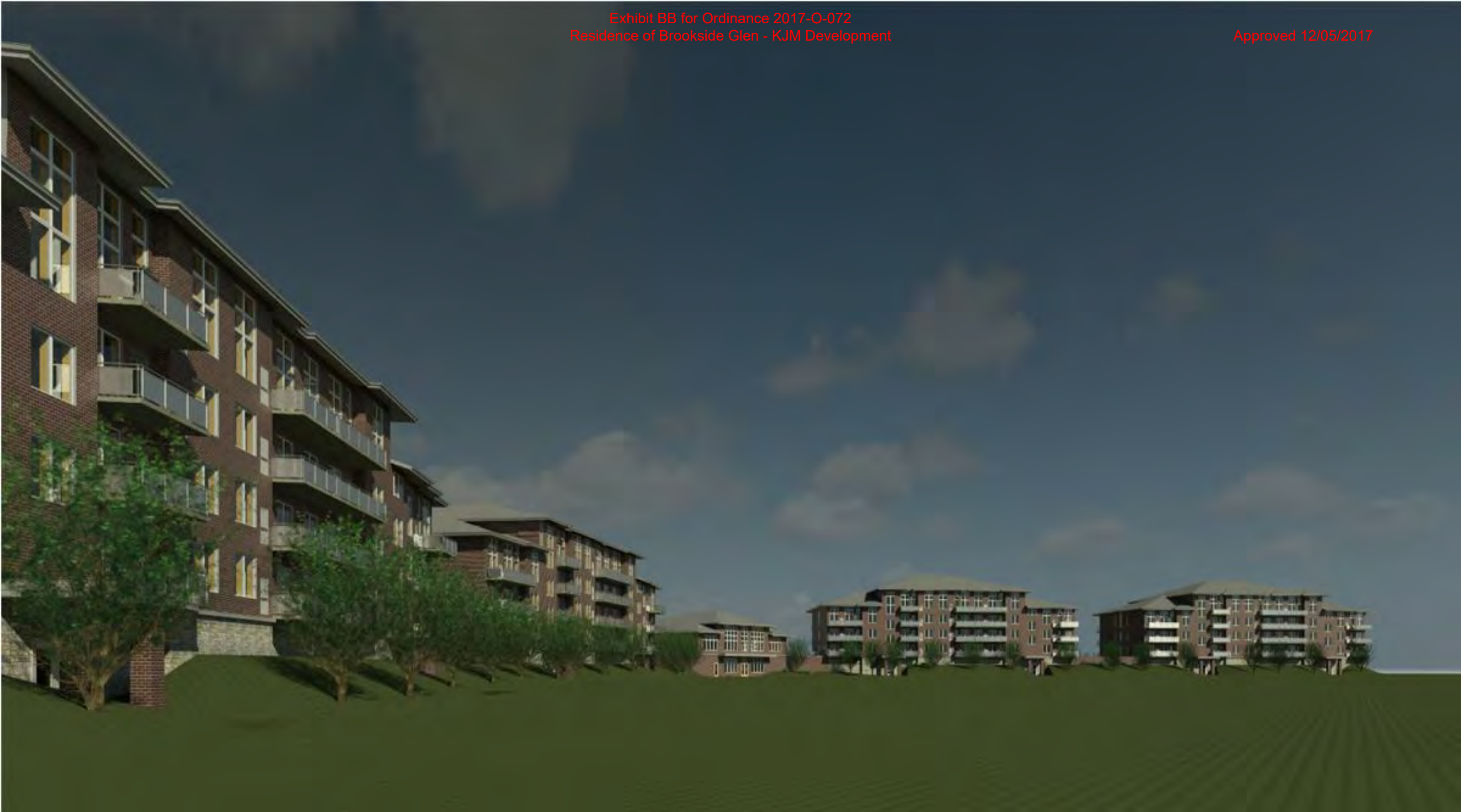
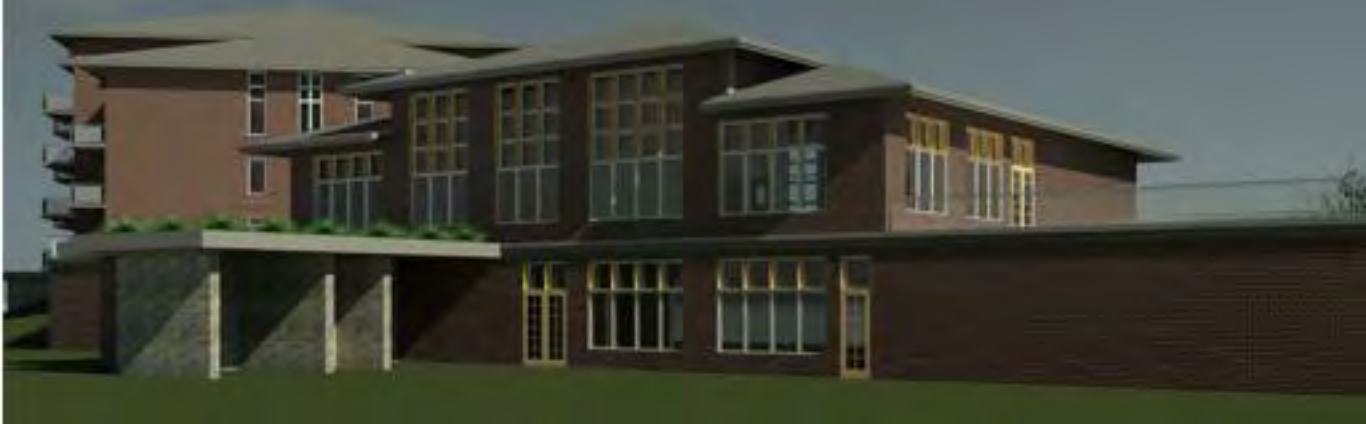


Exhibit CC for Ordinance 2017-O-072

Residence of Brookside Glen - KJM Development
Approved 12/05/2017



Exhibit DD for Ordinance 2017-O-072
Residence of Brookside Glen - KJM Development
Approved 12/05/2017







MAGNUSON -Request For Minor Revisions to Approved PUD

■ SITE PLAN

- Total parking has remained the same at 360 spaces. However, with the building reconfiguration we lost 7 interior spaces, but still provide more than 1 to 1 on the interior. We added landbank parking for the lost interior spaces.
 - Indoor: 163 spaces
 - Outdoor: 136 spaces (We lose three spaces for a drive aisle when landbank parking is installed.)
 - Landbank: 64 spaces
 - Total: 360 spaces
- Building Setbacks modified:
 - The original PUD was approved with a variance from the 20'-0" maximum setback in the UD-1 to allow a setback of 18'-27' max. in the residential towers. The closest point of the building to the property line are as follows:
 - Building One:
 - Max. Setback is 26.7'
 - Min. Setback is 9.2' measured from the property line to the piers for the street side entrances. This entrance canopy is a one story structure. Please note the piers were not shown on the original PUD documents as they are part of the foundation/ structural plan that was approved in January 2019 and was subsequently installed as approved by the village.
 - Building Two:
 - Max setback is 57.1'. Please note the original PUD Site plan shows a maximum setback of 45'-2 3/8" which contradicts the variance approved by the PUD of 18' to 27'.
 - Min. Setback 9.6' measured from the property line to the piers for the street side entrances. This entrance canopy is a one story structure. Please note the piers were not shown on the original PUD documents as they are part of the foundation/ structural plan that was approved in January 2019 and was subsequently installed as approved by the village.
 - Clubhouse:

- 53'-4" to the main entry. The approved PUD document shows 50'-4".
- Building Three:
 - Max. Setback is. 69'-11". The approved PUD document shows 63'-0 3/8" which contradicts the variance approved by the PUD of 18' to 27'.
 - Min. setback is 9.9' measured from the property line to the piers for the street side entrances. This entrance canopy is a one story structure. Please note the piers were not shown on the original PUD documents as they are part of the foundation/ structural plan that was approved in January 2019 and was subsequently installed as approved by the village.
- Building Four:
 - Max. Setback 28.4'.
 - Min. setback is 10.0' measured from the property line to the piers for the street side entrances. This entrance canopy is a one story structure. Please note the piers were not shown on the original PUD documents as they are part of the foundation/ structural plan that was approved in January 2019 and was subsequently installed as approved by the village.
- The stair tower entrance for all four buildings was changed from a double door to a single door with sidelights on both sides. We changed it on the recommendation of our security consultant.
- Dog Park narrowed by 20.1';
 - This was due to the required lengthening of the building due to structural requirement for column size.
- ComEd Transformers/pads are now shown, noted to be screened.
 - Final coordination with ComEd is required to assure access to maintain transformers.
- Gas meters to be landscape screened;
 - Final coordination with Nicor
- Based on review comments by our outside consultant, who reviewed the plans for compliance with Fair Housing and ADA requirements, we added a vehicle drop off at the entrance to the club house.
- Based on review comments by our outside consultant, who reviewed the plans for compliance with Fair Housing and ADA requirements, we added an accessible parking space at the entrance to the club house.
- Distance to townhome when measured to the same corner is 197'-6 3/4" in lieu of 198'-9 3/4". When measuring to the same points on both buildings

as the original PUD site plan showed the dimension as 197'-6 $\frac{3}{4}$ " is a reduction of 1'-3".

- The trash enclosure was removed from the site plan, the trash bins will be stored at the trash room and will be brought out for pickup by the maintenance personnel the day the trash is collected.

■ TERRACE LEVEL

- Added shed structures on terraces between building 1 and 2 and between building 3 and 4.
 - The structures house the garage exhaust fans. The mechanical code requires them and the discharge to be min. 10'-0" above adjacent grade (501.3.2 IMC).

■ BUILDING (RESIDENTIAL TOWER)

- Per the original PUD documents the Windows will be white in color.
 - The original PUD documents depict the windows as white, yellow and tan/ bronze.
- Change exterior wall construction from precast with embedded thin brick veneer to brick veneer construction (full 4 inch brick veneer with steel stud wall backup where applicable).
 - The change in Tinley Park building code allows for this type of construction.
- Max. Building Height (original 75'-5") now Max. Height is 70'-4 $\frac{7}{8}$ ", 5'-0 $\frac{1}{8}$ " reduction.
 - This reduction is from reduction of 2'-0" in the garage level and the reduction of floor construction thickness.
 - The 14'-0" fifth floor ceiling height is measured from top of subfloor to the roof truss bearing height.
- Max. Building Length (Each Residential Towers)
 - The building was lengthened to accommodate the structural column design and foundation wall thickness from 174'-10" to 188'-2".
- F.A.R. reduced from .656 to .655
 - With the adjustment of building length and depth, the FAR was reduced by a fraction of percent.
- Providing thin brick veneer at 5th floor on each end of each residential tower on the exterior walls over the 4th floor roof.
- Lobby into each residential tower decreased in depth. The lobby design was reconfigured, reducing the overall depth of the lobby.
- Provide an flat shed roof over garage entry (car entry points)
 - To break up the end wall elevations a small shed roof was added over the garage door area.

- Increased Bike storage area by providing two bike rooms in each tower on garage level. See page A120 of the approved PUD.
- With the increased use of Amazon and other delivery services, we increase the size of the package room to meet the demand.
- Changed unit configuration, when we added mechanical and Unit centric amenities (work from home).
- Reduction on one Two Bedroom unit count and increase in One Bedroom unit count.
 - With the reconfiguration of the floor plans we have the following Unit mix for each residential tower.
 - 2nd Floor: 10 Units (4 one bedroom, 6 two bedroom)
 - 3rd Floor: 10 Units (4 one bedroom, 6 two bedroom)
 - 4th Floor: 10 Units (4 one bedroom, 6 two bedroom)
 - 5th Floor: 6 Units (4 one bedroom, 2 two bedroom)
- Removed common seating area on each floor level of residential tower.
 - With the reconfiguration of the floor plan to maintain the FAR we eliminated the seating area on each floor of the residential tower. We want to make the Clubhouse the focal point of activity in this development.
- Changed the balconies from precast to bolt-on aluminum balconies.
 - With the change in exterior wall construction and to maintain a maintenance free noncombustible construction of the balconies we are using an aluminum tube frame with aluminum deck.
- Additional PTEC units need to be added:
 - With the height of the 4th floor end units and the 5th floor units, additional PTEC units will be required.

■ **CLUBHOUSE**

- Clubhouse is now a full two story which allows us to increase the amount of amenities without increasing the overall footprint of the building.
- Clubhouse brick color to be same as residential towers
- Layout of Clubhouse was modified:
 - Original clubhouse had a flat front elevation. We provided offsets in the front elevation to create an aesthetically pleasing elevation.
- The entrance to the clubhouse was raised so it is between the lower level and the upper level.
 - With coordination with the final engineering, the entrance to the clubhouse is located at the highest point on the site. Not to raise the overall building height, we raised the entrance to the club between the first and second floor. We now have a 1 ½ + story entrance with an elevator and stair to access both first and second floors.

- Pool restrooms were relocated to the interior of the main building in lieu of in a wing off the back of the clubhouse;
 - With the enlarged clubhouse, it allows us to move the restrooms inside and provide a more usable pool deck for tenants to enjoy.
- Eliminated the drive thru;
 - We eliminated the drive thru under the Clubhouse to increase the area of amenities that we can provide on the site. In addition, this provides improved pedestrian flow through the clubhouse.
- Stairs relocated in the clubhouse.
 - We relocated the stairs to the rear of the building allowing better access to the pool. This also provides a more aesthetic elevation on the street side.
- Due to the structural podium design and mechanical design for proper air flow in the clubhouse and fitness center we needed the additional ceiling height. Therefore the transoms on the lower level were required to be eliminated to create the needed space.
- Removal of windows on the right side of the clubhouse:
 - We relocated the stairs along the sides of the clubhouse, and we removed the windows in the stairwell.
- Added stairs and ramps on both sides of the clubhouse
 - We left the floor to floor height of the clubhouse at 13'-0", so we needed to add stairs and ramps to provide access to the terrace level.

List of Amenities:

- Dog Park with seating area
- Pool w/seating area with fire pit
- Cabanas
- Weight Room
- Game/ Party Room w/warming Kitchen and Fireplace
- Business Center w/Conference Room
- Leasing Office in ClubHouse
- Package room in each residential tower
- Bike storage in each residential tower
- (4) Pergolas with seating area and fire pits
- Disk Golf Baskets.
- Gaming area on the ground level
- (4) Outdoor exercise areas (circuit)
- Electric Charging stations exterior (2)
- Electric Charging stations interior (2) per residential tower
- Green roofs with seating areas
- Two Large elevated outdoor patios overlooking the pool, with a total of (4) grill stations with sinks and seating area
- Large balconies for each unit
- Tall ceiling for 4th Floor end units and all 5th Floor units
- Security cameras
- Large green areas

Added Amenities:

- After reviewing other amenities provided by high end apartments, we added the following amenities:

- Modified units layouts to be unit centric.
- Added two additional electrical charging stations in each residential tower.
- Aerobic room;
- Enlarged weight room;
- Two (2) Dog washing stations;
- Golf simulator;
- Sales/management office;
- Party room with a warming kitchen and fireplace:

○

Keynote Legend

Key Value	Keynote Text
006	Fire Pit
008	Pergola- See sheet A-005 for further information
009	Game Area
010	Seating Area
011	Pool-designed by others. Pool drawings to be submitted under separate permit
012	Cabana
016	Disk Golf Basket
018	Commercial electric car charging station
020	Existing Ingress/Egress Easement
021	Landbanked Parking
025	Coned Transformer and Pad
029	Green Roof
030	4'-0" High fence w/ lockable gates
031	(17) gas meters-Provide landscape screening from the R.O.W.
033	Street Workout Area (Circuit Training) with Poured-in-place rubber playground surface
035	Metal Pet Waste Station Model E31 by PetwasteEliminator.com 1-800-790-8896
036	Ground signage
037	Security camera
038	Ramp at max of 1:12 w/ Provide 24" deep detectable warning (truncated domes)
039	
039	Marked cross walk
040	Concrete pier (support of 2nd floor balconies) to be wrapped with this stone



No.	Description	Date
8	Foundation Permit	19-05-10
11	Superstructure Permit	20-08-01
13	Code review response	21-03-24
14	Pool submittal	21-06-14
16	resubmittal for zoning	21-11-12
17	Revision 17	21-11-16
18	Revision 18	21-11-30
19	Revision 19	21-12-08

KJM Development/

"The Magnuson"
Schematic Site Plan

Project number	2016-005
Date	05/07/19
Drawn by	SAS
Checked by	Checker

PUD Doc-1.0

Scale As indicated

Site Data

Lot Area	332,991.24 SF
Min. Open Space:	144 x 750 = 108,000 SF 2.48 Acres
Actual Open Space:	332,991.24 x 10% = 33,299.12 SF
W/O Landbank Parking:	W/O Landbank Parking
Floor Area Ratio:	.654 .656 (As Approved)
Max Building Height:	70'-4 7/8" 75'-5" (As Approved)
Lot Coverage:	80,628.44 SF 76,353.60 SF + 560 SF = 76,913.60 SF
Total Building:	
Building Area:	
Residential Towers	80,628.44 SF x 1 = 80,628.44 SF (includes parking and club house)
First Floor:	14,642.19 SF x 4 = 58,568.76 SF
Second Floor:	14,642.19 SF x 4 = 58,568.76 SF
Third Floor:	14,642.19 SF x 4 = 58,568.76 SF
Fourth Floor:	14,642.19 SF x 4 = 58,568.76 SF
Fifth Floor:	9,131.77 SF x 4 = 36,527.08 SF
Total Residential	292,861.80 SF
Club House	
First Floor:	Included in ground floor level
Second Floor:	5,465.87 SF 5,165.00 SF (As Approved)
Total Area:	298,327.67 SF 298,410.60 SF (As Approved See Page 10 or Ordinance)

Number of Dwelling Units	144 Dwelling Units
Parking Spaces Required:	144 x 2.5 = 360 spaces
Parking Spaces Provided:	Indoor Spaces: 163 Spaces 171 Spaces (As Approved)
Exterior Spaces:	136 Spaces 125 Spaces (As Approved)
Landbank Spaces:	64 Spaces 64 Spaces (As Approved)
Total Parking Spaces:	360 Spaces 360 Spaces (As Approved)

Note: we have an additional 3 land bank spaces to account for there loss to maintain the total of 360 when landbank parking is provided.

Schematic Site Plan

Scale: 1"=50'-0"
Notes:
1. Screen gas meters from R.O.W. with landscaping.

Partial Site Plan-Ground
Sign-South Drive
1" = 10'-0"

Partial Site Plan-Ground
Sign-North Drive
1" = 10'-0"

Passenger Loading Area
3/16" = 1'-0"

Keynote Legend

Key Value	Keynote Text
006	Fire Pit
008	Pergola- See sheet A-005 for further information
009	Game Area
010	Seating Area
011	Pool-designed by others. Pool drawings to be submitted under separate permit
012	Cabana
016	Disk Golf Basket
018	Commercial electric car charging station
020	Existing Ingress/ Egress Easement
021	Landbanked Parking
025	Comed Transformer and Pad
029	Green Roof
030	4'-0" High fence w/ lockable gates
031	(17) gas meters- Provide landscape screening from the R.O.W.
033	Street Workout Area (Circuit Training) with Poured-in-place rubber playground surface
035	Metal Pet Waste Station Model E31 by PetwasteEliminator.com 1-800-790-8896
036	Ground signage
037	Security camera
038	Ramp at max of 1:12 w/ Provide 24" deep detectable warning (truncated domes)
039	
039	Marked cross walk
040	Concrete pier (support of 2nd floor balconies) to be wrapped with this stone



No.	Description	Date
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11	Superstructure Permit	20-08-01
13	Code review response	21-03-24
14	Pool submittal	21-06-14
16	resubmittal for zoning	21-11-12
17	Revision 17	21-11-16
18	Revision 18	21-11-30
19	Revision 19	21-12-08

KJM Development/

"The Magnuson"
Schematic Site Plan
(Rendered)Project number 2016-005
Date 05/07/19
Drawn by SAS
Checked by Checker**PUD Doc-1.1**

Scale As indicated

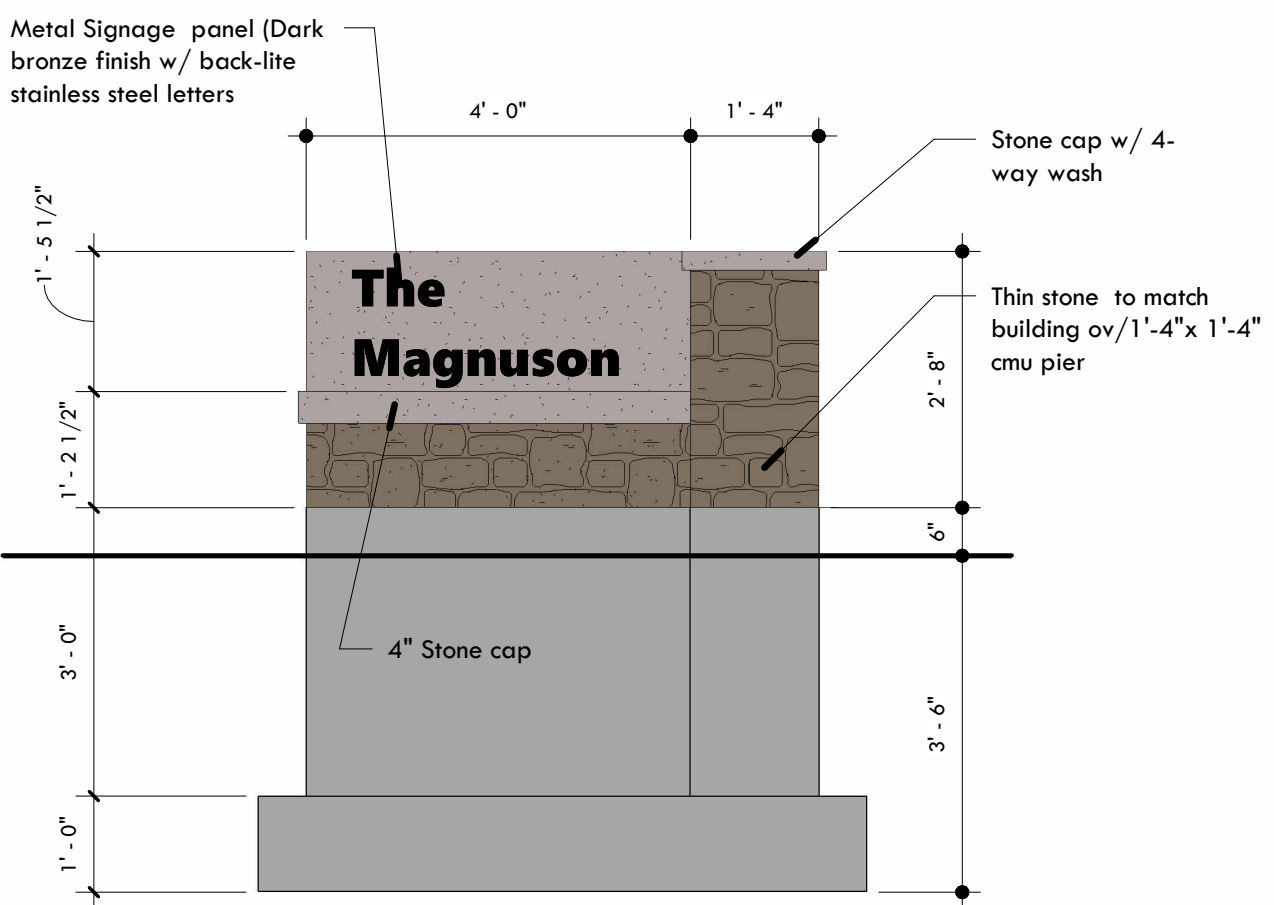
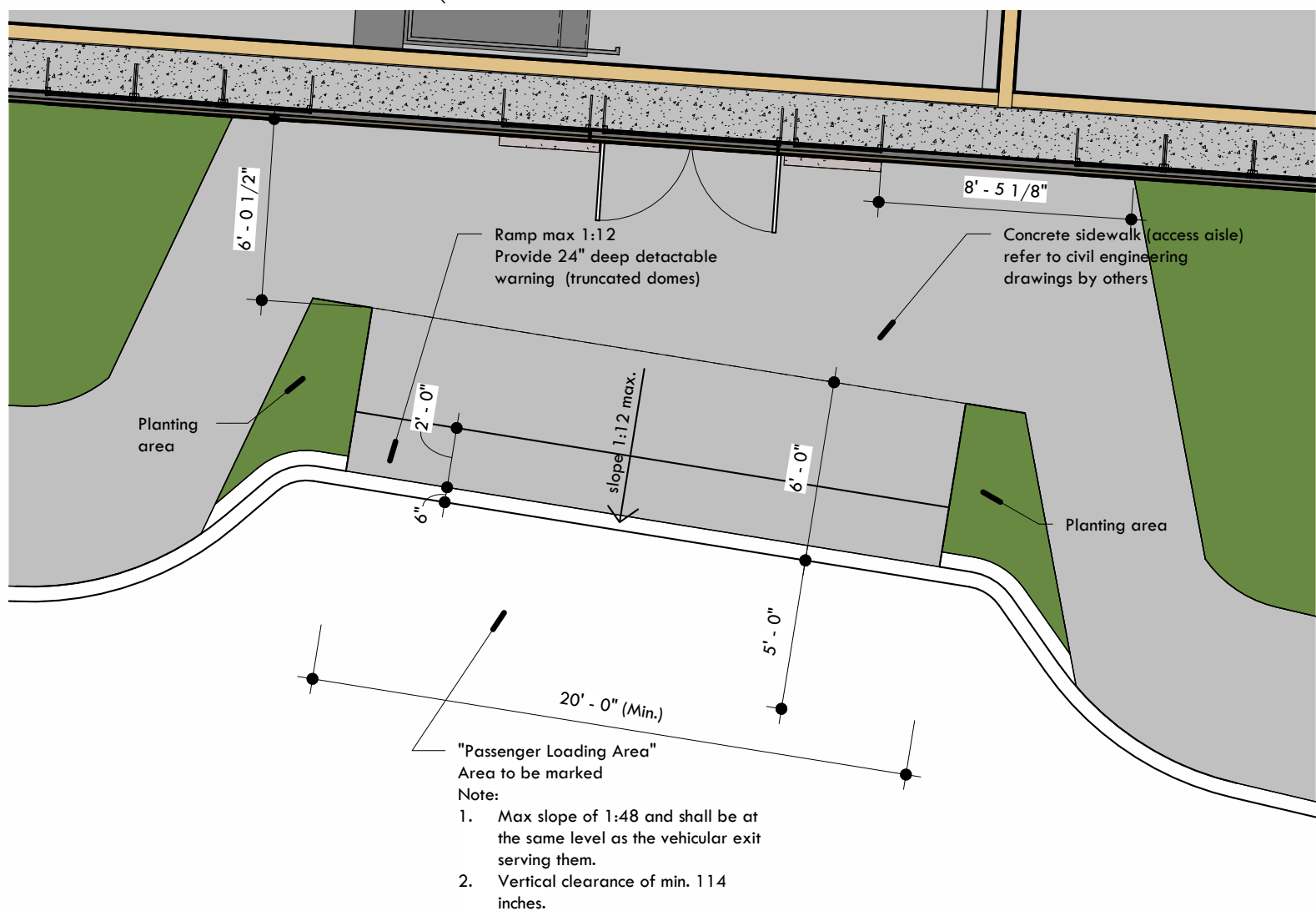
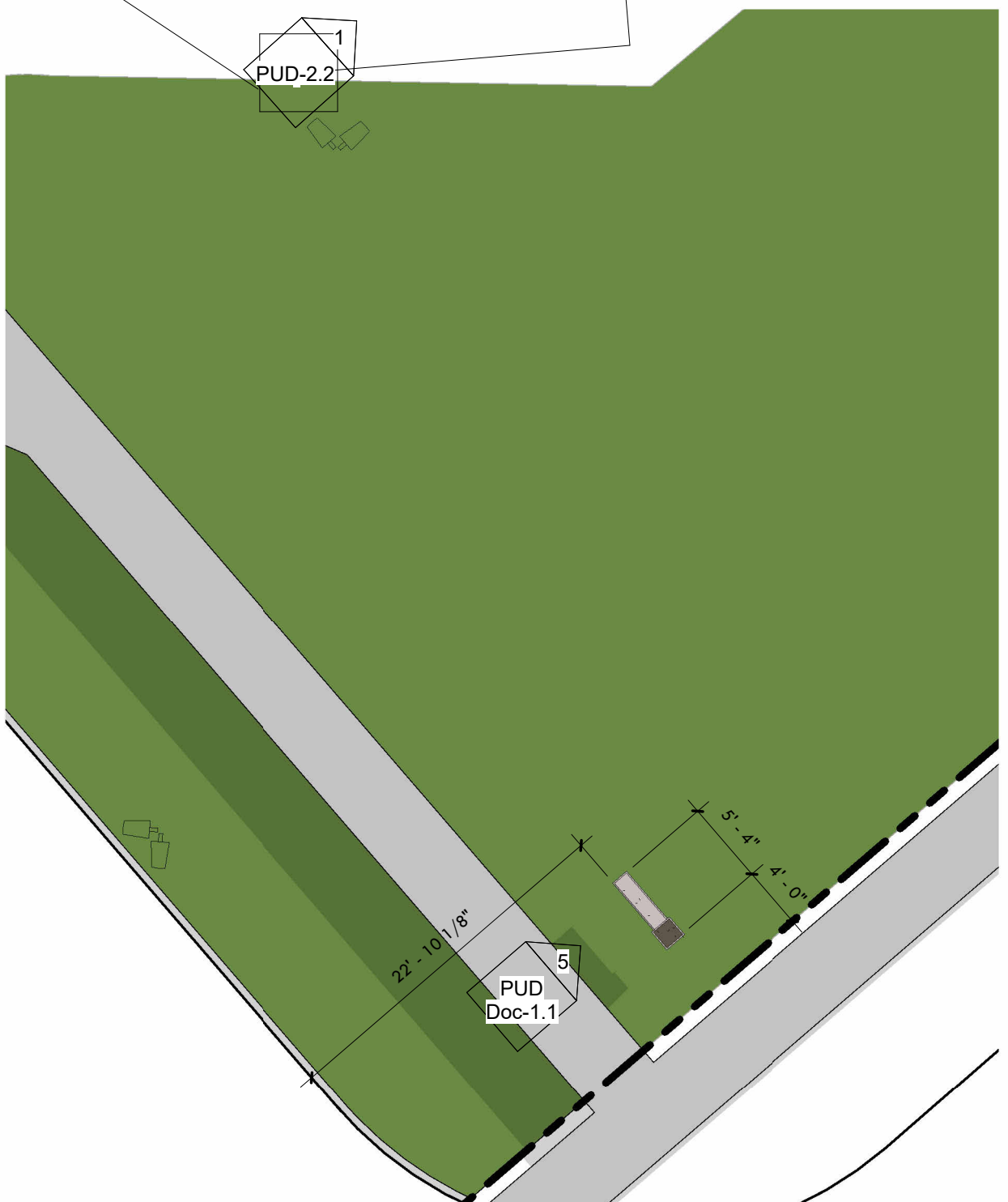
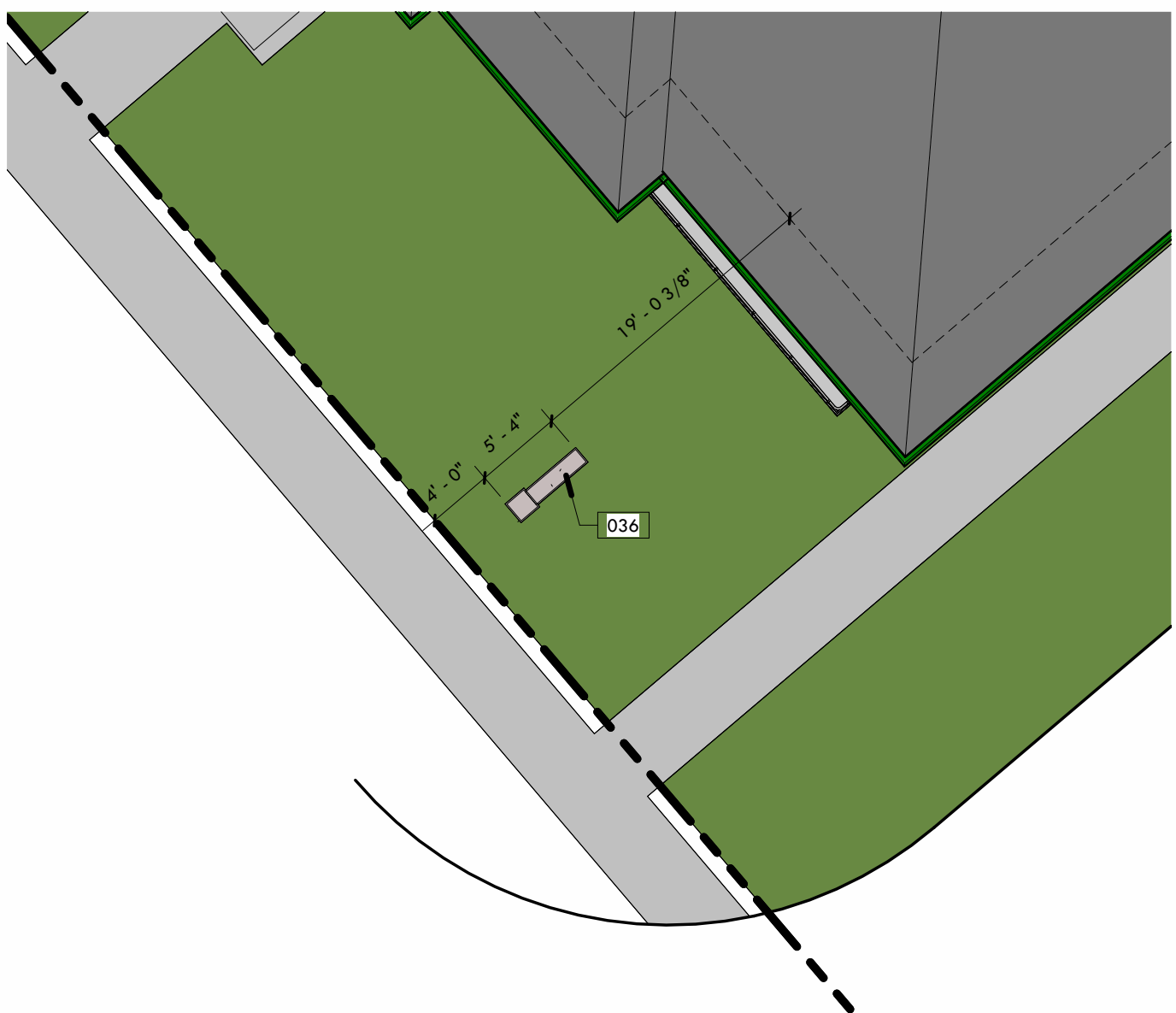
Site Data

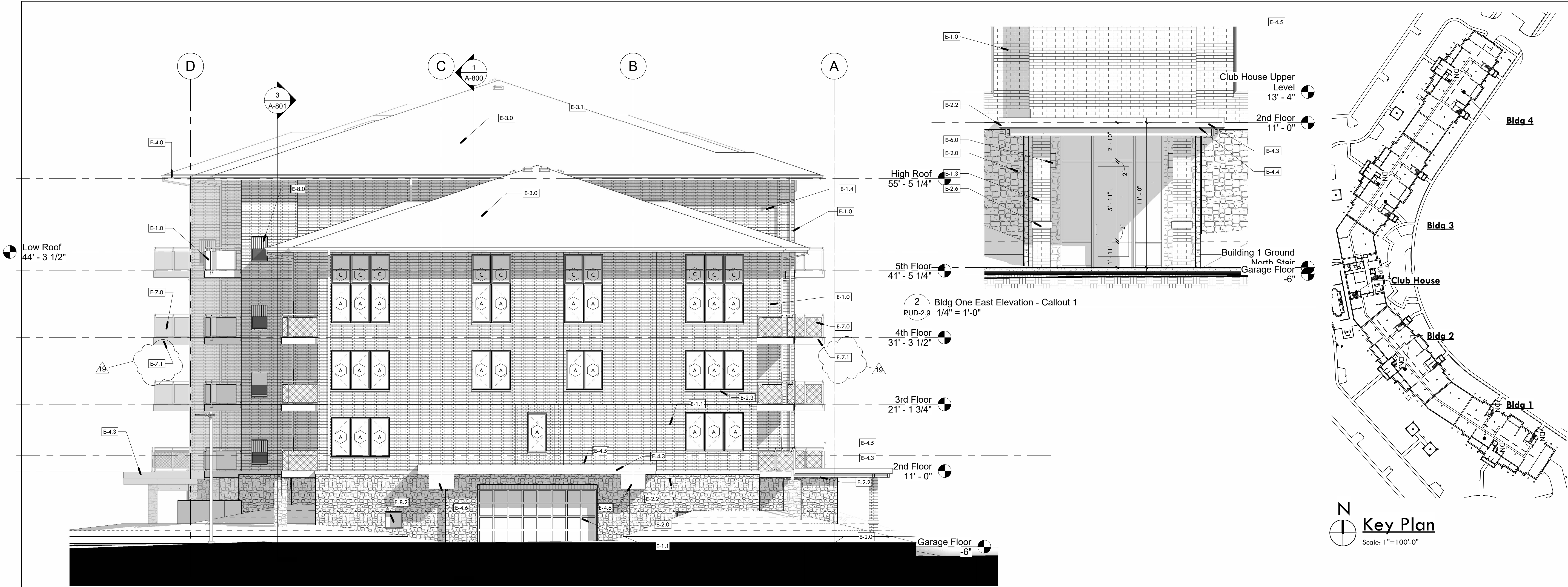
Lot Area	332,991.24 SF
Min. Open Space:	144 x 750 = 108,000 SF 2.48 Acres
Actual Open Space:	332,991.24 x 10% = 33,299.12 SF
Floor Area Ratio:	W/O Landbank Parking: W/ Landbank Parking: .6541 .656 (As Approved)
Max Building Height:	70'-4.7'8" 75'-5" (As Approved)
Lot Coverage:	
Total Buildings:	80,628.44 SF 76,353.60 SF + 560 SF = 76,913.60 SF
Buildings Areas:	
Residential Towers:	
First Floor:	80,628.44 SF x 1 = 80,628.44 SF (includes parking and club house)
Second Floor:	14,642.19 SF x 4 = 58,568.76 SF
Third Floor:	14,642.19 SF x 4 = 58,568.76 SF
Fourth Floor:	14,642.19 SF x 4 = 58,568.76 SF
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Total Residential:	292,861.80 SF
Club House:	
First Floor:	- Included in ground floor level
Second Floor:	5,465.87 SF 5,165.80 SF (As Approved)
Total Areas:	298,327.67 SF 298,310.60 SF (As Approved See Page 10 or Ordinance)

Number of Dwelling Units 144 Dwelling Units
Parking Spaces Required: 144 x 2.5 = 360 spaces
Parking Spaces Provided:
Indoor Spaces: 163 Spaces | 171 Spaces (As Approved)
Exterior Spaces: 136 Spaces | 125 Spaces (As Approved)
Landbank Spaces: 64 Spaces | 64 Spaces (As Approved)
Total Parking Spaces: 360 Spaces | 360 Spaces (As Approved)
Note: we have an additional 3 land bank spaces to account for these lost to maintain the total of 360 when landbank parking is provided.

Schematic Site Plan

Scale: 1"=50'-0"

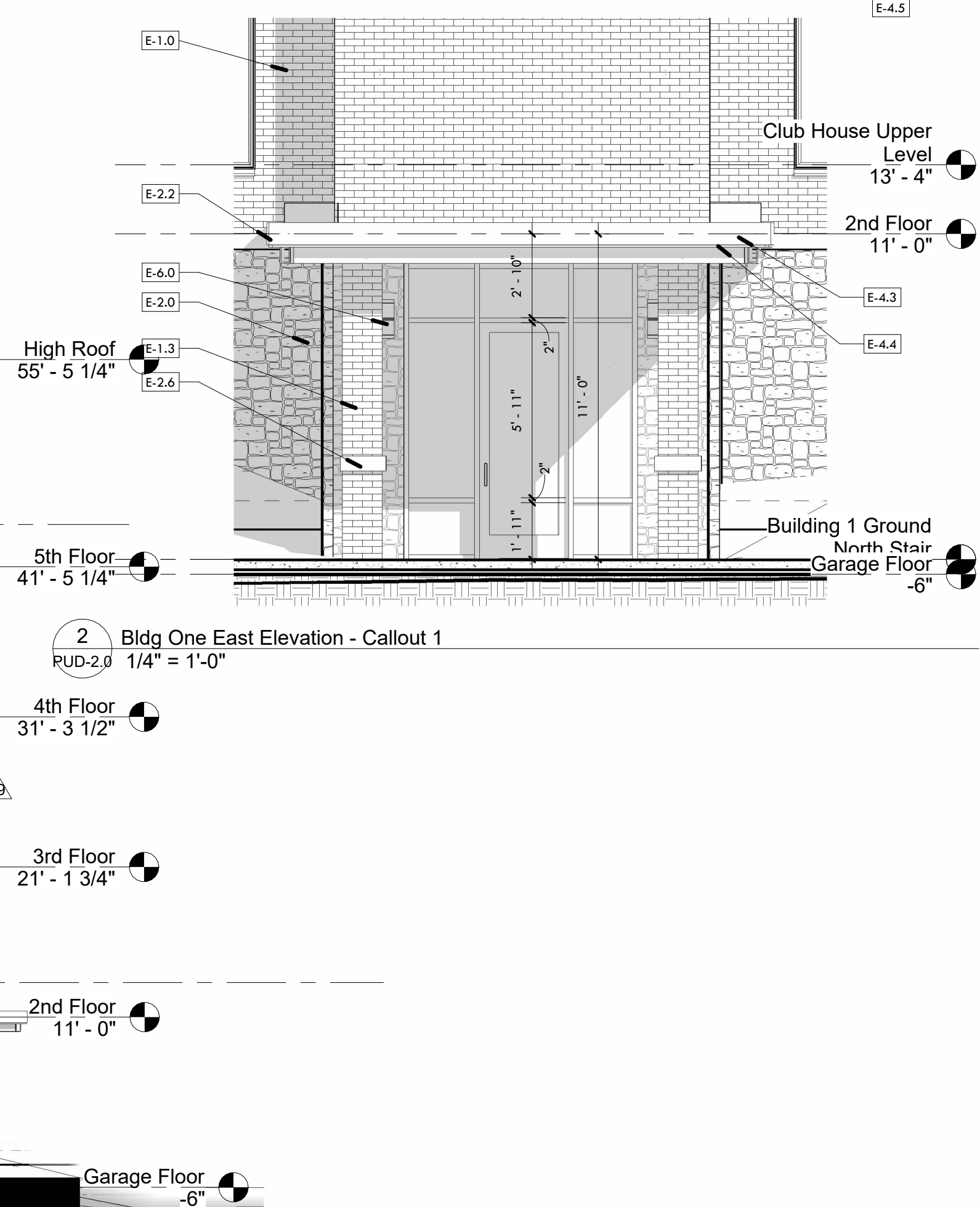
Notes:
1. Screen gas meters from R.O.W. with landscaping.**Ground Signage Elevation**
1/2" = 1'-0"**Passenger Loading Area**
3/16" = 1'-0"**Partial Site Plan-Ground Sign-South Drive**
1" = 10'-0"**Partial Site Plan-Ground Sign-North Drive**
1" = 10'-0"



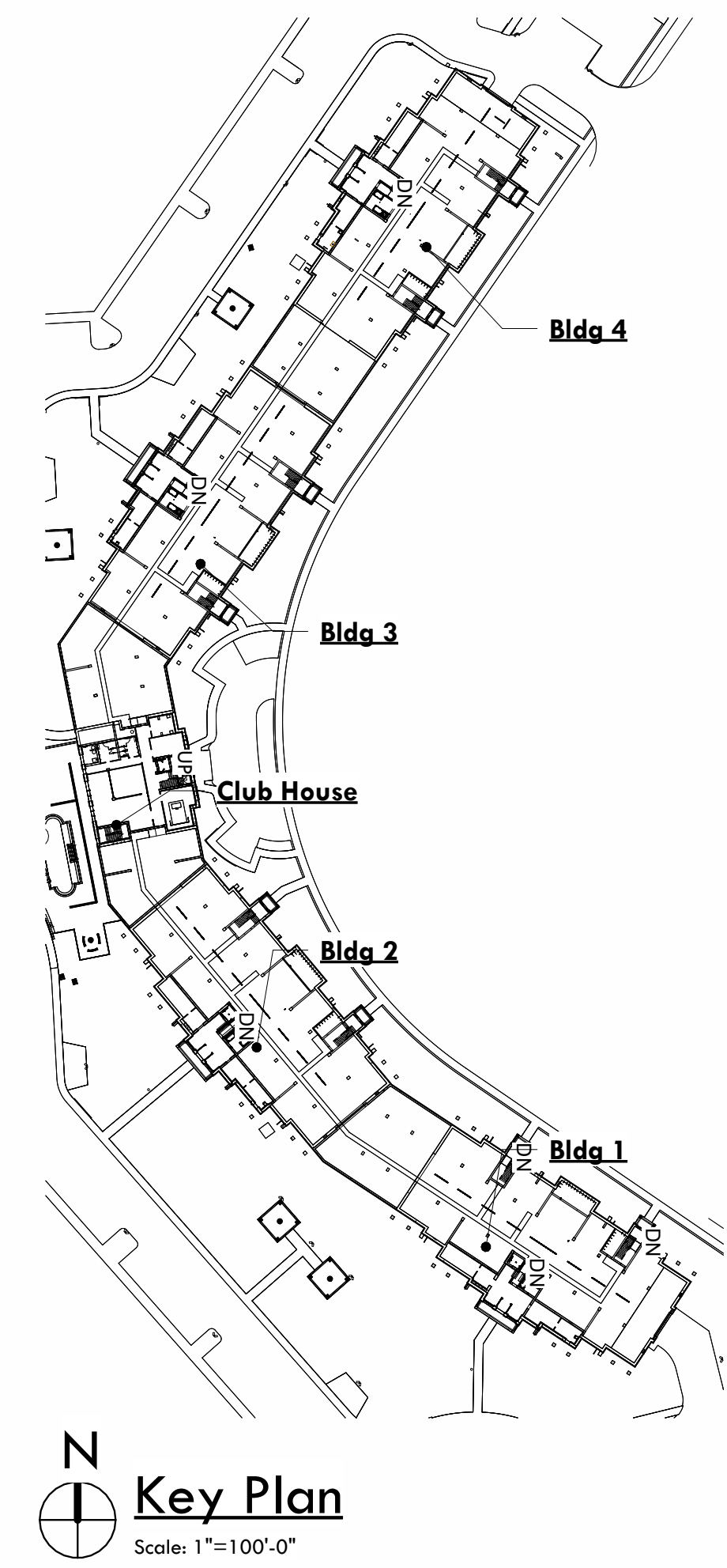
3 Bldg One South Elevation
PUD-2.0 1/8" = 1'-0"



8 Bldg One East Elevation
PUD-2.0 1/8" = 1'-0"



2 Bldg One East Elevation - Callout 1
PUD-2.0 1/4" = 1'-0"



Key Plan
Scale: 1"=100'-0"



