



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

June 2, 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 May 19, 2022 Regular Meeting

**ITEM #1 WORKSHOP/APPROVAL – TINLEY PARK BUSINESS CENTER (SCANNELL)
PHASE 2, 19501-19701 HARLEM AVENUE – SITE PLAN/ARCHITECTURE
APPROVAL AND FINAL PLAT OF SUBDIVISION APPROVAL**

Consider granting Scannell properties Site Plan and Architecture Approval for Phase 2 of the Tinley Park Business Center Planned Unit Development and recommend that the Village Board grant approval of a revised Final Plat of Subdivision at property located at 19501-19701 Harlem Avenue in the ORI PD (Office and Restricted Industrial, Tinley Park Business Center PUD) zoning district.

ITEM #2 PUBLIC HEARING – EXTENDED STAY HOTELS - TEXT AMENDMENT

Consider a proposed text amendment to the Tinley Park Zoning Ordinance amending Section II (Rules and Definitions), Section V (District Regulations), and Section VIII (Off-Street Parking and Loading) pertaining to defining and regulating “Extended Stay Hotels” within certain zoning districts.

**ITEM #3 WORKSHOP/PUBLIC HEARING – TINLEY PARK PLAZA (BRIXMOR) PHASE
2, 16039-16199 HARLEM AVENUE – SPECIAL USE FOR PUD DEVIATION AND
SITE PLAN/ARCHITECTURAL APPROVAL**

**Requested by Petitioner to continued to July 7, 2022 regular meeting.*

Consider recommending that the Village Board grant Andrew Balzar of Brixmor Property Group, on behalf of Centrol/IA Tinley Park Plaza, LLC (property owner) a Special Use for a Substantial Deviation from the Planned Unit Development for Phase 2 of the redevelopment of Tinley Park Plaza located at 16039-16199 Harlem Avenue in the B-2 PD (Community Shopping, Tinley Park Plaza) zoning district.

**ITEM #4 PUBLIC HEARING – MARCOTTE DUPLEX CONVERSION, 6627 173RD PLACE
– VARIATIONS AND FINAL PLAT APPROVAL**

**Requested by Petitioner to continued to July 7, 2022 regular meeting.*

Consider recommending that the Village Board grant Jason Marcotte (property owner) a Variation from Section V.B.Schedule II of the Zoning Ordinance (Lot, Yard & Bulk Regulations) to permit a reduced side yard setback and a reduced front yard setback, as well as a Variation from Section VIII (Parking) at 6627 173rd Place in the R-6 (Medium-Density Residential) zoning district. The Variation will allow for consolidation of two lots that allow for building additions and conversion of the existing structure from a single-family detached home to a duplex. A Plat of Consolidation is also requested.

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**

May 19, 2022

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 May 19, 2022.

CALL TO ORDER – CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for May 19, 2022, at 7:00 p.m.

Lori Kosmatka called the roll.

Present and responding to roll call were the following:

Chairman Gray
Andrae Marak
Kurt Truxal
Terry Hamilton
Brian Tibbetts

Absent Plan Commissioners:

James Gaskill
Angela Gatto
Eduardo Mani
Ken Shaw

Village Officials and Staff:

Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners:

Matthew Payton, Owner of Atlas Putty
Steve Vernon, Vernon Development

Members of the Public:

None

COMMUNICATIONS- Daniel Ritter, Planning Manager introduced two new commissioners that were appointed on Tuesday: COMMISSIONER HAMILTON and COMMISSIONER TIBBETTS. Then he explained that CHAIRMAN GRAY will be recusing himself from the first item as he did in the workshop meeting and COMMISSIONER TRUXAL will step in as Acting Chair for this item.

CHAIRMAN GRAY thanked COMMISSIONERS TIBBETTS and HAMILTON for stepping in and giving us the quorum.