Keynote Legend	
Key Value	Keynote Text
E-1.0	Brick veneer- Utility size brick with natural color mortar (3 5/8" thick)
E-1.1	Brick soldier course- w/ PVC flashing w/ preformed end dams w/ stainless steel drip edge and wick type weep holes @ 16" O.C. 00
E-1.3	Brick pier with stone accent
E-1.4	Thin brick- Utility size brick with natural color mortar (1 1/2" thick)
E-2.0	Natural Thin stone veneer
E-2.2	Continuous Cut stone sill
E-2.3	Cut stone sill w/ pvc sill flashing with stainless steel drip edge and weep holes @ 16" o.c. Provide preformed end dams at each end of the sill
E-2.6	6" High Stone Accent strip
E-3.0	Typical Architectural Composite Roof Shingles
E-3.1	Roof Vent-mbr. 144 sq in clear net vent
E-3.2	Valley Flashing
E-4.0	Oversized prefinished aluminum gutter and downspouts
E-4.3	Prefinished aluminum gravel stop
E-4.4	Prefinished aluminum break metal
E-4.5	Soft metal thru wall flashing
E-4.6	Prefinished aluminum break metal wrap
E-6.0	Exterior grade light fixture- LED bulb
E-7.0	42" high alum. railing railing w/ wire mesh infill panels
E-7.1	Alum. bal-on balcony constructed of alum. tube frame and alum. deck
E-8.0	PTC grill color to match surrounding brick color-see mechanical drawings for further information
E-8.2	Exhaust vent Color to match Brick color-refer to mechanical drawings for further information
E-13.0	Address Identification- Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke- width of 1/2"

No.	Description	Date
3	Revision 3	10/26/2018
6	Revision 6	19-01-10
8	Foundation Permit	19-05-10
9	Coordination	19-08-20
11	Superstructure Permit	20-08-01
13	Code review response	21-03-24
14	Pool submittal	21-06-14
16	resubmittal for zoning	21-11-12
18	Revision 18	21-11-30
19	Revision 19	21-12-08

KJM Development/

"The Magnuson"
Building One
Elevations

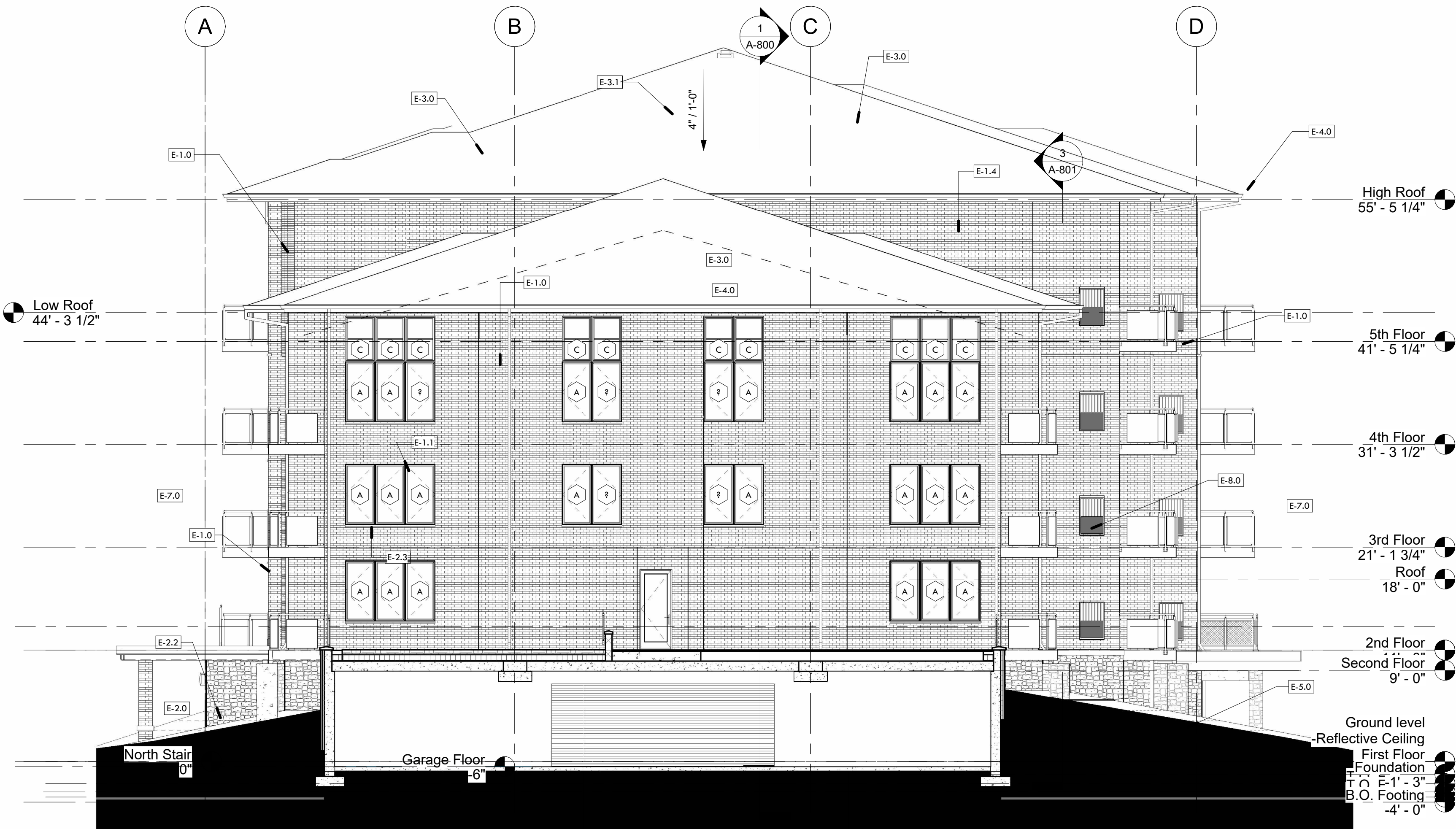
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Date	05/07/19
Drawn by	Author
Checked by	Checker

PUD-2.0

Scale	As indicated
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1 Bldg One West Elevation
PUD-2.1 1/8" = 1'-0"



3 North Elevation Bldg One
PUD-2.1 1/8" = 1'-0"

Commercial | Residential | Industrial



14421 Oakley Ave
Orland Park, IL 60462
Tel: 708-933-4200
Fax: 708-966-0854

Architectural Studio, Ltd.

www.archstudiold.net

Keynote Legend

Key Value	Keynote Text
E-1.0	Brick veneer- Utility size brick with natural color mortar (3 5/8" thick)
E-1.1	Brick soldier course- w/ PVC flashing w/ preformed end dams w/stainless steel drip edge and wick type weep holes @ 15" O.C. 00
E-1.4	Thin brick- Utility size brick with natural color mortar (1/2" thick)
E-1.5	Structural column to be covered on all sides with thin stone
E-2.0	Natural Thin stone veneer
E-2.2	Continuous Cut stone sill
E-2.3	Cut stone sill w/ pvc sill flashing with stainless steel drip edge and weep holes @ 15" o.c. Provide preformed end dams at each end of the sill
E-3.0	Typical Architectural Composite Roof Shingles
E-3.1	Roof Vent-min. 144 sq in clear net vent
E-3.2	Valley Flashing
E-4.0	Oversized prefinished aluminum gutter and downspouts
E-4.3	Prefinished aluminum gravel stop
E-4.4	Prefinished aluminum break metal
E-5.0	Finish grade-refer to civil engineering drawings for further information 00
E-6.0	Exterior grade light fixture- LED bulb
E-7.0	42" high alum. rolling rolling w/ wire mesh infill panels
E-7.1	Alum. bolt-on balcony constructed of alum. tube frame and alum. deck
E-8.0	PTEC grill color to match surrounding brick color-see mechanical drawings for further information
E-10.0	Prefinished alum. storefront (Black)-see door schedule
E-13.0	Address identification- Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of 1/2"

No.	Description	Date
3	Revision 3	10/26/2018
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18	Revision 18	21-11-30
19	Revision 19	21-12-08

KJM Development/

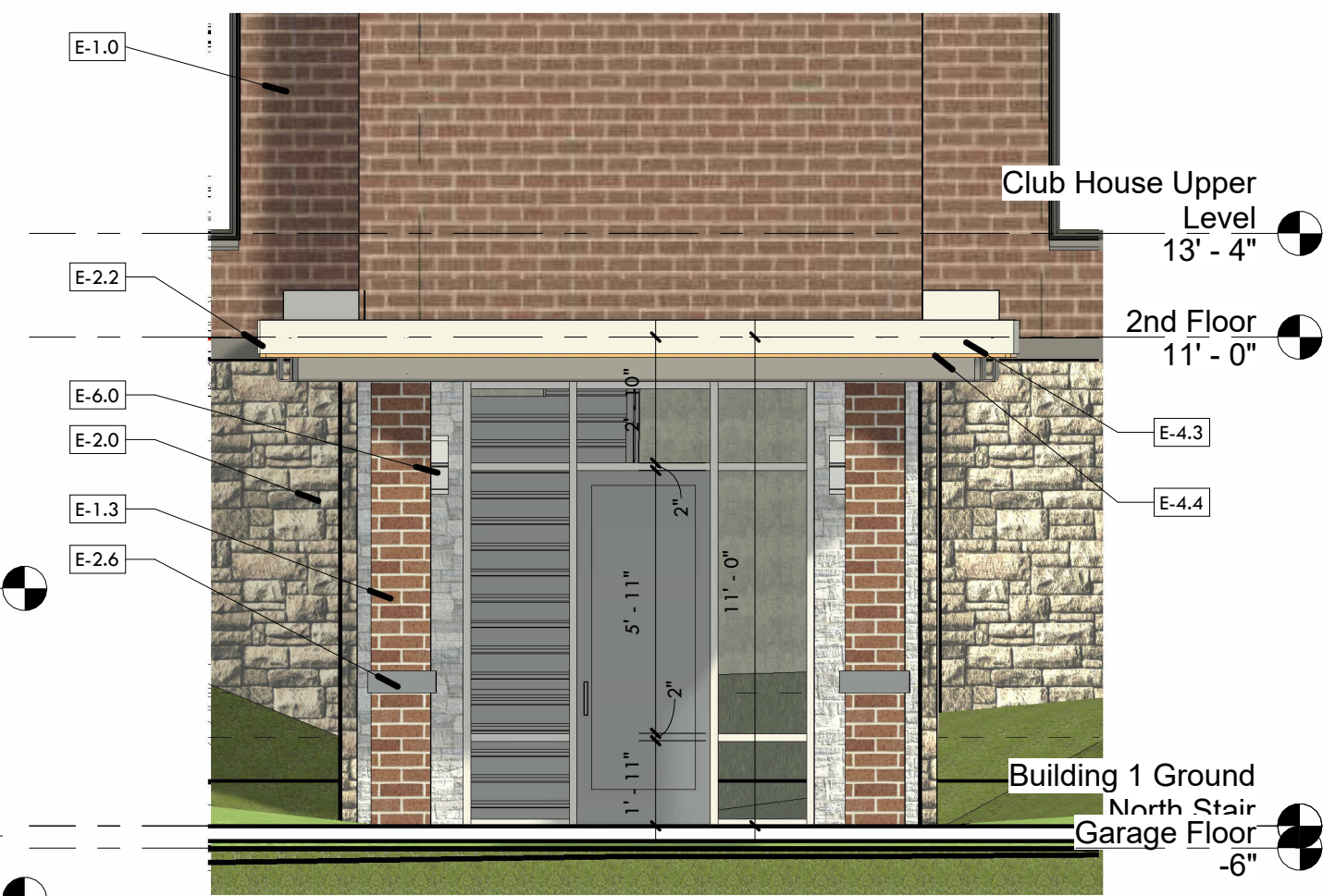
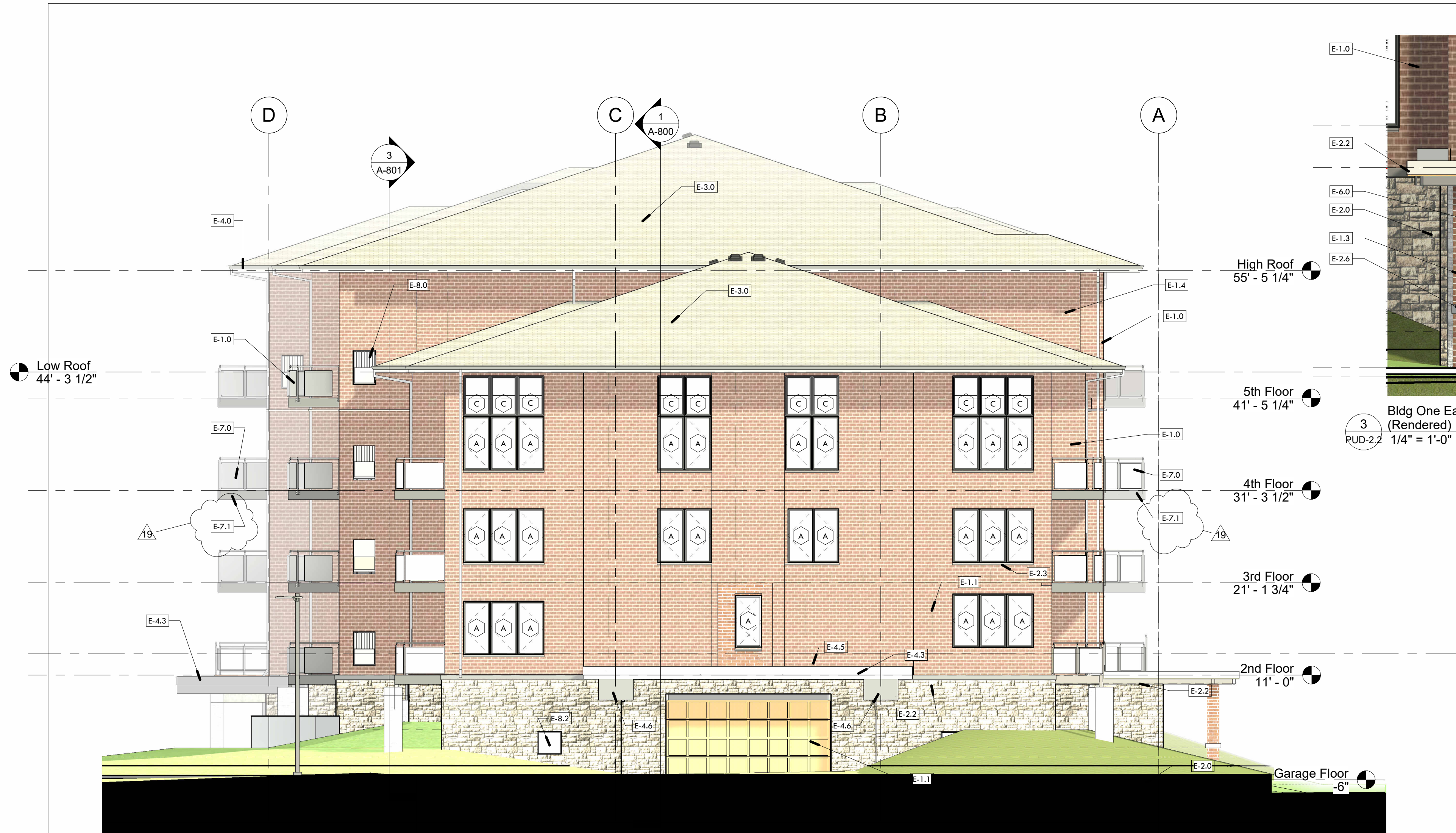
"The Magnuson" Building One Elevations

Project number	2016-005
Date	05/07/19
Drawn by	Author
Checked by	Checker

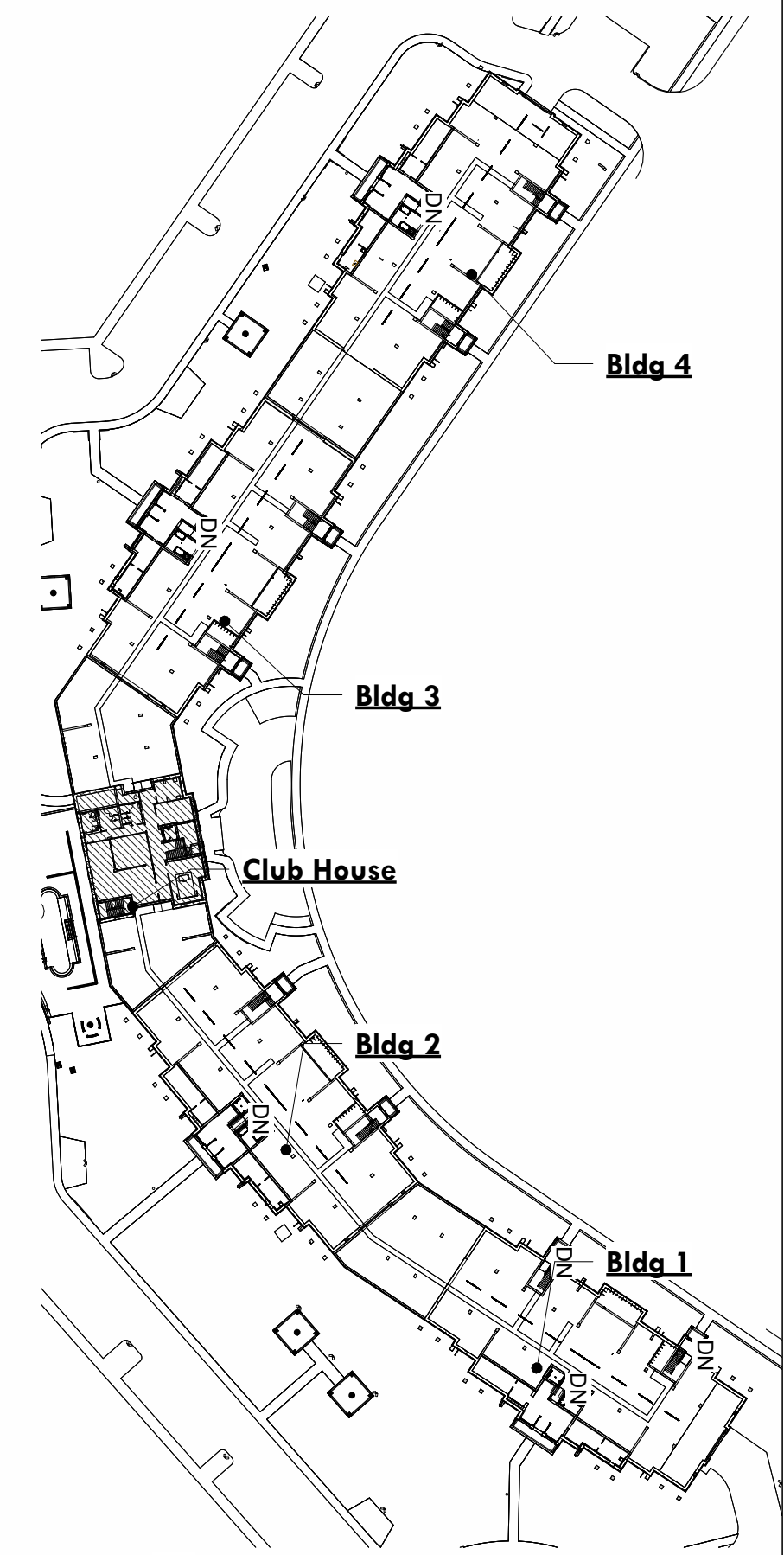
PUD-2.1

Scale 1/8" = 1'-0"





Bldg One East Elevation - Callout 1
(Rendered)
1/4" = 1'-0"

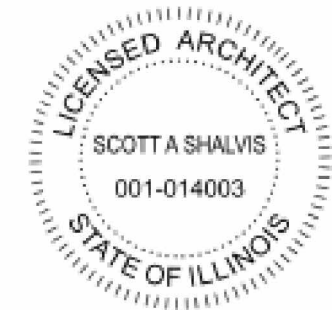


Key Plan
Scale: 1"=100'-0"

Bldg One South Elevation
(Rendered)
1/8" = 1'-0"



Bldg One East Elevation
(Rendered)
1/8" = 1'-0"



Architectural Studio, Ltd.

www.archstudiold.net

Keynote Legend

Key Value	Keynote Text
E-1.0	Brick veneer- Utility size brick with natural color mortar (3 5/8" thick)
E-1.1	Brick soldier course- w/ PVC flashing w/ preformed end dams w/stainless steel drip edge and wick type weep holes @ 16" O.C. 00
E-1.3	Brick pier with stone accent
E-1.4	Thin brick, Utility size brick with natural color mortar (1 1/2" thick)
E-2.0	Natural Thin stone veneer
E-2.2	Continuous Cut stone sill
E-2.3	Cut stone sill w/ pvc sill flashing with stainless steel drip edge and weep holes @ 16" o.c. Provide preformed end dams at each end of the sill
E-2.6	6" High Stone Accent strip
E-3.0	Typical Architectural Composite Roof Shingles
E-3.1	Roof Vent mts. 144 sq in clear net vent
E-3.2	Valley Flashing
E-4.0	Oversized prefinished aluminum gutter and downspouts
E-4.3	Prefinished aluminum gravel stop
E-4.4	Prefinished aluminum break metal
E-4.5	Soft metal thru wall flashing
E-4.6	Prefinished aluminum break metal wrap
E-6.0	Exterior grade light fixture- LED bulb
E-7.0	42" high alum. railing rolling w/ wire mesh infill panels
E-7.1	Alum. bal-on balcony constructed of alum. tube frame and alum. deck
E-8.0	PTEC grill color to match surrounding brick color-see mechanical drawings for further information
E-8.2	Exhaust vent Color to match Brick color-refer to mechanical drawings for further information
E-13.0	Address Identification: Address Identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of 1/2"

No.	Description	Date
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18	Revision 18	21-11-30
19	Revision 19	21-12-08

KJM Development/

"The Magnuson"
Building One
Elevations Rendered

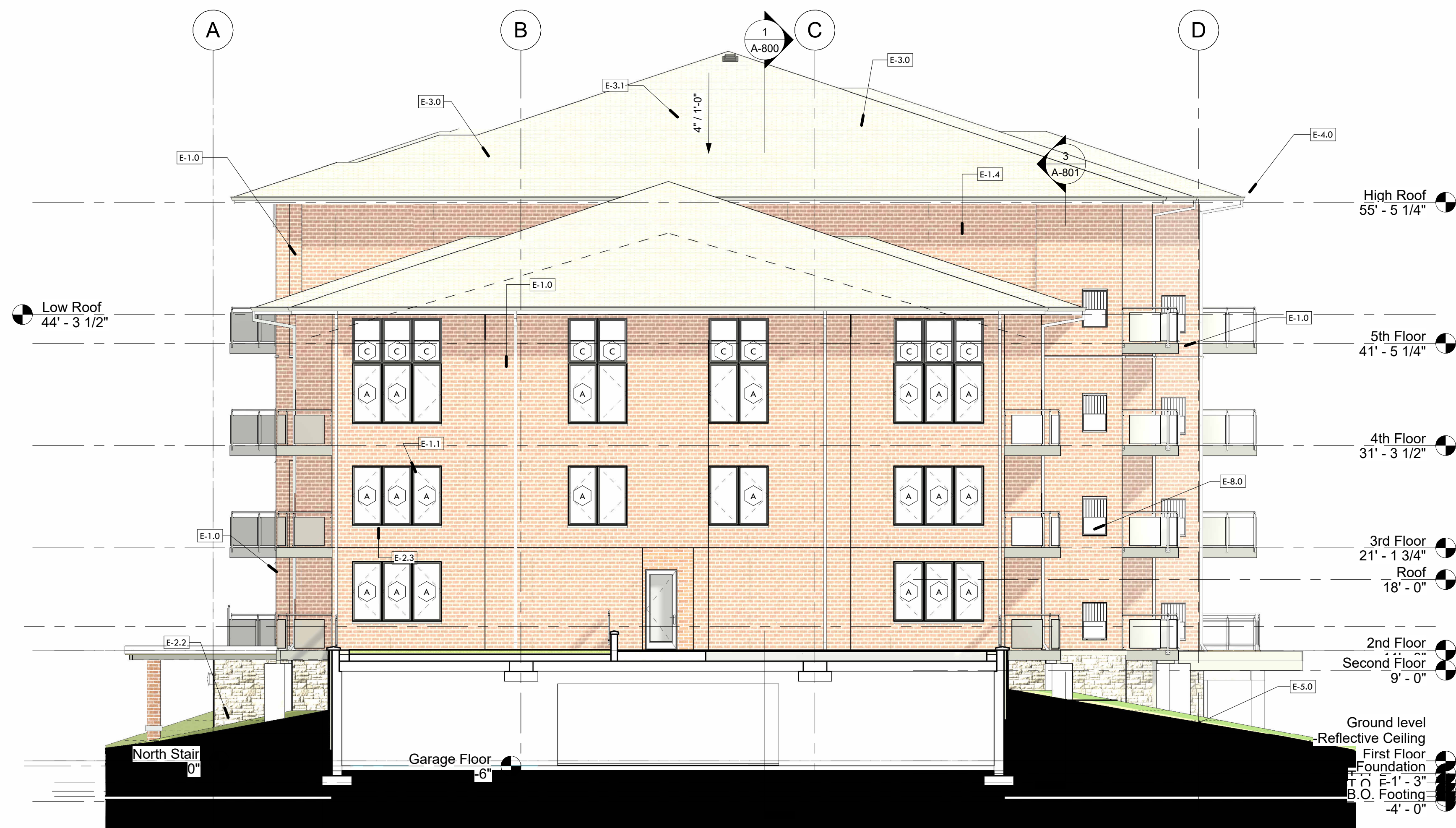
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Date	05/07/19
Drawn by	Author
Checked by	Checker

PUD-2.2

Scale	As indicated
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1 Bldg One West Elevation
(Rendered)
PUD-2.3 1/8" = 1'-0"



2 North Elevation Bldg One
(Rendered)
PUD-2.3 1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
E-1.0	Brick veneer- Utility size brick with natural color mortar (3 5/8" thick)
E-1.1	Brick soldier course- w/ PVC flashing w/ preformed end dams w/ stainless steel drip edge and wick type weep holes @ 16" O.C. 00
E-1.4	Thin brick- Utility size brick with natural color mortar (1/2" thick)
E-1.5	Structural column to be covered on all sides with thin stone
E-2.0	Natural Thin stone veneer
E-2.2	Continuous Cut stone sill
E-2.3	Cut stone sill w/ pvc sill flashing with stainless steel drip edge and weep holes @ 16" o.c. Provide preformed end dams at each end of the sill
E-3.0	Typical Architectural Composite Roof Shingles
E-3.1	Roof Vent-min. 1.44 sq ft clear net vent
E-3.2	Valley Flashing
E-4.0	Oversized prefinished aluminum gutter and downspouts
E-4.3	Prefinished aluminum gravel stop
E-4.4	Prefinished aluminum break metal
E-5.0	Finish grade-refer to civil engineering drawings for further information 00
E-6.0	Exterior grade-high fixture LED bulb
E-7.0	42" high alum. rolling rolling w/ wire mesh infill panels
E-7.1	Alum. bolt-on balcony constructed of alum. tube frame and alum. deck
E-8.0	PTEC grill color to match surrounding brick color-see mechanical drawings for further information
E-10.0	Prefinished alum. storefront (Black)-see door schedule
E-13.0	Address identification- Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of 1/2"



No.	Description	Date
3	Revision 3	10/26/2018
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18	Revision 18	21-11-30
19	Revision 19	21-12-08

KJM Development/

"The Magnuson"
Building One
Elevations Rendered

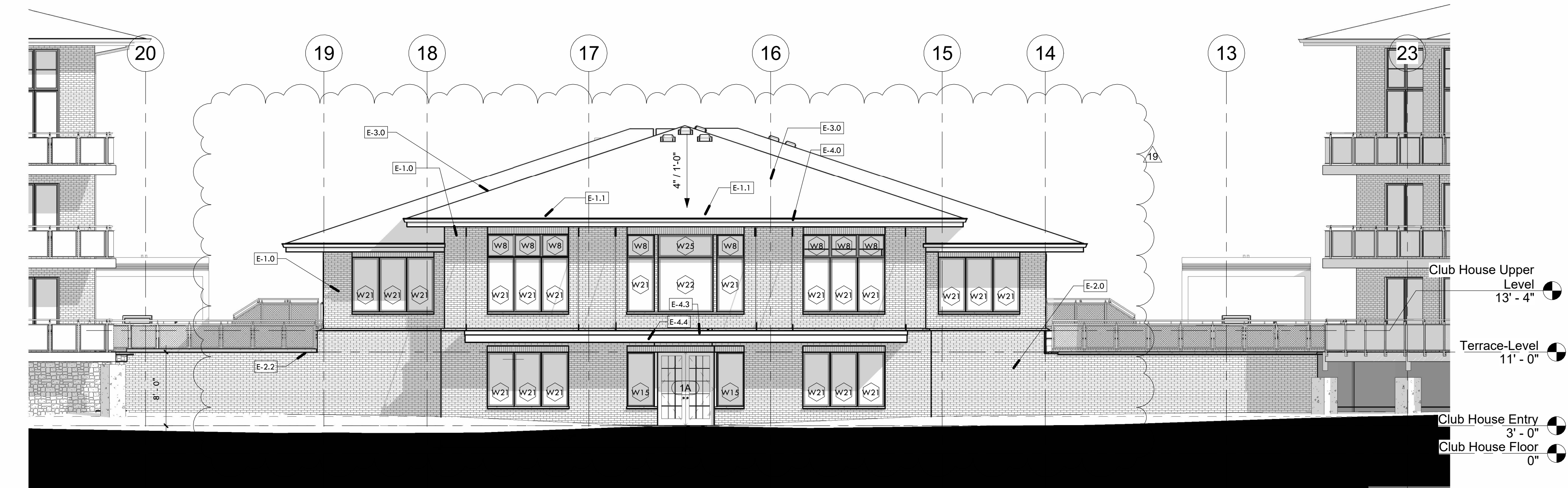
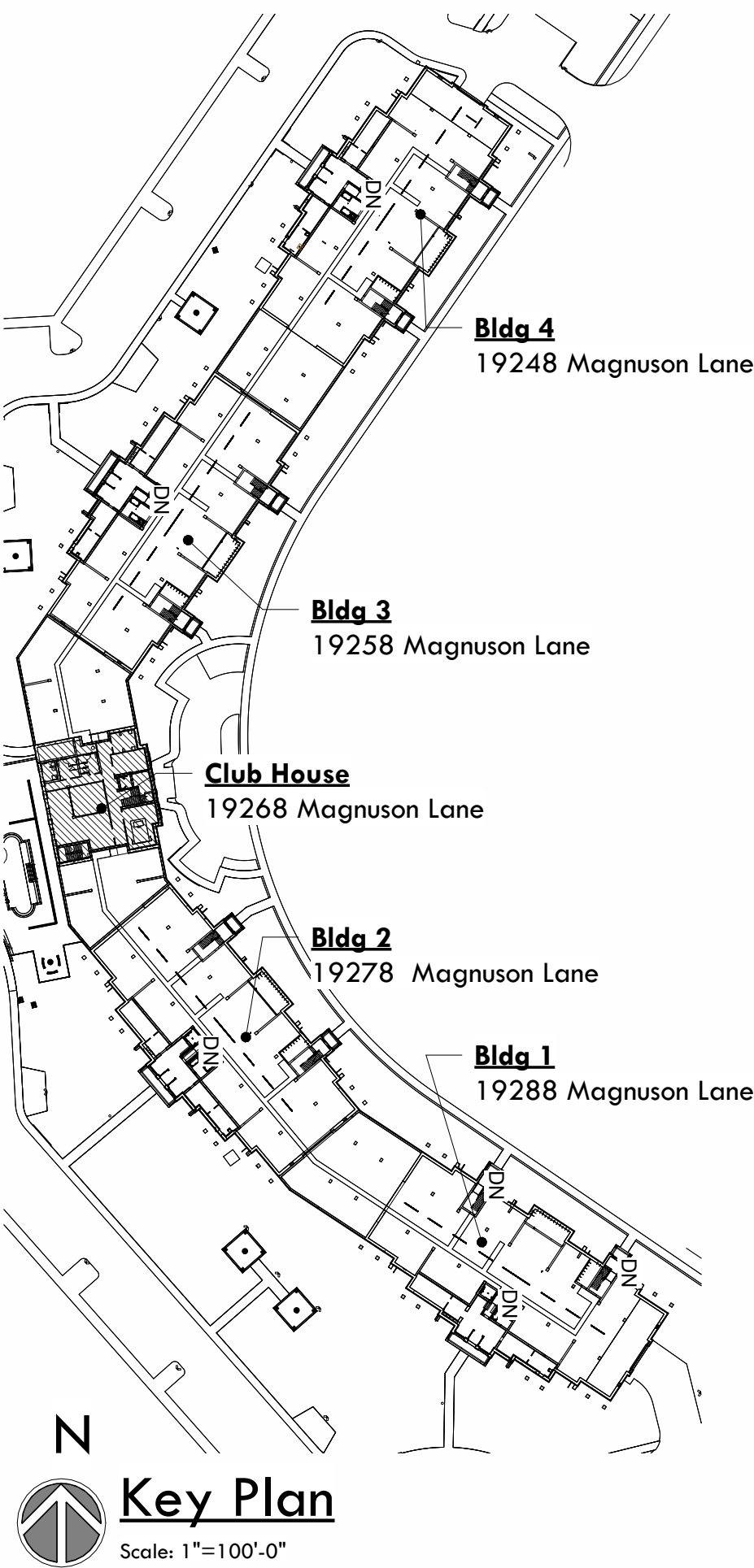
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Date	05/07/19
Drawn by	Author
Checked by	Checker

PUD-2.3

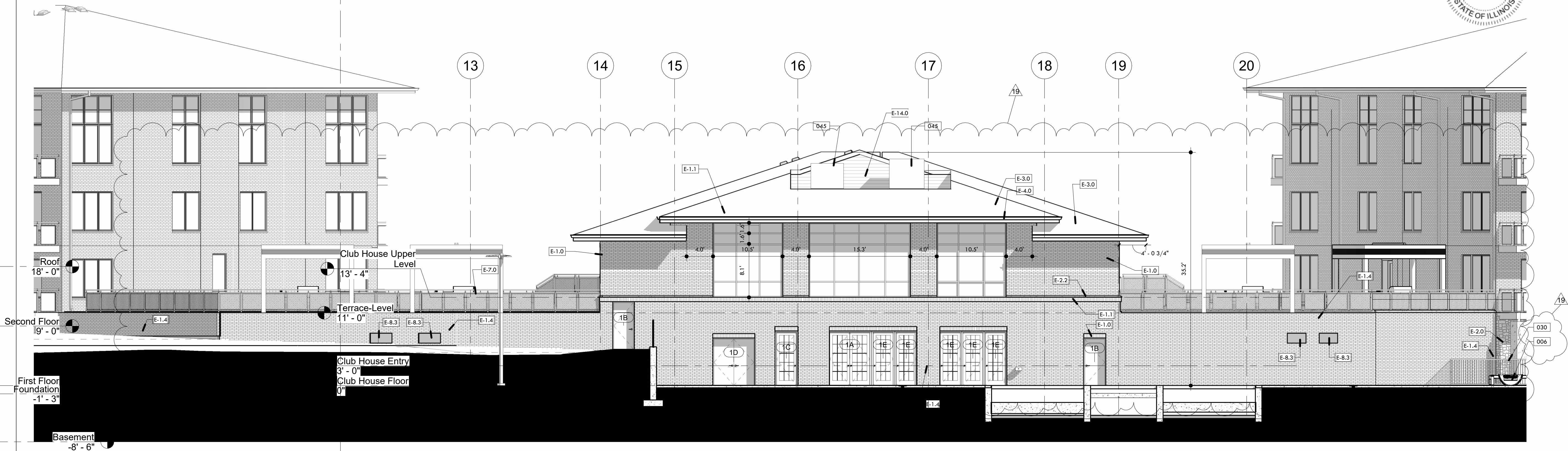
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Keynote Legend

Key Value	Keynote Text
006	Fire Pit
030	4'-0" High fence w/ lockable gates.
045	Roof top unit
E-1.0	Brick veneer - Utility size brick with natural color mortar (3 5/8" thick)
E-1.1	Brick soldier course - w/ PVC flashing w/ preformed end dams w/ stainless steel drip edge and wick type weep holes @ 16" O.C. 00
E-1.4	Thin brick - Utility size brick with natural color mortar (1 1/2" thick)
E-2.0	Natural Thin stone veneer
E-2.2	Continuous Cut stone sill
E-3.0	Typical Architectural Composite Roof Shingles
E-4.0	Overlaid prefinished aluminum gutter and downspouts
E-4.3	Prefinished aluminum gravel stop
E-4.4	Prefinished aluminum break metal
E-7.0	42" high alum. rolling railing w/ wire mesh infill panels
E-8.3	Intake vent -refer to mechanical drawings for further information
E-14.0	Hardie Board lap siding



2 Club House Street Elevation
RUD-3.0 1/8" = 1'-0"



1 Club House Rear Elevation
RUD-3.0 1/8" = 1'-0"

No.	Description	Date
6	Revision 6	19-01-10
8	Foundation Permit	19-05-10
10	Coordination	20-06-18
11	Superstructure Permit	20-08-01
13	Code review response	21-03-24
14	Pool submittal	21-06-14
18	Revision 18	21-11-30
19	Revision 19	21-12-08

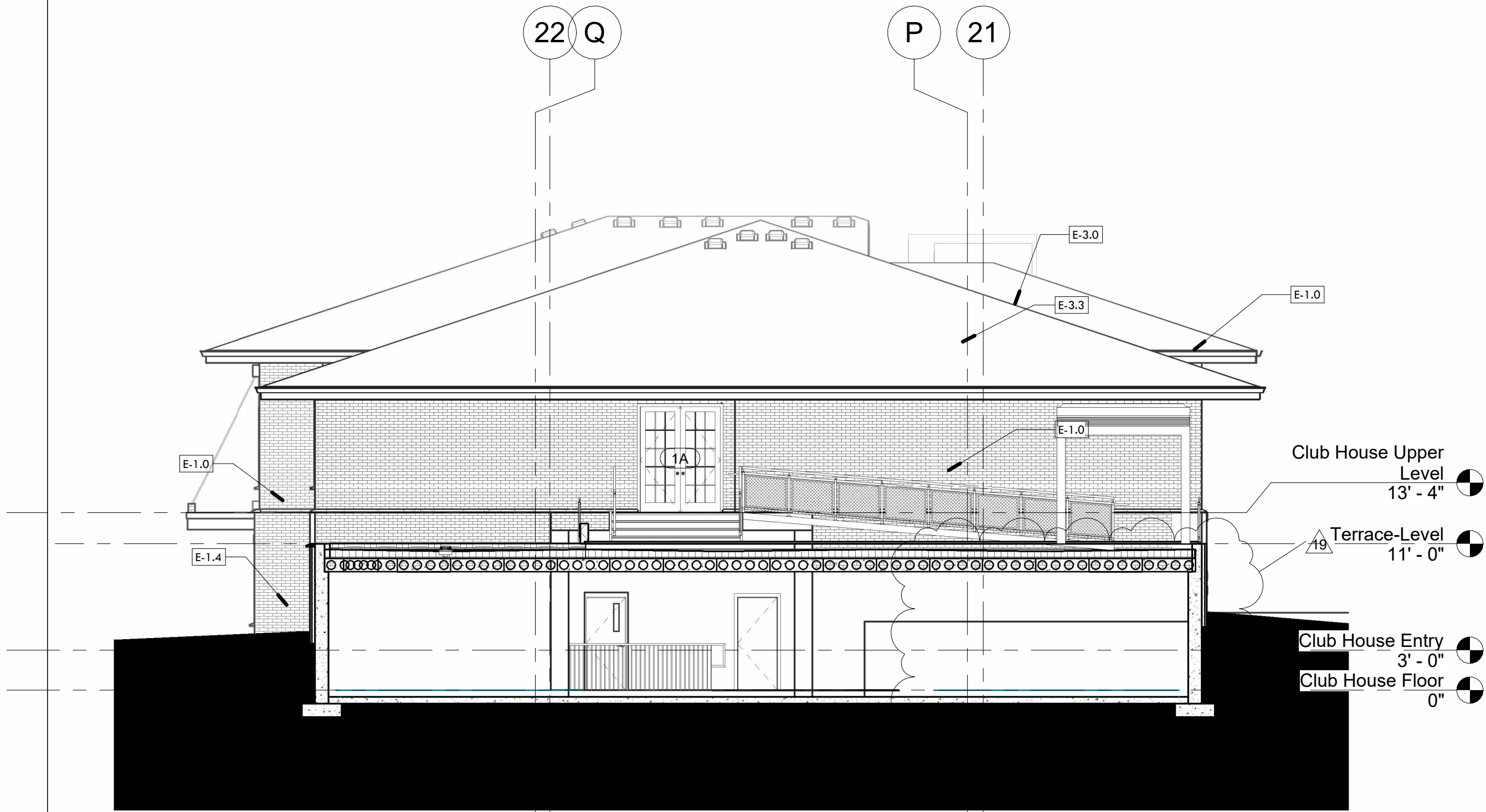
KJM Development/

"The Magnuson"
Club House Elevation

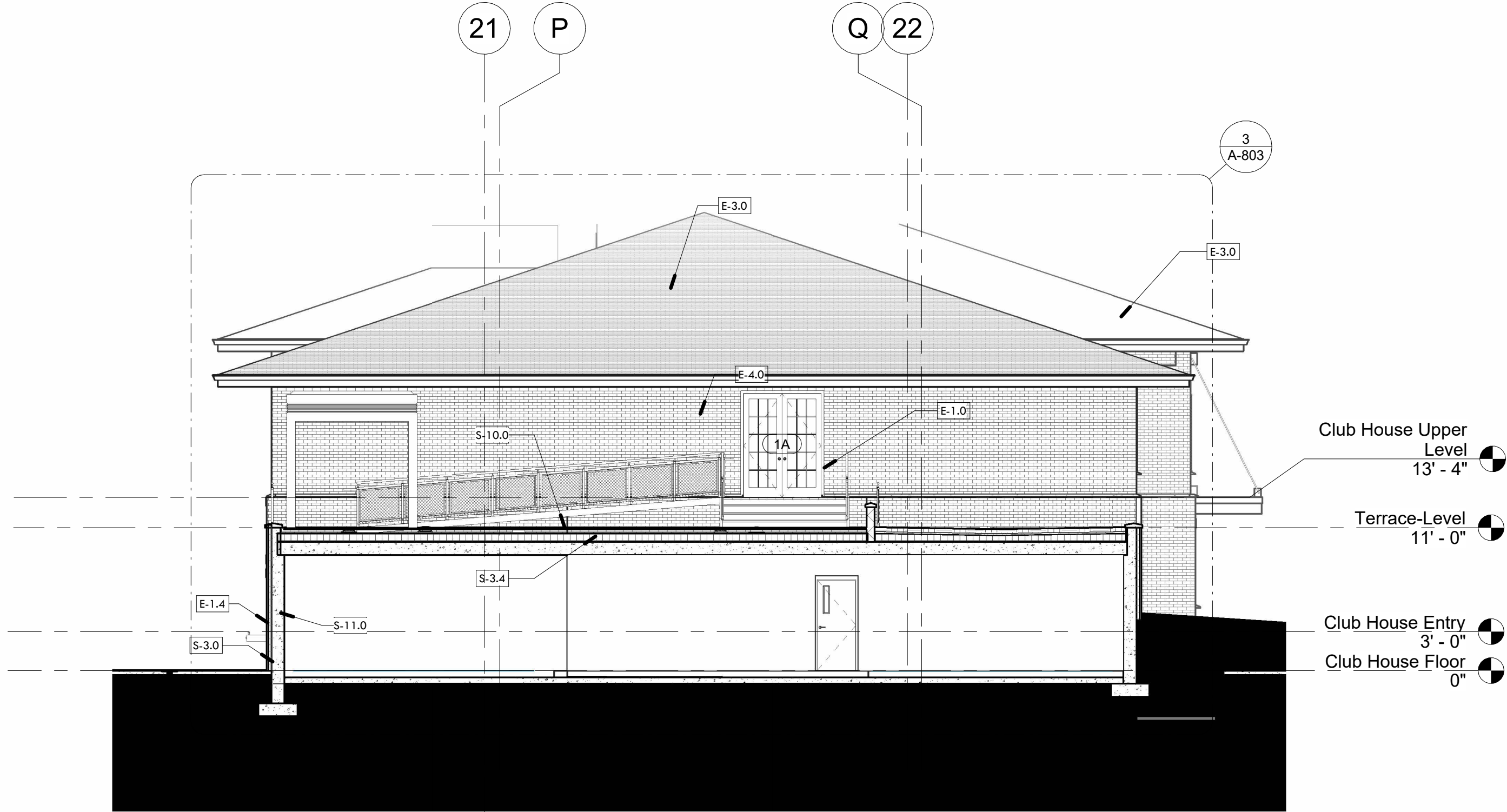
Project number	2016-005
Date	05/07/19
Drawn by	SAS
Checked by	Checker

PUD-3.0

Scale	As indicated
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1 Club House Left Side Elevation
RUD-3.1 1/8" = 1'-0"



2 Club House Right Side Elevation
RUD-3.1 1/8" = 1'-0"



Commercial | Residential | Industrial



14421 Oakley Ave
Orland Park, IL 60462
Tel: 708-933-4200
Fax: 708-966-0854

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Keynote Legend

Key Value	Keynote Text
E-1.0	Brick veneer- Utility size brick with natural color mortar (3 5/8" thick)
E-1.4	Thin brick- Utility size brick with natural color mortar (1/2" thick)
E-3.0	Typical Architectural Composite Roof Shingles
E-3.3	Kick-out flashing typ.-see detail
E-4.0	Oversized prefinished aluminum gutter and downspouts
S-3.0	R-15 Rigid Insulation fastened to concrete foundation wall with x @ o.c. each direction.
S-3.4	Tapered closed cell polycyanurate rigid insulation (20 psi density) 04
S-10.0	2"x2" FSC certified IPE Wood tile by Bison or approved equal on Bison Model Versadjet V-Series w/ Bison Model F18 pedestal base
S-11.0	Concrete foundation wall-see Structural drawings for further information

No.	Description	Date
5	Revision 5	12/28/2018
6	Revision 6	19-01-10
8	Foundation Permit	19-05-10
10	Coordination	20-06-18
11	Superstructure Permit	20-08-01
14	Pool submittal	21-06-14
16	resubmittal for zoning	21-11-12
19	Revision 19	21-12-08

KJM Development/

"The Magnuson"
Club House Elevations

Project number	2016-005
Date	05/07/19
Drawn by	Author
Checked by	Checker

PUD-3.1

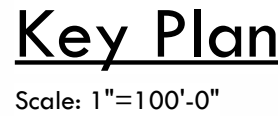
Scale 1/8" = 1'-0"



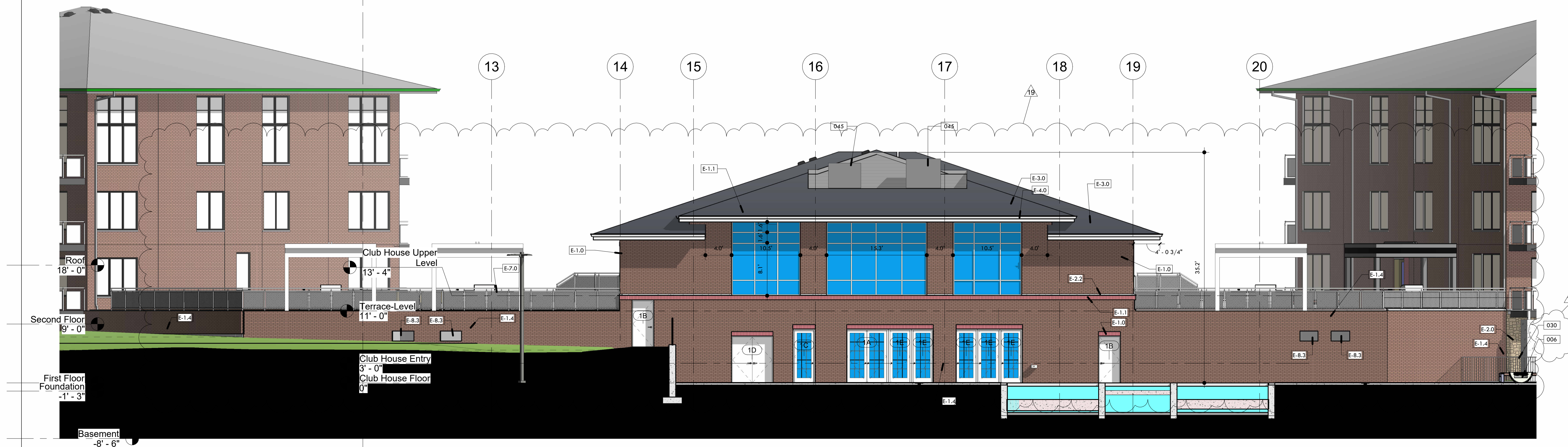
www.archstudiolttd.net

Keynote Legend

Key Value	Keynote Text
006	Fire Pit
030	4" x 4" High fence w/ lockable gates.
045	Roof top unit
1-10	Brick veneer... Utilize brick finish w/ preformed end mortar (3/8" thick)
E-11	Brick soldier course... w/ PVC flashing w/ natural end color bands w/ stainless steel drip edge and wick type weep holes @ 16" O.C. 00
E-14	Third brick - Utilize brick finish with natural color (1" Z" thick)
E-20	Neutral stone veneer
E-22	Continuous Cut stone sill
E-30	Typical Architectural Composite Roof Shingles
E-40	Overlaid prefinished aluminum gutter and downspouts
E-43	Prefinished aluminum gravel stop
E-44	Prefinished aluminum gravel board
E-70	42" high alum. rolling railing w/ - wire mesh infill panels
E-82	Intake vent required to mechanical drawings for further information



Club House Street Elevation
(Rendered) 1
1/8" = 1'-0"



Club House Rear Elevation
(Rendered)

[illegible]

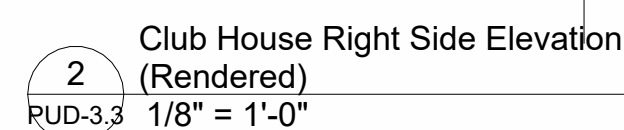
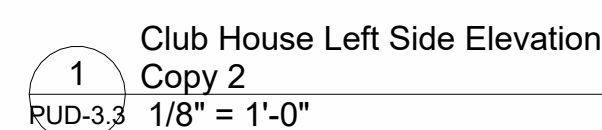
KJM Development/

"The Magnuson"
Club House Elevation
(Rendered)

Project number	2016-005
Date	05/07/19
Drawn by	SAS
Checked by	Checker

PUD-3.2

Scale	As indicated
-------	--------------



Keynote Legend	
Key Value	Keynote Text
E-1.0	Brick veneer. Utility size brick with natural color mortar (3 5/8" thick)
E-1.1	Thin brick. Utility size brick with natural color mortar (1 1/2" thick)
E-3.0	Typical Architectural Composite Roof Shingles
E-3.1	Kick-out flashing typ.-see detail
E-4.0	Overlaid prefabricated aluminum gutter and downspouts
E-4.1	R-15 Rigid insulation flange to concrete foundation wall with s @ o.c. brick dividers.
E-4.2	Tapered covered cap polyisocyanurate rigid insulation (20 ps density) 4.0"
S-1.0	2"x2" FSC certified IP Wood tie by Bison or approved equal on Bison Model Versatop V-Series w/ Bison Model FIB pedestal base
S-1.1	Concrete foundation wall-see Structural drawings for further information

[illegible]

Scale	1/8" = 1'-0"
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Keynote Legend

Key Value	Keynote Text
00	
006	Fire Pit
F-10.0	Gen2 by Otis Elevator, 3500lb capacity, speed 350 fpm, Machine room-less entry doors on rear in upper levels, side opening door, 9'-0" cub 01
F-11.1	Model 520SS Chute fed trash compactor by Compactors Inc. (800-423-4003) or approved equal
F-11.2	Two cubic yard front load container
F-11.3	Spare trash container
F-16.1	Painted parking strippling
F-16.2	Painted accessible parking symbol and strippling
F-18.0	Concrete ramp slope max 1:12
F-19.0	Accessible Route-Painted strippling min. 36" wide with max cross slope of 1:50

No.	Description	Date
5	Revision 5	12/28/2018
6	Revision 6	19-01-10
8	Foundation Permit	19-05-10
11	Superstructure Permit	20-08-01
13	Code review response	21-03-24
14	Pool submittal	21-06-14
19	Revision 19	21-12-08

KJM Development/

"The Magnuson"
Partial Overall Parking
Garage

Project number 2016-005
Date 05/07/19
Drawn by SAS
Checked by Checker

PUD-4.0

Scale 3/64" = 1'-0"



Partial Overall Garage Level
(South End)
3/64" = 1'-0"

Keynote Legend

Key Value	Keynote Text
F-10.0	Gen2 by Otis Elevator, 3500lb capacity, speed 350 fpm, Machine room-less entry doors on rear in upper levels, side opening door, 9'-0" cab 01
F-11.1	Model 520SS Clute fed trash compactor by Compactors Inc. (800-423-4003) or approved equal
F-11.2	Two cubic yard front load container
F-11.3	Spare trash container
F-16.1	Painted parking strippling
F-16.2	Painted accessible parking symbol and strippling
F-18.0	Concrete ramp slope max 1:12
F-19.0	Accessible Route-Painted strippling walkway min. 36" wide with max cross slope of 1:50

No.	Description	Date
5	Revision 5	12/28/2018
6	Revision 6	19-01-10
8	Foundation Permit	19-05-10
11	Superstructure Permit	20-08-01
13	Code review response	21-03-24
14	Pool submittal	21-06-14

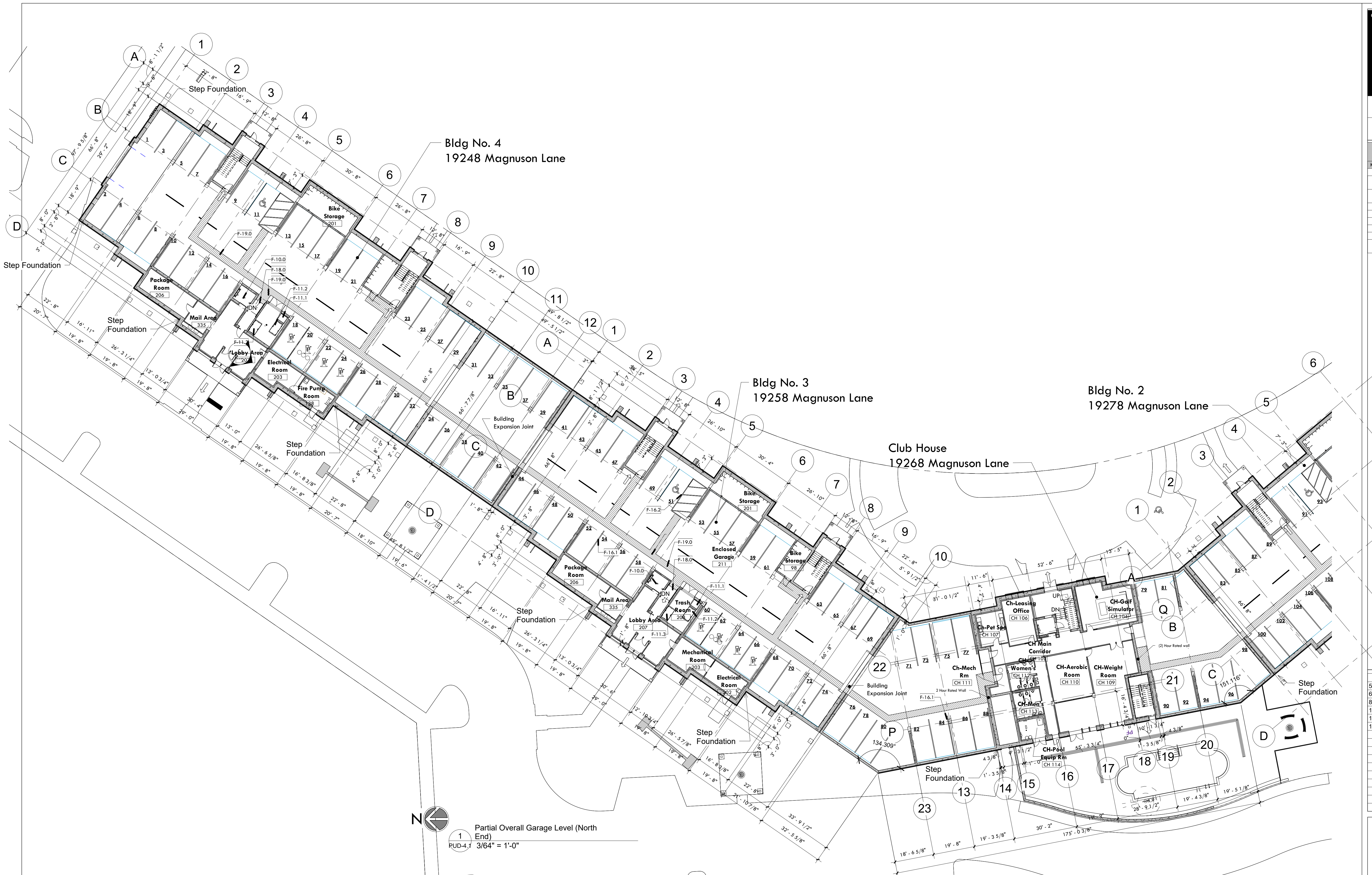
KJM Development/

"The Magnuson"
Partial Overall Parking
Garage

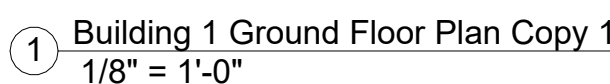
Project number 2016-005
Date 05/07/19
Drawn by Author
Checked by Checker

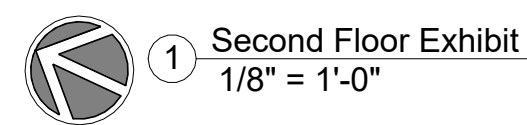
PUD-4.1

Scale 3/64" = 1'-0"



All units and common areas shall comply with the 2006 International Building Code (loof leaf) and 2012 International Building Code Accessibility Code to comply with the Fair Housing Act.



[illegible]

KJM Construction

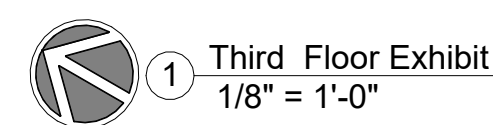
"The Magnuson"

2nd Floor

Project number	2016-005
Date	01-30-2020
Drawn by	Author
Checked by	Checker

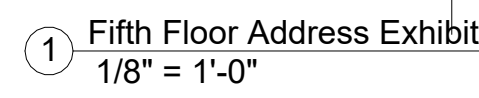
PUD-5.1

Scale	1/8" = 1'-0"
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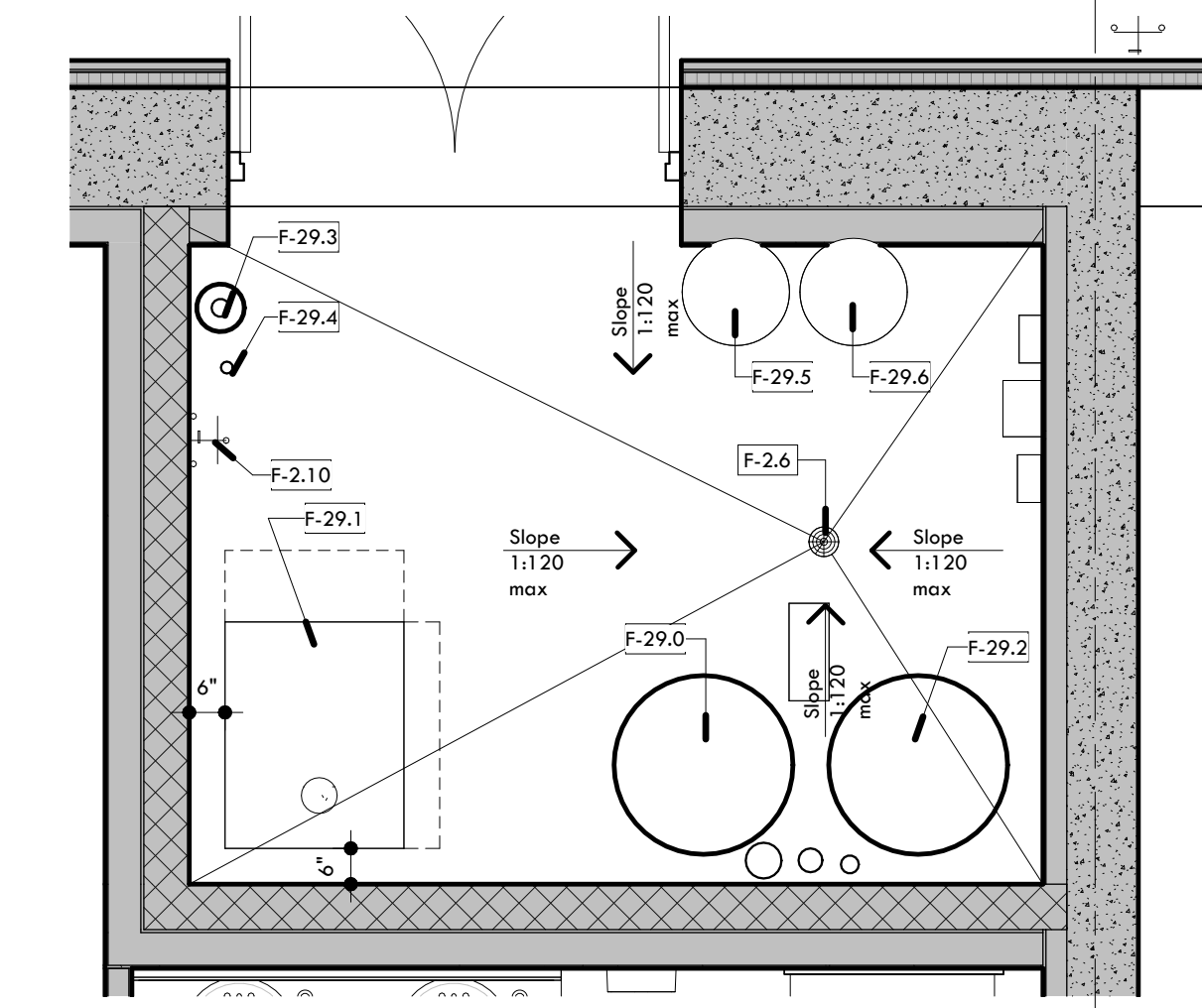
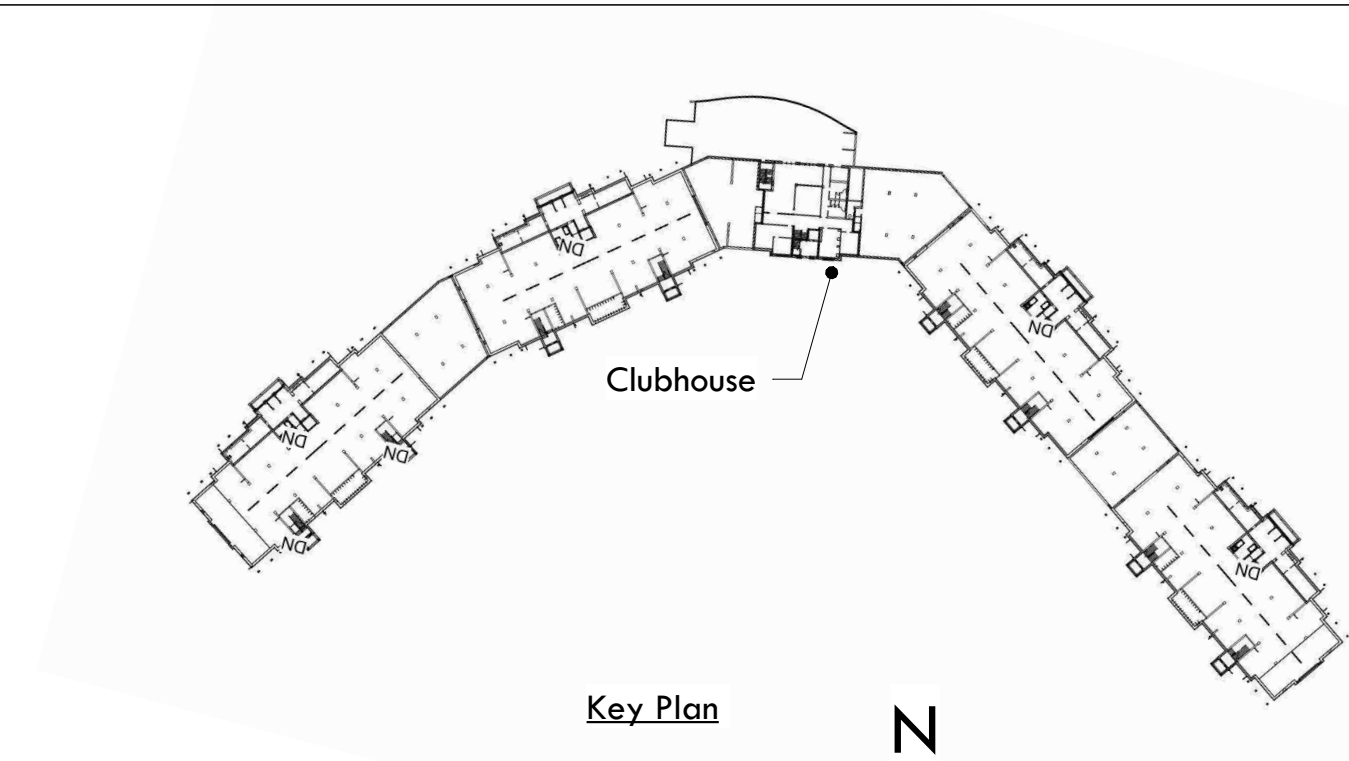
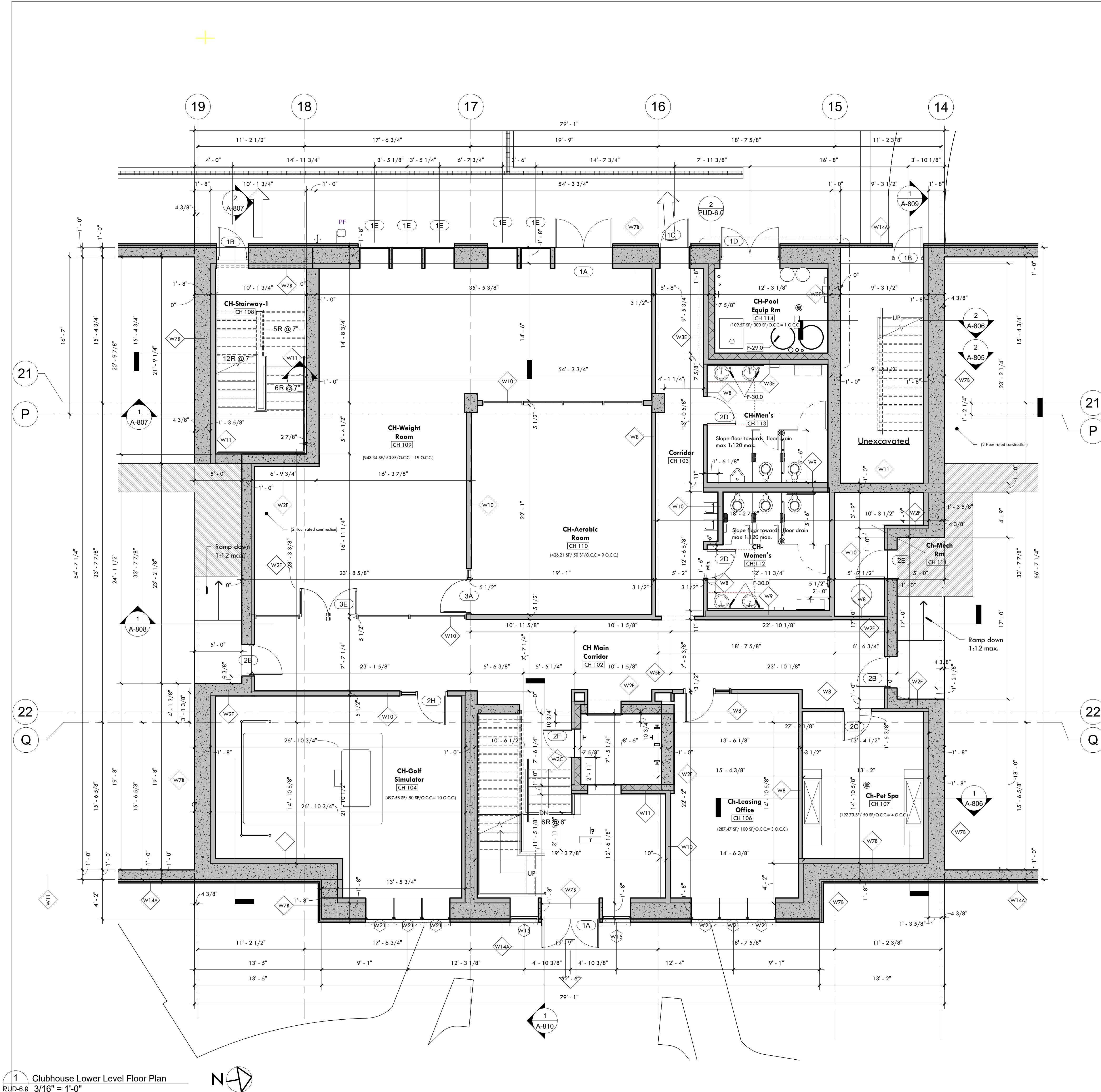


Scale	1/8" = 1'-0"
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Scale $1/8" = 1'-0"$



- 2 Pool Equipment Rm
PUD-6.0 3/8" = 1'-0"
- Note:
1. All residential unit doors are within 500'-0" of a pool enclosure entrance (horizontal distance only)
2. Men's and Women's restroom are considered convenient restrooms and shall meet code requirements with exception to plumbing fixture count.

Keynote Legend	
Key Value	Keynote Text
F-2.6	Floor drain
F-2.10	Hose bibb refer to plumbing drawings for further information
F-29.0	24" dia. x 36" deep Backwash pit. Connected backwash pit to sanitary sewer. Provide 6" air gap.
F-29.1	Pool heater, 199,999 B.T.U. w/ 4" B flue.
F-29.2	Pool filter. Refer to pool drawings for further information
F-29.3	8" Swimming pool fill pipe. Reduce to 2" below floor. See pool drawings for further information
F-29.4	2" Swimming pool reflection pipe for water level controller probes. See pool drawings for further information
F-29.5	Acid Storage Tank (55 Gal. capacity).
F-29.6	Chlorine Storage Tank (55 Gal. capacity). See pool drawings for further information
F-30.0	Soap dispenser

No.	Description	Date
5	Revision 5	12/28/2018
6	Revision 6	19-01-10
8	Foundation Permit	19-05-10
10	Coordination	20-06-18
11	Superstructure Permit	20-08-01
13	Code review response	21-03-24
14	Pool submittal	21-06-14
15	Pool Resubmittal	21-10-06

KJM Development/

"The Magnuson"
Club House Lower
Level Plan

Project number 2016-005
Date 05/07/19
Drawn by Author
Checked by Checker

PUD-6.0
Scale As indicated





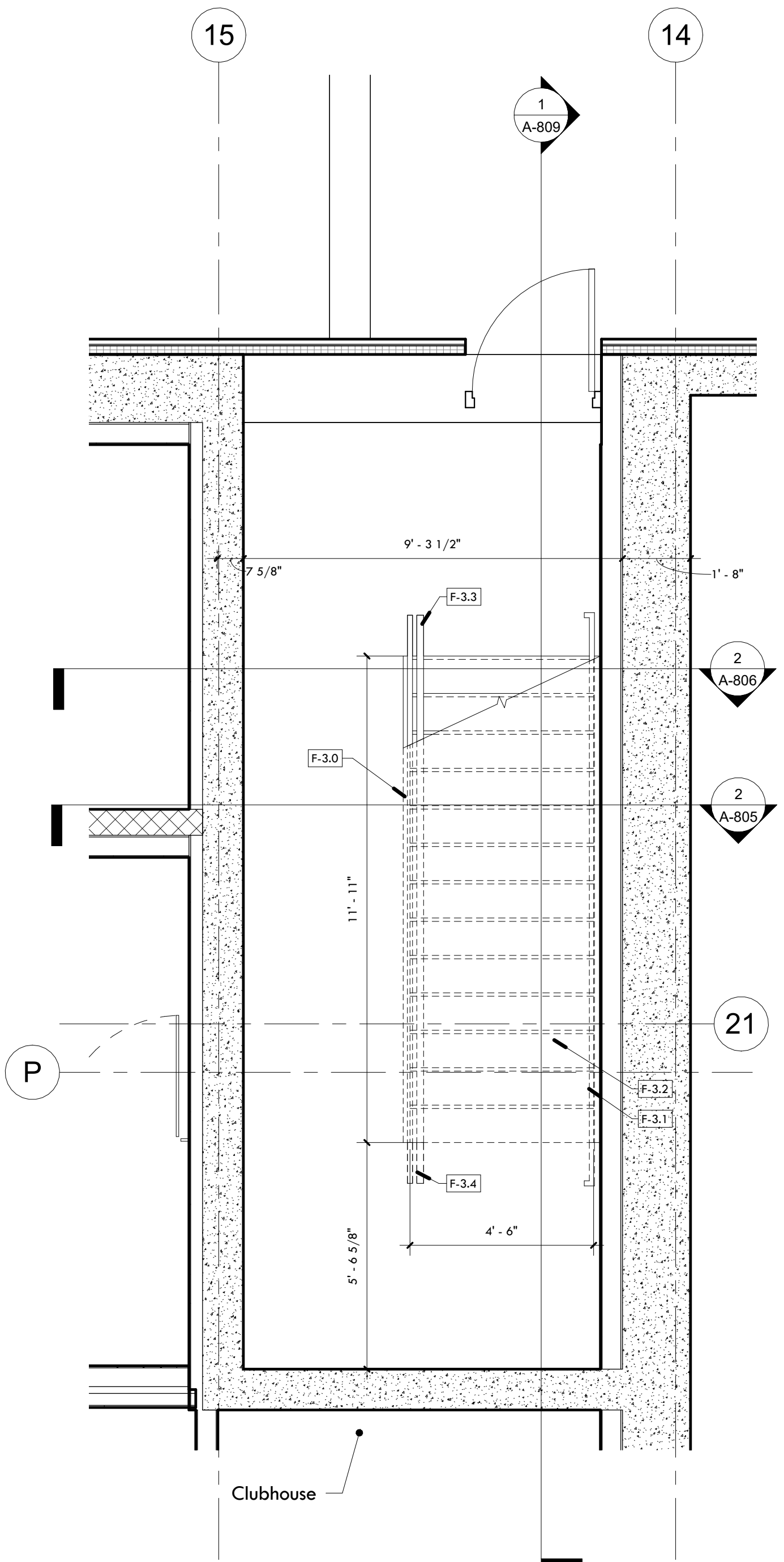
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[illegible]

"The Magnuson"
2nd floor Club House

PUD-6.1

Scale	As indicated
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Clubhouse 2nd Floor Plan - Callout
2 1
PUD-6.1 $3/8" = 1'-0"$

Keynote Legend

Key Value	Keynote Text
007	Double brick center w/ r/nse sink
008	Pergola- See sheet A-005 for further information
029	Green Roof
041	Deck tile on adjustable pedestals
E-1.0	Brick veneer- Utility size brick with stainless steel mortar [3/5" thick]
E-2.0	Natural Thin stone veneer
E-2.1	
E-2.3	Car stone sill w/ pvc sill flashing with stainless steel drip edge and wee
E-2.4	hals @ 16" o/c. Prepare preformed dams at each end of the sill
E-3.4	60 mil EPDM fully adhered roofing system over polycyanurate rigid insulation
E-4.2	Predefined aluminum coping
E-4.2	showout from color to match Brick color-refer to mechanical drawings for further information

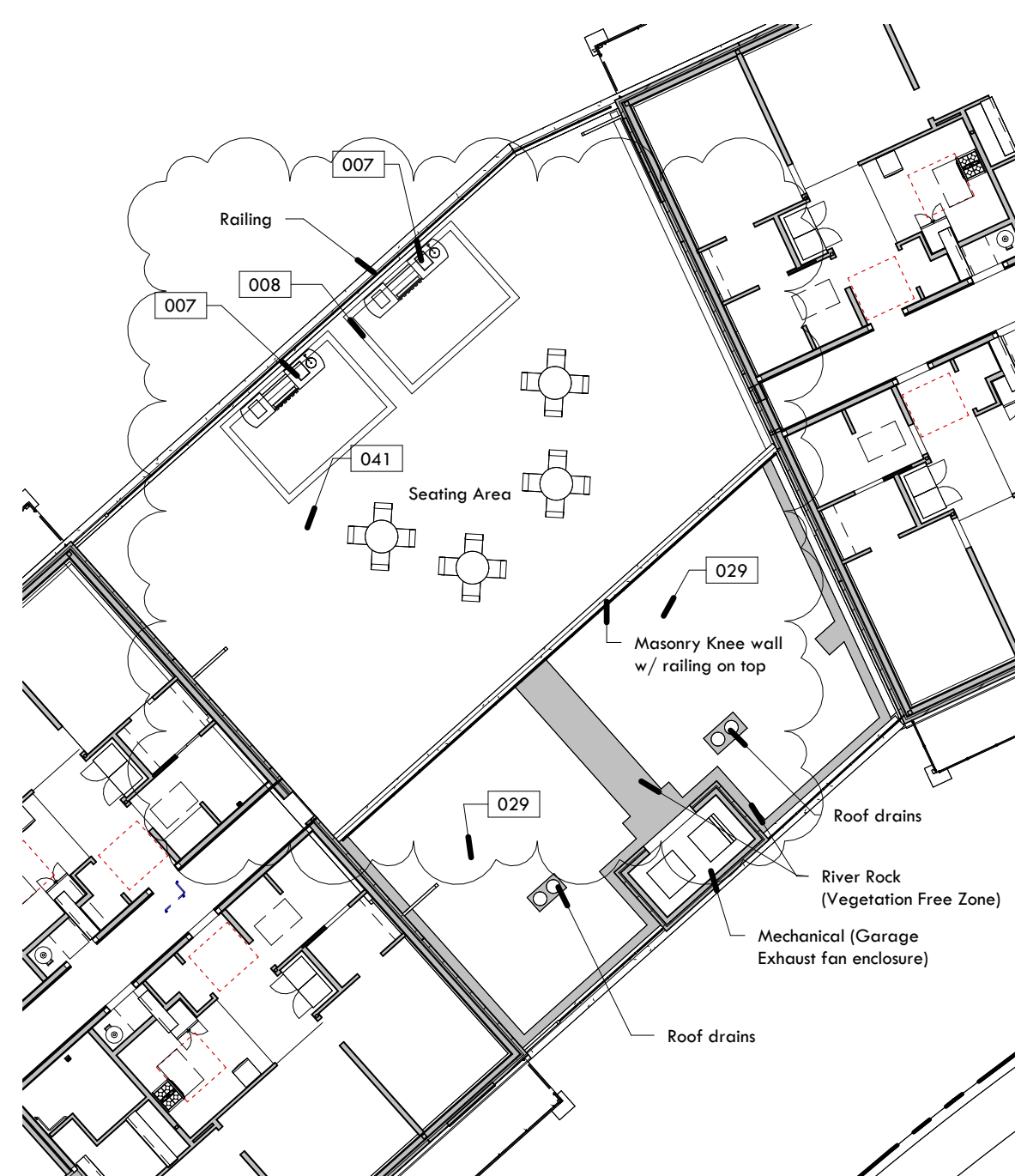
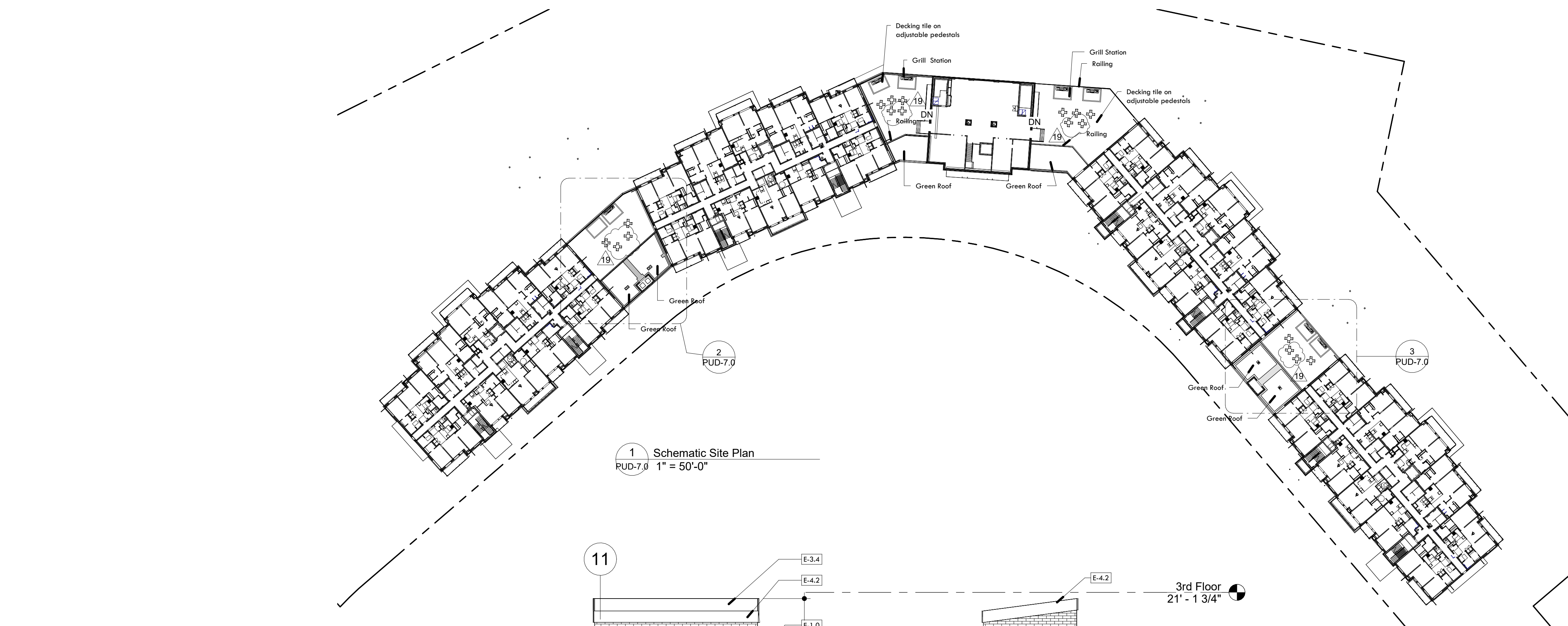
[illegible]

"The Magnuson"

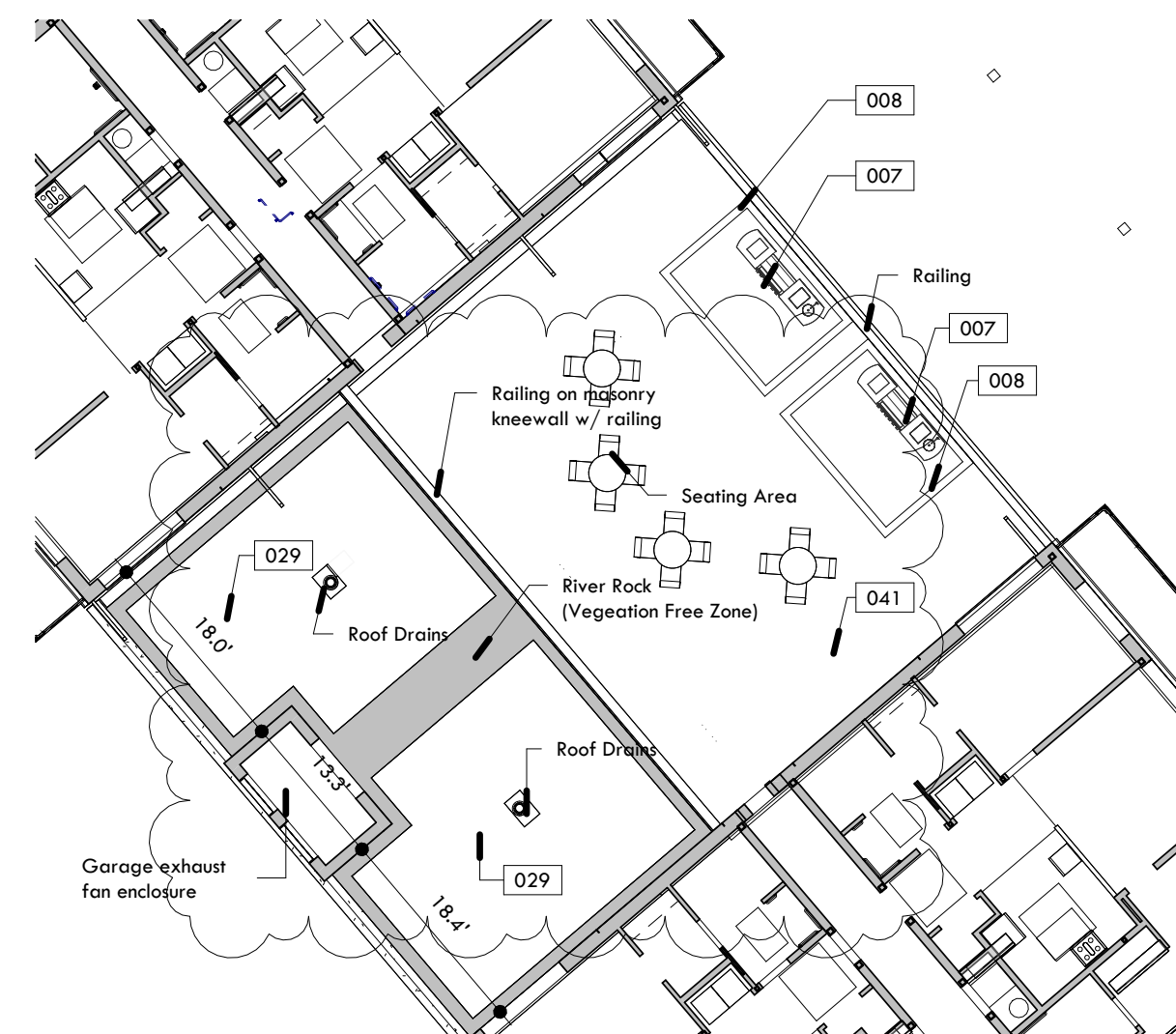
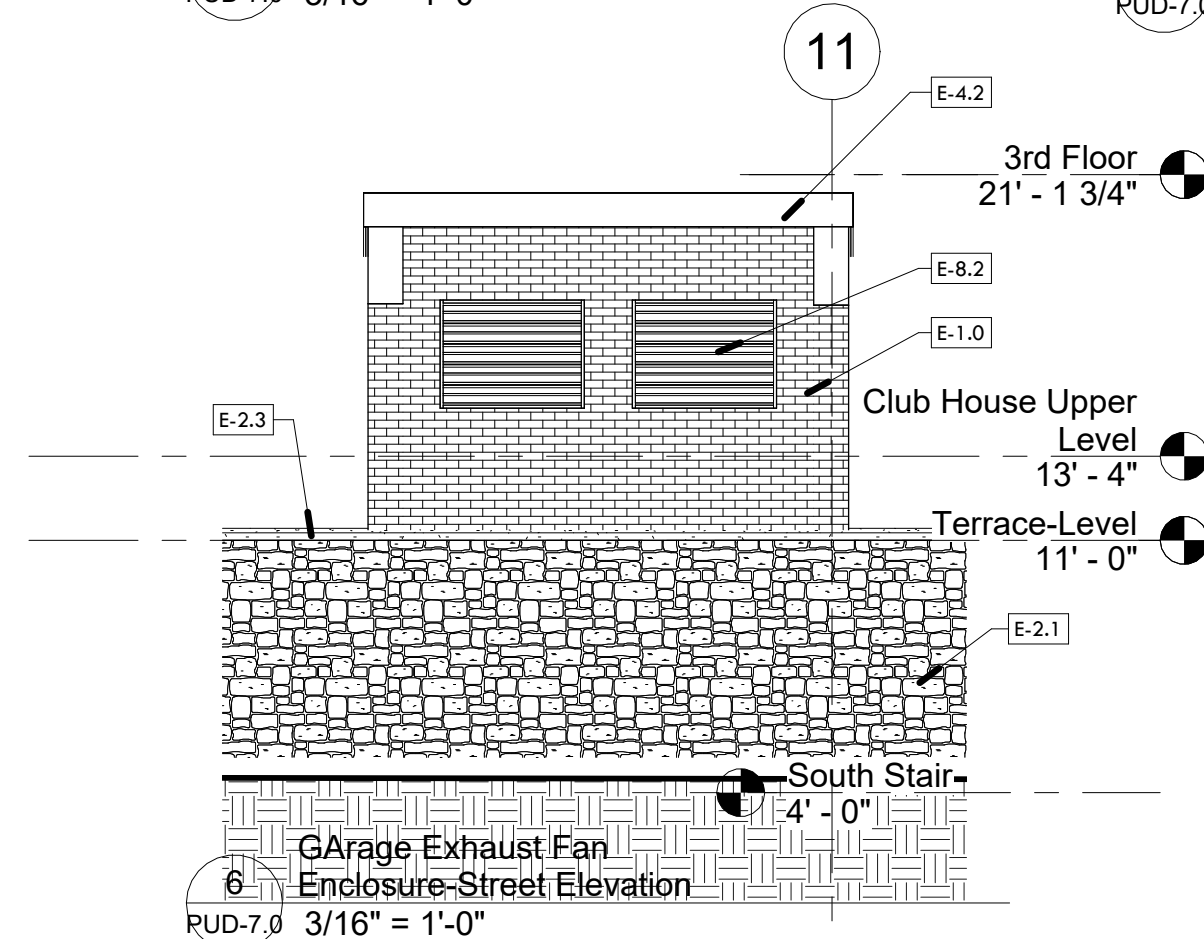
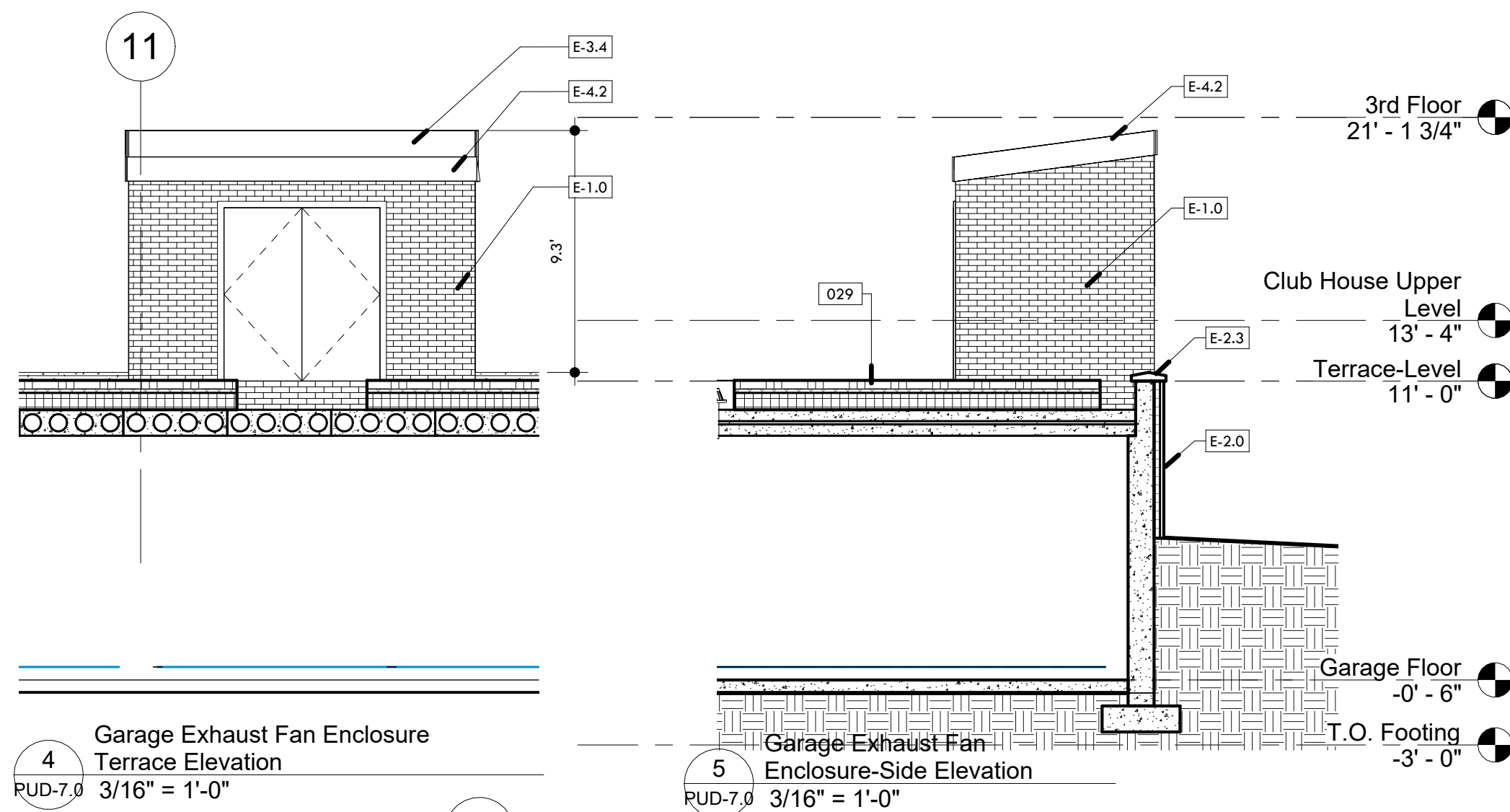
Connector & Exhaust Fan Enclosure