APPROVAL OF MINUTES – CHAIRMAN GRAY requested a motion to approve the minutes of the May 5th, 2022, regularly scheduled Plan Commission meeting. Motion made by COMMISSIONER TRUXAL, seconded by COMMISSIONER MARAK. CHAIRMAN GRAY requested a voice vote hearing no opposition, the motion was declared carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 19, 2022 REGULAR MEETING

ITEM #1: PUBLIC HEARING – ATLAS PUTTY NEW WAREHOUSE, 8301 185TH STREET – SPECIAL USE FOR PUD DEVIATION, SITE PLAN/ARCHITECTURE APPROVAL, AND FINAL PLAT OF SUBDIVISION

Consider recommending that the Village Board grant Steve Vernon of Vernon Development Inc., (Petitioner/Developer) on behalf of Atlas Putty Products Co. (Owner), a Special Use for a Substantial Deviation from the Northstar Business Center PUD at property located at 8301 185th Street in the M-1 PD (General Manufacturing, Northstar Business Center PUD). Site Plan/Architectural Approval and Final Plat of Subdivision Approval is also request as part of the development. The development proposes demolition of an existing building at 8231-33 185th Street and reconfiguration of the existing lots to allow for construction of a new 87,267 sq. ft. warehouse building.

Present Plan Commissioners:	Andrae Marak Acting Chair Kurt Truxal Terry Hamilton Brian Tibbetts
Absent Plan Commissioners:	James Gaskill Angela Gatto Eduardo Mani Ken Shaw Chairman Garrett Gray (recused)
Village Officials and Staff:	Dan Ritter, Planning Manager Lori Kosmatka, Associate Planner
Petitioners:	Matthew Payton, Owner of Atlas Putty Steve Vernon, Vernon Development
Members of the Public:	None

ACTING CHAIRMAN TRUXAL introduced Item #1 then requested a motion to open the public hearing. Motion made by COMMISSIONER MARAK. Seconded by COMMISSIONER TIBBETTS. ACTING CHAIRMAN TRUXAL requested a voice vote. Hearing no opposition, the motion was declared carried.

ACTING CHAIRMAN TRUXAL confirmed that he received certification of the notice of public hearing being posted in accordance with state law. He then proceeded to ask staff to present the report.

Dan Ritter, Planning Manager summarized the staff report that is attached as part of the minutes. Staff went over open items and gave an overview of the planned project.

ACTING CHAIRMAN TRUXAL then asked if the petitioner had anything to add, nothing was noted. He then asked if there were any members of the public wishing to speak, seeing none he went on to ask the commissioners if they had anything to add.

COMMISSIONER HAMILTON asked if the petitioner will have to come in front of the Commission if they were to expand the building to include multiple tenants in the future.

Dan Ritter, Planning Manager, noted that the petitioners are not seeking to divide the land but are leaving the option of allowing another tenant in the proposed building from an economic standpoint. The only process that would be necessary to do an interior division would be going through the appropriate building permitting process.

COMMISSIONER MARAK asked about the difference of cement and blacktop walkways and when it is appropriate to use them. Also, he noted that he has a vested interest in creating a walkable community and that concrete is not the best when seeking to achieve those goals but blacktop is a bit more pedestrian friendly while having more maintenance.

Dan Ritter, Planning Manager, responded that he would follow-up with the Village Engineer and Public Works department. He also noted that there is a partial plan; the multi-use paths which are blacktop are generally on major corridors instead of traditional neighborhoods to allow for bikes they require more maintenance than traditional concrete. There are also certain requirements that need to be met from an accessibility standpoint which guide the decision making when constructing pedestrian walkways.

COMMISSIONER MARAK noted that he does like the updates to the project.

Dan Ritter, Planning Manager, commented that the Village generally pushes for sidewalks, but in this case, there was no logical reasoning for placing sidewalk at this time.

COMMISSIONER MARAK agreed stating that he runs through that area regularly and it would not make sense to request sidewalks be placed on one interior lot.

ACTING CHAIRMAN TRUXAL asked why the petitioner chose to change the color on the building.

The Petitioner, Matthew Payton, Owner of Atlas Putty, was sworn in. He noted that the choice in paint color was just a personal preference and they wanted to tie the building into the other ones; The goal is to bring unity to the corporation, not have multiple buildings that are all different colors.

ACTING CHAIRMAN TRUXAL asked what color would the section of the building that was previously maroon would be.

Petitioner responded that it would be a dark grey. He said that he got his inspiration from a building he noticed on I-355 and he wanted to mimic that.

ACTING CHAIRMAN TRUXAL asked if there was anyone from the public that wished to speak. Seeing none a motion to close the public hearing was requested. Motion made by COMMISSIONER MARAK. Seconded by COMMISSIONER TIBBETTS. A voice vote was requested, hearing no opposition the motion was declared carried.