PUD-7.0

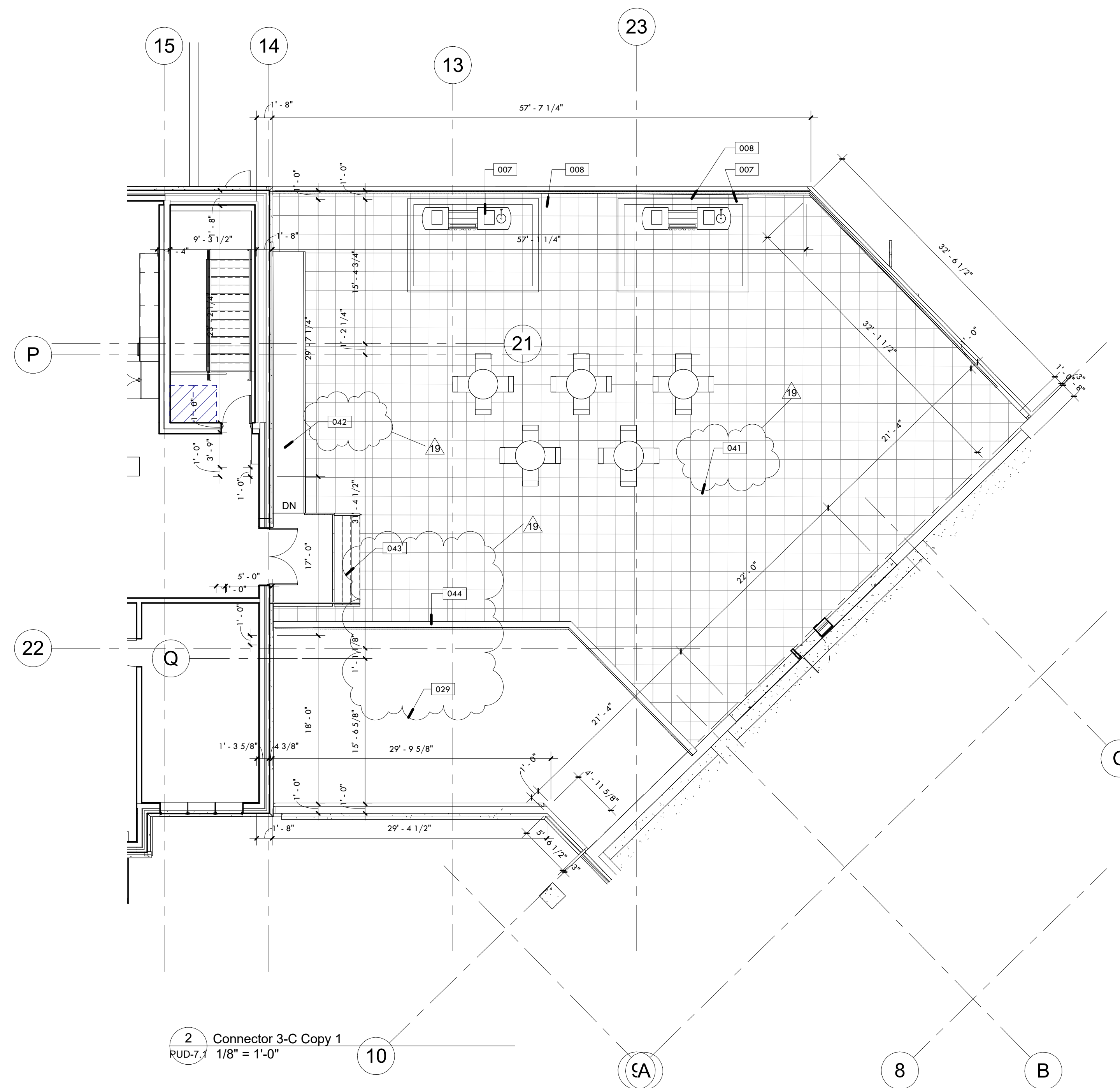
Scale	As indicated
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2 Connector Between Bldg 1 and 2
RUD-7.0 1/16" = 1'-0"



3 Connector Between Bldg 3 and 4
RUD-7.0 1/16" = 1'-0"



Retaining wall and 4'-0" fence

F-28.0

Sidewalk

General Area of Cabanas
Images of Concepts above (i.e. examples only. Final Designs may vary)

010

006

011

P1.0

012

012

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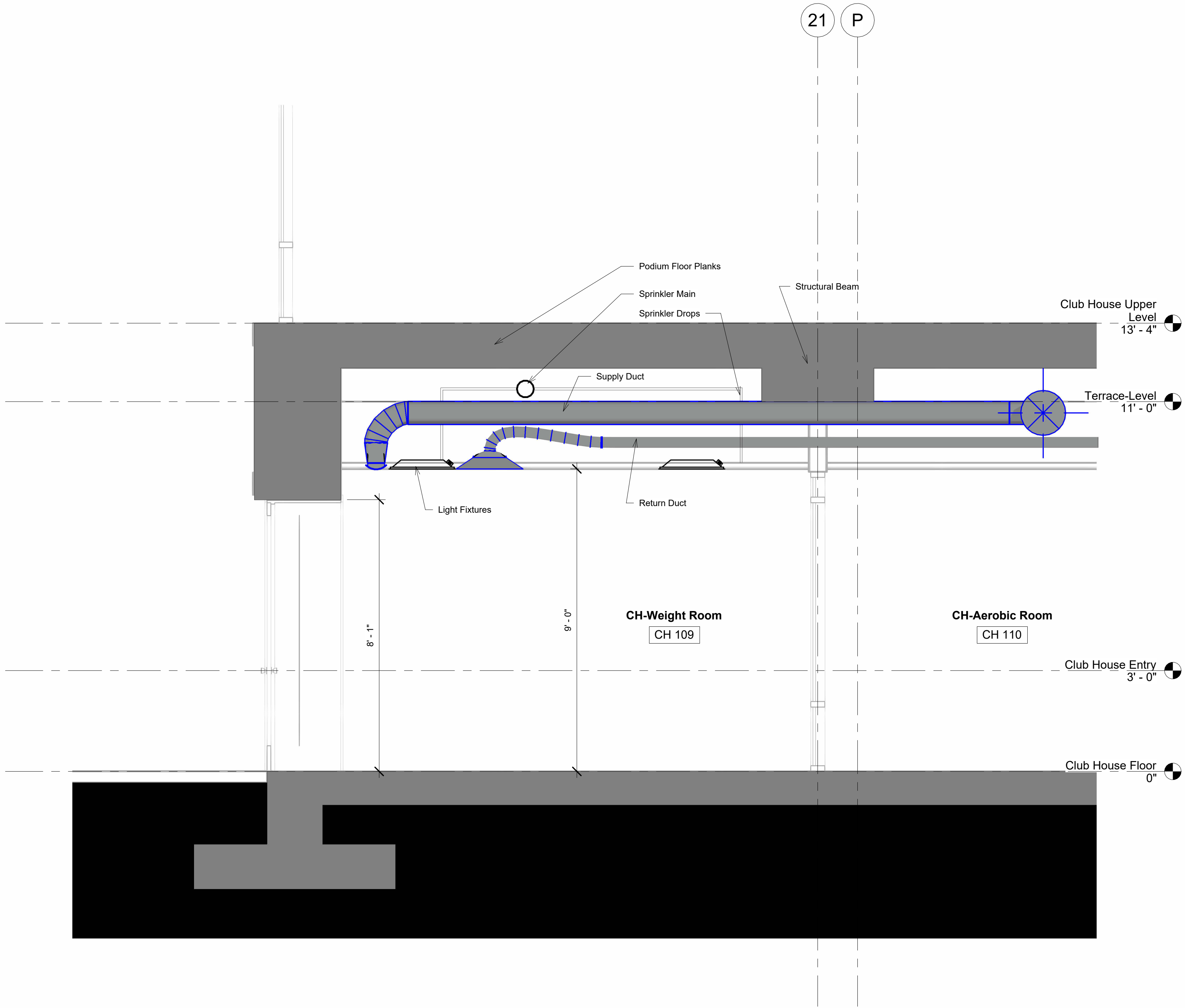
Keynote Legend

[illegible]

"The Magnuson"
Cabana

PUD-7.2

Scale	1" = 10'-0"
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① Club House Diagram
1/2" = 1'-0"

Commercial | Residential | Industrial



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No.	Description	Date

KJM Development

"The Magnuson"
Diagrams

Project number	2016-005
Date	2021-12-10
Drawn by	Author
Checked by	Checker

PUD-8.0

Scale	1/2" = 1'-0"
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STATEMENT OF FINDINGS

Architectural Design Review of Residence of Brookside Glen

Village of Tinley Park

November 11, 2021

STATEMENT OVERVIEW /

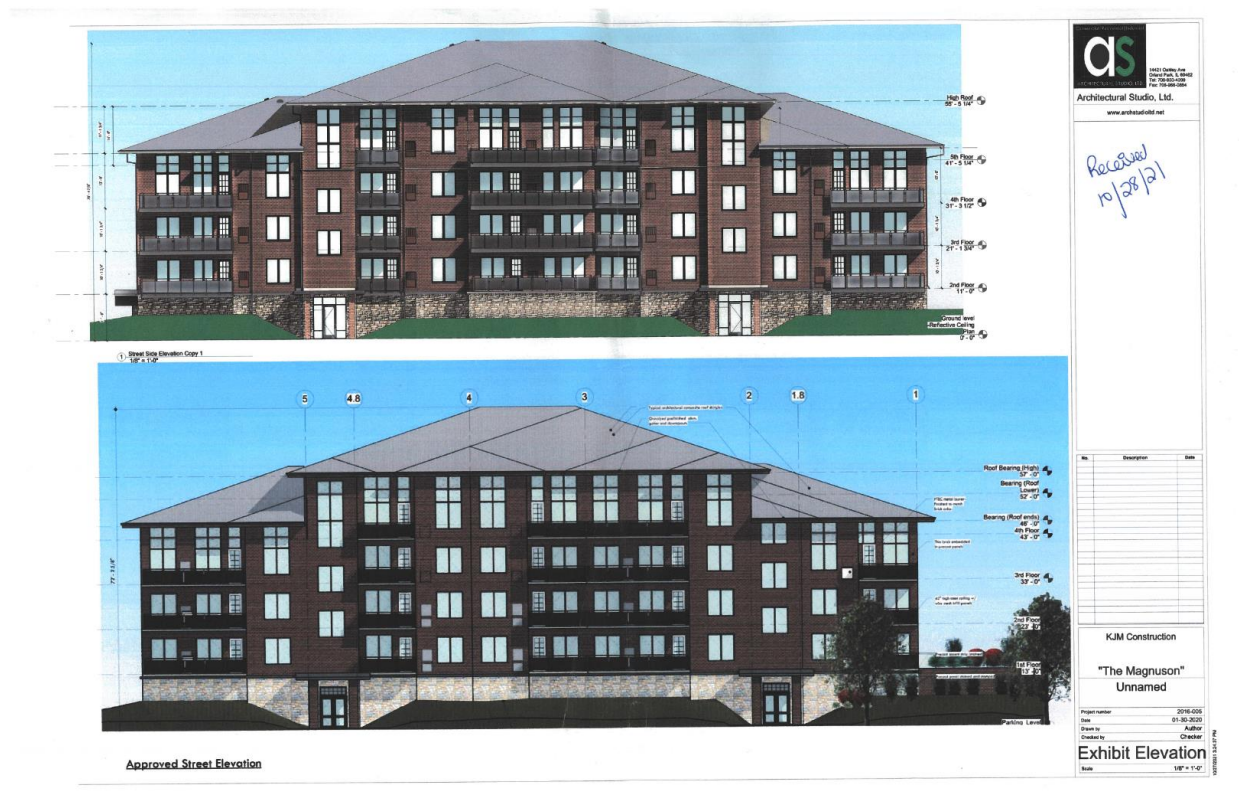
Farnsworth Group conducted an Architectural Design Review of documentation provided by the Village of Tinley Park for the Residence of Brookside Glen project located in Tinley Park, Illinois. The design review included a comparison between two building elevations depicting the current version and a version previously approved by the Village. This Statement of Findings is based on the review of those drawings and opinions made upon our professional judgement based on our experience in the field of architecture.

The design review did not review conformance with building codes including conformance with the Energy Code, appropriateness nor durability of building materials, or applicability to the Planned Unit Development (PUD) Agreement and other site and zoning requirements.

FINDINGS /

We reviewed the documents to compare building elevations from the approved PUD submittal and the most recent architectural elevation. For simplicity, the two schemes are referred to as “Approved” and “Current” throughout this report.

The elevations the Village provided is shown here in a reduced size:



The Current scheme is the elevation at the top of the sheet and the Approved scheme is the elevation at the bottom. The sheet indicates the Village received these elevations on October 28, 2021.

Please note, the elevations are not shown on the sheet at the same scale. Using the dimension shown on the sheet, the following illustrations were rescaled to the same scale between the versions.

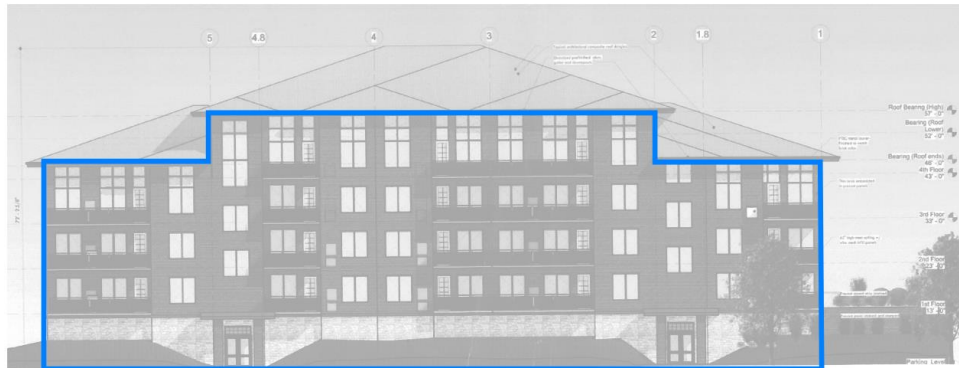
A. BUILDING PROPORTIONS

Overall Proportions

This illustration compares the overall proportions of the two schemes.



CURRENT



APPROVED

The blue outline of the Approved scheme is overlaid onto the Current building elevation. This shows that the Current elevation is wider than the Approved elevation, but overall, very similar in width and height.

The Approved elevation notes an overall vertical dimension of 72'-2 5/8" while the overall vertical dimension of the Current elevation scales to approximately 70'-0", a decrease in height of roughly 2 feet or 3 percent.

The width of the building facades is also similar with the Approved scheme scaling 175 feet and the Current scaling 187 feet. This computes to a roughly 7% increase in width. The greater overall building width of the Current elevation matches the width of drawings used to obtain a foundation-only building permit from the Village.

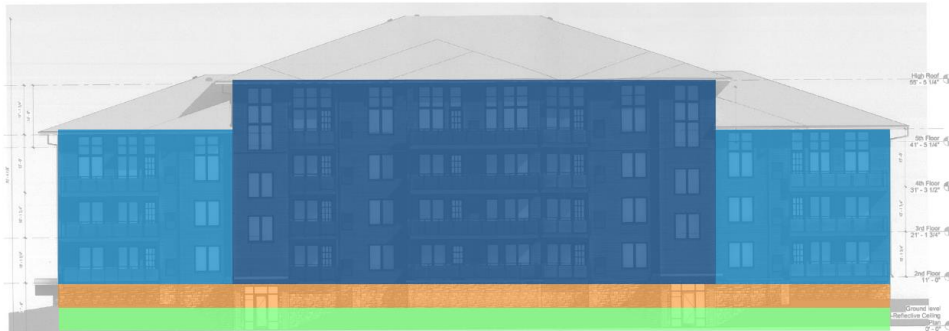
The adjustments of lower height and longer width change the overall proportions between the schemes, but due to the size of the buildings, the visual difference once constructed will be marginal.

Also worth noting is consistency of the slope of the roofs and depth of the eaves between the schemes.

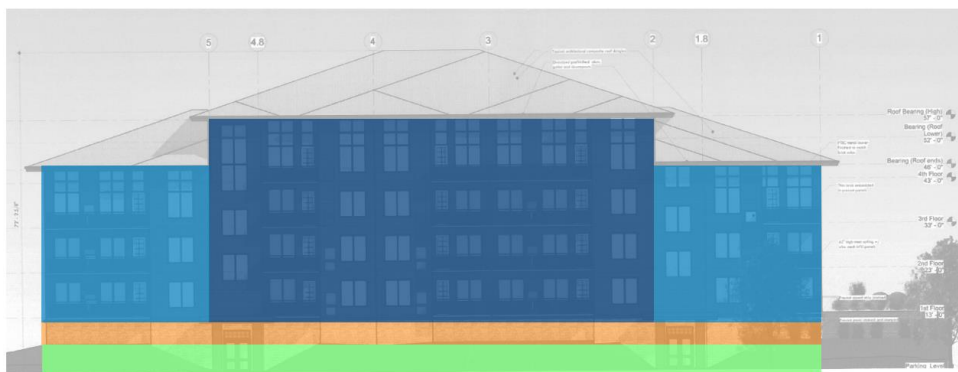
Massing Components

This illustration compares a breakdown of the following massing components:

- . Wall area under the high roof (dark blue).
- . Wall area under the low roof (light blue).
- . Stone veneer (orange).
- . Elevation of the grade at the base of the building (green).



CURRENT

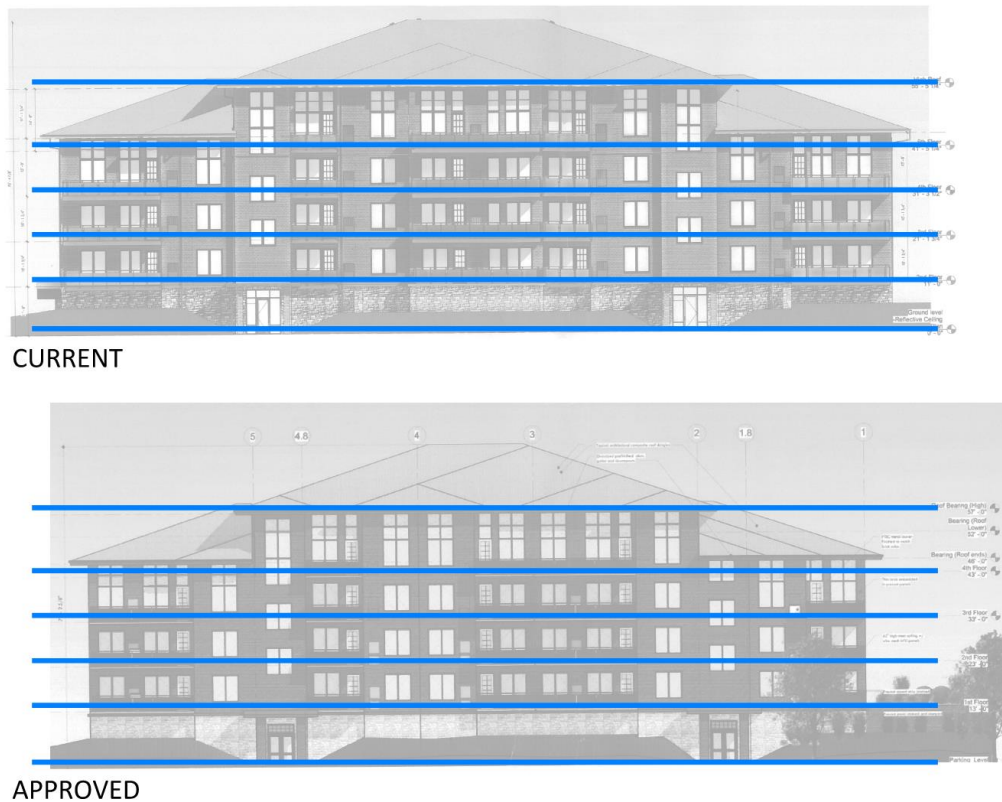


APPROVED

The massing of the light blue wall areas, the amount of stone veneer, and the elevation of the grade appear identical between the versions. The only faintly noticeable difference in massing between the schemes is the dark blue wall areas. The dark blue area is where most of the overall width was gained in the Current scheme. Again, due to the overall size of the buildings, this visual difference once constructed will be marginal.

Analysis of Vertical Dimensions

This illustration compares the floor-to-floor and floor-to-high roof dimensions between the schemes.



The floor-to-floor heights and floor-to-high roof heights are essentially identical between the schemes except for the lowest level of the buildings. The lowest level in the Current scheme is 2 feet lower than the Approved scheme, this accounts for the difference in overall height between the schemes of roughly 2 feet mentioned above. Comparing the blue lines between the schemes, the difference is nearly imperceptible.

For at least some of the buildings, the lowest level is a portion already constructed on site with the foundations.

B. WINDOWS

This illustration compares the proportion of windows between the schemes.



CURRENT



APPROVED

The window sizes and mullion patterns are essentially identical between the Current and Approved elevation drawings. While the window pattern in the walls below the low roof are also nearly identical, the pattern of the windows in the walls under the high roof appear identical vertically but have a different rhythm horizontally. This is likely caused by the plan changes in the layout of units that were submitted in the foundation permit approval drawings.

C. EXTERIOR MATERIAL

The materials that clad the exterior of the elevations appear to be the same with stone veneer at the parking level and with brick veneer on the floors above the parking level. The Village either has reviewed or will be given the opportunity to review physical samples of proposed cladding materials.

SUMMARY /

This Statement of Findings describes the findings identified during the design review conducted by Farnsworth Group. The review compared elevation drawings provided by the Village to compare the Current version against the Approved version. Most of the comparisons show the elevations are essentially identical with only a few items with minor differences.

Farnsworth Group would be happy to meet with Village officials, staff, and representatives of the project to further discuss these findings and differences.

WHAT ARE PREFAB BOLT-ON BALCONIES?

These prefab bolt-on balconies are the only balcony systems that save time, look great, and last.

Uniquely, each prefab bolt-on balcony is aluminum, welded complete, and ready to go. In effect, these prefab balcony systems benefit the architect, general contractor, property owner, and resident. **And everyone likes the elimination of a cantilever balcony system!** Altogether you get cost value through fast install times and longevity.

Architects like so many modern railing designs, shapes, and color choices.

General Contractors like the simplicity of install, without the headache of tinker toys.

Property owners like to impress residents with stability and style and maintenance-free properties.





Can't believe how fast these are going on the building! 24 balconies installed in 5 hours.

FULL SERVICE

INHOUSE POWDER COAT FINISH

Choose from the most core powder coat colors in the industry. Or upgrade for a full spectrum of **powder coat colors**. Comparatively, an in-house powder coat system helps accelerate timelines and saves from multiple trucking scenarios. In essence, you can go wild with a **different balcony railing** and floor color.

SMOOTH JOIST FREE SOFFIT

A smooth joist-free soffit is standard on these prefabricated bolt-on balconies. Because a joist-free deck just looks better as a finished appearance. So often, people look up to see unsightly wood balcony rafters. By and large, a joist-free aluminum deck complements building design. Additionally, a smooth soffit offers many color design options.

NATIONAL SHIPPING

Now shipping from coast to coast, all in one piece or flat packed. Certified installers available in the Wisconsin area. Installer training available nationally.

100% WELDED

Safety, installation speed, and aesthetics are primary. So, you get balconies welded into a streamlined piece with no unsightly and unsafe screw connections. Other manufacturers use less secure, unattractive, and chaotic methods. And fully welded aluminum construction means fast installation, rust-free longevity, and stable railings.

VALUE ENGINEERING

This method is value-engineered to save on the most expensive cost of field labor. For this reason, all bolt-on balcony systems are custom-made and require our engineer review process. Additionally, value engineering will ensure a smooth transition from design to finish.

SECURE STABILITY

Get wobbly-free balcony railings and floor. And leave out the question of safety. Because welded frames and skimp-free aluminum material creates solid ground while you're up high. For this reason, we use more aluminum material than most to **minimize deflection**. After all, how the resident feels is what matters.



PRE-ASSEMBLED BALCONY SHIPPING

Here are a few examples of prefab bolt-on balcony shipments:

Scott at Brush Park, Detroit, MI, 177 balconies

Lindell Residence, St Louis, MO, 200 balconies

IndiGo, Bloomington, MN, 300 balconies

NorthShore 770, Northbrook, IL, 370 balconies

Lake & Freemont, Minneapolis, MN, 147 balconies

89 Anderson, Portland, MN, 50 balconies





BALCONY ALUMINUM RAILING OPTIONS

Get install ready balconies with railings welded to balcony frames.

LEARN HOW WE HELP YOUR ROLE

MULTIPLE RAILING OPTIONS AVAILABLE **MORE TO BE CREATED**

Aluminum railings are fully welded to the balcony for install readiness and added safety. The picket railing is a standard option, and probably the most popular for multi-family commercial properties, followed by the mesh or grid panel railings.

Add a splash of color with acrylic railing. Open up balcony views with glass railing. Belly picket railing adds an element of elegance to your project. Ask about long lasting standard or **customized powder coat colors**.



Mesh or Grid Panel Railing



PROTECTIVE POWDER COATING BALCONIES

The best protective coating for aluminum balconies is powder coating. Now serving as an Approved Applicator of Powdura 4000 Architectural coatings.

LEARN HOW WE HELP YOUR ROLE

WHAT IS THE BEST PROTECTIVE COATING FOR BALCONIES?

The best protective coating option for balconies is powder coating.

Powder coating is one of the best options to protect aluminum balconies. For this reason, powder coating is a popular paint option for aluminum items such as windows, light poles, guardrails, signs, posts, and fencing. Most of your patio furniture has a powder coat finish.

Unless a manufacturer has a powder coat line, the product will have to go through multiple transport scenarios to complete the paint process. Because of this Midwest Stairs & Iron has a powder coat line to reduce production timelines and cost of the prefabricated bolt-on balconies.

Powder coating provides many benefits for balconies:

- Better for the environment—no solvents and low VOCs, thereby compliance with the US Environmental Protection Agency
- Looks better for a longer period of time—lasts longer over most other paint methods
- Minimal paint waste—unused powder can be recovered and reused
- Economical over most color options—less than a high quality wet paint
- Resistant to chipping, scratching, fading, and wearing
- Virtually unlimited finish and color selection—flat, satin, gloss, high gloss, metallic, clear, iridescent, fluorescent, hammer tone, etc.
- Long lasting color vibrancy
- One coat is twice as thick as most paints
- Great for high use items—flexible with vibration and jarring
- Resistant to environmental elements—weather, atmosphere, chemicals, everyday use

- Supports a healthy workplace—little to no short or long-term health, fire, or other workplace dangers

Clay
Bronze
RAL7037
Sandstone
RAL7045
Satin Black
Anodize Silver
RAL8007
Bone White

Standard Balcony Paint Colors

(Meets the AAMA 2604 Specifications for Paint) Read more about High Performing AAMA 2604 Paint Specs here.

Powder Coating Process

The powder coating process involves charging powder paint particles that adhere to electrically grounded surfaces. Then the powder color heats and cures in a curing oven. As a result, the balcony paint finish is uniform, durable, high quality and attractive. Conversely, the challenging aspect of powder coating is any retouching has to be conducted at a powder coating facility for durability, or use regular touch up paint. Therefore nicks and scratches during transport and install can be retouched to match the paint color, but the onsite retouching won't hold the same adherent benefits of powder coating. In that sense, extra care should be made during transport and install to retain the powder coating.

AAMA 2604 Powder Coat Paint Specifications

AAMA 2604 powder coat paint specifications are met on every aluminum balcony. For example, this **high level of paint specification means you have five (5) year South Florida** outdoor weather assurance, humidity resistance, gloss retention, and color retention, all with proper maintenance. Other coatings less than a 2604 classification cannot make this real-world exposure in South Florida claim.

Alternative Balcony Paint Color Considerations

Knowingly, wood balconies can only use traditional paint or staining methods. The upkeep to keep a wood balcony looking good far surpasses the time and money of powder coating. In addition, steel balconies can be powder coated to help prevent rust, but the steel can still rust if any areas become exposed. And the rust repair of steel could take a lot of time and material cost.

Color in Architecture

Color brings architecture to life. As an example, balcony color can attract renters to a multifamily apartment building, and stand out among surrounding

architecture. Read [more on how powder coated balcony color was used at the Trio](#) in Milwaukee to stand out.

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PLAN COMMISSION STAFF REPORT

January 6, 2022 – Workshop/Public Hearing

Petitioner

Petros Drimonas of
Pete's Fresh Market on
behalf of 163rd &
Harlem LLC

Property Location

16300 Harlem Avenue

PIN

27-24-202-020-0000 &
27-24-202-021-0000

Zoning

B-3 PD (General Business
and Commercial, Park
Place PUD)

Approvals Sought

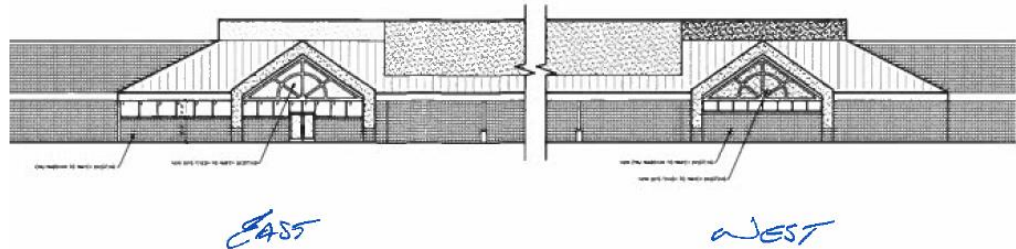
- Special Use Permit
for a Substantial
Deviation from PUD
- Site Plan/
Architectural
Approval

Project Planner

Daniel Ritter, AICP
Planning Manager

Pete's Fresh Market Warehouse – Office Additions

16300 Harlem Avenue



EXECUTIVE SUMMARY

The Petitioner, Petros Drimonas of Pete's Fresh Market on behalf of 163rd & Harlem LLC for Pete's Fresh Market, is requesting Site Plan/Architectural Approval and a Substantial Deviation from the Park Place Planned Unit Development (PUD). The requests would permit building additions on the previously approved Pete's Fresh Market warehouse building at 16300 Harlem Avenue (former Super K-Mart building).

The proposal includes two separate 1,790 sq. ft. additions (for a total of 3,580 sq. ft. of additional floor area) at the existing building entrances. The areas already have roof overhangs and the floor space will be used for additional office space. The additions would utilize matching exterior materials and colors as the existing building. The changes will also make the front façade less commercially prominent, which will help avoid customers walking to the building thinking it is an open commercial business.

BACKGROUND

Pete's Fresh Market currently operates 17 different existing locations with ongoing plans to open more stores in the Chicagoland area. Pete's purchased the former K-Mart property in September 2019. The subject site comprises 24.2 acres and is being developed in three phases.

Phase 1, approved in September of 2020, included the granting of a Special Use for a Substantial Deviation to allow a small/ temporary warehouse and distribution use in the B-3 zoning district. The approvals were conditioned upon occupancy of the grocery store and allowed for the overnight storage of five (5) delivery vehicles. The Petitioner has cleaned up the site and landscaping, and recently painted the building. The new color represents a great improvement to the façade and complements the new proposed market.

Phase 2 of the project was approved by the Village Board in July 2021 (Ord. 2021-O-050) and includes the construction of an 88,608 sq. ft. Pete's Fresh Market store; 51,831 sq. ft. of in-line retail tenant space north of the grocery store; a +12,400 sq. ft. expansion of the warehouse; an expansion of the existing dock area on the south side of the warehouse building to accommodate additional trucks, and the addition of a new dock area on the warehouse addition. Phase 3 is planned to involve the subdivision of property along Harlem Avenue for outlot development upon completion of the grocery store building and site work.

Permits have been issued for the warehouse expansion (Phase 2). The permits for the new Pete's Fresh Market store (Phase 2) and site work are pending final MWRD approval, contractors, and Final Plat recording. The plan is to start the site and building work for the Pete's Fresh Market store in early 2022.



Before

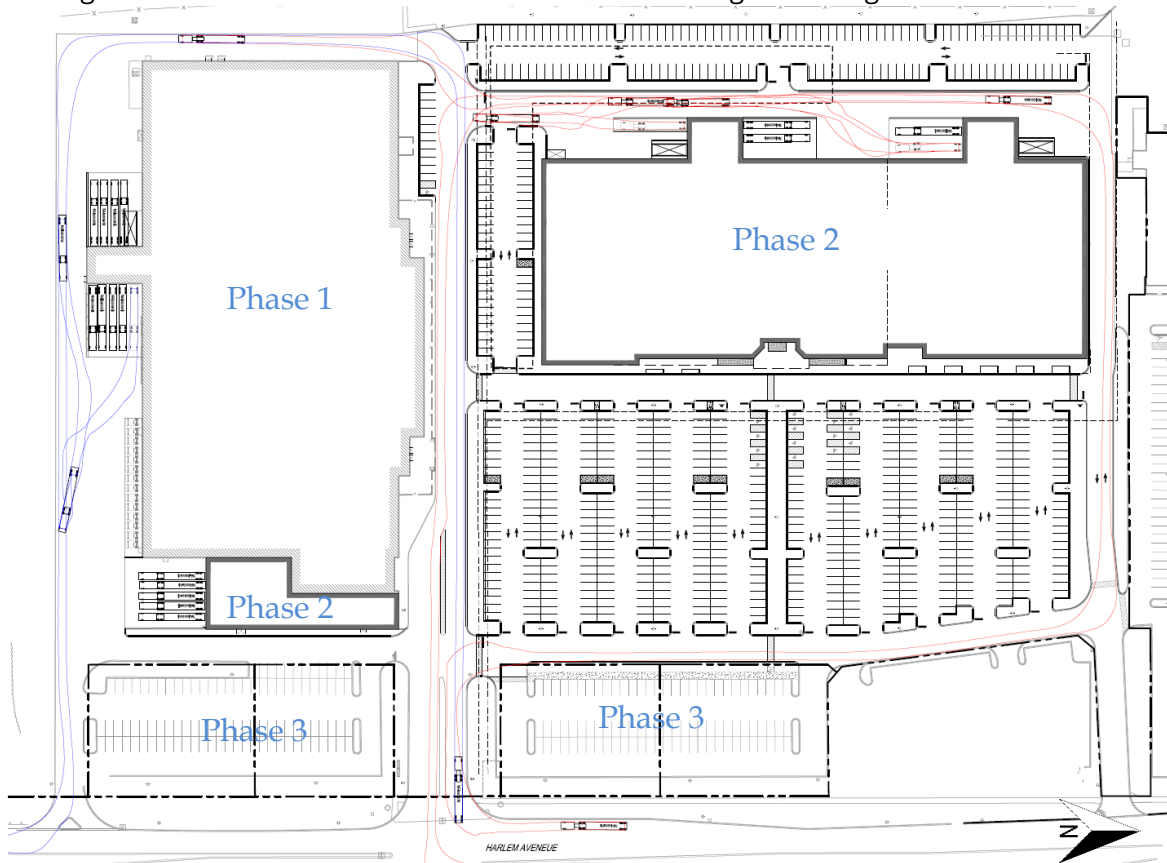


After



Left: Existing East Entrance Area

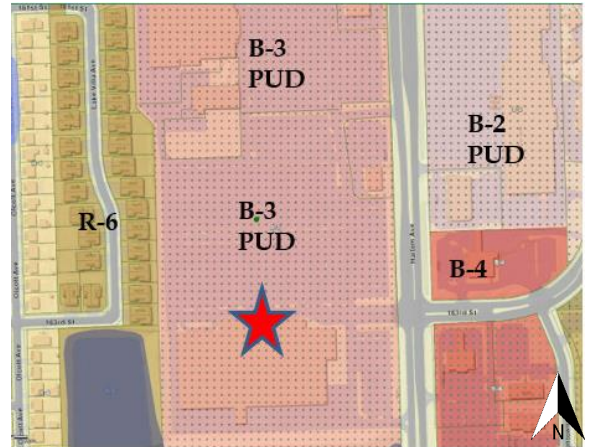
Right: Existing West Entrance Area



ZONING & NEARBY LAND USES

The subject parcel is located in the Park Place PUD with the underlying zoning of B-3. It is located along Harlem Avenue, one of the Village's major commercial corridors.

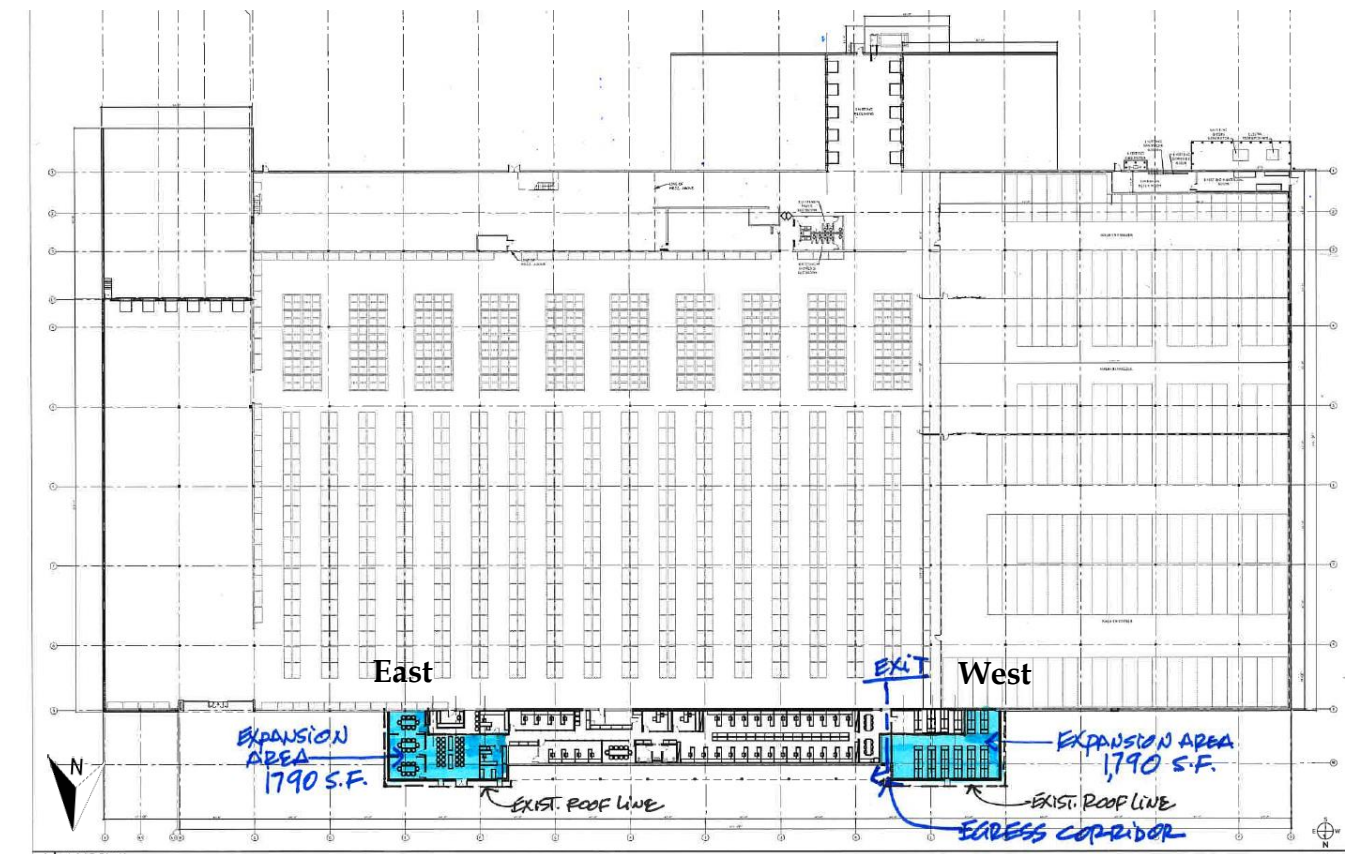
The property to the north is also zoned B-3 PUD (Park Center Plaza PUD) and is developed with various commercial uses. The property to the west is developed with residential duplexes, zoned R-6. To the east, across Harlem Avenue, the property is zoned B-4 (Office and Service Business District) and is occupied by a medical office building. Just north of the medical office building is the Tinley Park Plaza retail center and is zoned B-2 PUD. South of the subject property is an unincorporated and undeveloped parcel that has been used for various recreational uses (frisbee golf and dog park) that is operated by the Tinley Park-Park District.



SITE PLAN AND LAYOUT (New Warehouse Office Additions Only)

There will be no changes to the overall approved site plan in terms of pedestrian and vehicle circulation. The additions would be under the existing building overhang near the two entrances. The additions would allow additional space for offices and a main entrance lobby to the warehouse space and be completed within "Phase 2" of the project. As part of the original Substantial Deviation approval for Phase 2, it was required that the Pete's Fresh Market grocery store be completed in order for the warehouse use to be permitted. The timing and other requirements of that approval will remain, with the only change being the new office additions.

The new additions would not be open to the general public, and will just be used for employees who work in the warehouse/distribution aspects of Pete's Fresh Market. The eastern addition will have doors facing north that will function as the main office entrance for pedestrians. The western addition will have a door that is less noticeable and for egress purposes only. Walkways will remain around the additions for pedestrian foot traffic. Delivery and pickup of warehouse inventory will not occur at the two new office additions, but will continue to be at the south and eastern dock areas previously approved for the building.

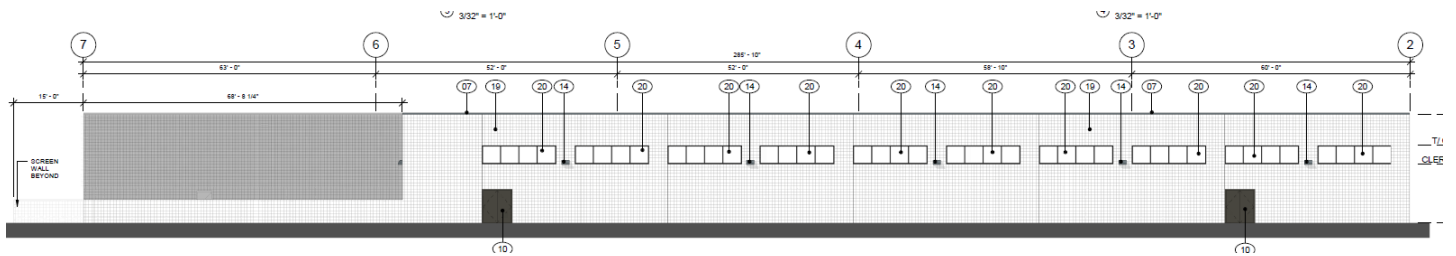


ARCHITECTURE (New Warehouse Office Additions Only)

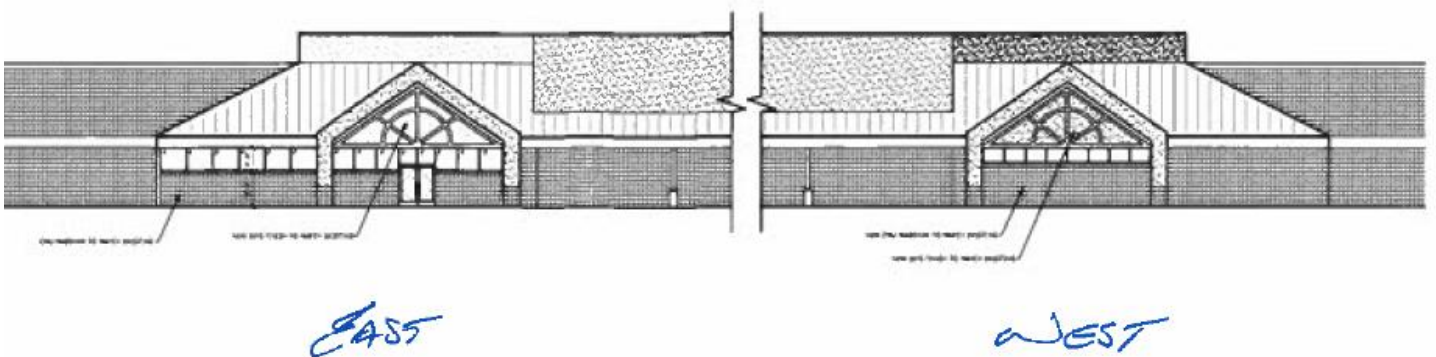
There was a previously approved 12,400 sq. ft. addition proposed for the eastern end of the building that provided space for administrative offices and warehousing. The offices will now primarily be at the front/north end of the building to allow for easier maneuvering of goods throughout the warehouse. Similar to the previously approved warehouse addition, the architect has attempted to match the existing façade in architecture, building material, and color. The material will be a square split face block similar to what is on the existing building. Clerestory windows have been added to break up the expanse of the masonry and allow for natural light within the building. The windows are the same design as the windows proposed on the previously approved east warehouse addition.

In addition to providing additional office space, the additions will make the entrances less prominent so as not to attract the general public from entering them. There will not be a storefront glazing system typically found in more customer-oriented commercial building entries. There will only be one set of double doors facing towards the primary parking lot for the grocery store on the east addition, and a single egress door on the side of the west elevation.

Previously Approved East Warehouse Addition (Looking West):



Proposed Office/Entrance Warehouse Addition (Looking South):



STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission when analyzing a Special Use request. Staff will provide draft Findings for the Commission's at the Public Hearing.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - *The proposed Exceptions are safe for the public, employees, and neighboring properties.*
- 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 additions allow for a better internal layout and more space for storage without any significant changes to the site plan.*
- 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 site is already developed with adequate utilities and no additional utilities are needed for an office addition. The area already has a roof structure and is accounted for with regard to stormwater.*
- 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;
 - *Site layout is designed to allow for safe circulation by delivery trucks, employees, and the general public within the site and on adjacent public streets. No changes to the approved circulation are proposed.*
- 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; and
 - *All other Village code requirements 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 additions allow for Pete's Fresh Market to operate the distribution and warehouse space with more efficiency and helps with the overall development of the site with a new grocery store and commercial space.*

STANDARDS FOR SITE PLAN & ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

Architectural

- a. **Building Materials:** The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with "Building Articulation" (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it's the appearance if used on large, blank walls.
- b. **Cohesive Building Design:** Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. **Compatible Architecture:** All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. **Color:** Color choices shall consider the context of the surrounding area and shall not be used for purposes of "attention getting" or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. **Sustainable architectural design:** The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. **Defined Entry:** Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. **Roof:** For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. **Building Articulation:** Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as "belly-bands" (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. **Screen Mechanicals:** All mechanical devices shall be screened from all public views.

- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

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

MOTIONS TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's requests, the appropriate wording of the motions are listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan, it only moves the request to a vote. The conditions listed below are recommended by staff but can be added to, changed, or removed by the Commission based on their discussion of the approval of recommendation.

Motion 1 (Special Use for a Substantial Deviation):

"...make a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Park Place PUD to the Petitioner, Petros Drimonas of Pete's Fresh Market on behalf of 163rd & Harlem LLC, to permit additional building development changes at 16300 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the January 6, 2022 Staff Report."

Motion 2 (Site Plan and Architectural Approval):

"...make a motion to grant the Petitioner, Petros Drimonas of Pete's Fresh Market on behalf of 163rd & Harlem LLC, Final Site Plan and Architectural Approval to construct two 1,790 sq. ft. building additions (for a total of 3,580 sq. ft. of additional floor area) on the warehouse building at 16300 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district, in accordance with the plans submitted and subject to the following conditions:

- 1. Site Plan Approval is subject to the approval of the Special Use for a Substantial Deviation from the PUD by the Village Board.*
- 2. Site Plan Approval is subject to final engineering plan review approval.*

LIST OF REVIEWED PLANS - Pete's Fresh Market Warehouse Office Additions

Submitted Sheet Name		Prepared By	Date On Sheet
	Special Use Standard Responses	Applicant	11.24.21
A1.0	Floor Plan/Layout (Marked)	CT	11.24.21
A4.0	Exterior Elevations	CT	11.24.21

CT – Camburas & Theodore, LTD (Architect)



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 Warehouse office expansion
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: PM Warehouse

Project Description: Office extension under existing roof canopy east and west

Project Address: 16300 S. Harlem Tinley Park Property Index No. (PIN): 27-24-202-020-0000

Zoning District: _____ Lot Dimensions & Area: _____

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: 163rd & Harlem LLC Company: PFM Warehouse Corp

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____

APPLICANT INFORMATION

☐ Same as Owner of Record

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

Name of Applicant: _____ Company: _____

Relation To Project: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____



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

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: _____

Property Owner Name (Print): _____

Acknowledgements

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

Property Owner Signature: _____

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

11/24/21

STANDARDS AND CRITERIA FOR A SPECIAL USE

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

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

There is no endangerment, health, or safety concerns.

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

There are no concerns or hardships.

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

There are no concerns or hardships

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

All are existing and of no impact.

- 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.**

All are existing.

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

It does comply.

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

This is an extension of previously approved space.



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

VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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

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

- ☒ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☒ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☒ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.
- ☒ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.
- ☒ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.
- ☒ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).
- ☒ \$400 Special Use hearing fee.



SCALE: 1/16"

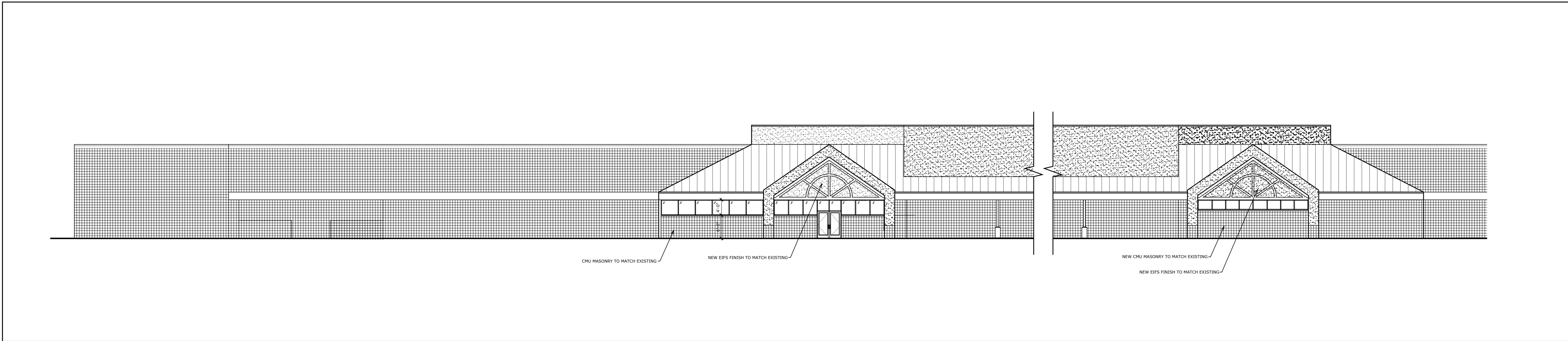


SCALE: 1/16"

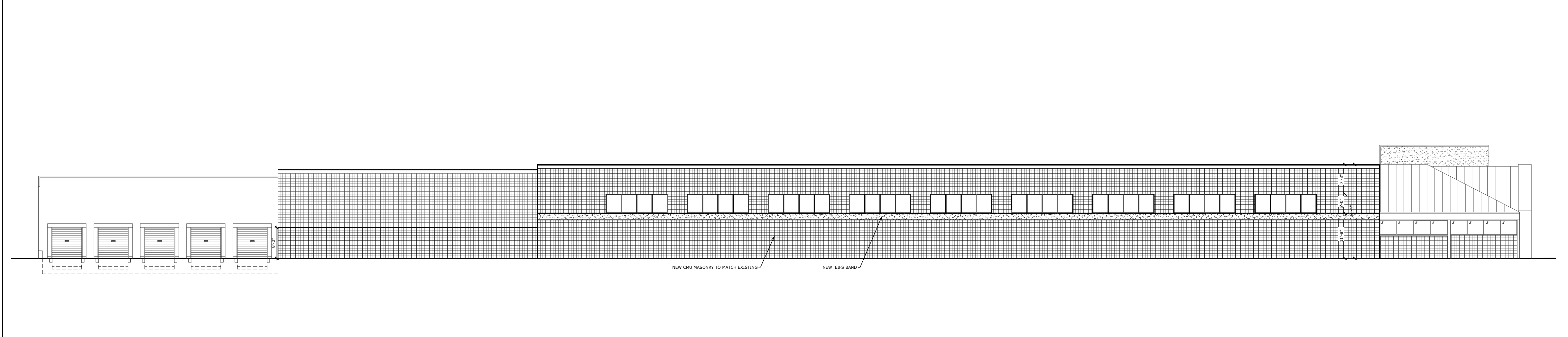
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SHEET NUMBER
A1.0

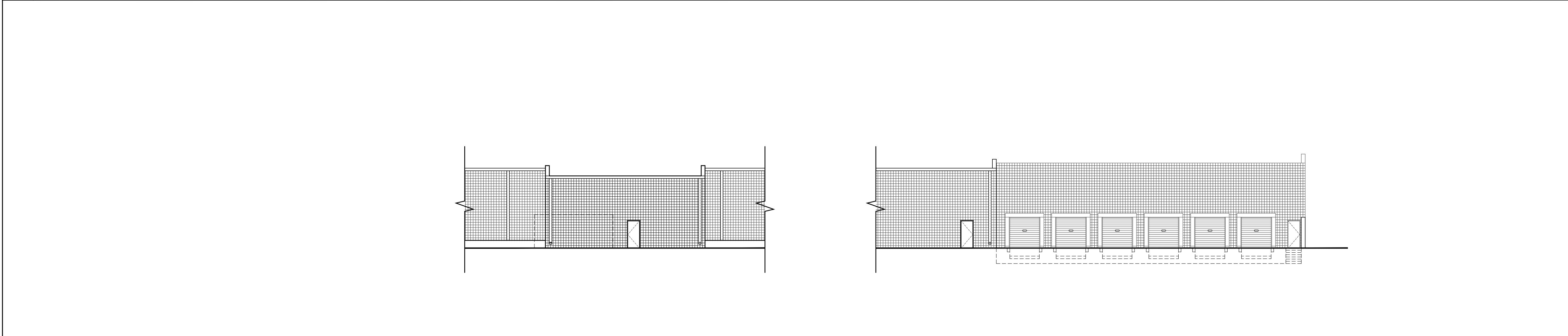
SHEET NUMBER
A1.0



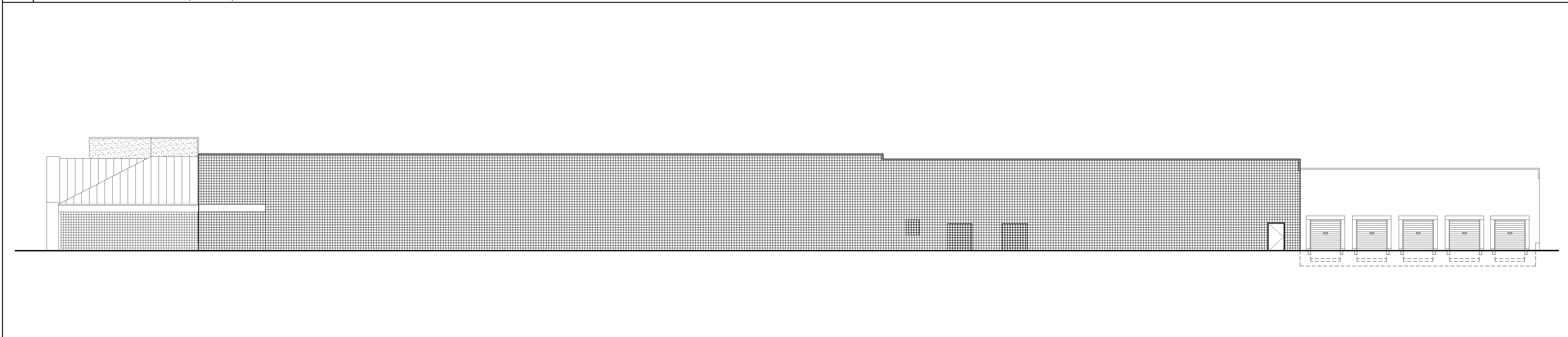
1 NORTH ELEVATION (FRONT) SCALE: 3/32" = 1'-0"



2 EAST ELEVATION (LEFT) SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION (REAR) SCALE: 3/32" = 1'-0"



4 WEST ELEVATION SCALE: 3/32" = 1'-0"

ELEVATION KEY NOTES

GENERAL NOTES

CERTIFICATION

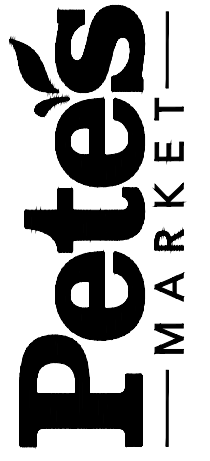

IL FIRM DESIGN #184-003563

CAMBURAS & THEODORE, LTD

ARCHITECTURE | ENGINEERING | INTERIORS
2400 N. ELSTON AVE., SUITE 202
CHICAGO, IL 60647
P (847) 298-1525 | F (847) 390-8130
www.camburasandtheodore.com

WAREHOUSE

16300 SOUTH HARLEM AVE
TINLEY PARK, ILLINOIS



Pete's
MARKET

REVISION DATES	
NO.	DATE

ISSUE DATES	
TYPE	DATE
OWNER REVIEW SET	XXXX2021
PERMIT SET	XXXX2021
BID SET	XXXX2021
CONSTRUCTION SET	---
AS-BUILT SET	---

DRAWN BY	AK
CHECKED BY	DP
PROJECT NUMBER	21-58005
DATE	11/24/2021
SHEET TITLE	EXTERIOR ELEVATIONS
SHEET NUMBER	A4.0

PLAN COMMISSION STAFF REPORT

January 6, 2022 – Workshop

Dunkin' Donuts Drive-Thru Redevelopment

7901-7951 171st Street (Tinley Downs Plaza)

Petitioner

Richard Mommsen on
behalf of Daley -
Mommsen Enterprises
(d/b/a Dunkin' Donuts)

Property Location

7901-1951 171st Street
(Tinley Downs Plaza)

PIN

27-25-316-014-0000

Zoning

B-1, Neighborhood
Shopping

Approvals Sought

- Special Use for a PUD
- Site Plan &
Architectural Approval

Project Planner

Daniel Ritter, AICP
Planning Manager



EXECUTIVE SUMMARY

The Petitioner, Richard Mommsen on behalf of Daley-Mommsen Enterprises (d/b/a Dunkin' Donuts), is requesting a Special Use for a Planned Unit Development (PUD) with Exceptions from the Zoning Ordinance and Site Plan/Architectural Approval. The requests are for the proposed redevelopment of an outlot building with a drive-thru for Dunkin' Donuts. The site changes and PUD approval include the entire Tinley Downs Plaza site located at 7901-7951 171st Street. The structural changes are only proposed on the outlot building is 7941 171st Street. The property is located in the B-1 (Neighborhood Shopping) zoning district.

Dunkin' Donuts will move from their existing in-line tenant location to the outlot building to have a drive-thru that better serves their customers' needs and will increase sales. The redevelopment would utilize the existing outlot structure (most recently professional business offices) and have the drive-thru circulate counterclockwise through the existing building. This will create a covered canopy area. Additionally, there are changes required to the overall shopping center site including realignment of drive aisles and removal of parking spaces.

The PUD is required to permit a drive-thru restaurant in the B-1 zoning district, where it is typically prohibited. The drive-thru will only be permitted in the outlot building and no other drive-thru would be permitted for the in-line tenants. The PUD will also allow for existing non-conforming aspects of the development to come into conformance and allow for the reduction in parking. The redevelopment will bring additional convenience to Dunkin's customers and result in the reuse of a building that has been vacant for a few years. Overall the site is being designed with sufficient drive-thru stacking, safe site circulation, and improved landscaping as a priority.

EXISTING SITE & HISTORY

The property is located on the southeast corner of 171st Street and 80th Avenue and is commonly known as Tinley Downs Plaza. The commercial shopping center has a large in-line building that is approximately 43,000 sq. ft. in size and an existing outlot building that is approximately 4,800 sq. ft. in size that has most recently been used as professional offices. The center is anchored by a Family Dollar (formerly Walgreens), Southwest Synergy Dance Studio, and Dunkin' Donuts with a variety of other commercial uses in 14 other tenant spaces. The center is fully occupied except for the outlot building.



The property was annexed into the Village and development was approved in 1991. The center has shared parking between all tenants. The lot is 3.67 acres with certain areas of the 5-acre original lot taken for the expansions of the 80th Avenue and 171st Street roadway expansions. The roadway expansions happened before the site development. The site has not been formally resubdivided to remove the areas taken by Cook County for roadway purposes.

ZONING & NEARBY LAND USES

The property is located in the B-1 (Neighborhood Shopping) zoning district. The B-1 zoning district is the lowest intensity commercial zoning district. B-1 zoning are most commonly adjacent to residentially-zoned property and restricts some commercial uses that may be "offensive" by creating excessive noise, smells, traffic, light, or other problems that can negatively affect the neighboring residential properties.

Surrounding zoning:

- South: R-2, Single Family Residential (vacant lots were temporary detention for the subdivision)
- East: R-2, Single Family Residential
- North (Across 171st Street): R-3, Single-Family Residential
- West (Across 80th Avenue): R-1, Single Family Residential (Tinley Park - Park District Bettenhausen Recreation Center/Water Park)



PROPOSED USE

The proposal will move an existing Dunkin' Donuts (Dunkin') from the 1,946 sq. ft. in-line tenant space in Tinley Downs Plaza to a redeveloped outlot building that will be 2,551 sq. ft. in size. The new space will have indoor seating, a small outdoor patio, and a drive-thru with space for at least 13 vehicles to stack. The redevelopment is driven by Dunkin' looking to add a drive-thru at their existing location to add convenience to their customers and boost sales.



Dunkin' primarily operates as a donut and coffee shop. However, over the last 5-10 years the range of menu options available has increased to help draw customers for breakfast, lunch, dinner, and dessert. The changes in the menu have increased their sales but also have expanded their drive-thru demand and peak times from what was previously mostly a morning/breakfast rush. Dunkin' now functions similarly to more typical "fast-food restaurants" now in terms of demand and service times. The donuts are not made on-site and thus the kitchen/prep areas remain small in comparison to many other fast-food restaurants.

"Restaurants" are a permitted use in the B-1 zoning district but drive-thru restaurants are prohibited. This is because B-1 districts are expected to be neighborhood service-oriented and less auto-oriented in nature. Locations with drive-thrus usually need proper planning for vehicles to safely enter and exit, while keep a pedestrian focus in mind.

SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT

Planned Unit Development

B-1 zoning districts are often located adjacent to single-family residential development and the most restrictive commercial zoning district. The B-1 district limits high-intensity and other "objectionable uses" (loud noise, smells, high vehicle traffic, liquor/tobacco sales, etc.) The goal is to have uses which support the surrounding neighborhood while remaining pedestrian-focused. However, many of these neighborhood centers have struggled the most as shopping and services have moved online or to more regional locations. The changes in commercial activity at a national-scale have meant most communities need to rethink how smaller neighborhood centers function since they tend to be less desirable due to lower adjacent roadway traffic counts.

The Petitioner is an existing tenant and the drive-thru is a critical component of their business to remain competitive. The request is only to allow a drive-thru use at the outlot building, and no other drive-thrus would be permitted in the inline building or on the property. The Petitioner will keep the development under one lot and ownership since there is no desire to subdivide the property and plat easements for shared utilities, access, parking, etc. The existing B-1 zoning will be maintained to avoid other potentially "objectionable" uses typically only allowed in B-3 (General Business and Commercial) zoning district from being permitted in the in-line spaces.

Staff has noted that the development is fairly unique because B-1 developments are typically only permitted one principal building per lot. Typically, any outlot development would be a separate lot and zoned B-3 (General Business and Commercial) because they are not immediately adjacent to residential. The outlot building is over 200 feet away from the adjacent residential lots to the south and north and 150 feet away from the residential to the north (across 171st Street).

Open Item #1: Review the requested establishment of a PUD on the Tinley Downs Plaza property. Review maintaining the existing B-1 zoning and allowing a drive-thru restaurant in the redeveloped outlot building.

Exceptions

The proposed PUD includes Exceptions to the Zoning Code for a number of items that are existing or changing on the site. As a PUD these deviations from code are considered “Exceptions” and not “Variations” and therefore do not follow the standard findings required of Variations. There are eight Exceptions identified on the parcel. Many Exceptions are existing on the site and were approved with the original development, with others required based on the specific redevelopment proposal to occur. The Exceptions are listed below.

Staff notes that a PUD is required to be a minimum of 5 acres to allow for unique planning and development to happen. However, meeting that requirement can be difficult on infill or redevelopment sites. Flexibility has been given to the requirement to make unique redevelopment work. Staff also notes that the development previously met the minimum 5-acre PUD requirement and other B-1 zoning district lot size requirements. However, it was reduced in size due to past roadway takings from Cook County.

Existing Exceptions

- a. PUD Size – Permit a PUD on a lot that is 3.67 acres, instead of the minimum 5-acre size.
- b. Minimum Lot Size – Permit a lot that is 3.67 acres, instead of the 4-acre minimum in the B-1 zoning district.
- c. Front Yard Setbacks - Permit a front yard setback of approximately 20-60 feet for the outlot and inline principal structures, instead of the minimum of 125 ft.
- d. Front Yard Parking - Permit Parking in the required front yard.
- e. Monument Sign - Permit the monument sign size and setback as it exists (around 2-foot setbacks).
- f. Permit existing exterior material/masonry coverage on both principal structures (in-line and outlot), with both structures having matching brick.

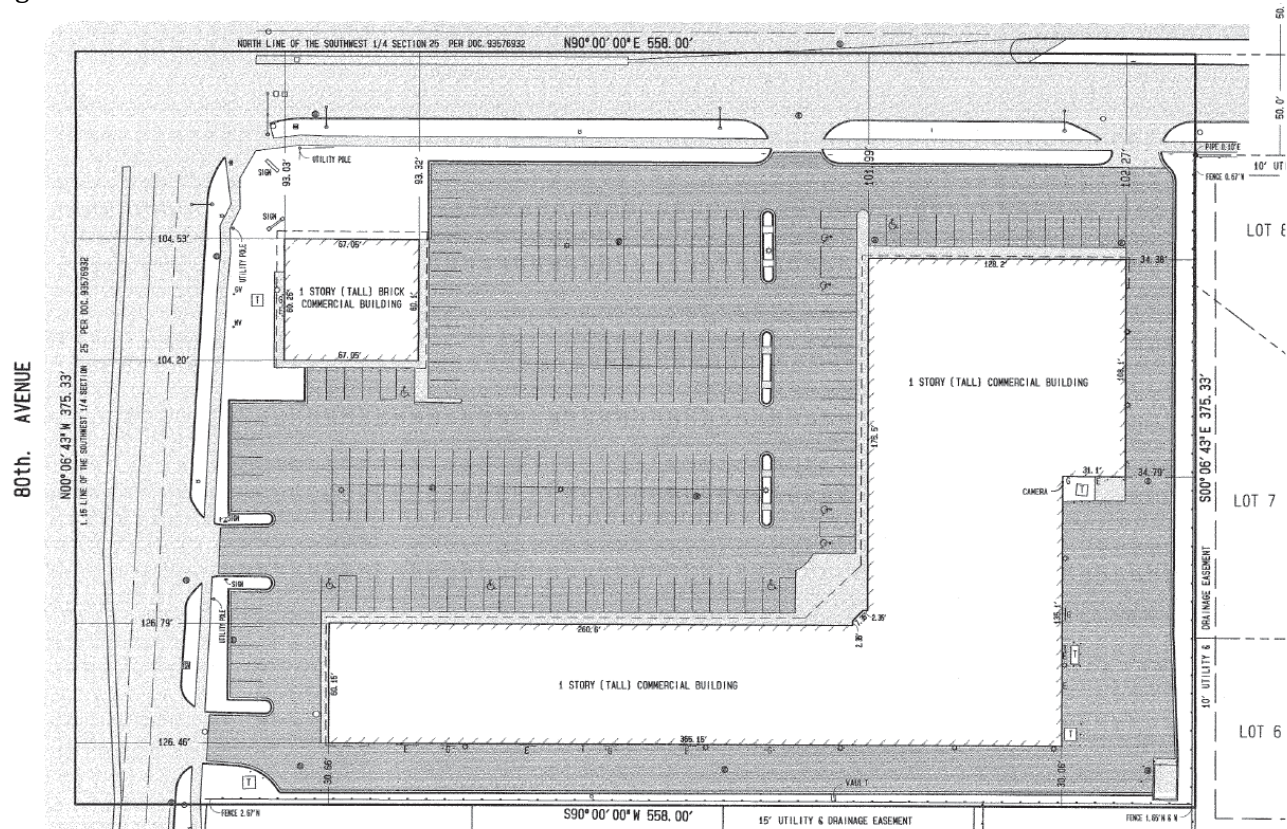
Increased/New Exceptions

- a. Minimum Parking - Permit 159 parking stalls instead of the minimum requirement of 296 stalls.
- b. Drive-thru Restaurant - Allow for a Restaurant with a drive-thru as a permitted use in the standalone outlot building (remains prohibited in the in-line building).

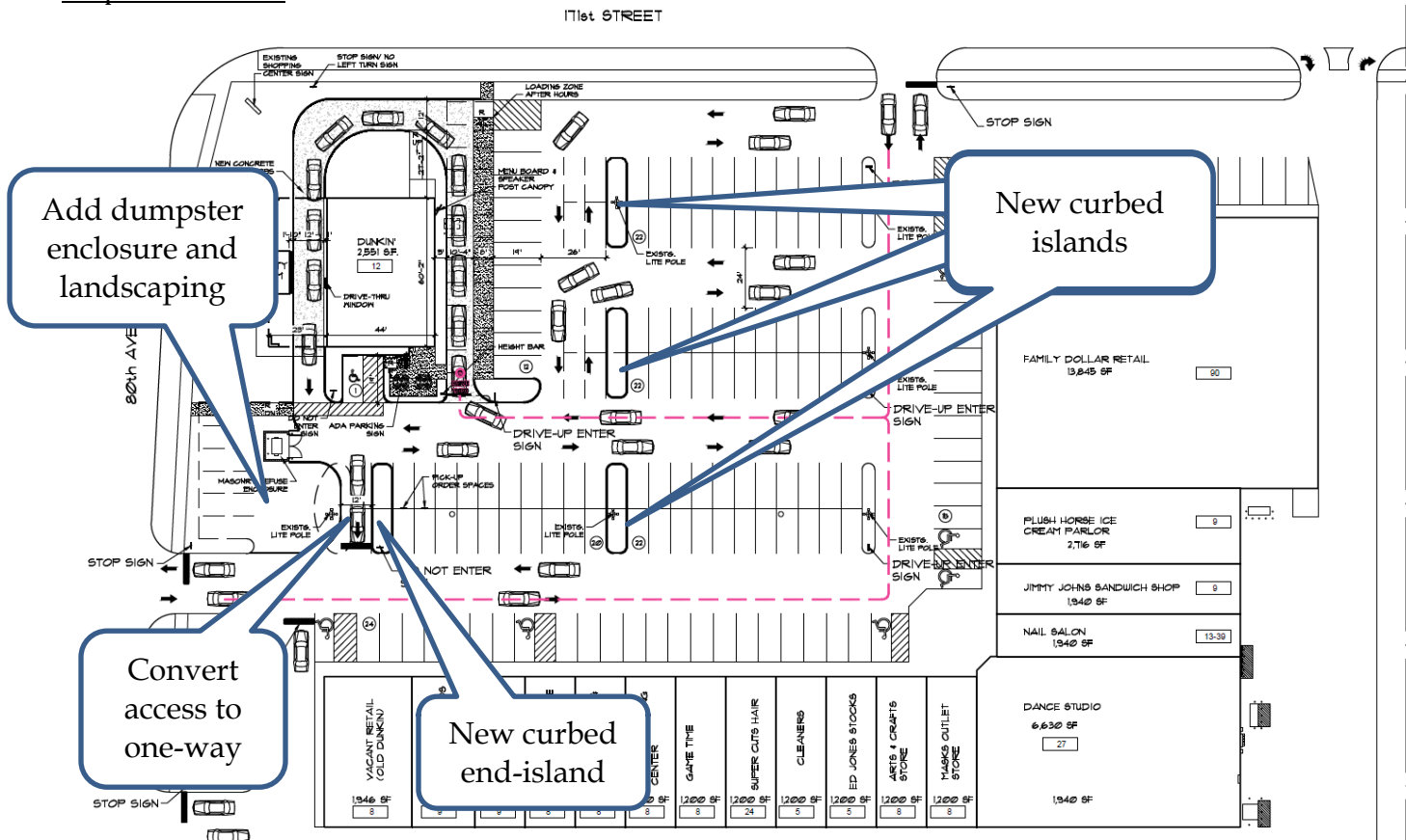
Open Item #2: Review the requested Exceptions from the Zoning Ordinance as part of the PUD Approval.

SITE PLAN AND CIRCULATION

Existing - Overall



Proposed - Overall



Drive-Thru Development Background

As businesses, particularly restaurants, look at ways to increase stable sales since the start of the Covid-19 pandemic, the additions of drive-thrus on existing commercial sites have become an increasingly popular option. However, drive-thrus can become problematic due to traffic volumes and stacking concerns. If not properly planned, vehicles can block customer and emergency access not only on the property but on public roadways. This is particularly true on sites not originally designed to have a drive-thru. Many of the issues can spill over and negatively affect neighboring businesses and properties.

Drive-thrus are also typically designed for specific tenants and their traffic demands. The demand for different types of businesses differs greatly. As demand increases, so can the potential for traffic issues. Similar to the demand for drive-thru windows, the Village recently approved “pickup windows” (without ordering onsite available) at two locations (Chipotle and Durbin’s Express). However, when properly planned, some sites can be redeveloped with a drive-thru addition and can make it much more appealing to potential tenants. Careful consideration needs to be made when retroactively approving drive-thrus on existing sites not previously designed for it.

Site Proposal

The Petitioner worked with staff to go through various different potential options and ultimately determined the best way to have a drive-thru operate on the site safely, without negatively affecting other tenants in the center. The proposed design was a result of a number of different staff reviews and revisions, along with feedback from the Petitioner’s traffic consultant (KLOA).

The drive-thru circulates counterclockwise around the building. The entrance will be at the southeast corner of the outlot building and has an internal stacking allowance of at least 12 vehicles. To accommodate a dedicated drive-thru lane, new dumpster enclosure, and safe vehicle circulation, the main change proposed is a reduction in parking on the site. The overall site circulation was designed to avoid conflict points despite being two heavily used entrances on the site. The circulation forces customers to enter the drive-thru primarily from one-way in the shopping center. By doing this, vehicle conflicts are avoided; it also ensures that if there is additional vehicle stacking occurring beyond the dedicated lane, it occurs within the shopping center parking lot and not on public roadways. Staff recommends a condition similar to other drive-thru and pickup window approvals that requires staff review and approval of the traffic demand of any future tenants. Any increases or concerns requires that a new traffic and stacking analysis is performed at that time.

Four new curbed islands will be added to help direct traffic through the parking lot. The islands have also been located where there are existing parking lot light poles, which can help avoid vehicle conflict with the poles in the future. Additionally, the access to the south of the drive-thru exit was changed to one-way only to avoid vehicles entering the site from 80th Avenue waiting to turn left and take a shortcut to the drive-thru entrance.

Due to the location of the dumpsters behind the existing building, a new dumpster enclosure location is needed closer to the building. Due to the layout of the site and drive-thru all sides of the building are fairly visible. The proposed location was determined to be the least obtrusive and easiest for the waste hauler to access. While it is located in the front yard, it will be set in further than the previously existing parking. No changes to the lighting on the site are proposed. Sidewalk connections to the Dunkin Donuts site are proposed at two points (80th Avenue and 171st Street) that will make the building more walkable and compliant with the Illinois Accessibility Code requirements.

Open Item #3: Review the proposed site plan changes and overall site circulation with regards to the drive-thru and the existing businesses within the shopping center.

Open Item #4: Discuss including a condition of approval that any changes in drive-thru demand or future tenants, will require a new traffic/drive-thru analysis to ensure the drive-thru stacking is sufficient prior to issuance of any permits or occupancy.

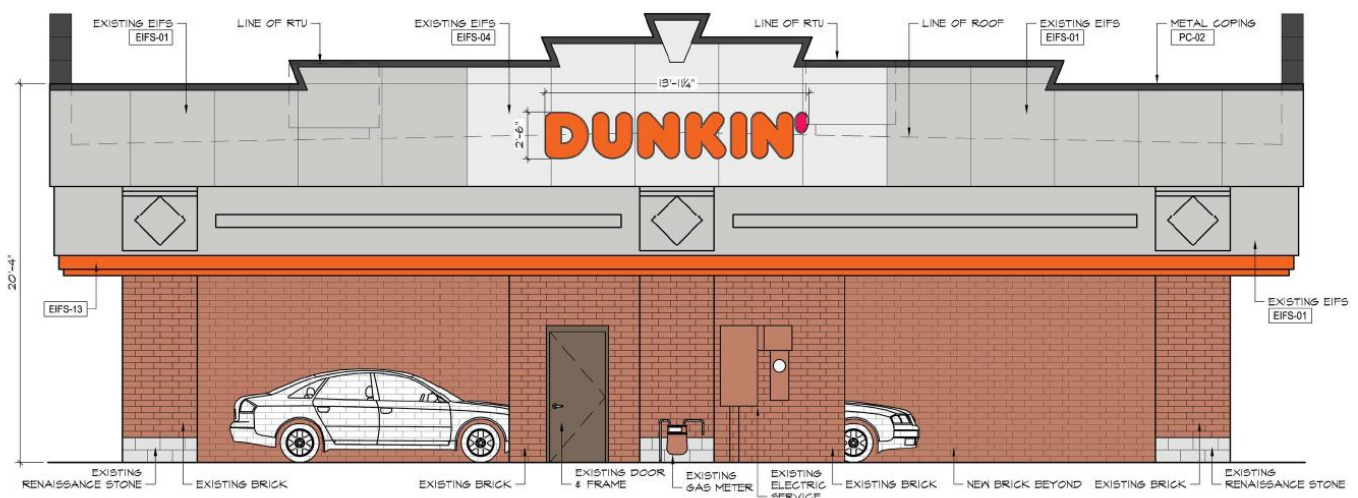
ARCHITECTURE

The outlot building architecture is mostly staying the same as it exists. The building's design closely matches the in-line buildings with matching brick and a parapet design. The majority of the parapet will be painted a light grey (currently a tan/beige) with a portion of it behind the sign being painted a lighter shade of grey. A small portion of the parapet area around the bottom will be painted orange as well. The area of the building being converted to the drive-thru lane will require new brick material inside of the covered lane. This brick is proposed to match the existing brick material in design, texture, and color. The existing rooftop units are screened by the existing parapet. Any new rooftop equipment is expected to be small venting equipment and will be fully screened by the existing parapet.

Staff has noted the existing in-line Dunkin space also had a portion of the parapet painted orange that was not previously approved. It is recommended that a condition be added to this approval/project requiring that it be painted to match the other in-line tenant spaces.



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

Open Item #7: Review the proposed architectural design and colors.

SIGNAGE

Monument Sign

Ground signage will remain on the existing shared monument sign at the intersection. The sign is existing and appears it may not meet the current zoning code's height and setback dimensions. However, due to the size of the center, number of tenants, existing status, and limited alternative locations. The sign has been included as it exists as part of the PUD approval. Meaning it will be legal as it exists and could be replaced as well in the future.

Wall Signs

Wall signs are proposed on each elevation of the outlot building. They are centered on the façade and architectural elements. The signs will have a background of the parapet painted a lighter shade of grey. The proposed signs comply with the number and size of wall signs permitted.

Drive-thru Signage

Drive-thru signage includes a menu board, preview menu board, speaker post, and height restriction post. All proposed drive-thru signage will comply with the zoning code allowances.

Directional Signs

New directional signs are being placed at multiple "decision points" within the center to direct customers to the drive-thru. The new directional signs will not include logos or business advertising, which are not permitted on directional signs. However, using a sign that simply has "drive-thru →" are permitted at decision-making points. A previous plan did show logos and have not been revised yet.

Open Item #8: Petitioner to supply revised plan for directional signs with no business name or logos.

Two existing signs at the entrance to the center along 80th Avenue serve little directional purpose and do not comply with current or previous regulations (have logos, exterior electrical equipment, rusting, etc.) It does not appear these signs were approved with permits. Staff has recommended that the two entrance signs be removed as each business in town cannot be expected to have entrance signs along a roadway. Allowing these signs would be particularly problematic in multi-tenant properties. Further, these signs do not match the proposed directional signs for the drive-thru that will serve a purpose on the site.

Open Item #9: Discuss requiring the removal of the two existing non-conforming directional signs at the 80th Avenue entrance.

SUMMARY OF OPEN ITEMS

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

1. Review the requested establishment of a PUD on the Tinley Downs Plaza property. Review maintaining the existing B-1 zoning and allowing a drive-thru restaurant in the redeveloped outlot building.
2. Review the requested Exceptions from the Zoning Ordinance as part of the PUD Approval.
3. Review the proposed site plan changes and overall site circulation with regards to the drive-thru and the existing businesses within the shopping center.
4. Discuss including a condition of approval that any changes in drive-thru demand or future tenants, will require a new traffic/drive-thru analysis to ensure the drive-thru stacking is sufficient prior to issuance of any permits or occupancy.
5. Discuss the Exception from the Zoning Ordinance and proposed reduction in overall parking for Tinley Downs Plaza.
6. Discuss the proposed landscape changes/improvements.
7. Review the proposed architectural design and colors.
8. Petitioner to supply revised plan for directional signs with no business name or logos.
9. Discuss requiring the removal of the two existing non-conforming directional signs at the 80th Avenue entrance.

STANDARDS FOR A SPECIAL USE

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

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

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

STANDARDS FOR PLANNED UNIT DEVELOPMENTS

Section VII.C.1. requires that no Planned Unit Development shall be authorized by the Village Board unless the following standards and criteria are met:

General Provisions for All Planned Unit Developments:

- a. The site of the proposed Planned Unit Development is not less than five (5) acres in area, is under single ownership and/or unified control, and is suitable to be planned and developed, or redeveloped, as a unit and in a manner consistent with the purpose and intent of this Ordinance and with the Comprehensive Plan of the Village;
- b. The Planned Unit Development will not substantially injure, or damage the use, value, and enjoyment of the surrounding property, nor hinder or prevent the development of surrounding property in accordance with the Land Use Plan of the Village;
- c. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated;
- d. The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police, and fire protection;
- e. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer;
- f. The street system serving the Planned Unit Development is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the Planned Unit Development will be adequate to serve the residents or occupants of the proposed development;
- g. When a Planned Unit Development proposes the use of private streets, common driveways, private recreation facilities, or common open space, the developer shall provide and submit, as part of the application, the method and arrangement whereby these private facilities shall be operated and maintained;
- h. The general development plan shall contain such proposed covenants, easements, and other provisions relating to the bulk, location, and density of residential buildings, non-residential uses and structures, and public facilities as are necessary for the welfare of the Planned Unit Development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the landowners within the development;
- i. The developer shall provide and record easements and covenants, and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably be required to assure performance in accordance with the development plan and to protect the public interest in the event of abandonment of said plan before completion; and
- j. Any exceptions or modifications of the zoning, subdivision, or other regulations that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it, are consistent with the general interest of the public.

STANDARDS FOR SITE PLAN & ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

Architectural

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with “Building Articulation” (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it’s the appearance if used on large, blank walls.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and

constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

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

RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the January 20, 2022 Plan Commission meeting.

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Tinley Downs Existing Survey		
SP-1	Site Plan	PP	11.15.21
SP-2	Dumpster Enclosure Details	PP	1.22.20
SP-3	Signage Details	PP	9.15.21
A-1 and A1.1	Exterior Elevations and Schedules	PP	12.13.21
C-1 to C-5	Dunkin Drive-Thru Site Improvements (Civil Plans)	MG2A	11.16.21
L-1 & L-2	Landscape Plan	Upland	11.16.21
16pgs	Parking and Traffic Study	KLOA	10.15.21
	Patio Examples	Petitioner	

PP = Peter G Paraskis Architect, LTD

MG2A = M Gingerich Gereaux & Associates (Engineering and Surveying)

Upland = Upland Design (Landscape Architects)

KLOA = Kenig, Lindgren, O'Hara, Aboona, Inc. (Traffic Consultants)

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: Dunkin Donuts Drive-up

Project Description: Relocation of extg. Dunkin Donuts to extg. pad site bldg. in same Shopping Center.

Project Address: 7941 W. 171st. ST. Property Index No. (PIN): 27-25-316-014-0000

Zoning District: B-1 Lot Dimensions & Area: Extg. O.A. 558' x 375.33' = 4.8 ac.

Estimated Project Cost: \$ \$660,000.

OWNER OF RECORD INFORMATION

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

Name of Owner: JOHN BUTERA Company: 171 PROPERTY LLC

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____

APPLICANT INFORMATION

☐ Same as Owner of Record

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

Name of Applicant: Richard Mommsen Company: DALEY-MOMMSEN ENT.

Relation To Project: Tenant

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

I hereby authorize Richard Mommensen (not clearly) to act on my behalf and advise that they have full authority to act as my/our representative for the property and project, including modifying any project or request. I agree to be bound by all terms and agree to act as my/our representative.

Property Owner Signature: _____

Property Owner Name (Print): _____

JOHN BUTERA, PRES

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 business licenses.
- The Owner and Applicant acknowledge that the above information and all supporting addendums and documentation is true and correct.

Property Owner Signature: _____

Property Owner Name (Print): _____

PRES

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

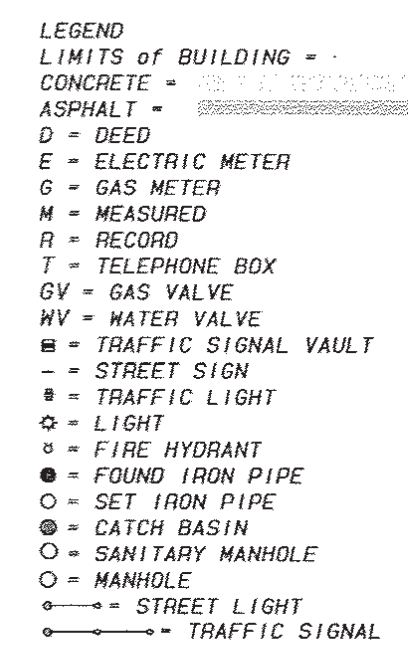
Richard Mommensen

Date: _____

10/18/2021

THE WEST 558.00 FEET OF THE NORTH 375.33 FEET OF THE NORTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 25, IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

171st. STREET



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ALL RIGHTS RESERVED

WE, LAND DIVISIONS INC., CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROPERTY IS BEING CONVEYED IN ACCORDANCE WITH THE OPINION OF THE BOUNDARY OF THE ABOVE CAPTIONED PROPERTY.

DATE OF SURVEY: APRIL 17, 2013

Gregory J. Smith

LICENSE NO. 2783 EXPIRES ON NOVEMBER 30, 2014.

THIS PLAT COMFOMS WITH THE CURRENT ILLINOIS PROFESSIONAL SURVEYORS ASSOCIATION MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ANY DISCREPANCIES BETWEEN THIS PLAT AND ANY OTHER SURVEY IDENTIFIED ON THE REDDAD SUBDIVISION PLAT, UNLESS OTHERWISE NOTED, ARE THE RESULT OF THE SURVEYORS POLICY AND LOCAL ZONING ORDINANCES FOR RESTRICTIONS NOT SHOWN. COMPARE DEED RECORDS AND LOCAL ZONING ORDINANCES WITH THE DATA GIVEN ON THIS PLAT. IMMEDIATELY REPORT ANY DISCREPANCIES FOUND. DISTANCE MEASURED IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED FOR 174 PROPERTY, L.L.C.