Dan Ritter, Planning Manager, summarized the standards.

ACTING CHAIRMAN TRUXAL requested a motion for the Special Use.

Motion 1 – Special Use for Substantial Deviation to the PUD

COMMISSIONER MARAK made a motion to recommend that the Village Board grant a Special Use for a Substantial Deviation from the Northstar Business Center PUD and Exceptions from the Zoning Ordinance to the Petitioner, Steve Vernon of Vernon Development Inc., on behalf of Atlas Putty Products Co., to permit changes to the approved Lots and to permit the redevelopment of the property located at 8301 185th Street in the M-1 PD (General Manufacturing, Northstar Business Center PUD) zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report, subject to the following conditions:

1. Approval is subject to final engineering plan review and approval.
2. Approval is subject to the approval of the Final Plat by the Village Board and recording of the Plat with the County Recorder of Deeds prior to issuance of any permits.

Motion seconded by COMMISSIONER HAMILTON. Vote taken by roll call; all voted in favor. ACTING CHAIRMAN TRUXAL declared the motion as carried.

ACTING CHAIRMAN TRUXAL requested a motion for Site Plan/Architectural Approval.

Motion 2 – Site Plan/Architectural Approval

COMMISSIONER MARAK made a motion to grant the Petitioner, Steve Vernon of Vernon Development Inc., on behalf of Atlas Putty Products Co., Site Plan and Architectural Approval to construct an approximately 87,267 sq. ft. industrial warehouse development on the property located at 8301 185th Street in the M-1 PD (General Manufacturing, Northstar Business Center PUD) zoning district, in accordance with the plans submitted and listed herein and subject to the following conditions:

1. Site Plan Approval is subject to the approval of the Special use for a PUD Deviation and Final Plat by the Village Board.
2. Site Plan Approval is subject to final engineering plan review and approval.

Motion seconded by COMMISSIONER TIBBETTS. Vote taken by roll call; all voted in favor. ACTING CHAIRMAN TRUXAL declared the motion as carried.

ACTING CHAIRMAN TRUXAL requested a motion for the Final Plat.

Motion 3 – Final Plat

COMMISSIONER TIBBETTS made a motion to recommend that the Village Board grant approval to the Petitioner, Steve Vernon of Vernon Development Inc., on behalf of Atlas Putty Products Co., Final Plat Approval for the Atlas Putty Subdivision dated March 22, 2022, subject to the condition that the Plat is subject to final review and approval by the Village Engineer and Village Attorney prior to recording.

Motion seconded by COMMISSIONER HAMILTON. The motion carried by way of unanimous roll call vote. ACTING CHAIRMAN TRUXAL declared the motion as carried.

ACTING CHAIRMAN TRUXAL noted this item is anticipated to go to Village Board on June 7th.

Dan Ritter, Planning Manager, noted to the Petitioner that he will be in touch with them about the Board meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 19, 2022 REGULAR MEETING

**ITEM #2: PUBLIC HEARING – 9260 PLEASANT AVENUE, SPASS –
RESIDENTIAL MASONRY VARIATION**

Consider recommending that the Village Board grant Paul Spass (Property Owner) a Masonry Variation from Section V.C.4.B of the Zoning Ordinance to permit a new residential home to be constructed without required first-floor face brick on the property at 9260 Pleasant Avenue in the R-2 (Single-Family Residential) zoning district.

Present Plan Commissioners: Chairman Gray
Kurt Truxal
Andrae Marak
Brian Tibbetts
Terry Hamilton

Absent Plan Commissioners: James Gaskill
Angela Gatto
Ken Shaw
Eduardo Mani

Village Officials and Staff: Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners: Paul Spass, Petitioner/Owner of 9620 Pleasant Avenue

Members of the Public: None

CHAIRMAN GRAY introduced item #2 then asked for a motion to open the public hearing. Motion made by COMMISSIONER TRUXAL. Seconded by COMMISSIONER MARAK. CHAIRMAN GRAY requested a voice vote hearing no opposition, the motion carried.

CHAIRPERSON GRAY noted he received certification that the public hearing notice was published in a local newspaper. Anyone wishing to speak on this matter will be sworn in to speak but after staff's presentation. He asked staff to proceed with the presentation.