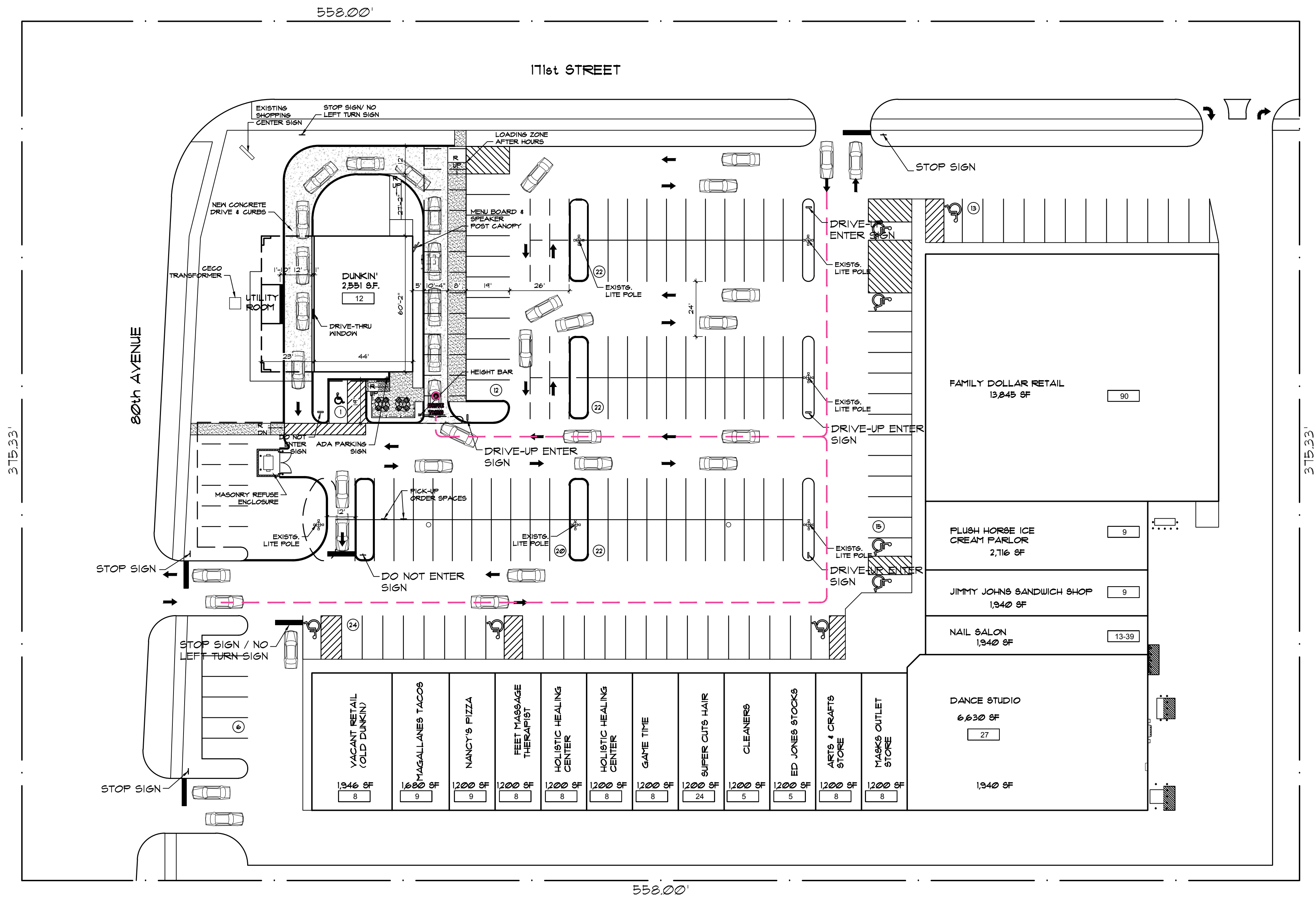
ALTERATIONS TO EXISTING BUILDING
FOR NEW DUNKIN' DRIVE-UP
7941 W. 171st ST.
TINLEY PARK, IL 60477

SHEET INDEX

- SP-1 - SITE PLAN TITLE SHEET
SP-2 - REFUSE ENCLOSURE DETAILS
SP-3 - SITE SIGNAGE
A-1 - FLOOR PLAN, DEMO FLOOR PLAN, & NOTES
A-2 - E & S EXTERIOR ELEVATIONS & SCHEDULES
A-3 - W & N EXTERIOR ELEVATIONS & SCHEDULES
C-1-5 - CIVIL PLANS
L-1 - LANDSCAPE PLAN
L-2 - LANDSCAPE TREE SURVEY

REVISIONS	
1	11-12-2020
2	3-26-2021
3	4-8-2021
4	10-15-2021
5	11-15-2021

JOB#	FGP2K19
DATE:	1-22-20



9-22-2021
PARKING
EXISTING - 186 SPACES
PROPOSED - 159 SPACES
LOSS - 27 SPACES

- NEW CURB
— EXISTING CURB
— PRIMARY ROUTE OF TRAVEL FOR DUNKIN' DRIVE-UP
- (X) PARKING COUNT
(XX-XX) PARKING REQUIRED PER ORDINANCE RANGE DEPENDANT ON UTILIZED AREA

1 SITE PLAN
1" = 30'

LIST OF CONTACTS

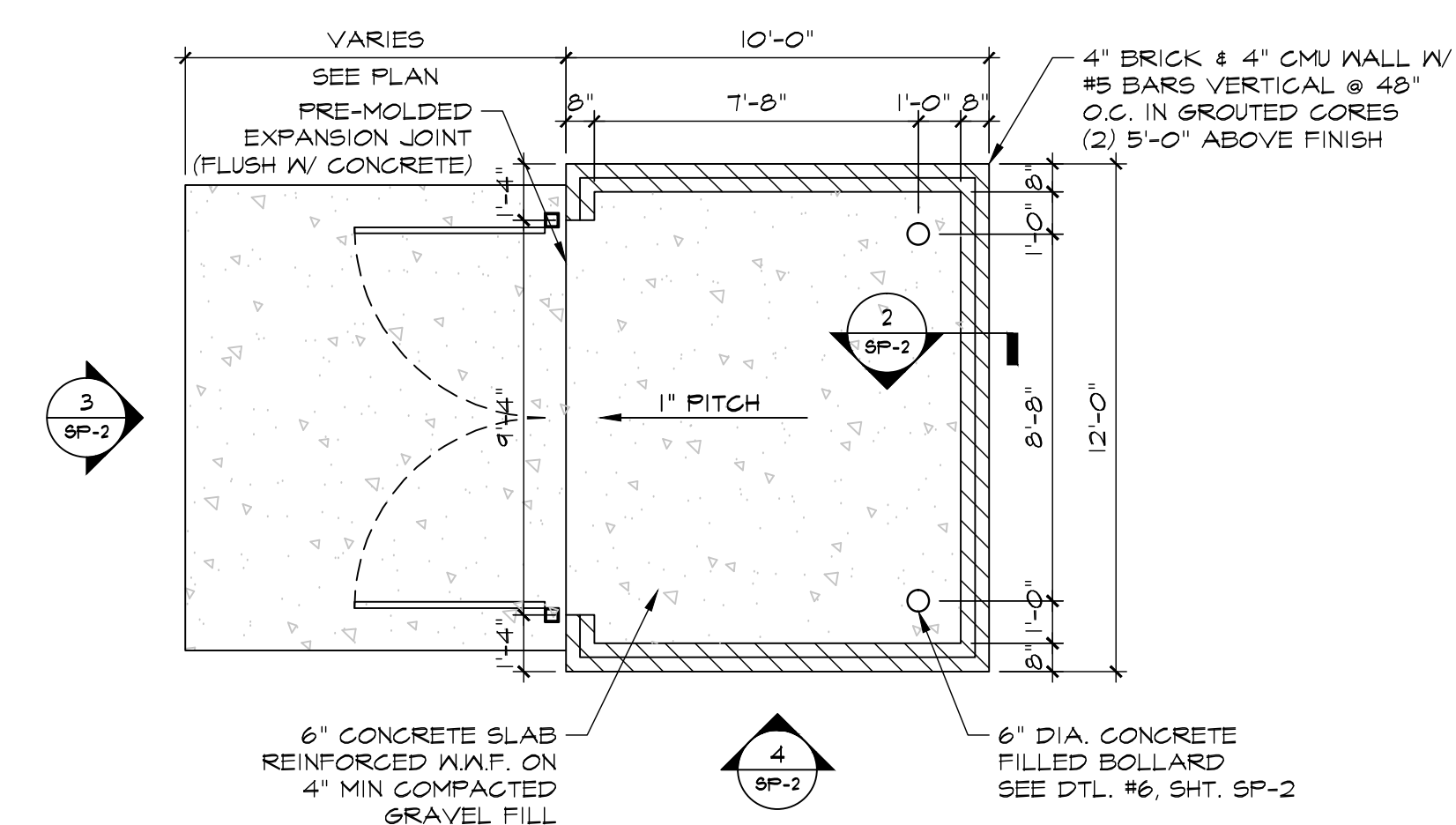
OWNERS
RICHARD MOMMSEN
7935 W. 171st ST.
TINLEY PARK, IL 60477
tlmcubs@att.net
708.254.5582

ALTERATIONS TO EXISTING
BUILDING FOR NEW DUNKIN'
7941 W. 171st ST.
TINLEY PARK, IL 60477

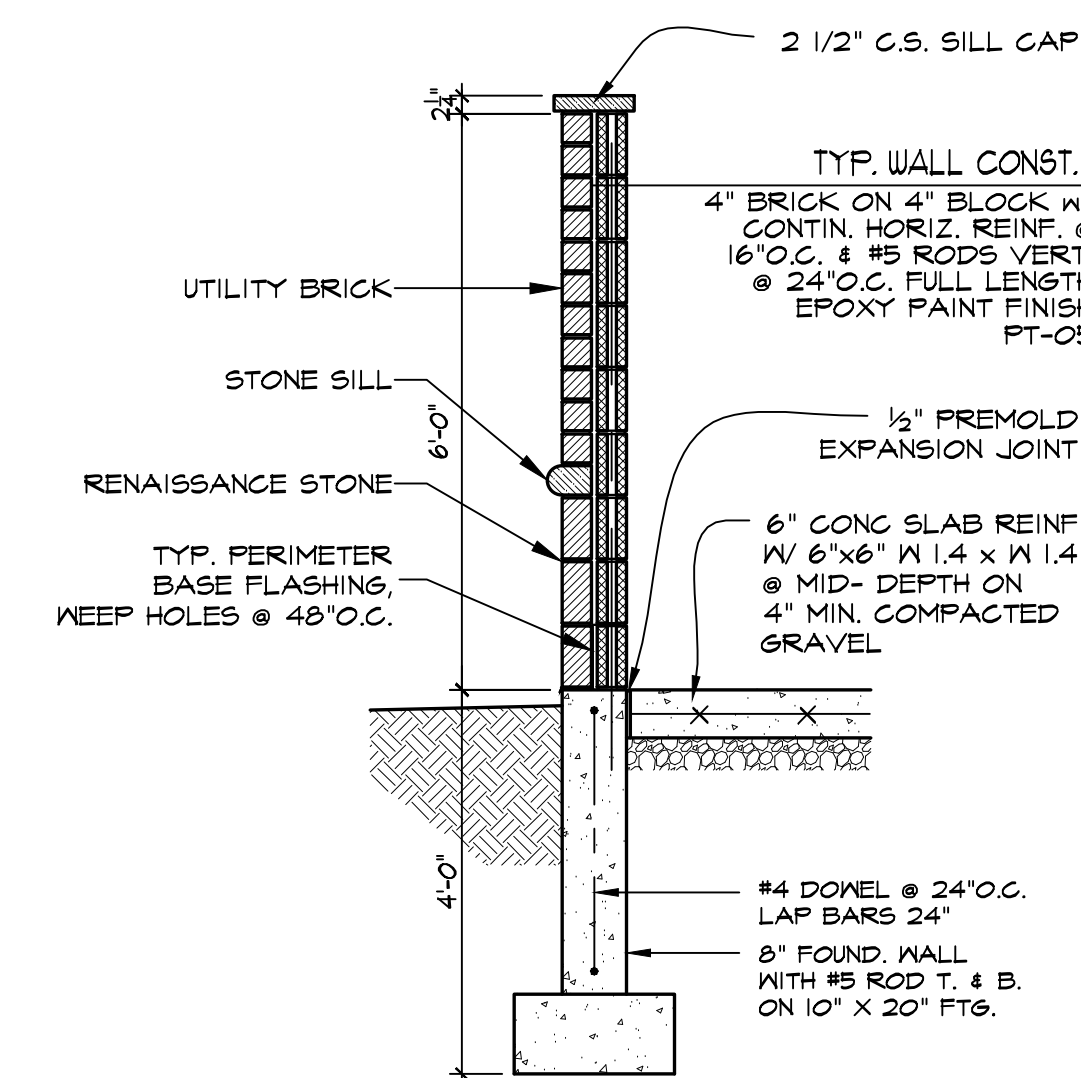
PETER G.
PARASKIS
ARCHITECT, LTD.
14801 OAK PARK AVENUE
OAK FOREST, IL 60451
TEL: 708.440.1400
FAX: 708.440.1400
PETER@PARCHITECT.COM

SITE PLAN

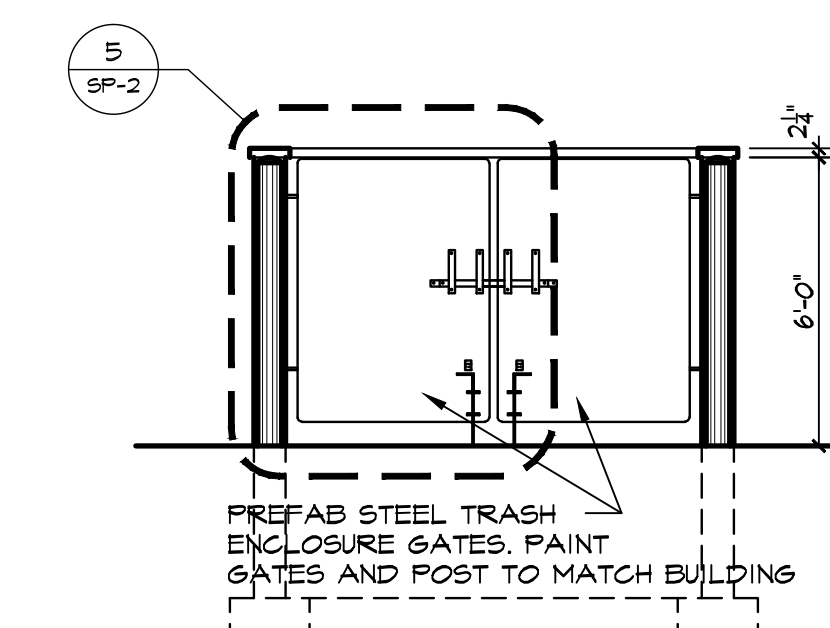
SP.1



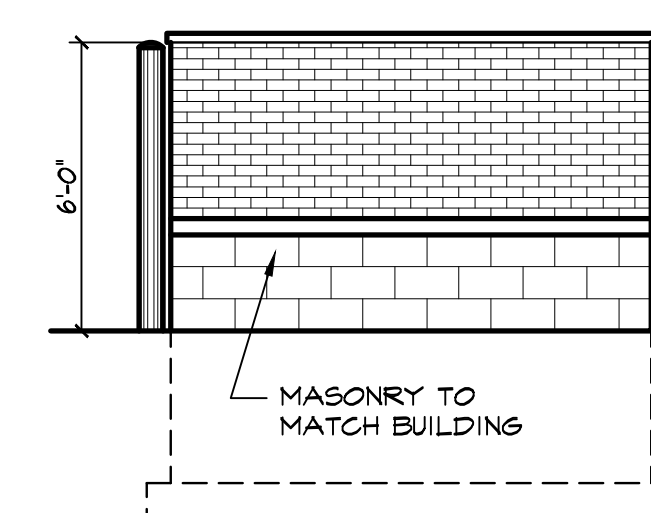
REFUSE ENCLOSURE PLAN

$$1/4" = 1'-0"$$


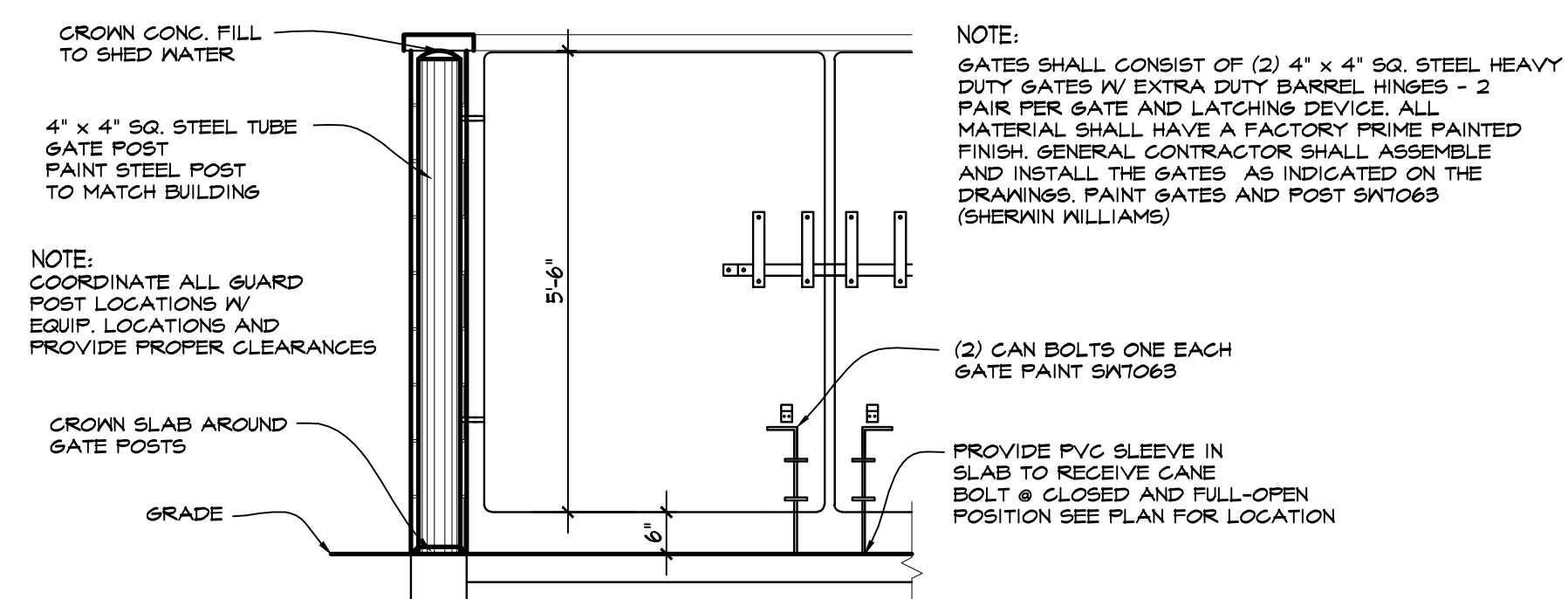
2 REFUSE ENCLOSURE SECTION

$$1/4'' = 1'-0''$$


2 REFUSE ENCLOSURE ELEVATION

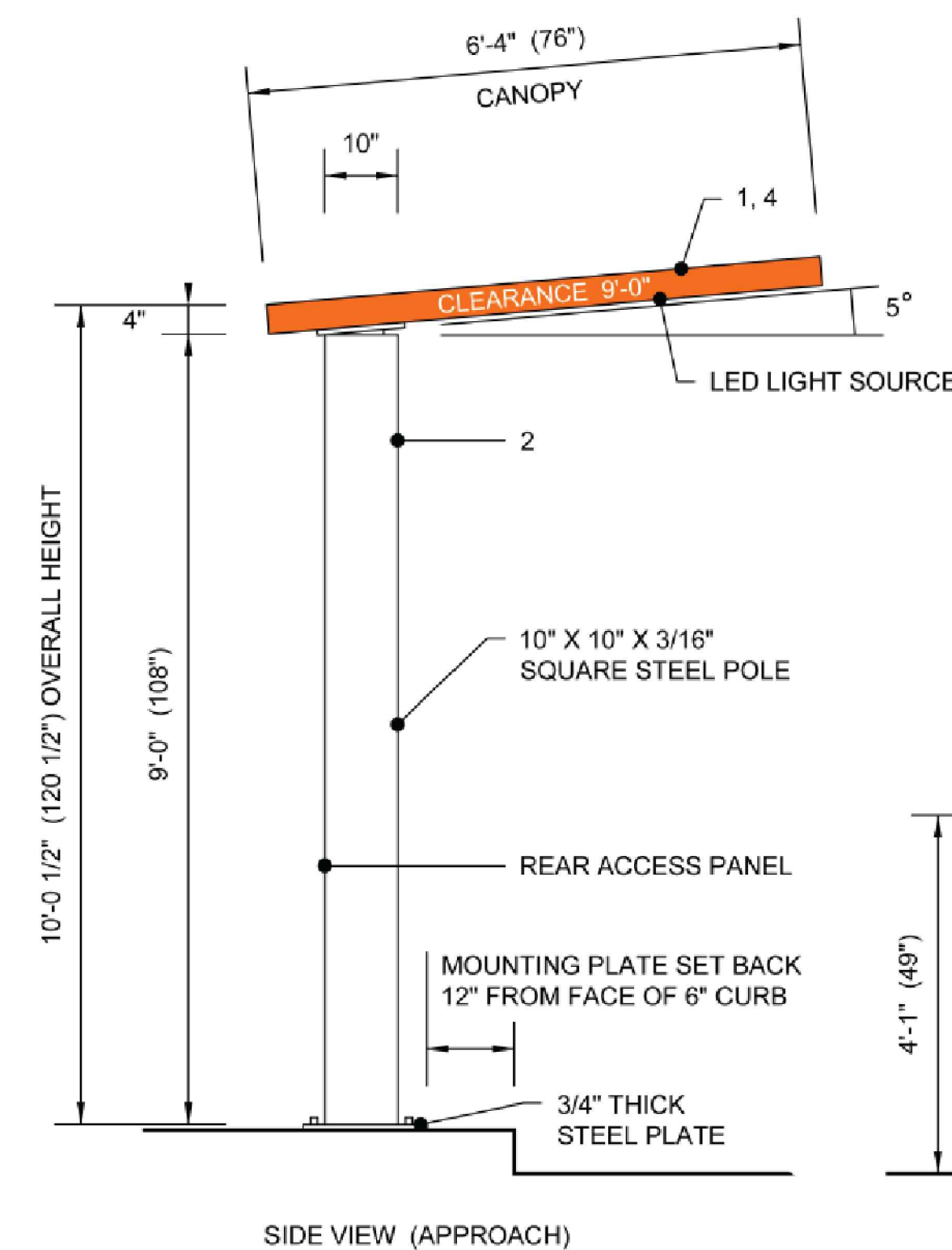
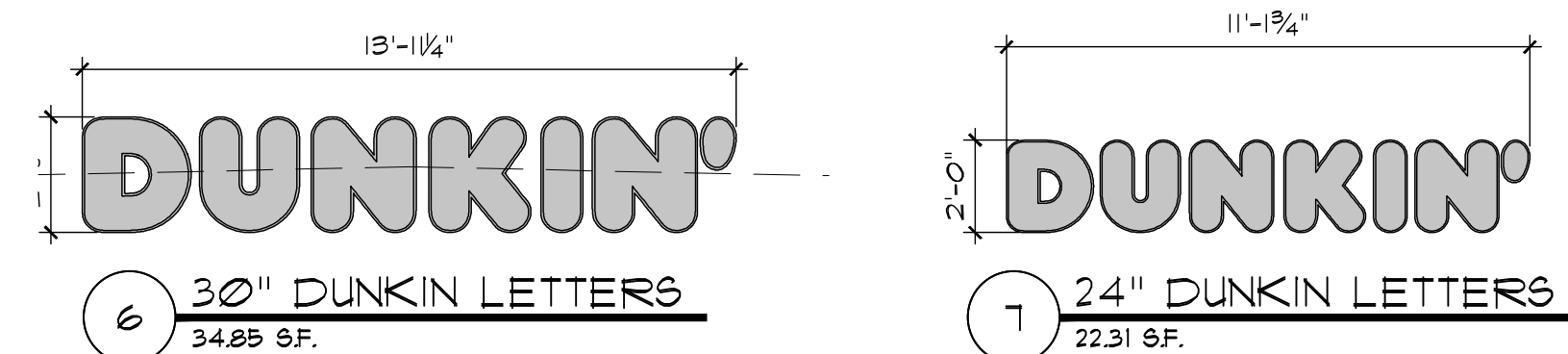
$$1/4'' = 1'-0''$$


☐ REFUSE ENCLOSURE ELEVATION

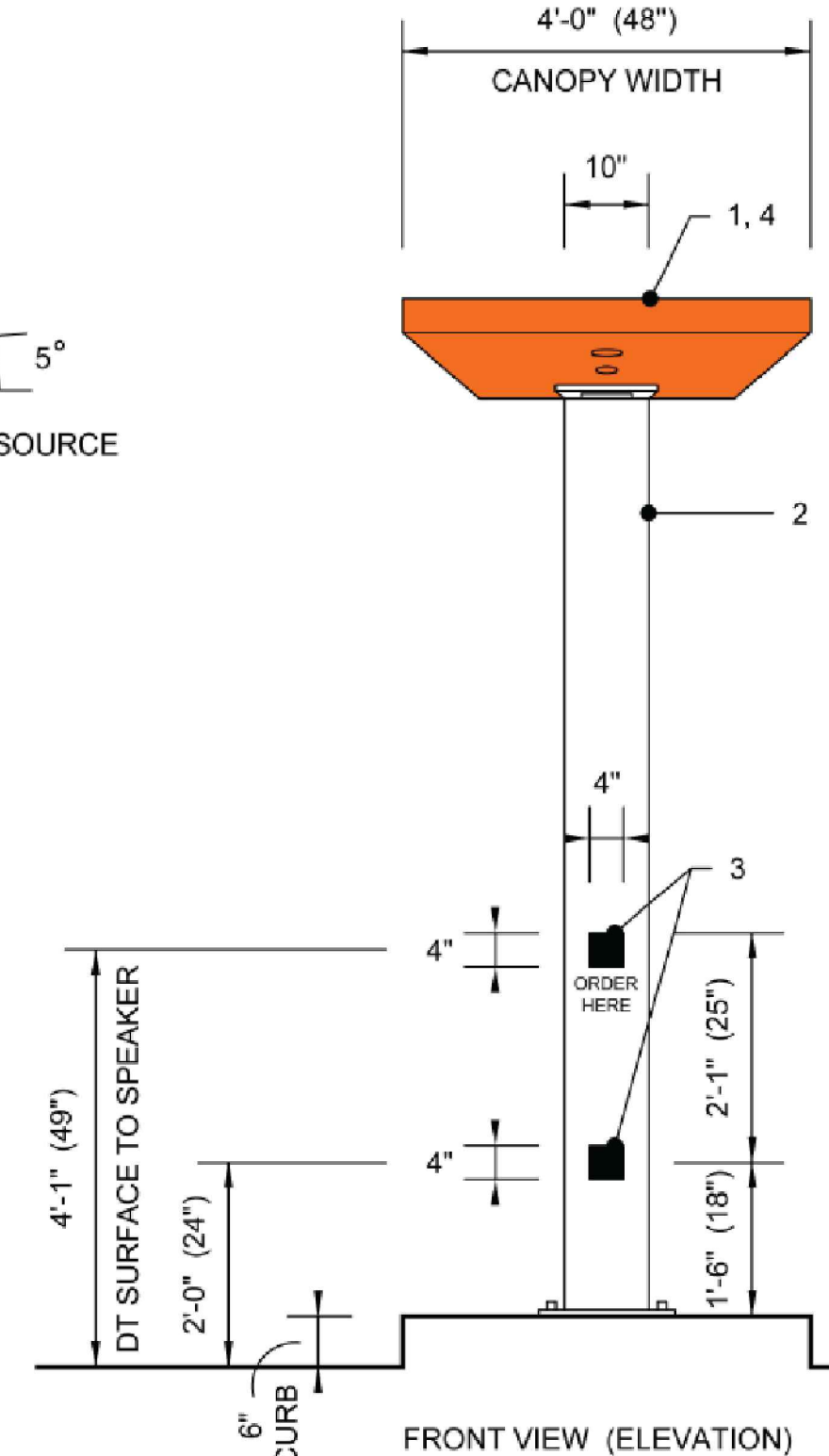
$$1/4'' = 1'-0''$$


REFUSE DOOR DETAIL

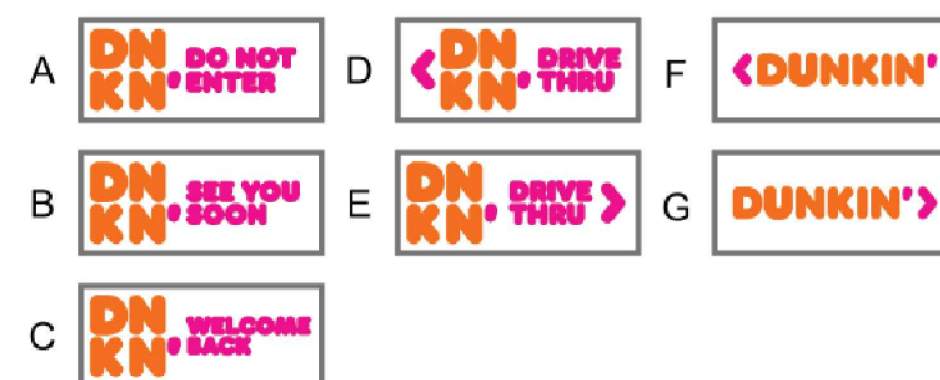
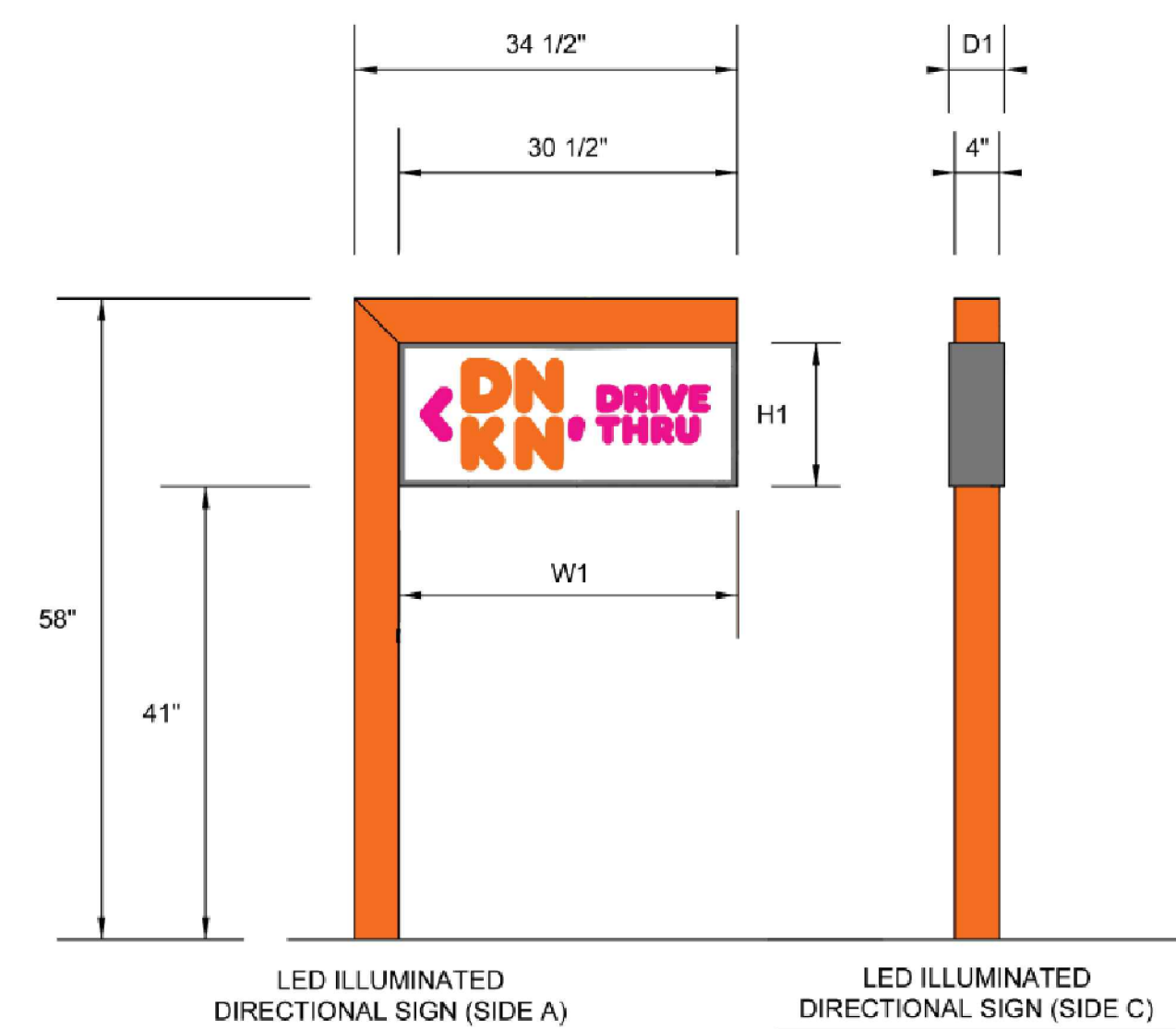
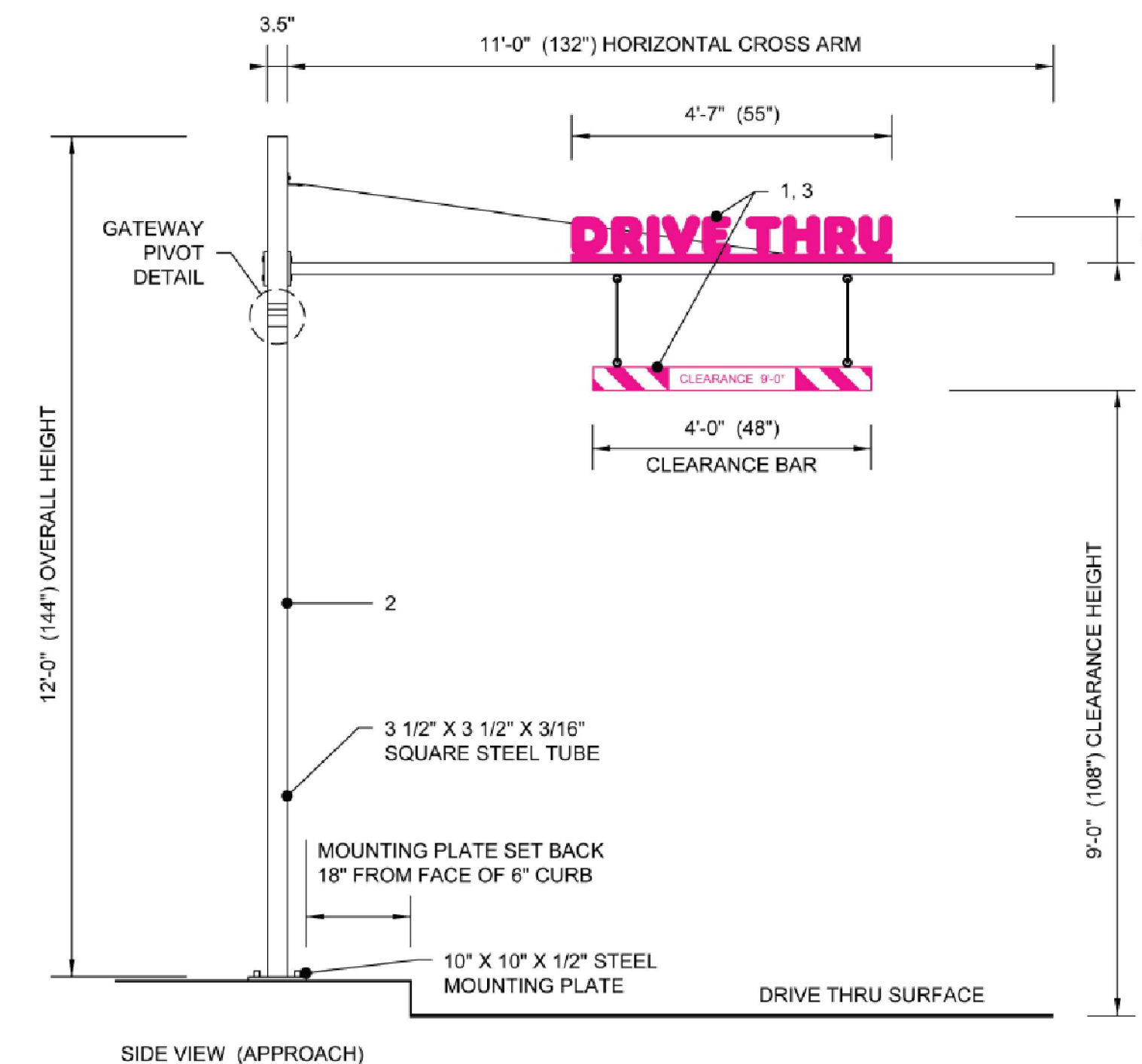
$$1/2'' = 1'-0''$$



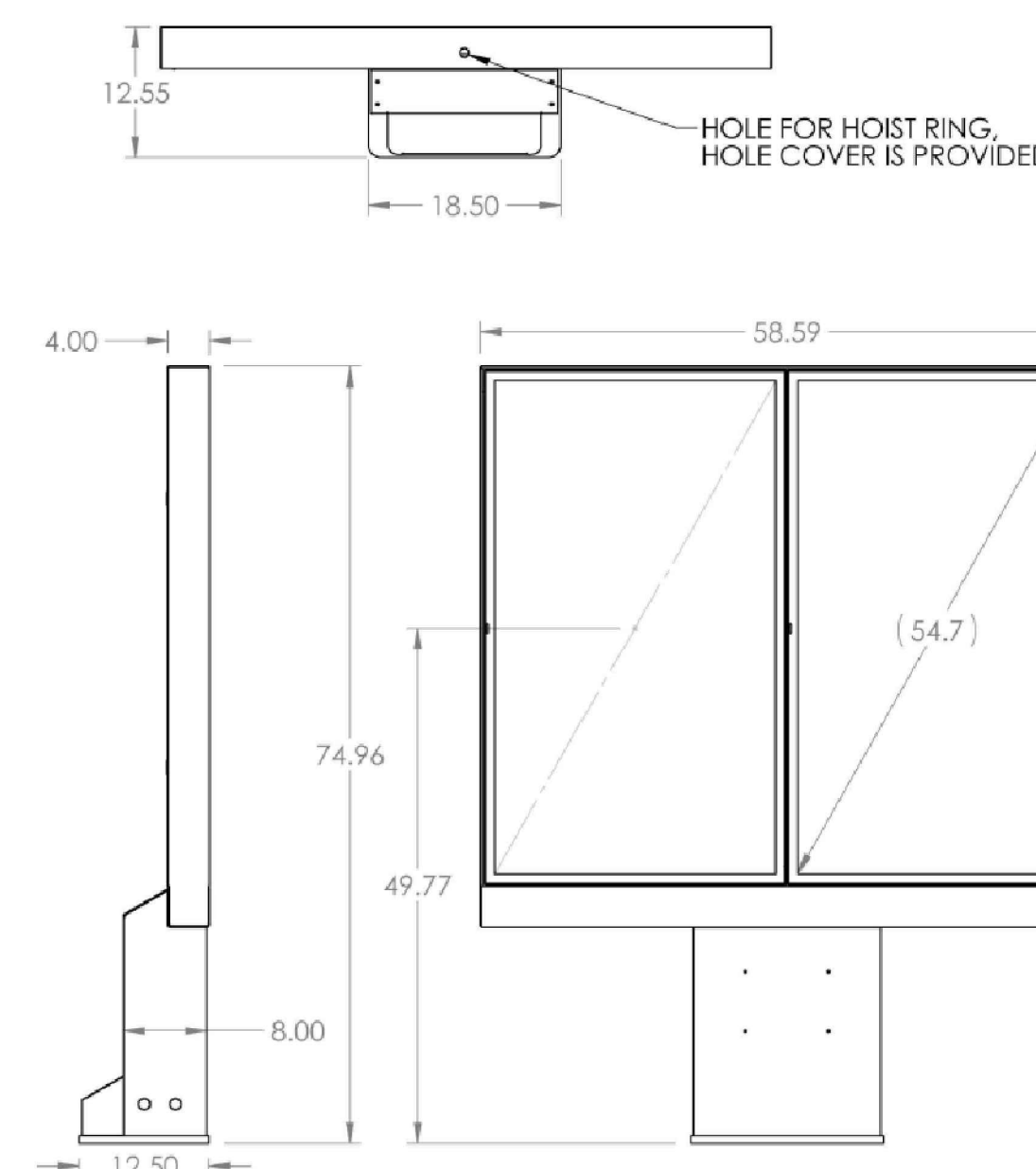
4 ORDER POINT CANOPY
2034 SQ. FT.



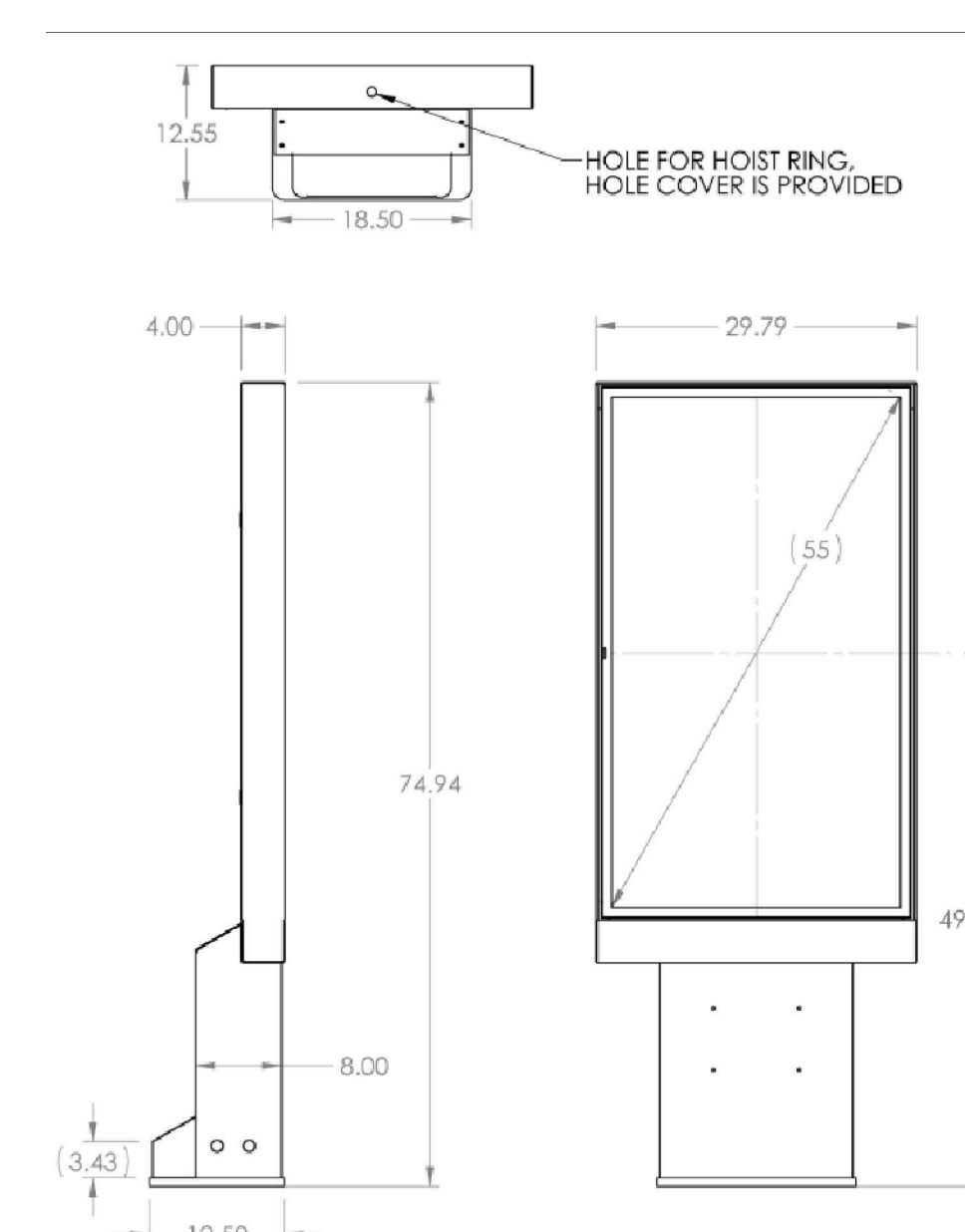
5 HEIGHT LIMITATION BAR
1042 SQ. FT.



1 DIRECTIONAL SIGN
215 SQ. FT.



2 DIGITAL MENU BOARD
2034 SQ. FT.



3 DIGITAL PREVIEW BOARD
1042 SQ. FT.

REVISIONS	
1	9-15-21
2	11-15-21
3	12-6-21
4	12-13-21

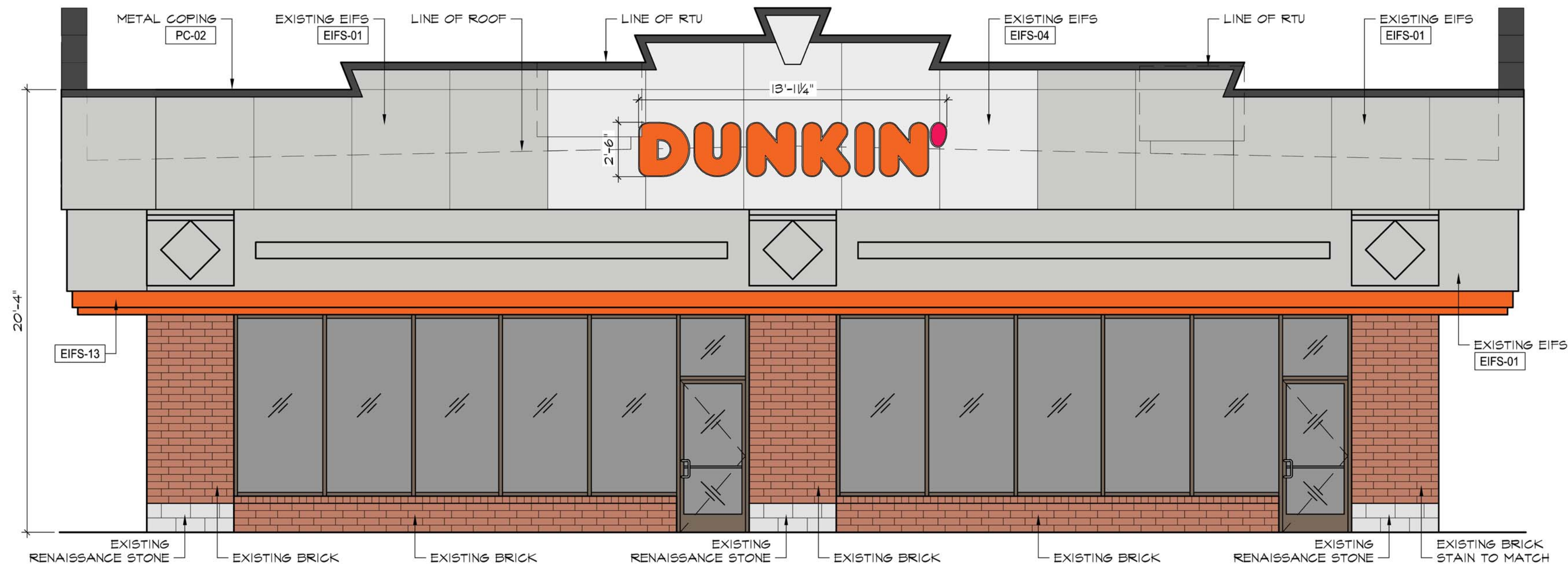
JOB# PGF2K19
DATE: 1-22-20

ALTERATIONS TO EXISTING
BUILDING FOR NEW DUNKIN'
7941 W. 171st ST.
TINLEY PARK, IL 60477

PETER G.
PARASKIS
ARCHITECT, LTD.
1100 N. LAKE STREET, SUITE 200
CHICAGO, IL 60610
TEL: 773-442-3400
FAX: 773-442-3401
WWW.PGPARASKIS.COM

EXTERIOR
ELEVATIONS &
SCHEDULES

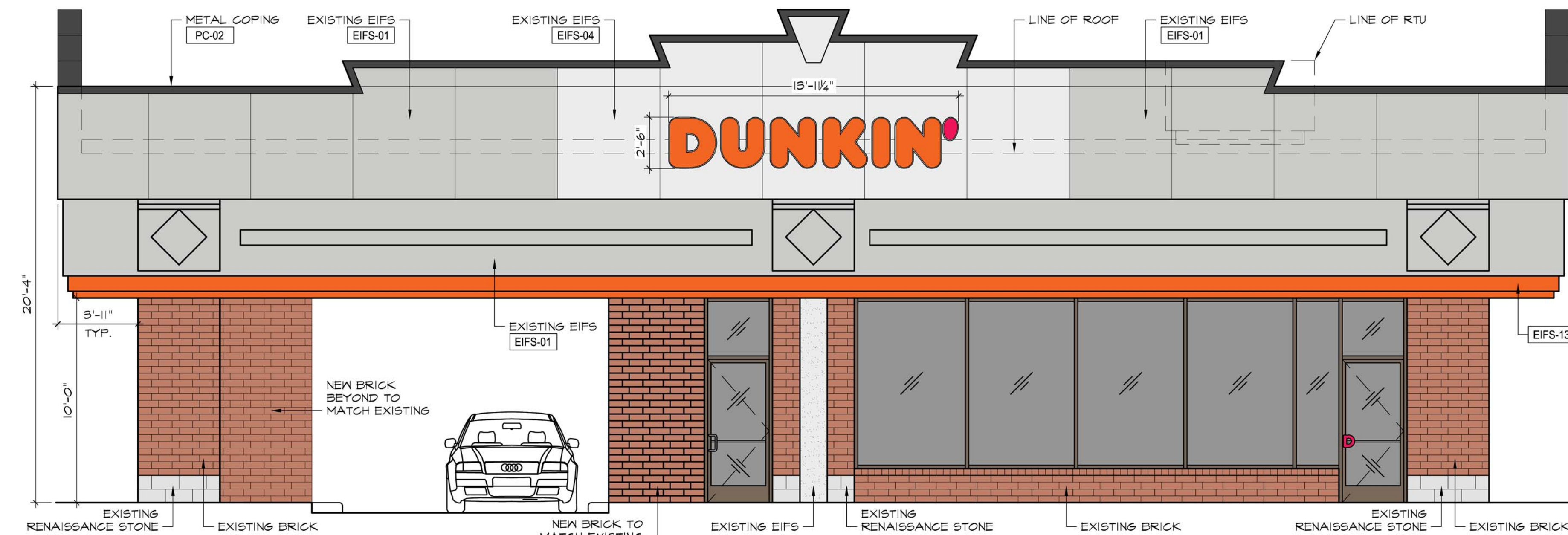
A.1



2 EAST ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE					
EXTERIOR EIFS					
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
EE.S.01	EIFS	DRYVIT	CONCRETE PATTERN	"CONCRETE" EIFS, DRYVIT #DUO 29 2745 ST. MATCH SW 7664 PASSIVE WHITE, LIMESTONE FINISH	ROBERT DAZEL C. 734.276.0454 BOB.DAZEL@DRYVIT.COM
EE.S.03	EIFS	DRYVIT	WOOD PATTERN	"WOOD" EIFS, DRYVIT #HDP - DUO 39 2736 ST. COLOR/LATE SANDPEBBLE FINE	
EE.S.04	EIFS	DRYVIT	OFF WHITE PATTERN	"WHITE" EIFS, DRYVIT #DUO 43 2736 ST. MATCH SW 7663 NEBULOUS WHITE, SANDPEBBLE FINE	
EE.S.12	EIFS	DRYVIT	PINK BAND	COLOR: PINK - DUO 33 1413 S NOTE: STRATOTONE COLORANT	
EE.S.13	EIFS	DRYVIT	ORANGE BAND	ORANGE - DUO 34 1413 S NOTE: STRATOTONE COLORANT	

SIGN DATA:							
ALLOWABLE SIGNS	LINEAR FOOTAGE	ALLOWED AREA	ALLOWED HEIGHT	ACTUAL HEIGHT	SIGNAGE TYPE	ACTUAL SQ. FT.	TOTAL SQ. FT.
SOUTH SIDE (1) PER FRONTAGE	66'-0"	1 S.F./ LINEAR FT = 66 SQ. FT.	30" LETTERS 78" SIGN	4'-3"	LETTERS & BRANDING	110.5 SQ. FT.	110.5 SQ. FT.
NORTH SIDE (1) PER FRONTAGE	66'-0"	1 S.F./ LINEAR FT = 66 SQ. FT.	30" LETTERS 78" SIGN	30"	LETTERS	34.85 SQ. FT.	34.85 SQ. FT.
EAST SIDE (1) PER FRONTAGE	54'-0"	1 S.F./ LINEAR FT = 54 SQ. FT.	30" LETTERS 78" SIGN	30" & 4'-3"	LETTERS & BRANDING	34.85 SQ. FT. 33 SQ. FT.	67.85 SQ. FT.
WEST SIDE (1) PER FRONTAGE	54'-0"	1 S.F./ LINEAR FT = 54 SQ. FT.	30" LETTERS 78" SIGN	30"	LETTERS	34.85 SQ. FT.	34.85 SQ. FT.



1 SOUTH ELEVATION
1/4" = 1'-0"

REVISIONS	
1	9-15-21
2	11-15-21
3	12-6-21
4	12-13-21

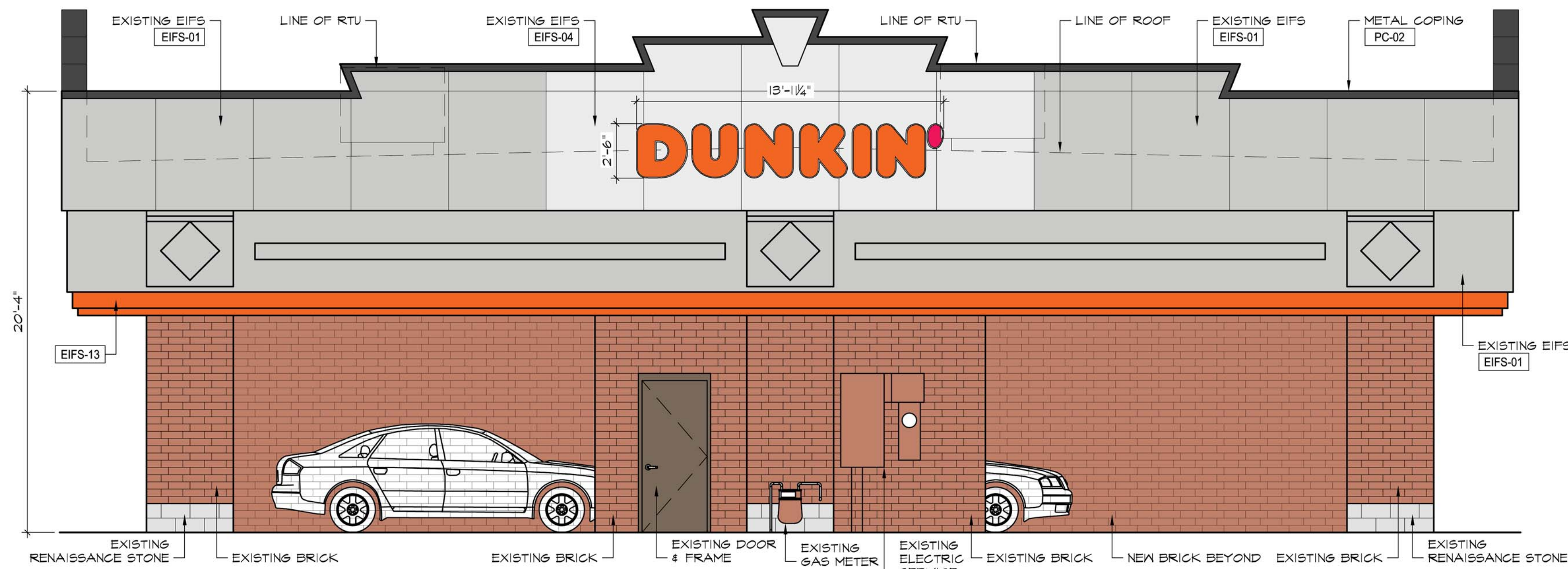
JOB# PGF2K19
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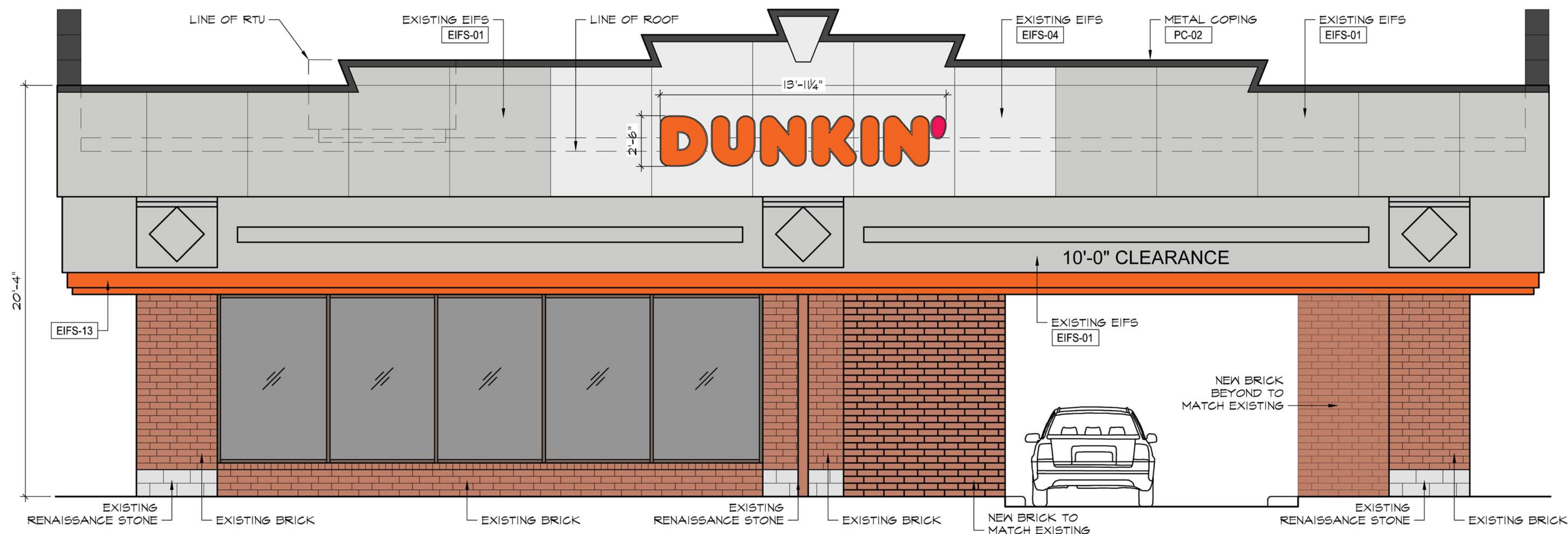
PETER G.
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TINLEY PARK, IL 60477
TEL: 708-440-3400
FAX: 708-440-3401
WWW.PGPARASKIS.COM

EXTERIOR
ELEVATIONS &
SCHEDULES

A.1.1



2 WEST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE					
EXTERIOR EIFS					
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
EE.S.01	EIFS	DRYVIT	CONCRETE PATTERN	"CONCRETE" EIFS, DRYVIT #DUO 29 2745 ST. MATCH SW 7664 PASSIVE WHITE, LIMESTONE FINISH	ROBERT DAZEL C. 734.276.0454 BOB.DAZEL@DRYVIT.COM
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DUNKIN DRIVE-THRU

SITE IMPROVEMENTS

VILLAGE OF TINLEY PARK, COOK COUNTY, IL

GENERAL NOTES

THE FOLLOWING STANDARD SPECIFICATIONS AND NOTES AND THE NOTES, DRAWINGS, AND DETAILS FOUND THROUGHOUT THESE PLAN SHEETS (FINAL PLANS AND SPECIFICATIONS) ARE MEANT TO ASSIST IN THE CONSTRUCTION OF VARIOUS IMPROVEMENTS. THESE FINAL PLANS AND SPECIFICATIONS ARE NOT MEANT TO DEFINE A CONTRACTUAL RELATIONSHIP BETWEEN THE OWNER, M. GINGERICH GEREUX & ASSOCIATES (MG2A), OR A CONTRACTOR. THE RELATIONSHIP BETWEEN THE OWNER AND MG2A IS TYPICALLY DEFINED IN A PROFESSIONAL SERVICES AGREEMENT. MG2A HAS NO CONTRACTUAL RELATIONSHIP WITH THE CONTRACTOR(S). MG2A RECOMMENDS THE OWNER AND ANY CONTRACTOR(S) USING THESE FINAL PLANS AND SPECIFICATIONS ENTER INTO AN AGREEMENT TO CLEARLY DEFINE THE OWNER'S AND CONTRACTOR'S EXPECTATIONS REGARDING THE OWNERS RESPONSIBILITIES, THE CONTRACTORS RESPONSIBILITIES AND SCOPE OF WORK, PERFORMANCE SCHEDULE, COMPENSATION, AND OTHER GENERAL TERMS AND CONDITIONS.

STANDARD SPECIFICATIONS

1. THE ENGINEER IS M. GINGERICH, GEREUX & ASSOCIATES, 25620 SOUTH GOUGAR ROAD, MANHATTAN, ILLINOIS 60442.
2. THE OWNER IS RICHARD MOMMEN, 7935 W. 171st STREET, TINLEY PARK, ILLINOIS 60477.
3. THE CONTRACTOR(S) ARE ALL THOSE UTILIZING THESE PLANS IN ANY WAY TO CONSTRUCT THE IMPROVEMENTS SHOWN.

STANDARD SPECIFICATIONS

CONSTRUCTION SHALL BE PERFORMED ACCORDING TO THE FOLLOWING COMMONLY REFERENCED STANDARD SPECIFICATIONS. IN CASE OF ANY CONFLICT BETWEEN THESE STANDARD SPECIFICATIONS AND THE NOTES, DRAWINGS, AND DETAILS FOUND THROUGHOUT THESE PLAN SHEETS SHALL TAKE PRECEDENCE.

1. ALL APPLICABLE ROAD IMPROVEMENTS, DRAINAGE FEATURES, LANDSCAPING, RESTORATION, WORK ZONE TRAFFIC CONTROL AND OTHER CONSTRUCTION ACTIVITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S (IDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION AND APPLICABLE STANDARDS. (DOT SPECIFICATIONS)
2. ALL APPLICABLE SOIL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE "ILLINOIS URBAN MANUAL," CURRENT EDITION.
3. WATER MAIN, SANITARY SEWERS AND STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS," BY ILLINOIS SOCIETY OF PROFESSIONAL ENGINEERS, CURRENT EDITION.
4. WATER MAIN AND APPURTENANCES SHALL ALSO BE CONSTRUCTED TO THE STANDARDS OF VILLAGE OF TINLEY PARK, ILLINOIS.

GENERAL NOTES

1. MG2A HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTORS SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK.
2. CONTRACTOR(S) SHALL COMPLY WITH ALL LOCAL AND STATE SAFETY LAWS, REGULATIONS AND ORDINANCES; AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS AND WITH ALL PROVISIONS AND REGULATIONS OF THE OSHA STANDARDS. EACH CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SAFE WORKING PLACE FOR HIS EMPLOYEES. CONTRACTOR(S) ARE RESPONSIBLE FOR THE SUPERVISION, DIRECTION AND CONDUCT OF THEIR EMPLOYEES, AGENTS, MATERIAL SUPPLIERS AND VENDORS.
3. TRAFFIC CONTROL SHALL BE USED WHEN APPROPRIATE AND SHALL BE IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARDS. SUCH TRAFFIC CONTROL SHALL BE CONSIDERED INCIDENTAL TO THE WORK UNLESS OTHERWISE SPECIFIED IN AN AGREEMENT BETWEEN THE OWNER AND CONTRACTOR.
4. THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS PRESENTED ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MG2A, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MG2A.
5. ANY CONTRACTOR(S) USING THESE DRAWINGS SHALL OBTAIN AND THEREAFTER KEEP IN FORCE THROUGH THE DURATION OF THAT USE CUSTOMARY AND APPROPRIATE INSURANCE COVERAGE, WHICH SHALL INCLUDE WORKERS COMPENSATION AND EMPLOYERS LIABILITY, COMMERCIAL GENERAL LIABILITY, COMMERCIAL AUTOMOBILE LIABILITY, AND UMBRELLA LIABILITY. CERTIFICATE(S) OF INSURANCE BY THE INSURER(S) ISSUING THE POLICIES SHALL BE FILED WITH MG2A AND THE OWNER PRIOR TO COMMENCEMENT OF WORK DESCRIBED ON THESE DRAWINGS.
6. ANY CONTRACTOR(S) USING THESE DRAWINGS, BY SAID USE, SHALL BE SUBJECT TO THE INDEMNIFICATION PROVISIONS OF THE "LEGAL REGULATIONS AND RESPONSIBILITY TO PUBLIC" SECTION OF THE IDOT SPECIFICATIONS. WHERE, THE OWNER, MG2A SHALL BE SUBSTITUTED FOR THE WORD "DEPARTMENT" IN THESE PROVISIONS.
7. EQUALS SHALL BE DETERMINED BY MG2A AND OWNER ONLY AND MAY REQUIRE THE APPROVAL OF VARIOUS AGENCIES PERMITTING THE WORK.
8. MG2A, THE OWNER, AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK ARE TO BE NOTIFIED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS NOT DESCRIBED ON THESE DRAWINGS OR CONSTRUCTING IMPROVEMENTS DIFFERENTLY THAN AS DESCRIBED ON THESE DRAWINGS (FIELD CHANGES). GOVERNMENTAL AGENCIES/LOCAL UTILITY AGENCIES HAVING JURISDICTION OVER THIS WORK INCLUDE: VILLAGE OF TINLEY PARK, AND COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS - (171ST STREET & 80TH AVENUE RIGHTS-OF-WAY).
9. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS UNLESS OTHERWISE SPECIFIED.
10. PERMITS SHALL BE OBTAINED FROM ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITY. MG2A HAS NOT OBTAINED PERMITS FOR THE WORK. THE OWNER OR CONTRACTOR SHALL OBTAIN ALL PERMITS.
11. MG2A, THE OWNER, AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK ARE TO BE NOTIFIED BY THE CONTRACTOR A MINIMUM OF 2 WORKING DAYS PRIOR TO COVERING ANY EXPOSED SUBGRADE, PLACING ANY FILL, BACKFILLING SANITARY, WATER, OR STORM LINES, PLACING BASE COURSE STONE, PLACING CONCRETE, OR PLACING ASPHALT.

EXISTING FIELD TILES, UTILITIES AND CONFLICTS NOTES

1. THE VILLAGE ENGINEER SHALL BE NOTIFIED UPON ENCOUNTERING ANY FIELD TILE ON SITE. A MEETING SHALL BE CONDUCTED ON SITE WITH THE VILLAGE ENGINEER, PRIOR TO ANY DISPOSITION BEING DETERMINED. THE VILLAGE ENGINEER HAS SOLE AUTHORITY IN REQUIREMENTS FOR ANY FIELD TILE ENCOUNTERED DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL CALL JULIE # 1-800-892-0123 PRIOR TO ANY EXCAVATION TO ASSURE ALL UTILITIES ARE LOCATED PROPERLY. DAMAGE TO UTILITIES SHALL BE PROMPTLY REPORTED TO THE UTILITY OWNER AND REPAIRED AT THE CONTRACTORS EXPENSE.
3. EXISTING STORM SEWERS, SANITARY SEWERS, WATER MAINS, AND OTHER UTILITIES MAY EXIST BUT MAY NOT HAVE BEEN MARKED BY JULIE. THESE UTILITIES MAY NOT APPEAR ON THE FINAL PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONTACT MUNICIPAL, COUNTY, AND STATE GOVERNMENTAL AGENCIES THAT MAY REASONABLY BE EXPECTED TO HAVE UTILITIES ON OR NEAR AREAS TO BE EXCAVATED IN ORDER TO HAVE THE UTILITIES LOCATED PROPERLY.
4. THE LOCATION OF AN UNDERGROUND UTILITY IS OFTEN NOT KNOWN. THE ACTUAL DEPTH AND ALIGNMENT OF UTILITIES HAVE NOT BEEN MEASURED BY MG2A. THE LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR AT HIS OWN EXPENSE PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING MG2A AND THE UTILITY OWNER TO RESOLVE ANY UTILITY OR OTHER CONFLICTS NOT INDICATED WITHIN THE PLANS PRIOR TO INSTITUTING ANY CHANGES.
6. EXPENSE IN CONNECTING PROPOSED UTILITIES TO EXISTING UTILITIES SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS OTHERWISE INDICATED.

PAVEMENT & CURB NOTES

1. TRENCH BACKFILL SHALL BE USED IN ALL TRENCHES UNDER AND WITHIN 2 FEET OF PAVED OR GRAVEL AREAS AND IN ACCORDANCE WITH THE APPLICABLE ARTICLES OF THE IDOT SPECIFICATIONS AND ISPE SPECIFICATIONS AND VILLAGE REQUIREMENTS.

EARTHWORK

1. THE EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS SHALL BE CONSIDERED AGREED TO BY THE CONTRACTOR(S). THE CONTRACTOR(S) MAY, AT THEIR OWN COST, COLLECT ADDITIONAL TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK DESCRIBED ON THESE PLANS. ANY DISCREPANCIES BETWEEN TOPOGRAPHIC DATA COLLECTED BY THE CONTRACTOR(S) AND THE EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS SHALL BE REPORTED TO MG2A AND THE OWNER PRIOR TO COMMENCEMENT OF WORK.
2. WHENEVER DURING CONSTRUCTION OPERATIONS ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, OR DITCHES SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
3. SURPLUS EXCAVATED SOIL MATERIALS SHALL BE TRANSPORTED TO LOCATIONS ON THE PROPERTY DESIGNATED BY THE OWNER, OR AS IDENTIFIED OTHERWISE IN PROJECT SPECIFICATIONS, DOCUMENTS, OR SPECIAL PROVISIONS.
4. THE CONTRACTOR SHALL PROVIDE ALL EARTH MATERIAL REQUIRED TO ACHIEVE THE WORK DESCRIBED IN THESE FINAL PLANS AND SPECIFICATIONS. THIS INCLUDES PROVIDING AND HAULING SUITABLE FILL TO THE SITE AS MAY BE NECESSARY.
5. ALL FILLS SHALL BE COMPACTED WITH A MAXIMUM THICKNESS OF 6 INCHES OR AS OTHERWISE SPECIFIED BY THE OWNER OR OWNERS REPRESENTATIVE.
6. PRIOR TO COMMENCING ANY FILL OPERATIONS IN STRUCTURAL, BUILDING, PAVEMENT, GRAVEL, OR SIDEWALK AREAS, ALL TOPSOIL IS TO BE REMOVED.
7. UPON STRIPPING OF TOPSOIL FROM STRUCTURAL, PAVEMENT, GRAVEL, AND/OR UTILITY AREAS AND PRIOR TO PLACEMENT OF FILL OF ANY TYPE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR THE OWNER.
8. IN SITU SOILS AND EARTH FILL SOILS AND PAVEMENT AREAS IN SHALL BE EVALUATED USING A FULLY LOADED EXCAVATION HAULING TRUCK (PROOF ROLLED) PRIOR TO COMMENCEMENT OF FURTHER WORK UNLESS OTHERWISE SPECIFIED BY THE OWNERS REPRESENTATIVE.
9. THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO COMMENCING CONSTRUCTION TO DETERMINE IF ANY SOIL STUDIES HAVE BEEN COMPLETED OR ANY RECOMMENDATIONS HAVE BEEN REPORTED REGARDING EARTHWORK.
10. THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO COMMENCING CONSTRUCTION TO DETERMINE IF ANY PARTICULAR TESTING OF SOIL SURFACES OR FILL SOILS IS REQUIRED.
11. FINAL TOPSOIL THICKNESS IN LANDSCAPE AREAS SHALL BE A MINIMUM OF 4" UNLESS OTHERWISE SPECIFIED BY THE OWNERS REPRESENTATIVE.
12. ALL DISTURBED AREAS WITHIN THE COOK COUNTY RIGHT-OF-WAY (80TH AVENUE & 171ST STREET) SHALL BE RESTORED WITH 4" TOPSOIL, FERTILIZER AND SOO.
13. UNLESS OTHERWISE AGREED TO BY THE OWNER AND CONTRACTOR, EARTHWORK INCLUDES ALL CLEARING, GRUBBING, TREE REMOVAL, EXCAVATION, FILL, OVERHAUL, FINISHED GRADING, AND PLACEMENT OF TOPSOIL TO ACHIEVE THE WORK DESCRIBED IN THESE FINAL PLANS AND SPECIFICATIONS.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER GRAVITY PIPE AND FITTINGS WITH LESS THAN 15 FT COVER SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 AND SHALL BE IN ACCORDANCE WITH ASTM D-3034 FOR PIPES 15" AND SMALLER. WALL THICKNESS SHALL BE 1-1/4" (HEAVY WALL) MEETING THE REQUIREMENTS OF ASTM F-479. JOINT MATERIAL TO CONFORM TO ASTM D-3212 & F-477. UNLESS OTHERWISE NOTED ON THE PLANS, ANY DUCTILE IRON PIPE USED FOR SEWER SERVICE SHALL CONFORM TO ANSI A 21.51 (AWWA C151), CLASS THICKNESS DESIGNED PER ANSI A 21.50 (AWWA C150), CEMENT LINED WITH BITUMINOUS COATING PER ANSI A 21.4 (AWWA C104), WITH MECHANICAL OR RUBBER RING (SLIP SEAL OR PUSH ON) JOINTS PER ANSI A 21.11 (AWWA C111 AND C600).
2. SANITARY SEWER SHALL BE CONSTRUCTED ON A MINIMUM BEDDING OF 4" AND THE PIPE BACKFILLED WITH A MINIMUM 12" OF BEDDING MATERIAL COVERING THE PIPE. BEDDING MATERIAL SHALL BE CLASS 1 (CA-7) IN COMPLIANCE WITH ASTM D-2321.
3. ALL SANITARY MANHOLES SHALL BE TYPE A, PRECAST CONCRETE 48" INSIDE DIAMETER WITH EAST JORDAN 1020A AND GASKETED LID. LID SHALL BE EMBOSSED WITH "SANITARY" AND VILLAGE OF TINLEY PARK" PER CITY STANDARDS. ALL JOINTS NEED TO BE EXTERNALLY WRAPPED WITH MACKWRAP OR EQUAL. RUBBER GASKETED BOOTIS ARE REQUIRED FOR THE MAIN AT THE MANHOLE WALL.
4. ALL SANITARY MANHOLE CASTINGS, ADJUSTING RINGS AND MANHOLE SECTION SHALL BE SET IN BUTYL ROPE OR APPROVED EQUAL. EACH MANHOLE CONE AND BARREL SECTION JOINT SHALL ALSO BE EXTERNALLY SEALED WITH A 6" WIDE SEALING BAND OF RUBBER AND MASTIC. THE BAND SHALL HAVE AN OUTER LAYER OF RUBBER OR POLYETHYLENE WITH AN UNDER LAYER OF RUBBERIZED MASTIC MEETING THE REQUIREMENTS OF ASTM C-877-02 (STANDARD SPECIFICATION FOR EXTERNAL SEALING BANDS FOR CONCRETE PIPE, MANHOLES, AND PRECAST BOX SECTIONS). PIPE CONNECTION TO NEW AND EXISTING MANHOLES THROUGH OPENINGS (CAST OR CORE-DRILLED) SHALL BE PROVIDED WITH A FLEXIBLE RUBBER WATER TIGHT CONNECTOR CONFORMING TO ASTM C-923 (STANDARD SPECIFICATIONS FOR RESILIENT CONNECTIONS BETWEEN REINFORCED CONCRETE MANHOLE STRUCTURES AND PIPES).
5. EXTERIOR CHIMNEY SEALS SHALL BE USED ON SANITARY MANHOLES.
6. ALL MANHOLES LOCATED IN AREAS SUBJECT TO INUNDATION MUST HAVE WATERPROOF, BOLT-DOWN FRAMES AND LIDS.
7. MINIMUM COVER ON SEWER PIPE SHALL BE 5 FT. ANY SEWER WITH LESS THAN 5 FT OF COVER SHALL HAVE INSULATION WRAPPED AROUND PIPE.
8. WHEN UTILITY STRUCTURE ADJUSTMENT IS NECESSARY, TWO ADJUSTING RINGS (MIN ADJUSTING HEIGHT) AND MAXIMUM OF THREE RINGS (MAX 10" ADJUSTING HEIGHT), NO 1" OR 2" CONCRETE RINGS ARE ALLOWED.
9. UNLESS OTHERWISE NOTED, TOP RING SHOULD BE RUBBER. USE ONE (1) EJM INFRA-RISER RUBBER COMPOSITE.
9. MAXIMUM ALLOWABLE INFILTRATION FOR GRAVITY SEWER SHALL BE 160 GAL PER INCH DIA PER MILE PER DAY.
10. ALL SANITARY SEWER MAINS SHALL BE AIR TESTED CONFORMING TO STANDARD SPECIFICATIONS SECTION 31-1.13C.
11. ALL SANITARY SEWER SHALL BE TESTED FOR DEFLECTION IN ACCORDANCE WITH SECTIONS 31-1.13D OF THE STANDARD SPECIFICATIONS.
12. ALL SANITARY MANHOLES SHALL BE LEAKAGE TESTED IN ACCORDANCE WITH EITHER ASTM C969 OR C1244.

WATER MAIN AND/OR SERVICE NOTES

1. WATER MAIN SHALL BE DUCTILE IRON PIPE CLASS 52 WITH MECHANICAL OR PUSH-ON JOINTS AND SHALL CONFORM TO ANSI/AWWA C151/A21.51, A21.50 AND C111/A21.11. PIPE AND FITTINGS SHALL BE CEMENT LINED PER ANSI A21.4/C104. JOINTS SHALL BE RESTRAINED WITH MEGALUGS. WATER MAIN SHALL BE WRAPPED WITH 8 MIL POLYETHYLENE PER ANSI A21.5.
2. WATER MAIN AND SERVICE MUST BE 5.5 FEET DEEP AND CROSS A MINIMUM OF 18 INCHES BELOW ANY STORM OR SANITARY SEWER.
3. WATER SERVICE SHALL HAVE TWO (2) ADJUSTING RINGS FOR COMPRESSION LIDS - ONLY (1) FOR 6" STYLE (OR JOINT) (2) MODONAL D 11" COMPRESSION JOINT.
4. THE NON-VILLAGE (PRIVATE) RESPONSIBILITY FOR MAINTENANCE AND REPAIR OF THE WATER SERVICE STARTS AT THE TAP ON THE MAIN, WHICH INCLUDES THE SADDLE AND CORPORATION STOP.
5. SERVICE TAPS SHALL BE SUPPORTED BY A SADDLE. SERVICE TAPS OVER ONE-INCH (1") SHALL BE EPOXY-COATED AND SUPPORTED BY STAINLESS STEEL STRAPS. THE USE OF A C-CLAMP IS ALSO ACCEPTABLE. SERVICES LARGER THAN TWO-INCHES (2") SHALL BE MADE WITH A STAINLESS STEEL TAPPING TEE (BRUL TEE) WITH EPOXY-COATED, STAINLESS STEEL BANDS (1-1/2" OR 2") TO CONNECT TO VILLAGE WATER MAIN OR AS APPROVED BY THE VILLAGE ENGINEER. SHUT OFF VALVES SHALL BE NO FURTHER THAN TWO-FEET (2') FROM THE MAIN.

STORM SEWER NOTES

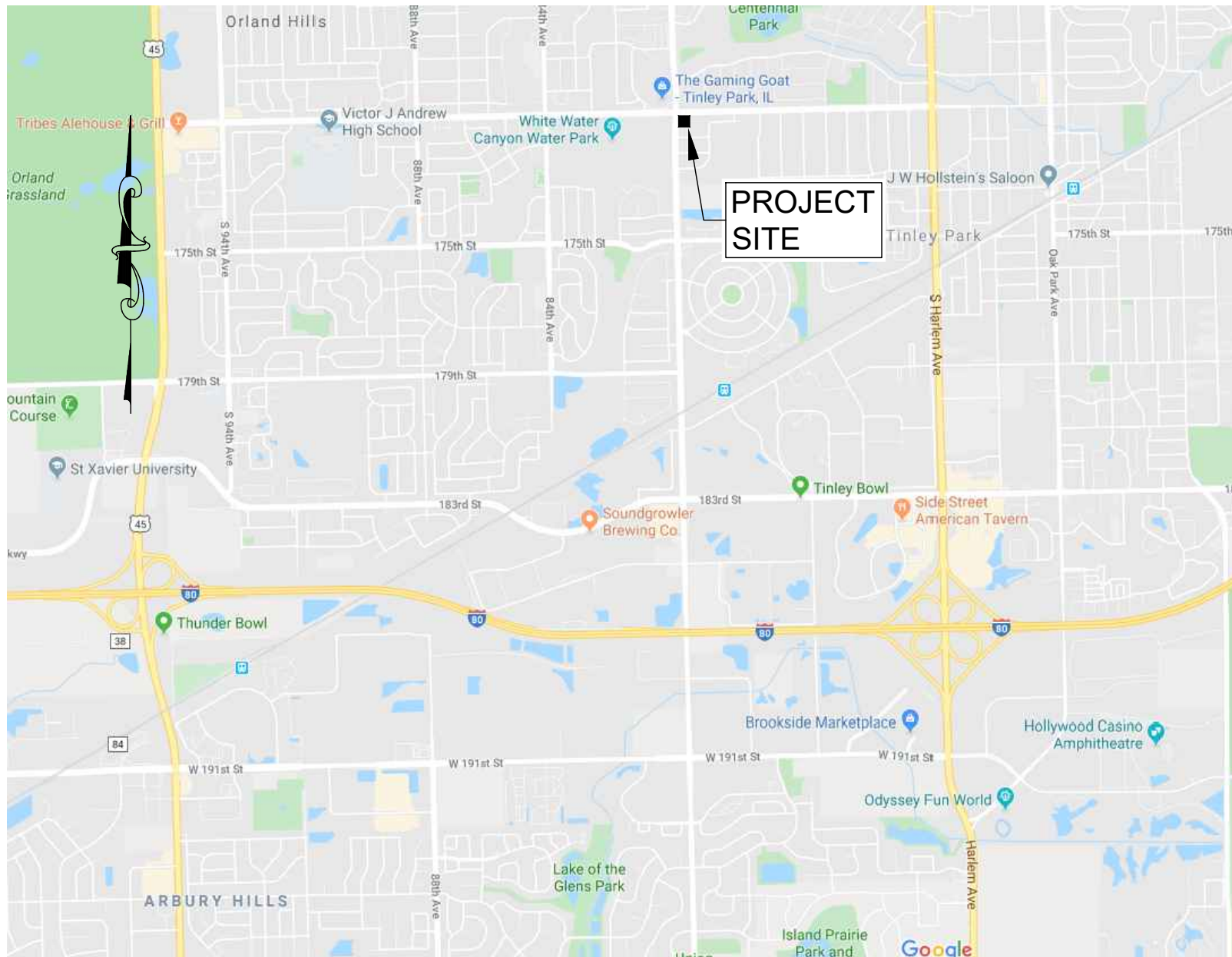
1. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS IV, CONFORMING TO ASTM C78 WITH "O" RING JOINTS CONFORMING TO ASTM C443. UNLESS OTHERWISE NOTED ON THE PLANS OR APPROVED BY THE OWNER.
2. ALL STORM SEWER PIPE SHOWN A POLYVINYL CHLORIDE (PVC) SHALL BE SDR 26 CONFORMING TO ASTM D-3034. JOINT MATERIAL CONFORM TO ASTM D3212.
3. ALL STORM STRUCTURES SHALL BE PRECAST CONCRETE OF THE TYPE AND DIAMETER AS SPECIFIED IN THE PLANS WITH APPROPRIATE FRAME AND LID/GRATE. SOLID LIDS SHALL BE IMPRINTED WITH "VILLAGE OF TINLEY PARK" & "STORM".
4. ALL STORM SEWER REMOVED FOR THE CONVENIENCE OF THE CONTRACTOR AND IS NOT IDENTIFIED FOR REMOVAL IS INCIDENTAL.

STORM WATER, SEDIMENT & EROSION CONTROL

1. ACCORDING TO THE LIMITS OF IMPROVEMENTS DESCRIBED ON THIS PLAN SET, THE TOTAL DISTURBED AREA IS LESS THAN ONE ACRE AND WILL NOT REQUIRE AN NPDES CONSTRUCTION STORMWATER PERMIT. THE OWNER AND CONTRACTOR SHOULD ASSURE BEST MANAGEMENT PRACTICES FOR STORM WATER AND SEDIMENT CONTROL ARE UTILIZED AND MAINTAINED. SPECIAL ATTENTION SHOULD BE PAID TO DISPOSAL OF MATERIALS SUCH AS EXCESS CONCRETE AND CLEANING WHEELS BEFORE LEAVING THE SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE REQUIREMENTS OF ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL ORDINANCES.
3. ALL DISTURBED AREAS SHALL BE SEED PER DOT CLASS 1 LAWN MIXTURE WITHIN 14 DAYS OF SUBSTANTIAL COMPLETION OF THE SITE CONSTRUCTION OPERATIONS UNLESS OTHERWISE NOTED ON PLANS.
4. SILT FENCE SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. DITCH CHECKS, INLET PROTECTION, AND OTHER LIKE CONTROLS SHALL BE INSTALLED IMMEDIATELY PRIOR TO THE RELEVANT CONSTRUCTION ACTIVITIES.
5. ALL TEMPORARY EROSION CONTROL SHALL BE INSPECTED AND MAINTAINED, BY THE CONTRACTOR, ON A WEEKLY BASIS.
6. ALL STORM SEWER STRUCTURES ARE TO BE PROTECTED FROM SEDIMENT WITH APPROVED INLET PROTECTION FILTER BAGS/BASKETS.
7. ALL ADJACENT STREETS MUST BE KEPT CLEAR OF DEBRIS. INSPECT DAILY AND CLEAN WHEN NECESSARY.
8. IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGE SHALL BE ROUTED THROUGH SEDIMENT TRAP OR BASIN.

WETLANDS / FLOODPLAIN

1. NO EXISTING WETLAND HAVE BEEN IDENTIFIED.
2. THE PROPERTY IS AS LOCATED IN A "ZONE X" DESIGNATED AREA, AS IDENTIFIED ON PANELS 17031C0704K, EFFECTIVE NOVEMBER 1, 2019, AND 17031C0708J, EFFECTIVE AUGUST 19, 2008 OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM).



LEGEND

EXISTING	PROPOSED		
---	+P####	---	PAVEMENT SPOT ELEVATION
---	+T/C###	---	TOP OF CURB PAVEMENT SPOT ELEVATION
---	+S/N###	---	SIDEWALK SPOT ELEVATION
---	+P/C###	---	EARTH SPOT ELEVATION
---		---	CONTOUR LINE
---		---	STORM MANHOLE
---		---	STORM SEWER
---		---	FLARED END SECTION
---		---	SANITARY MANHOLE
---		---	SANITARY SEWER
---		---	WATER MAIN
---		---	FIRE HYDRANT
---		---	LIGHT POLE
---		---	POWER POLE
---		---	OVERHEAD UTILITIES
---		---	UNDERGROUND UTILITIES
---		---	ELECTRIC PEDESTAL
---		---	TRANSFORMER
---		---	COMMUNICATIONS UTILITY MANHOLE

OVERLAND FLOOD ROUTE

---	---	---
---	---	---
---	---	---

ASPHALT

CONCRETE

DETECTIBLE WARNING

BENCHMARK

DESCRIPTION: NORTH BOLT ON FIRE HYDRANT WEST OF SITE, EAST SIDE OF 80TH AVENUE S/O 171ST STREET INTERSECTION
ELEVATION = 100.00 (SITE DATUM)

Sheet List Table

Sheet Number	Sheet Title
C1	COVER
C2	EXISTING CONDITIONS AND DEMOLITION PLAN
C3	GEOMETRIC, SITE STRIPING AND SIGNAGE PLAN
C4	GRADING PLAN
C5	STORM WATER POLLUTION PREVENTION PLAN

LIST OF ILLINOIS DOT STANDARDS

STANDARD	DESCRIPTION
424001-11	PERPENDICULAR CURB RAMPS FOR SIDEWALKS
606001-07	CONCRETE CURB TYPE B AND COMB CONC CURB & GUTTER
701901-08	TRAFFIC CONTROL DEVICES

DRAINAGE CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE PROPERTY OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO PREVENT THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

SITE CONDITION NARRATIVE

IN MY OPINION, THERE ARE NO WETLANDS, NO FLOODPLAINS / FLOODWAYS, AND NO RIPARIAN ENVIRONMENTS WITHIN THE PROPOSED AREA OF DEVELOPMENT, OR WITHIN 100 FEET OF THE PROPOSED DEVELOPMENT.

ENGINEER _____ REG. NO. _____



CALL JULIE 1-800-892-0123

WITH THE FOLLOWING:

COUNTY COOK

CITY-TOWNSHIP TINLEY PARK

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN., & HOLIDAYS



SHEET NO.

C1 OF C5

JOB NO. 20-543

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25620 S. GOUGAR RD. | MANHATTAN, IL 60442

DESIGN: JWP

DRAWING: JWP

CHECKED: ---

APPROVED: BPH

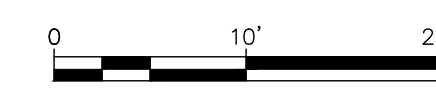
DUNKIN DRIVE-THRU

7941 W 171ST STREET

VILLAGE OF TINLEY PARK, COOK COUNTY, IL

SITE IMPROVEMENTS

COVER



PART OF THE WEST 558.00 FEET OF THE NORTH
375.33 FEET OF THE NORTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 25, IN TOWNSHIP 36
NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL
MERIDIAN IN COOK COUNTY, ILLINOIS

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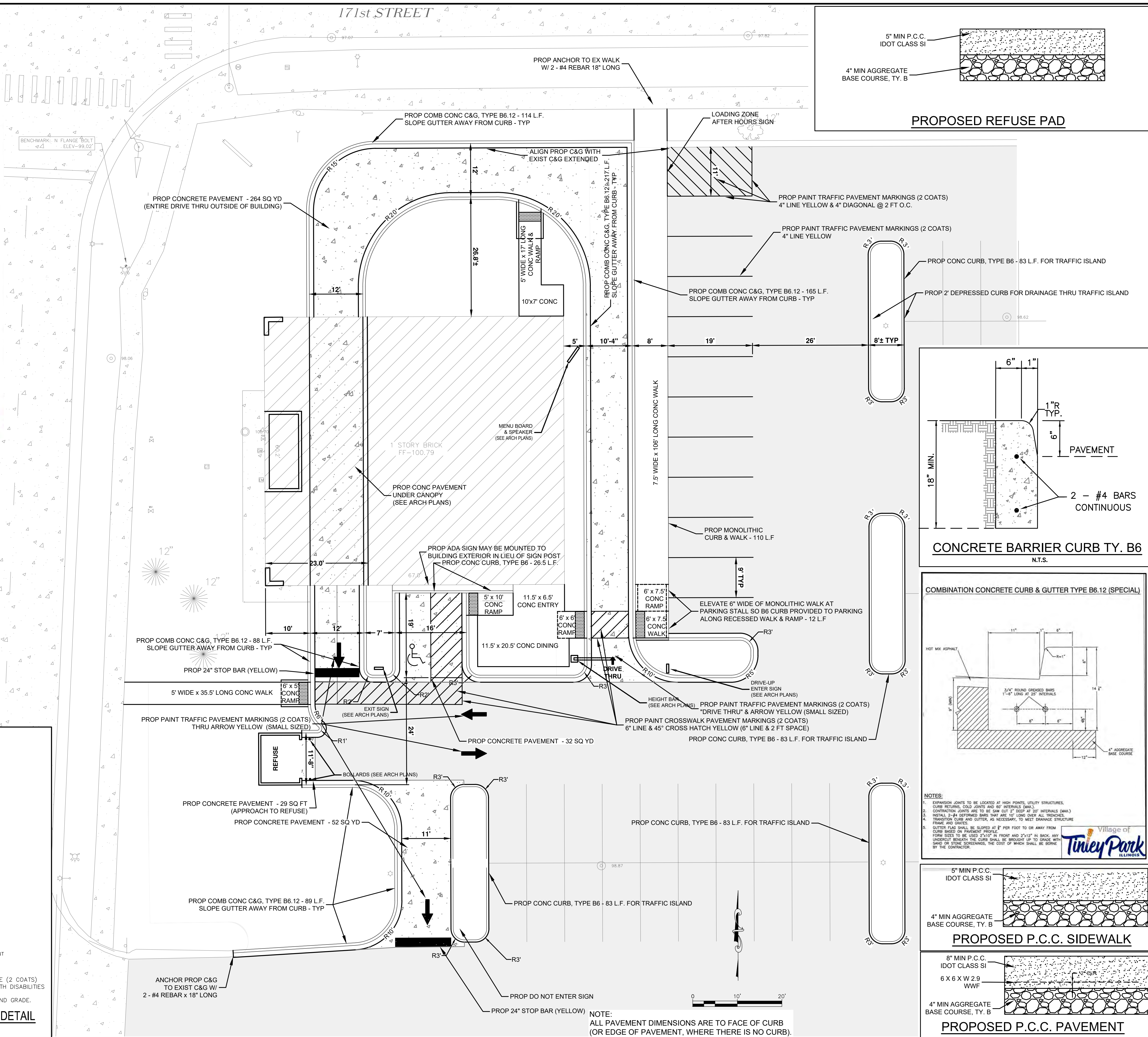
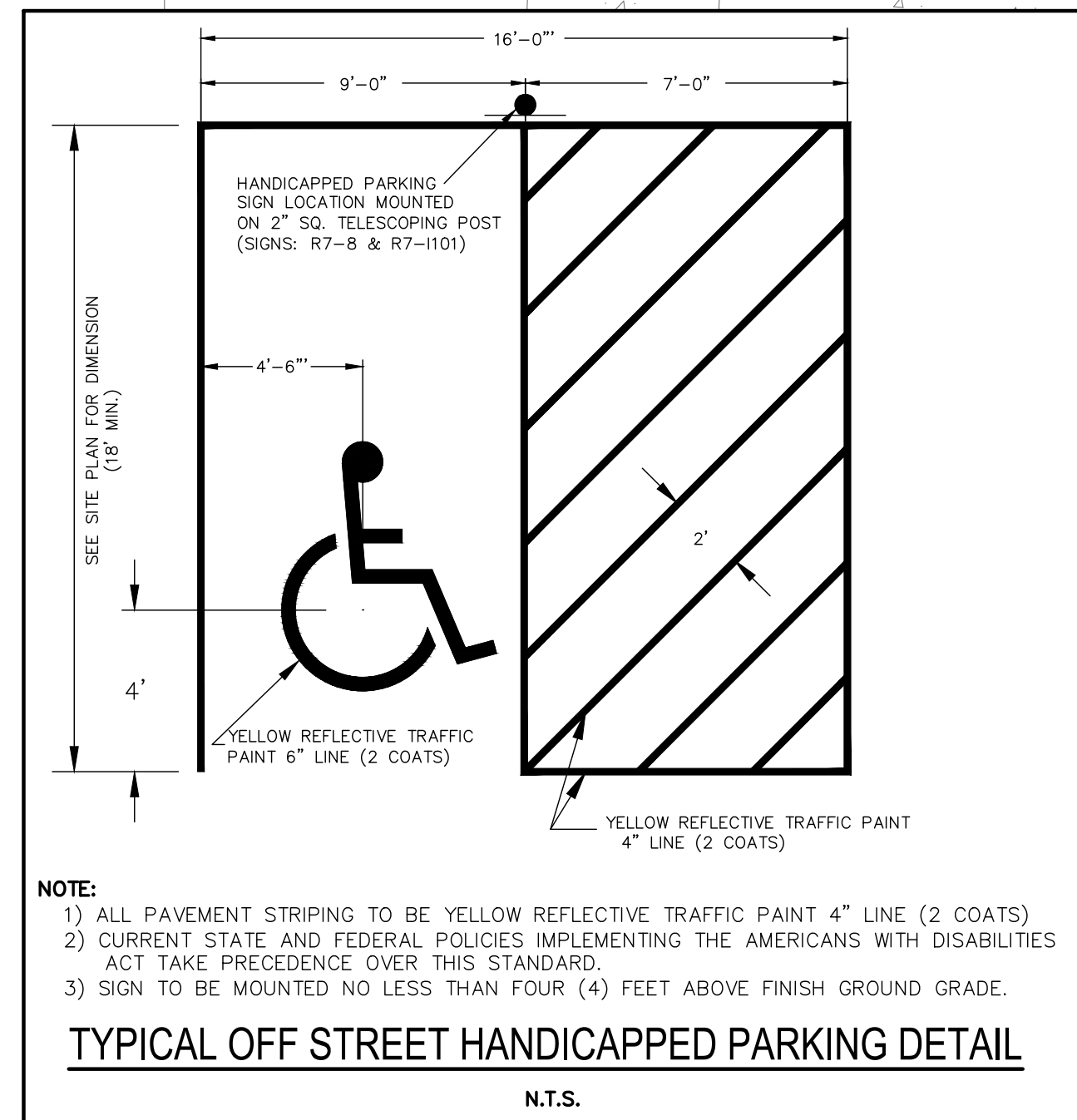
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DUNKIN DRIVE-THRU
7941 W 171ST STREET
VILLAGE OF TINLEY PARK, COOK COUNTY, IL
SITE IMPROVEMENTS

SHEET NO.
C2 OF C5

JOB NO. 20-543

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DRAWING:	<i>JWP</i>
CHECKED:	<i>---</i>
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DUNKIN DRIVE-THRU
7941 W 171ST STREET
VILLAGE OF TINLEY PARK, COOK COUNTY, IL
SITE IMPROVEMENTS

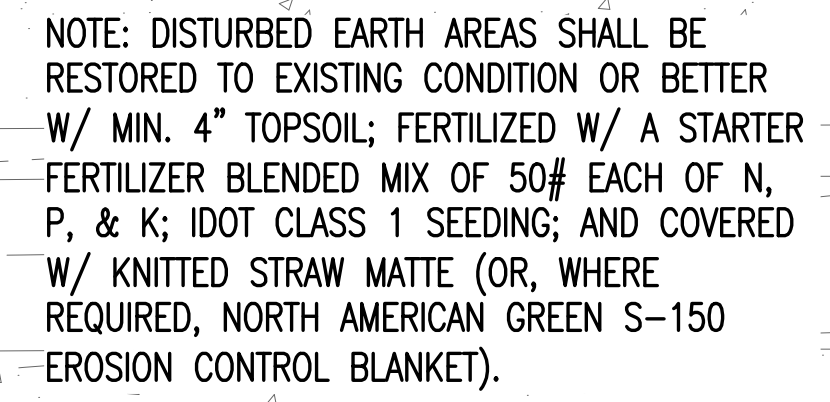
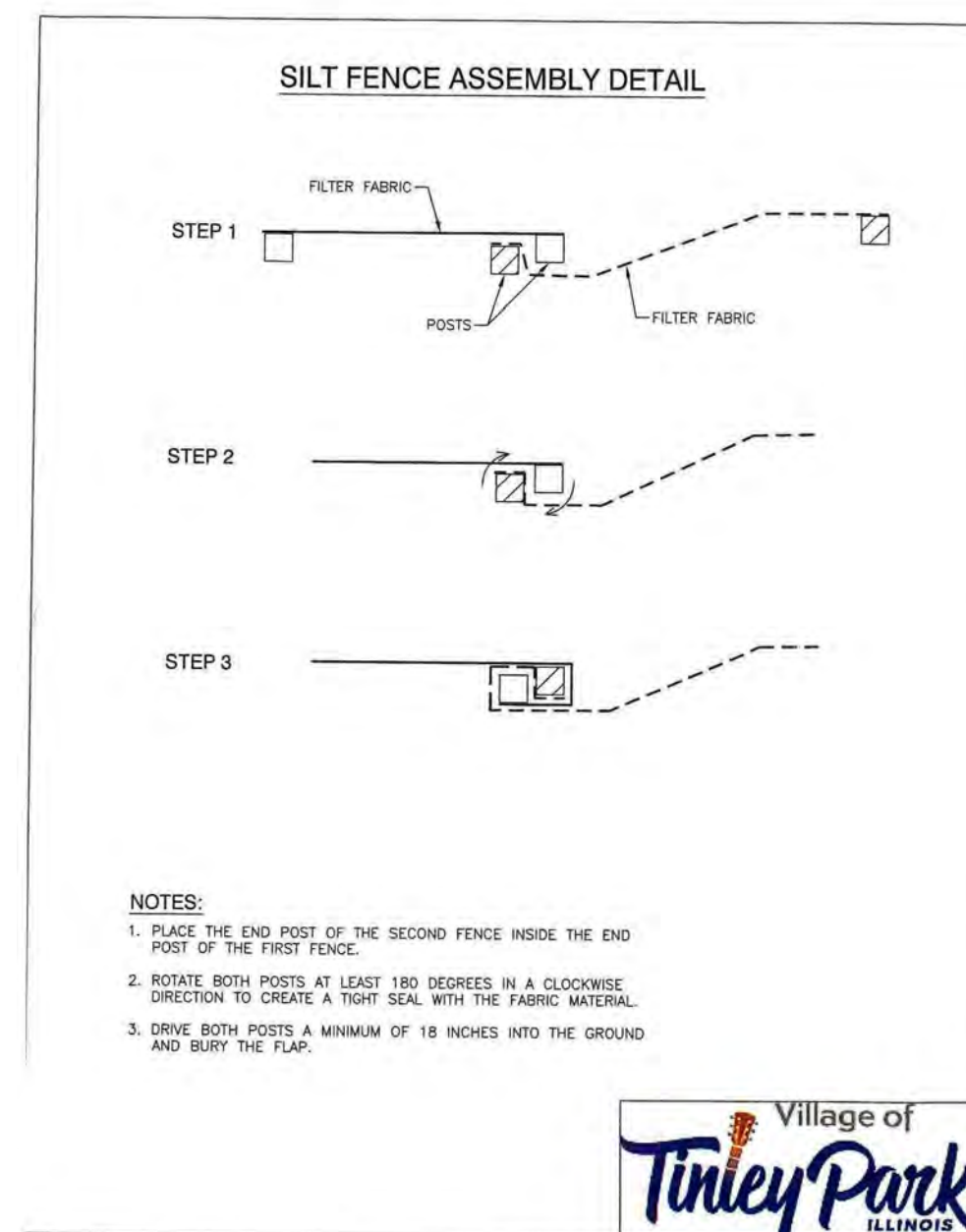
SITE GEOMETRY & STRIPING PLAN

SHEET NO.