Lori Kosmatka, Associate Planner, presented the staff report, which is attached to the minutes. She reviewed the history of the property and surrounding Tinley Gardens neighborhood, the Village's code and zoning uses in the surrounding area, the proposed project, and the variation request for the Commission. She showed the proposed drawings as well as photographs of neighboring homes on Pleasant Avenue. She noted the Petitioner proposes the partial brick similar to developments in other communities. She noted that the Tinley Gardens neighborhood is an older subdivision that was annexed in 1997. The homes in the neighborhood have a wide variety in size, architectural style, age, and materials. Most of the homes on Pleasant Avenue have vinyl siding with no brick. Only eight of 29 have some form of brick. Regarding code history, she noted in 2019, masonry requirements were moved from the Building Code to the Zoning Code. She noted that there are no specific code standards concerning architectural design in older residential neighborhoods. She provided some relevant standards the Commission may wish to consider which are typically considered during commercial architectural plan review, including compatibility of architecture, materials, and cohesiveness of building design. The Commission may wish to consider the proposal's fit into the neighborhood based on these standards. She noted the Petitioner is present.

CHAIRMAN GRAY asked if the petitioner would like to speak. CHAIRMAN GRAY then swore in the petitioner Paul Spass, Owner 9620 Pleasant Avenue.

Petitioner, Paul Spass, Owner of 9260 Pleasant, was sworn in. He thanked Lori and Dan for taking the time to work with him on this project. He reiterated this is a very unique neighborhood it was formed in an unincorporated section of Tinley Park. He noted he lives in an unincorporated section of Palos Heights. He noted that per the pictures Lori took and her work on the variation request, there's just a mix of things. He said this is a neighborhood where you can't really get too crazy with budgets and blowing things out of the water but this particular house as you can see will be the nicest in the neighborhood on both streets by far. He stated that he does not like the requirement that houses have first floor brick because it looks like there are two houses stacked onto each other. He referenced the pictures he provided from three subdivisions in Naperville, Plainfield, and Lemont that show that the brick first floor requirement is being phased out. He said he felt it looks more uniform and brings the home together more. It is not due to cost reasons but more for aesthetics which is a big deal to him. He just finished a house doing the same thing with the same brick. It's just a cleaner look, a cleaner line. In this particular neighborhood, he is requesting that we go through this variation and request it get approved just because of the number of mixed homes that are in there. He noted if you take this into some of the newer subdivisions on the North side of 183rd, obviously those are huge subdivision at one time and putting something like this over there he probably wouldn't get support in that. However, since this was annexed into Tinley Park in 1997 and there's a mix of homes he is seeking this variation.

COMMISSIONER MARAK commented that he feels that the proposed project does fit into the new style of the neighborhood. The new style appears to add to the neighborhood and makes it better.

COMMISSIONER TRUXAL noted that he agrees and feels that it will be a nice addition to the neighborhood.

COMMISSIONER TIBBETTS stated that he feels that running face brick along the full front of the home would not be aesthetically pleasing. The neighborhood will benefit from the addition of this home.

The Petitioner stated he thinks it's a part of the change in design fads at this point in time. He stated that he feels his proposed plan is uniform and looks good.

COMMISSIONER HAMILTON agreed with his fellow COMMISSIONERS.

CHAIRMAN GRAY noted that the lot is unique in its area and the variation of homes in the neighborhood allow this home to fit in and boost the overall look of the property.

The Petitioner stated that he feels the brick all around the base of the home is better for the home itself than to have a brick façade and siding surrounding the house.

CHAIRMAN GRAY stated that the rendering was very nice, and he appreciated the photos from other communities. He stated that he feels that it will fit in and boost the neighborhood.

CHAIRMAN GRAY requests a motion to close the public hearing. Motion made by COMMISSIONER TRUXAL seconded by COMMISSIONER TIBBETTS. The motion was declared carried by way of a unanimous voice vote.

Lori Kosmatka, Associate Planner, summarized the standards.

CHAIRMAN GRAY requested a motion for the variation.