C3 OF C5


JOB NO. 20-543

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STABILIZE TURF AREAS OF SITE WITH
PERMANENT SEED MIX (UNLESS OTHERWISE NOTED)
50% KY BLUEGRASS
30% PERENNIAL RYEGRASS
20% CREEPING RED FESCUE
SEED RATE: 400 LB PER ACRE

[illegible]


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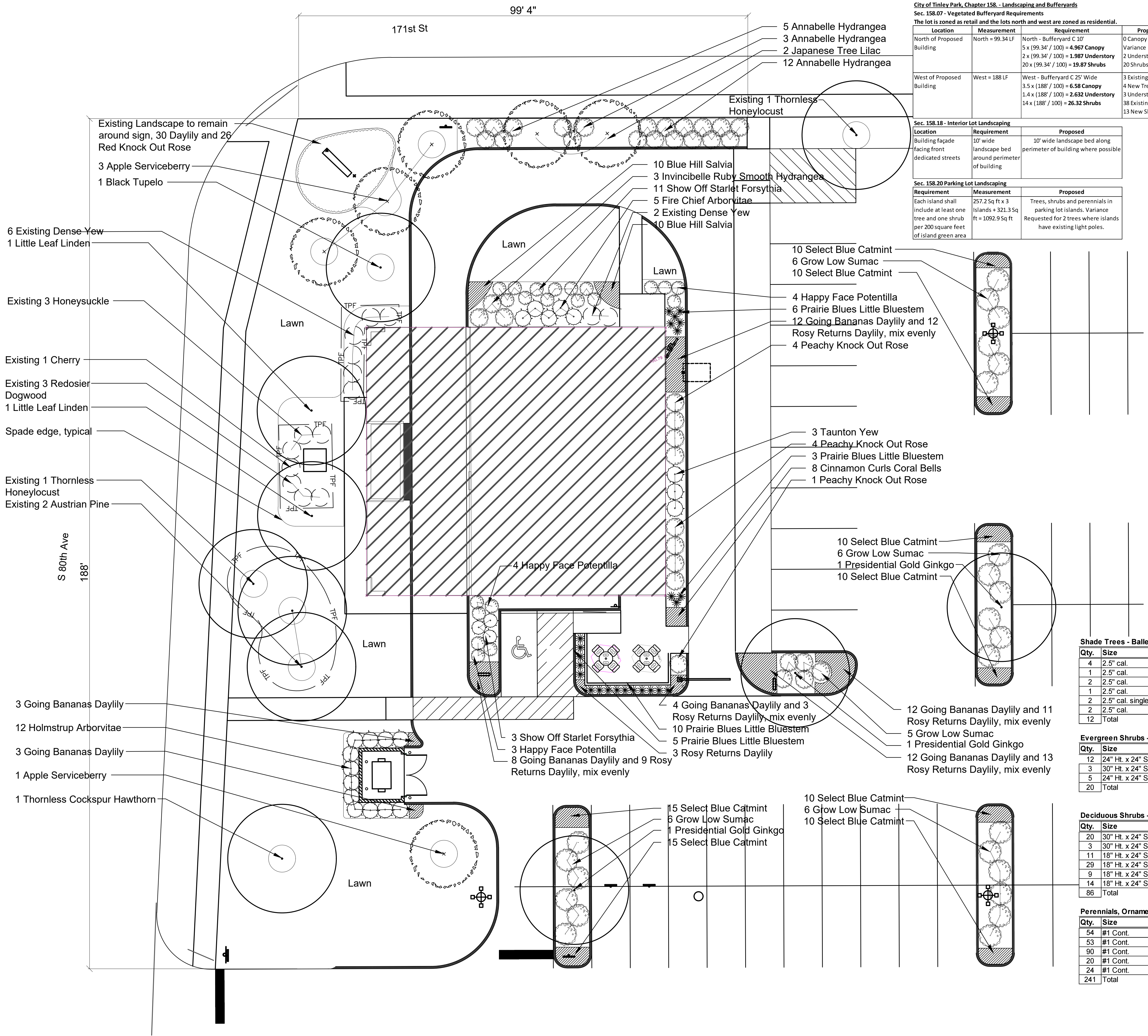
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<p>DUNKIN DRIVE-THRU 7941 W 171ST STREET VILLAGE OF TINLEY PARK, COOK COUNTY, IL SITE IMPROVEMENTS</p>	<p>EROSION CONTROL PLAN</p>
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SHEET NO.
C5 OF C5

JOB NO. 20-543

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City of Tinley Park, Chapter 158 - Landscaping and Bufferyards

Sec. 158.07 - Vegetated Bufferyard Requirements

The lot is zoned as retail and the lots north and west are zoned as residential.

Location	Measurement	Requirement	Proposed
North of Proposed Building	North = 99.34 LF	North - Bufferyard C 10' 5 x (99.34' / 100) = 4.967 Canopy 2 x (99.34' / 100) = 1.987 Understory 20 x (99.34' / 100) = 19.87 Shrubs	0 Canopy Trees Variance Requested 2 Understory Trees 20 Shrubs
West of Proposed Building	West = 188 LF	West - Bufferyard C 25' Wide 3.5 x (188' / 100) = 6.58 Canopy 1.4 x (188' / 100) = 2.632 Understory 14 x (188' / 100) = 26.32 Shrubs	3 Existing Trees 4 New Trees 3 Understory 38 Existing Shrubs 13 New Shrubs

Sec. 158.18 - Interior Lot Landscaping

Location	Requirement	Proposed
Building facade facing front dedicated streets	10' wide landscape bed around perimeter of building	10' wide landscape bed along perimeter of building where possible

Sec. 158.20 Parking Lot Landscaping

Requirement	Measurement	Proposed
Each island shall include at least one tree and one shrub per 200 square feet of island green area	257.2 Sq ft x 3 Islands + 321.3 Sq ft = 1092.9 Sq ft	Trees, shrubs and perennials in parking lot islands. Variance Requested for 2 trees where islands have existing light poles.

- GENERAL NOTES: LANDSCAPE
- Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
 - The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
 - All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
 - Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
 - Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans.
 - Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
 - All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
 - Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
 - Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
 - Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
 - Beds and tree rings (6' diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
 - Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
 - Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-till within drip line of existing trees.
 - Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification. Turf mixes shall be installed and lawn established at all disturbed areas.
 - Do not overseed into mulch beds, and paving.
 - Contractor shall restore all areas disturbed as a result of construction.

LEGEND

Shade Tree

Ornamental Tree

Shrub

Ornamental Grass

Perennial and Groundcover (hatch symbol varies)

PLANT LIST

Shade Trees - Balled and Burlap			
Qty.	Size	Botanical Name	Common Name
4	2.5" cal.	<i>Amelanchier arborea</i>	Apple Serviceberry
1	2.5" cal.	<i>Crataegus crusgalli</i> var <i>inermis</i>	Thornless Cockspur Hawthorn
2	2.5" cal.	<i>Ginkgo biloba</i> 'Mariken'	Presidential Gold Ginkgo
1	2.5" cal.	<i>Nyssa sylvatica</i>	Black Tupelo
2	2.5" cal. single stem	<i>Syringa reticulata</i>	Japanese Tree Lilac
2	2.5" cal.	<i>Tilia cordata</i>	Little Leaf Linden
12	Total		

Evergreen Shrubs - Balled and Burlap or Pot			
Qty.	Size	Botanical Name	Common Name
12	24" Ht. x 24" Spr.	<i>Thuja occidentalis</i> 'Holmstrup'	Holmstrup Arborvitae
3	30" Ht. x 24" Spr.	<i>Taxus x media</i> 'Tauntoni'	Taunton Yew
5	24" Ht. x 24" Spr.	<i>Thuja occidentalis</i> 'Congabe'	Fire Chief Arborvitae
20	Total		

Deciduous Shrubs - Balled and Burlap or Pot			
Qty.	Size	Botanical Name	Common Name
20	30" Ht. x 24" Spr.	<i>Hydrangea arborescens</i>	Annabelle Hydrangea
3	30" Ht. x 24" Spr.	<i>Hydrangea arborescens</i> 'Invincible Ruby Smooth'	Invincible Ruby Smooth Hydrangea
11	18" Ht. x 24" Spr.	<i>Potentilla fruticosa</i> 'Happy Face Pink Paradise'	Happy Face Pink Paradise Potentilla
29	18" Ht. x 24" Spr.	<i>Rhus aromatica</i> Gro-Low	Grow Low Sumac
9	18" Ht. x 24" Spr.	<i>Rosa</i> 'Radgor'	Peachy Knock Out Rose
14	18" Ht. x 24" Spr.	<i>Show Off Starlet Forsythia</i> x 'Minfor6'	Show Off Scarlet Forsythia
86	Total		

Perennials, Ornamental Grasses, and Groundcovers			
Qty.	Size	Botanical Name	Common Name
54	#1 Cont.	<i>Hemerocallis</i> 'Going Bananas'	Going Bananas Daylily
53	#1 Cont.	<i>Hemerocallis</i> 'Rosy Returns'	Rosy Returns Daylily
90	#1 Cont.	<i>Nepeta faassenii</i>	Select Blue Catmint
20	#1 Cont.	<i>Salvia sylvestris</i> Blue Hill	Blue Hill Salvia
24	#1 Cont.	<i>Schizachyrium scoparium</i>	Prairie Blues Little Bluestem
241	Total		

Dunkin'
7933 W 171st St
Tinley Park, IL 60477

PROJECT
Dunkin'
7933 W 171st St
Tinley Park, IL 60477

uplandDesign

uplandDesign Ltd

Park Planning and Landscape Architecture
1250 W. 18th Street, Studio D, Chicago, Illinois 60608
815-254-0091 www.uplanddesign.com

SHEET TITLE

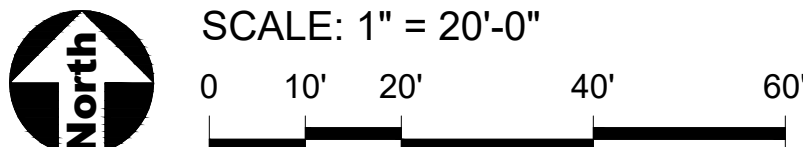
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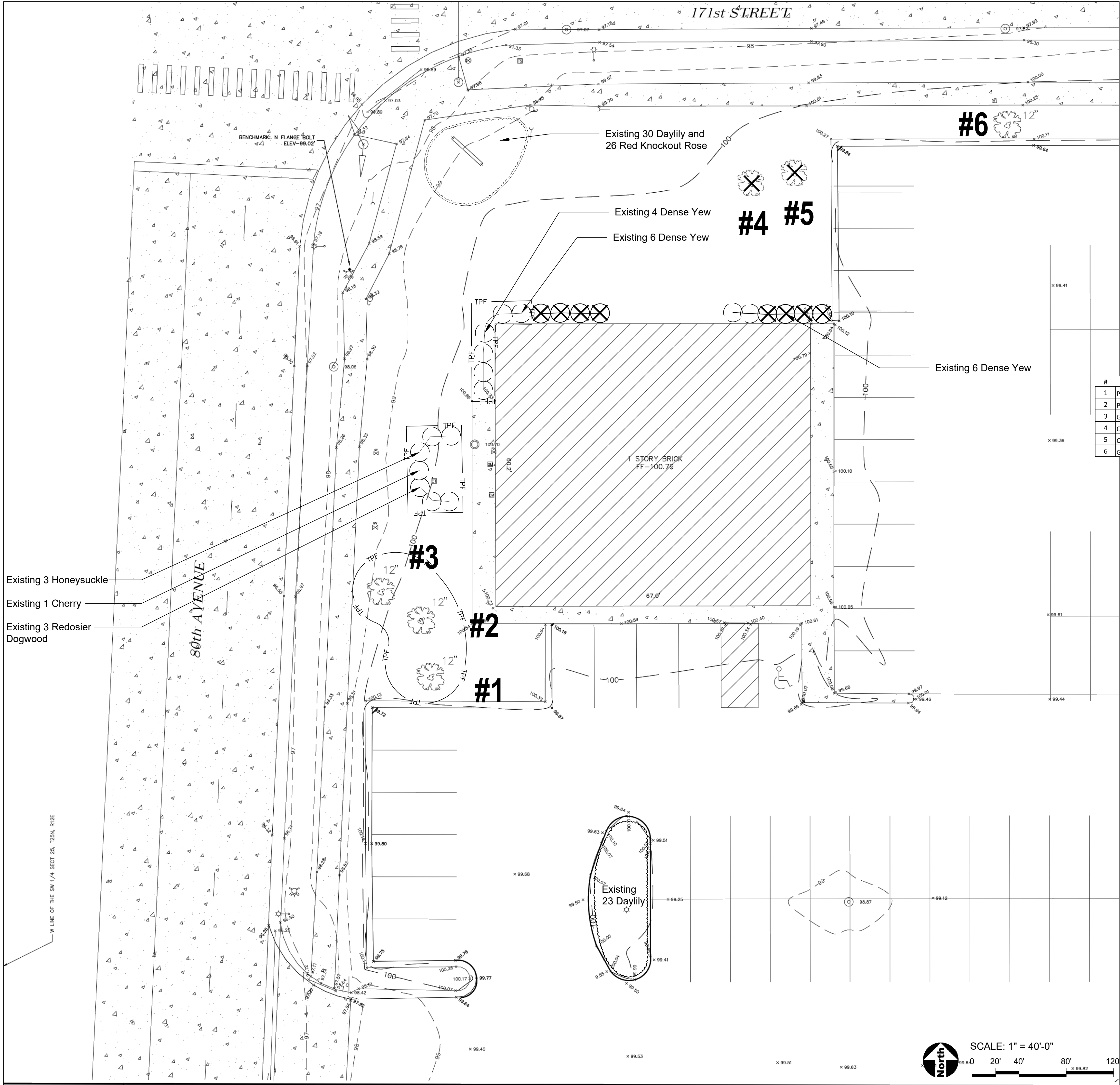
SHEET NUMBER **L1.1**

DRAW / REVISION

MB/BL	Issue for Permit	07OCT2021
MB/BL	Permit Resubmittal	16NOV2021

Project Number 967
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W1967-Dunkin Landscape Tinley
Park-Paraskis-MG2A120-Concepts
PLOT: UPLAND 2021





Date of Tree Survey Field Work: 10/05/2021

Tree Survey and Rating Assignment Limitations/Definitions:

- Unless otherwise stated all trees are surveyed from ground level using non-invasive visual observation. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or cannot therefore be inspected.
- Diameter measurements are made at 4.5 feet above the ground (DBH) unless local ordinance requirements dictate different procedures.

Tree Health Rating	
Rating	General Criteria
Good	The tree is typical of the species and may have 1 or 2 minor problems that are not imminently lethal to the tree, and no significant decay or structural problems. The tree may need care in order to minimize the impact of future stress and to ensure continued health. Invasive species will not be graded Good, regardless of their current health or structure.
Medium	The tree is not typical of the species and/or is an invasive species and/or has significant problems such as ≥20 percent deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be imminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.
Poor	The tree is not typical of the species and/or has over 50 percent deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival.
Dead	The tree is 90 percent or more dead. A scratch test of under bark areas might be performed where branches can be reached. Stumps with live sprouts up to 3" diameter are graded Dead or not included on the mapping.

#	Botanic name	Common Name	DBH Dia.	Rating	Save/Remove
1	Pinus nigra	Austrian Pine	12"	Good	Save
2	Pinus nigra	Austrian Pine	12"	Good	Save
3	Gleditsia triacanthos	Thornless Honeylocust	12"	Good	Save
4	Crataegus crus-galli	Cockspur Hawthorn	6"	Good	Remove
5	Crataegus crus-galli	Cockspur Hawthorn	6"	Good	Remove
6	Gleditsia triacanthos	Thornless Honeylocust	12"	Good	Save

LEGEND

- Existing Shade Trees
- Existing Shrub
- Property Line
- TPF
- Remove Existing Tree

Dunkin'
7933 W 171st St
Tinley Park, IL 60477

PROJECT
Dunkin'
7933 W 171st St
Tinley Park, IL 60477



uplandDesign Ltd
Park Planning and Landscape Architecture
1250 W. 18th Street, Studio D, Chicago, Illinois 60608
815-254-0091 www.uplanddesign.com

SHEET TITLE

Tree Preservation Plan

SHEET NUMBER **L1.0**

DRAW / REVISION

MB/BL	Issue for Permit	07OCT2021

Project Number 967
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W:967-Dunkin Landscape Tinley
Park-Paraskis-MG2A120-Concepts
PLOT: UPLAND 2021

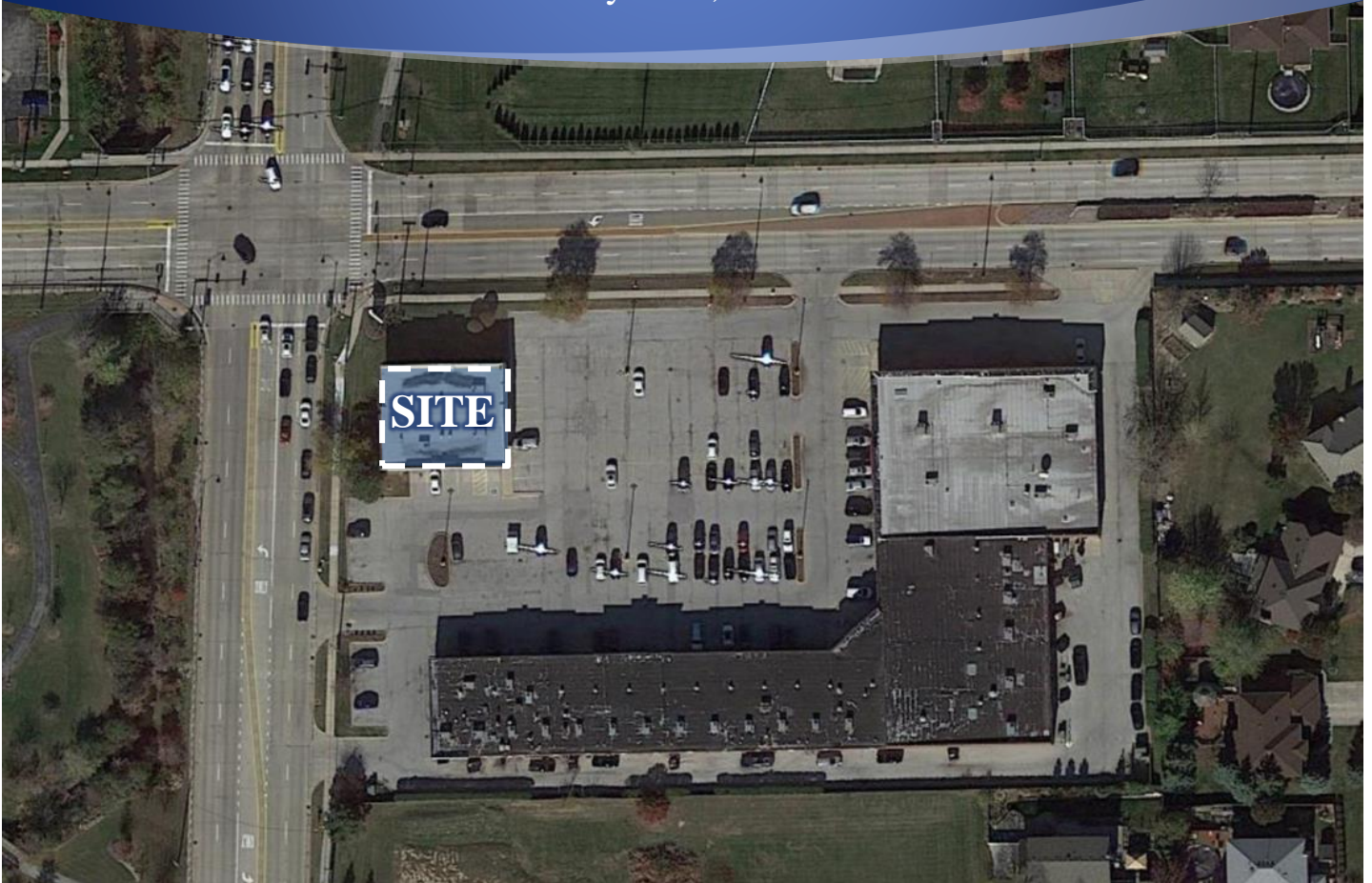




Parking Study

Tinley Downs Plaza

Tinley Park, Illinois



Prepared For:
Peter G. Paraskis Architects, Ltd



October 15, 2021

Introduction

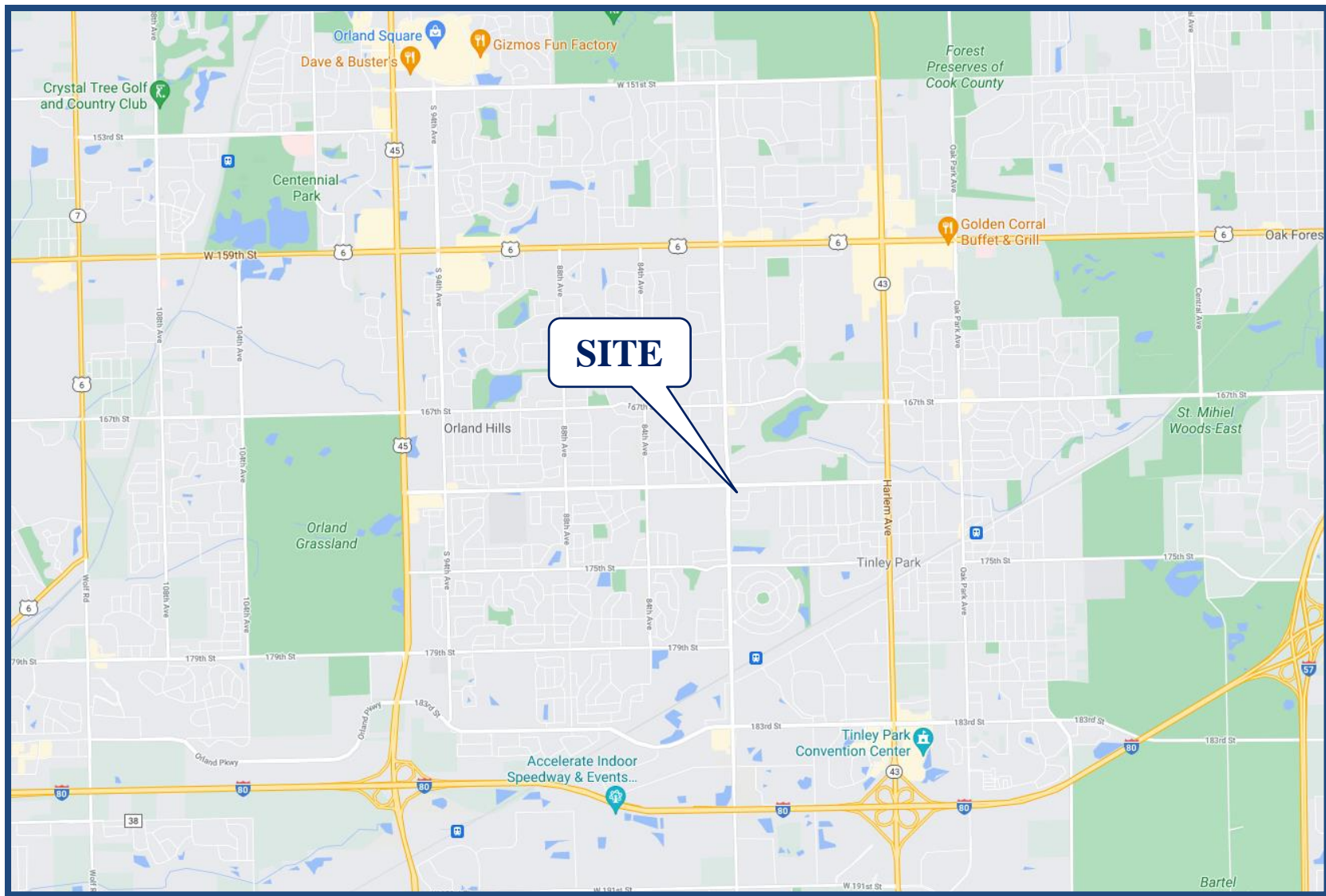
This memorandum summarizes the results of a parking study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for Tinley Downs Plaza located in Tinley Park, Illinois. Tinley Downs Plaza is located in the southeast quadrant of the intersection of 171st Street with 80th Avenue. As proposed, the existing Dunkin Donuts store located within Tinley Downs Plaza will be relocated to an existing vacant outlot parcel located in the northwest corner of the plaza. The relocated Dunkin Donuts store will be approximately 2,551 square feet in size and will include a drive-through facility. Currently the existing Dunkin Donuts store is located in the southwest corner of the plaza's main building and does not have a drive-through facility. **Figure 1** shows the location of Tinley Downs Plaza. **Figure 2** shows an aerial view of Tinley Downs Plaza.

As part of the relocated Dunkin Donuts, the parking layout and internal circulation immediately south and east of the relocated Dunkin Donuts is proposed to be modified as follows:

- The western north-south internal circulation road will be reduced in size and converted to southbound traffic flow only. As part of the modifications, the six parking spaces along 80th Avenue north of the 80th Avenue northern access drive will be eliminated.
- In order to accommodate the drive-through lane, the parking along the east side of the outlot parcel and the middle north-south internal circulation road will be relocated approximately 20 feet east and will include three new landscaped islands.
- A landscaped island will be installed approximately halfway along the southern row of parking.

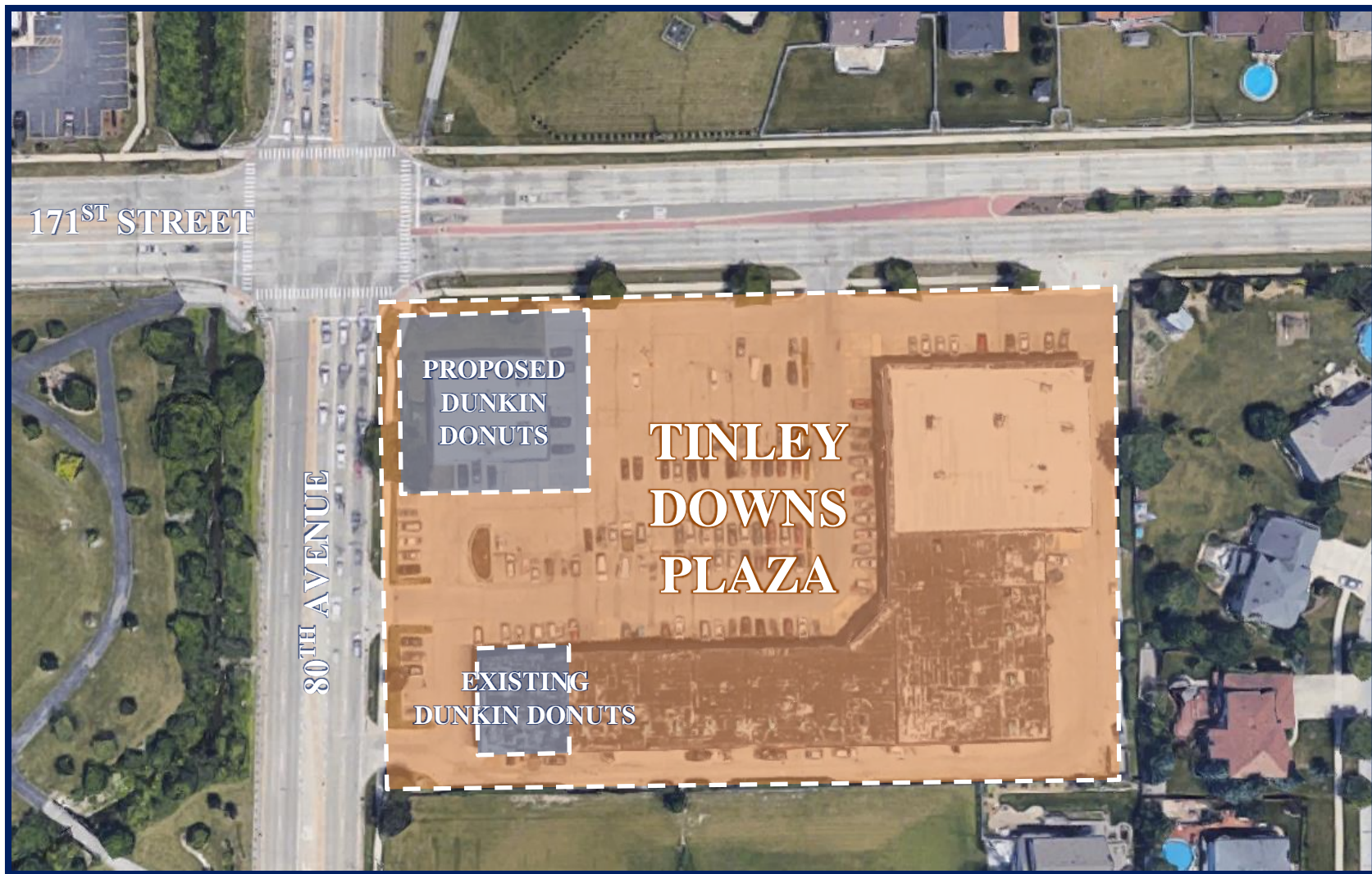
The modifications to the parking layout and internal circulation will result in a loss of 25 parking spaces within the plaza. A copy of the site plan is included in the Appendix.

This study was conducted to assess the existing parking demand of Tinley Downs Plaza by conducting occupancy surveys of the parking lot. In addition, the total estimated parking demand of Tinley Downs Plaza was determined assuming the proposed relocation of the Dunkin Donuts store and the future occupancy of the existing Dunkin Donuts space.



Site Location

Figure 1



Aerial View of Site

Figure 2

Existing Parking Demand

Existing Characteristics

Tinley Downs Plaza is located in the southeast quadrant of the intersection of 171st Street with 80th Avenue in Tinley Park, Illinois. The plaza contains a main L-shaped building and a vacant outlot building in the northwest corner of the Plaza, which was previously occupied by Citizens Finance of Illinois. The plaza has a total of 43,048 square feet of space and is anchored by a Family Dollar store.

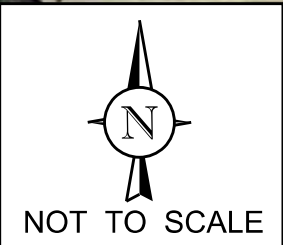
Existing Parking Inventory

Tinley Downs Plaza has a total of 186 parking spaces that are located within the front and the sides of the main building. Of the 186 parking spaces, eight of the parking spaces are signed for ADA parking. Some parking does occur in the rear of the building. However, no formal striped spaces are provided in the rear of the center.

Existing Parking Demand

In order to determine the existing parking demand of the plaza, parking inventory and occupancy surveys were conducted at the plaza. The surveys were performed every half hour from 7:00 A.M. to 8:00 P.M. on Wednesday, September 1, 2021, and Saturday, September 11, 2021. The surveys were broken out by rows as shown in **Figure 3**. The results of the parking inventory and occupancy surveys are shown in **Tables 1** and **2**.

Tinley Downs Plaza had a peak parking demand of 83 vehicles on Wednesday at 6:00 P.M. and 98 vehicles on Saturday at 11:30 A.M. With a total of 186 parking spaces available, approximately 45 percent of the parking spaces were occupied during the plaza's peak parking demand on Wednesday and approximately 53 percent of the parking spaces were occupied during the plaza's peak parking demand on Saturday. A minimum of 103 parking spaces were available on the weekday and 88 parking spaces were available on the Saturday.



TINLEYS DOWNS PLAZA
TINLEY PARK, ILLINOIS

PARKING STUDY - PARKING AISLE LOCATIONS

Table 1

EXISTING PARKING SURVEYS – WEDNESDAY, SEPTEMBER 1, 2021

Time	Parking Lot											Total	Percent Occupied
	A	B	C	D	E	F	G	H	I	J	K		
Inventory	13	15	28	13	28	48	24	5	6	6	0	186	
7:00 AM	2	0	0	0	0	6	9	0	4	2	3	26	14%
7:30 AM	2	0	0	0	0	6	8	0	4	3	3	26	14%
8:00 AM	2	2	1	0	4	13	8	0	5	3	2	40	22%
8:30 AM	2	1	2	0	2	14	9	1	4	4	2	41	22%
9:00 AM	3	2	1	0	2	17	10	0	4	3	3	45	24%
9:30 AM	4	0	2	0	2	11	7	0	4	4	3	37	20%
10:00 AM	4	5	2	1	3	14	8	0	4	3	11	55	30%
10:30 AM	4	6	2	1	6	17	12	0	4	3	11	66	35%
11:00 AM	4	7	4	2	6	15	13	0	4	4	10	69	37%
11:30 AM	5	9	3	1	8	13	9	0	3	3	10	64	34%
12:00 PM	4	10	1	1	5	17	10	0	2	3	12	65	35%
12:30 PM	4	12	2	1	7	21	10	0	1	2	12	72	39%
1:00 PM	4	8	3	1	6	20	10	0	1	3	12	68	37%
1:30 PM	4	6	3	1	4	14	13	0	1	2	12	60	32%
2:00 PM	5	6	2	1	4	14	12	0	1	2	13	60	32%
2:30 PM	5	6	1	1	7	17	9	0	1	4	13	64	34%
3:00 PM	4	6	1	1	6	16	8	0	1	5	12	60	32%
3:30 PM	6	9	4	1	7	15	11	0	4	6	12	75	40%
4:00 PM	6	4	3	2	4	15	9	0	2	4	8	57	31%
4:30 PM	6	6	3	3	6	20	10	0	1	2	8	65	35%
5:00 PM	5	9	2	3	6	24	15	0	1	2	11	78	42%
5:30 PM	4	12	3	2	7	26	14	0	1	2	11	82	44%
6:00 PM	2	12	7	2	11	24	13	0	1	1	10	83	45%
6:30 PM	3	11	3	2	8	21	11	0	1	1	10	71	38%
7:00 PM	2	11	1	2	4	24	8	0	1	1	7	61	33%
7:30 PM	1	5	1	2	2	16	8	0	0	0	7	42	23%
8:00 PM	1	4	1	2	3	11	7	0	0	0	4	33	18%

Table 2

EXISTING PARKING SURVEYS – SATURDAY, SEPTEMBER 11, 2021

Time	Parking Lot											Total	Percent Occupied
	A	B	C	D	E	F	G	H	I	J	K		
Inventory	13	15	28	13	28	48	24	5	6	6	0	186	
7:00 AM	2	0	0	0	0	3	3	0	4	3	0	15	8%
7:30 AM	2	0	0	0	0	4	4	0	4	4	0	18	10%
8:00 AM	2	2	1	0	1	9	6	0	4	4	1	30	16%
8:30 AM	2	0	0	0	0	8	8	0	4	3	1	26	14%
9:00 AM	2	4	0	0	3	16	10	0	4	5	1	45	24%
9:30 AM	3	7	0	0	1	17	10	0	4	5	1	48	26%
10:00 AM	3	8	0	0	7	25	16	0	4	5	9	77	41%
10:30 AM	2	10	0	1	10	28	18	0	5	3	9	86	46%
11:00 AM	4	8	2	2	8	26	16	1	4	4	10	85	46%
11:30 AM	2	10	3	2	15	31	18	0	3	4	10	98	53%
12:00 PM	2	10	1	1	9	27	16	0	2	3	11	82	44%
12:30 PM	4	9	5	2	11	27	17	0	0	2	11	88	47%
1:00 PM	2	9	2	2	9	25	17	0	1	2	11	80	43%
1:30 PM	2	10	4	2	9	26	11	0	1	2	11	78	42%
2:00 PM	3	9	3	1	12	28	15	0	3	2	13	89	48%
2:30 PM	2	12	4	2	10	24	10	0	2	5	13	84	45%
3:00 PM	2	10	5	2	9	19	12	0	2	3	13	77	41%
3:30 PM	4	10	5	2	10	21	16	1	2	3	13	87	47%
4:00 PM	5	4	4	3	13	23	13	1	3	1	11	81	44%
4:30 PM	4	7	3	3	9	24	11	0	3	1	11	76	41%
5:00 PM	4	6	1	3	10	21	11	0	3	1	9	69	37%
5:30 PM	4	6	4	3	11	18	12	0	3	1	9	71	38%
6:00 PM	4	4	1	3	8	16	9	0	2	1	7	55	30%
6:30 PM	4	6	2	3	8	15	7	0	0	1	7	53	28%
7:00 PM	4	7	1	3	7	9	4	0	0	3	6	44	24%
7:30 PM	4	6	2	4	7	11	4	0	2	3	6	49	26%
8:00 PM	4	5	5	2	9	12	2	0	2	2	5	48	26%

Projected Parking Demand

Proposed Relocation of the Dunkin Donuts Store

As proposed, the existing Dunkin Donuts store located within Tinley Downs Plaza will be relocated to an existing vacant outlot parcel located in the northwest corner of the plaza. The relocated Dunkin Donuts store will be approximately 2,551 square feet in size and will include a drive-through facility. Currently the existing Dunkin Donuts store is located in the southwest corner of the plaza's main building and does not have a drive-through window. Except for the outlot parcel, the plaza is currently 100 percent occupied. For the purpose of this study, it was assumed that the current Dunkin Donuts space will be replaced with a fast casual restaurant.

Projected Parking Inventory

As part of the relocated Dunkin Donuts, the parking layout and internal circulation immediately south and east of the relocated Dunkin Donuts is proposed to be modified as follows:

- The western north-south internal circulation road will be reduced in size and converted to southbound traffic flow only. As part of the modifications, the six parking spaces along 80th Avenue north of the 80th Avenue northern access drive will be eliminated.
- In order to accommodate the drive-through lane, the parking along the east side of the outlot parcel and the middle north-south internal circulation road will be relocated approximately 20 feet east and will include three new landscaped islands.
- A landscaped island will be installed approximately halfway along the southern row of parking.

The modifications to the parking layout and internal circulation will result in a loss of 25 parking spaces within the plaza which will reduce the inventory of the plaza from 186 to 161 parking spaces.

Projected Parking Demand

The projected parking demand of Tinley Downs Plaza included the existing parking demand plus the parking demand to be generated by the proposed relocated Dunkin Donuts and the replacement of the existing Dunkin Donuts with a fast-casual restaurant. The projected additional parking demand was determined as follows:

- The estimated parking demand and hourly distribution of the proposed Dunkin Donuts store with a drive through facility was based on the “Coffee/Donut Shop with Drive-Through Window” rates provided in the Institute of Transportation Engineers *Parking Generation Manual*, 5th Edition. **Table 3** summarizes the hourly distribution of parking demand for the Dunkin Donuts store with a drive-through facility.
- The estimated parking demand and the hourly distribution of a restaurant assumed to replace the existing Dunkin Donuts store was based on the “Fast Casual Restaurant” rates provided in the Institute of Transportation Engineers *Parking Generation Manual*, 5th Edition. **Table 4** summarizes the hourly distribution of parking demand for the proposed restaurant.

Table 3
PROPOSED DUNKIN DONUTS HOURLY PARKING DEMAND

Time Period	Weekday	Weekend
7:00 AM	9	16
8:00 AM	12	20
9:00 AM	13	22
10:00 AM	11	19
11:00 AM	9	16
12:00 PM	9	16
1:00 PM	10	17
2:00 PM	8	13
3:00 PM	8	14
4:00 PM	8	14

Table 4

PROPOSED RESTAURANT HOURLY PARKING DEMAND

Time Period	Weekday	Weekend
7:00 AM	0	1
8:00 AM	1	1
9:00 AM	3	1
10:00 AM	3	1
11:00 AM	4	5
12:00 PM	20	13
1:00 PM	15	14
2:00 PM	9	18
3:00 PM	6	10
4:00 PM	5	8
5:00 PM	10	11
6:00 PM	15	16
7:00 PM	14	10
8:00 PM	6	8

Projected Parking Demand Results

Tables 5 and **6** show the total projected parking demand of Tinley Downs Plaza based on the following:

- The existing hourly parking demand.
- The additional hourly parking demand estimated to be generated by the proposed relocated Dunkin Donuts store with drive-through facility.
- The additional hourly parking demand estimated to be generated by a proposed restaurant assumed to replace the existing Dunkin Donuts store.

It should also be noted that total projected parking demand shown in Tables 5 and 6 provide for a worst-case analysis as (1) it includes the traffic currently generated by the existing Dunkin Donuts store and (2) assumes that the current Dunkin Donuts space will be replaced with a fast casual restaurant, which has one of the higher parking rates. Further, with the improvements associated with the outlot parcel, the total number of parking spaces in the plaza will be reduced by 25 parking spaces, resulting in a proposed parking supply of 161 parking spaces.

Table 5

PROPOSED HOURLY PARKING OCCUPANCY - WEEKDAY

Time	Existing Parking Demand	Parking Demand of Dunkin Donuts	Parking Demand of Restaurant	Total Parking Demand	Percent Occupied
Inventory				161	
7:00 AM	26	9	0	35	22%
7:30 AM	26	9	0	35	22%
8:00 AM	40	12	1	53	33%
8:30 AM	41	12	1	54	34%
9:00 AM	45	13	3	61	38%
9:30 AM	37	13	3	53	33%
10:00 AM	55	11	3	69	43%
10:30 AM	66	11	3	80	50%
11:00 AM	69	9	4	82	51%
11:30 AM	64	9	4	77	48%
12:00 PM	65	9	20	94	58%
12:30 PM	72	9	20	101	63%
1:00 PM	68	10	15	93	58%
1:30 PM	60	10	15	85	53%
2:00 PM	60	8	9	77	48%
2:30 PM	64	8	9	81	50%
3:00 PM	60	8	6	74	46%
3:30 PM	75	8	6	89	55%
4:00 PM	57	8	5	70	43%
4:30 PM	65	8	5	78	48%
5:00 PM	78	8	10	96	60%
5:30 PM	82	8	10	100	62%
6:00 PM	83	8	15	106	66%
6:30 PM	71	8	15	94	58%
7:00 PM	61	8	14	83	52%
7:30 PM	42	0	14	56	35%
8:00 PM	33	0	6	39	24%

Table 6

PROPOSED HOURLY PARKING OCCUPANCY - SATURDAY

Time	Existing Parking Demand	Parking Demand of Dunkin Donuts	Parking Demand of Restaurant	Total Parking Demand	Percent Occupied
Inventory				161	
7:00 AM	15	16	1	32	20%
7:30 AM	18	16	1	35	22%
8:00 AM	30	20	1	51	32%
8:30 AM	26	20	1	47	29%
9:00 AM	45	22	1	68	42%
9:30 AM	48	22	1	71	44%
10:00 AM	77	19	1	97	60%
10:30 AM	86	19	1	106	66%
11:00 AM	85	16	5	106	66%
11:30 AM	98	16	5	119	74%
12:00 PM	82	16	13	111	69%
12:30 PM	88	16	13	117	73%
1:00 PM	80	17	14	111	69%
1:30 PM	78	17	14	109	68%
2:00 PM	89	13	18	120	75%
2:30 PM	84	13	18	115	71%
3:00 PM	77	14	10	101	63%
3:30 PM	87	14	10	111	69%
4:00 PM	81	14	8	103	64%
4:30 PM	76	14	8	98	61%
5:00 PM	69	14	11	94	58%
5:30 PM	71	14	11	96	60%
6:00 PM	55	14	16	85	53%
6:30 PM	53	14	16	83	52%
7:00 PM	44	14	10	68	42%
7:30 PM	49	0	10	59	37%
8:00 PM	48	0	8	56	35%

The following summarizes the results of the projected parking demand:

- *Weekday Peak Parking Demand.* Tinley Downs Plaza is estimated to have a peak parking demand of approximately 106 vehicles (66 percent) on a Wednesday at 6:00 P.M. At a minimum, the plaza will have 55 vacant spaces on a weekday.
- *Weekend Peak Parking Demand.* Tinley Downs Plaza is estimated to have a peak parking demand of approximately 120 vehicles (75 percent) on a Saturday at 2:00 P.M. At a minimum, the plaza will have 41 vacant spaces on a weekend.

Based on the projected parking demand it can be seen that the existing parking supply is sufficient to accommodate the parking demand of the proposed Dunkin Donuts with a drive-through window, and the future occupancy of the existing Dunkin Donuts space.

Parking Conclusions

The following summarizes the findings and results of the parking study:

- Tinley Downs Plaza has a total of 186 parking spaces.
- Tinley Downs Plaza had a peak parking demand of 83 vehicles on Wednesday at 6:00 P.M. and 98 vehicles on Saturday at 11:30 A.M. With a total of 186 parking spaces available, approximately 45 percent of the parking spaces were occupied during the plaza's peak parking demand on Wednesday and approximately 53 percent of the parking spaces were occupied during the plaza's peak parking demand on Saturday.
- With the improvements associated with the outlot parcel, the total number of parking spaces in the Plaza will be reduced by 25 parking spaces, resulting in a proposed parking supply of 161 parking spaces.
- Tinley Downs Plaza is estimated to have a peak parking demand of approximately 106 vehicles (66 percent) on a Wednesday at 6:00 P.M.
- Tinley Downs Plaza is estimated to have a peak parking demand of approximately 120 vehicles (75 percent) on a Saturday at 2:00 P.M.
- Based on the projected parking demand it can be seen that the existing parking supply is sufficient to accommodate the parking demand of the proposed Dunkin Donuts with a drive-through window, and the future restaurant that will be replacing the existing Dunkin Donuts store.

Appendix