COMMISSIONER TRUXAL made a motion to recommend that the Village Board grant the Petitioner, Paul Spass, a Masonry Variation from Section V.C.4.B. of the Zoning Ordinance to permit a new single-family home to be constructed with 4' of first floor masonry instead of the required full first floor at the property located at 9260 Pleasant in the R-2 (Single-Family Residential) zoning district consistent with the List of Submitted Plans and adopt Findings of Fact as proposed in the May 19, 2022, Staff Report. Motion seconded by COMMISSIONER TIBBETTS. Vote taken by roll call; all voted in favor. CHAIRMAN GRAY declared the motion as carried.

CHAIRMAN GRAY informed that this item will be presented to the Village Board on June 7th.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 19, 2022 REGULAR MEETING

ITEM #3: PUBLIC HEARING – BUILDING CODE TO ZONING CODE TRANSFER (DRIVEWAYS, ACCESSORY STRUCTURES. AND MISC.) - TEXT AMENDMENT

Consider recommending that the Village Board amend certain sections of the Zoning Ordinance to carry over portions of the current building code into the zoning ordinance where they are better served. Regulations include driveway location, driveway width, storage shed size, accessory structure locations, and other miscellaneous regulations.

Present Plan Commissioners: Chairman Gray
Kurt Truxal
Andrae Marak
Brian Tibbetts
Terry Hamilton

Absent Plan Commissioners: James Gaskill
Angela Gatto
Ken Shaw
Eduardo Mani

Village Officials and Staff: Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners: None

Members of the Public: None

CHAIRMAN GRAY introduced item #3 then requests a motion to continue the public hearing opened on May 5th, 2022. Motion made by COMMISSIONER TRUXAL. Seconded by COMMISSIONER MARAK. Motion carried by unanimous voice vote.

CHAIRMAN GRAY certified that proper public notice was published in accordance with state law. He then requested staff's presentation.

Dan Ritter, Planning Manager, noted that this is a continuation of the public hearing on May 5th, 2022. Staff also noted that a workshop was completed for this item. It was explained that our building code has sections that would be best fit in our zoning code where they can be applied. Staff felt that the Plan Commission utilizes these codes most and will be best fit in zoning code as well. Then noted changes made in the codes.

CHAIRMAN GRAY proceeded to ask for comments from the Commission.

COMMISSIONER HAMILTON asked about the process to grant a variation with the current building code.

Dan Ritter, Planning Manager, explained that the process is more so less transparent and clear and it's a matter of having the right people reviewing it. He explained the differences in having the Plan Commission review as opposed to other committees.

COMMISSIONER TIBBETTS noted that he agrees.

COMMISSIONER TRUXAL asked how many items will be moved.

Dan Ritter, Planning Manager, explained that outside the ones presented today there are not other items planned.

COMMISSIONER MARAK noted that it seems like a straightforward process.

CHAIRMAN GRAY noted that he needs clarification on the driveway apron changes regarding the widths.

Dan Ritter, Planning Manager, explained that the width provision to the code is accounting for widening at residential driveways.

CHAIRMAN GRAY noted it makes sense to bulge the driveway out at the garage or for a basketball court. He agreed that no structure should be built in a public or private utility easement and that no portion of the eave, gutter, or roof overhang may project into or over an easement. He noted that in the Village there is a sign from someone's decking company that is on an easement. That petitioner had understood he would be liable. He noted another case where someone's property was mislabeled, not where they thought it was. He also noted in Darien, there was a property with a garage or pole barn up against a property line. You do not want to have a gutter overhang onto someone else's property so that water goes there. He noted that there are some weird cases where there are issues with structures in easement.

Dan Ritter, Planning Manager, noted that in practice there are several types of easements. Some of it is dependent on how the easement language is written. In most cases easements are recorded at the inception of a property of subdivision. Utility easements can be recorded afterwards, sometimes as blanket easements. He noted that as long as a structure meets the necessary setbacks and approvals a structure can be approved. If something is in a utility easement, and all the utility companies are okay with it, then the Village is also okay with it. The Village Engineer would look at it. We don't take every single thing a person does in an easement to bring forward to you. If someone does a gutter that goes a foot or two into an easement, and our Village Engineer reviews and notes it's staying on the property and draining correctly, then it could get approved.

CHAIRMAN GRAY noted that also in Darien there was a back lot that had an easement, but it was all overhead power lines. The plans had said things could be put there as long as they were removable. They had a removable deck. The utility company was okay with it because they could still access the power lines. They called JULIE and had no issue with underground utilities.

Dan Ritter, Planning Manager, noted it's more the overhangs as part of the actual principal structure, and if you're going into it a foot, then instead of getting waivers, it may make sense to get rid of the actual easement if it's not serving its purpose.

CHAIRMAN GRAY noted if you have something up against a buried utilities easement, you probably don't want to have no gutter if it's a pitched roof, you are going to get water directed there. There may be a unique case that comes. He agreed with the language and hopes that no one tries to put more into it but he agrees with the Commissioners and feels that it is a good addition.

Dan Ritter, Planning Manager, noted the Zoning Code dates from 1978. That there may be more changes in the future but there are no plans to carry anything else over at this moment.

CHAIRMAN GRAY asked if the Commissioners had further discussion. Hearing none, he asked if the public wished to speak. Hearing none, he asked for a motion to close the public hearing. Motion made by COMMISSIONER TRUXAL seconded by COMMISSIONER MARAK. Motion declared carried by way of unanimous voice vote.

CHAIRMAN GRAY asked if there are any standards.

Dan Ritter, Planning Manager noted there are no standards since this is a text amendment.

CHAIRMAN GRAY requested a motion for the text amendment.

COMMISSIONER TRUXAL made a motion to recommend the Village Board amend various sections of the Zoning Ordinance to as described in the May 5, 2022, Staff Report and listed of attachments as drafted “red-lined” text amendments of Section III (General Provisions) and Section VIII (Off-Street Parking) regulating driveways, accessory structures, and other items previous regulated by the Tinley Park Comprehensive Building Code. Motion seconded by COMMISSIONER TIBBETTS. Vote taken by roll call; all voted in favor. CHAIRMAN GRAY declared the motion as carried.

CHAIRMAN GRAY noted this item will go to the Village Board on June 7th.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE MAY 19, 2022 REGULAR MEETING
ITEM #4: WORKSHOP – EXTENDED STAY HOTELS - TEXT AMENDMENT

Consider a proposed text amendment to the Tinley Park Zoning Ordinance amending Section II (Rules and Definitions), Section V (District Regulations), and Section VIII (Off-Street Parking and Loading) pertaining to defining and regulating “Extended Stay Hotels” within certain zoning districts.

Present Plan Commissioners:	Chairman Gray Kurt Truxal Andrae Marak Brian Tibbetts Terry Hamilton
Absent Plan Commissioners:	James Gaskill Angela Gatto Ken Shaw Eduardo Mani
Village Officials and Staff:	Dan Ritter, Planning Manager Lori Kosmatka, Associate Planner
Petitioners:	None
Members of the Public:	None

CHAIRMAN GRAY introduces item #4 then defers to staff for presentation.

Dan Ritter, Planning Manager, noted this is a Workshop. He summarized the staff report. Staff notes that extended stay hotels are an emerging submarket of the hotel industry prompting the presented changes to the zoning code. Staff continues to explain the differences between extended stays and regular hotels. The similarity in extended stays to apartments has also been a driving force in the defining of what constitutes as an extended stay and making changes to the zoning code.

CHAIRMAN GRAY asked the Commissioners for comments.

COMMISSIONER HAMILTON asks if the problem that we are trying to avoid is facilities becoming long-term residences when they were intended to be hotels.

Dan Ritter, Planning Manager, answered yes that is the issue and having too many people utilizing extended stays at once can lead to abandoned vehicles and different types of crime. You don’t want to see it transition into an apartment complex.

CHAIRMAN GRAY asked if this issue has been seen in other communities. We only have one extended stay now, but we may soon have more with the current inquiries.

Dan Ritter, Planning Manager, responded that the current one in town has had more issues than at a typical hotel according to our Police department. He needs the data in front of him to give the best answer. If someone receives

mail there, then they may be a resident, which would trigger eviction laws. We would want to avoid it becoming a residential use in a commercial corridor. Residential uses are more by parks, sidewalks, and other residences, which are a more enjoyable setting than locations like North Creek Drive.

CHAIRMAN GRAY noted there's also designated apartment complexes and places zoned for permanent residents. If someone is receiving mail there or their kids are going to the local school, then it's an issue.

Dan Ritter, Planning Manager, noted we are not against the use, but there is a different place for it.

COMMISSIONER HAMILTON had no further comment.

COMMISSIONER TRUXAL notes that staff is spot on with the concerns presented and security is a top concern for him. Transients establishing residents can become problematic so having the enforcement mechanism to move people if you have to is pretty important. He also notes that placement is a good question as well, whether you cluster them or not.

Dan Ritter, Planning Manager, commented that the reason for the Special Use is to guide the placement and allows the Village to consider the type of business before granting the Special Use. Issues with clustering or operations can come up in that process.

COMMISSIONER TRUXAL asks if there is a list of concerns that staff has compiled that the Village is aware of that may have been missed.

Dan Ritter, Planning Manager, explained that those are generally listed in the standards of a special use. Morals, health, safety, and security are in there.

COMMISSIONER TRUXAL noted that seeing the operational procedures of the cannabis dispensing organization was of paramount importance when approving that so that should be something to look for when approving these uses. Security and operations are concerns.

Dan Ritter, Planning Manager, responded that history matters as well. Experience with the business will be weighed in decision-making as well.

CHAIRMAN GRAY notes that to COMMISSIONER TRUXAL'S point the staff report has language that is very key to maintaining expectations. He noted that the report mentioned effects can be compounded when the extended stays are very near each other. He recalled the concern of clusters was raised when considering tobacco stores recently. Hotels tend to cluster as there are nine on Harlem and two on La Grange. They are generally expressway driven in terms of access. He also notes that he agrees with the security aspect being important. He also mentioned that he does not want to cast a bad picture of extended stays, but just wants to ensure all concerns are addressed. Comparatively, with short term rentals, there can be risks where guests appear to have good profiles, but then may destroy the room.

Dan Ritter, Planning Manager, commented that concerns can and will be addressed when someone requests a Special Use. Different uses have different concerns. Staff also notes that in the process of approving a Special Use, petitioners must stick to the plan presented in their public hearing or be subject to coming back to change it.

CHAIRMAN GRAY asked about the language in the staff report specifically referring to the definition of length of stay and what constitutes as an extended stay.

Dan Ritter, Planning Manager, noted that Staff got more specific in the types or room rather than the length of stay. He noted the language was constructed in conjunction with what neighboring municipalities do. Communities that regulated by days struggled with enforcement. The hotel and leisure industry considers extended stay as three days or more. The Village typically thinks of extended stays as a longer time frame.

CHAIRMAN GRAY states that he thinks it is tough to define what qualifies as extended stay. The Special Use designation will give some control with who is coming in.

COMMISSIONER MARAK stated that he is glad that we got rid of the word transient in the language of the code because of the derogatory connotation of the word. He asked if there is a differentiation between types of residences for example VRBOs and other short-term rentals and extended stay hotels. Once you collect mail at that location, it is no longer a short-term rental and becomes something else.

Dan Ritter, Planning Manager, responded there is a separate definition for short term rentals. The code is very strict and there are restrictions on short term vacation rentals. Property owners must live in the home that they are renting out per the code. A vacation or short-term rental without an owner occupying it constitutes as a commercial use.

COMMISSIONER MARAK noted that there could be a cap on the percentage of rooms that have extended stay amenities. There could be a mix of short- and long-term users. However, he notes that it may be off putting to regulate the number of amenities in an extended stay if that is their key market.

Dan Ritter, Planning Manager, responded, that's essentially what we are intending to do with this. If it's under 30% then it's considered a hotel. Over that would be considered an extended stay.

COMMISSIONER MARAK notes that what he is suggesting is one way to prevent problems is by capping what percentage of the rooms could be extended stay types. For example, you become extended stay by having 30% or more, but you could say something like no place could have more than 50% even if they are extended stay. Ultimately it would change the guest composition in that business.

CHAIRMAN GRAY notes that he likes to frequent a specific brand of extended stay hotels because of the full amenities with a kitchen and refrigerator. Noting that if you cap it off then you could potentially limit the ability for the hotel to offer these amenities to non-extended stay guests.

Dan Ritter, Planning Manager, noted that most extended stays have 100% of their rooms set up for a longer stay, which makes them extended stays. That allows the businesses to cater to their targeted market so being too restrictive may be problematic. What we are aiming to do is improve the experience of guests while understanding that there is still a need for extended stays. Guests staying for business needs may wish to have the amenities like a refrigerator.

CHAIRMAN GRAY asked if the Marriott Residence Inn is 100% extended stay.

Dan Ritter, Planning Manager, responded yes but he is not sure if there will be a few designated as non-extended stays. Even within the extended stay industry there are different tiers. Residence Inn is considered at the top tier.

CHAIRMAN GRAY commented that he wants to ensure that he understands the definitions properly specifically referring to the difference between motel and hotel.

Dan Ritter, Planning Manager, responded he will ask the attorney for clarification. A mental health center, prison, or firehouse may be exceptions.

CHAIRMAN GRAY commented that he thinks it's a good step in the right direction.

GOOD OF THE ORDER

Daniel Ritter, Planning Manager, stated that DR Horton and Anytime Fitness were approved by the Village Board. The two fence variations made it past the 1st Reading but there was still more to be discussed and the Village Board is not taking the decision or recommendations lightly. Loyola started construction today they will be moving quickly on that now that they have county approval. Primal Cut's Patio and R.O.W. agreement were also approved. Next meeting is June 2nd and we have four items expected on that agenda.

COMMISSIONER TRUXAL asks what's going on with Magnuson.

Dan Ritter, Planning Manager, responded that their permit is in and under review. Comments will be given to them soon.

COMMISSIONERS TIBBETTS and HAMILTON gave brief introductions of themselves.

PUBLIC COMMENT – NONE

MEETING ADJOURNED at 8:49pm



PLAN COMMISSION STAFF REPORT

June 02, 2022

Petitioner

SP HVH Tinley Park #2, LLC

Property Location

19501 – 19701 Harlem Avenue (NEC Vollmer Rd & Harlem Ave)

PINs

31-07-103-001-0000 &
31-07-300-001-0000

Zoning

Current: ORI PD (Office & Restricted Industrial, Planned Unit Development)

Approvals Sought

- Site Plan Approval
- Plat Approval

Project Planner

Kimberly Clarke, AICP
Community Development Director

Tinley Park Business Center Industrial Development Phase 2

19501-19701 Harlem Avenue (NEC Vollmer Rd & Harlem Ave)



EXECUTIVE SUMMARY

The Petitioner, SP HVH Tinley Park #2, LLC, is requesting Final Site Plan/Architecture and Final Plat Approval for Phase 2 of the multi-phased industrial development located at 19501-19701 Harlem Avenue and is zoned ORI PD.

The overall development is on 110.94 acres with approximately 1,262,000 sq. ft. of floor space over three industrial buildings, to be utilized for light industrial uses. The development may be completed in up to three phases. The overall PUD and Phase 1 was approved by the Village Board on June 29, 2021. Phase 2 will include the construction of building 2 consisting of a 604,800 square foot cross dock designed industrial building and minor changes to the Plat of Subdivision.

The proposed development is expected to bring additional jobs to the area and property tax revenue to the various taxing districts. Staff has worked with the developer on the site to create an attractive development that mitigates any negative impacts from the area's development as best as possible.

EXISTING SITE & HISTORY

The subject site originally consisted of two lots with a total of 110.94 acres of property located at the northeast corner of Vollmer Road and Harlem Avenue. The property was approved for subdivision in June of 2021 into three lots when the current owners petitioned the Village to annex and develop the property. The development was rezoned from Cook County's R-4 Single-Family Residence zoning district to Tinley Park ORI, Office & Restricted Industrial District. A Planned Unit Development (PUD) was placed on the property as well to allow for the proposed development to occur according to the plans and documents being approved.

The subject property is on the north side of Vollmer Road directly across the street from the Amazon Fulfillment Center in the Village of Matteson. The Amazon



Above: Overall Site Location (indicated in red).
amazon

development was approved in 2019 by Matteson. With the approval and development of the adjacent Amazon Fulfillment Center, the vision and marketability for the surrounding area along Harlem Avenue has been for light-industrial development. Most notably there has been a strong market demand for distribution and warehousing facilities in the Chicagoland area, particularly along the I-80 and I-57 corridors. This site is attractive for these users because the site is less than 1 mile from full access points to both interstate highways.

The subject site is surrounded by undeveloped land, a creek to the east and has an encumbrance of floodplain located on it (see map below). The existing floodplain on the site creates some unique development challenges and additional costs in regards to development.

ZONING & NEARBY LAND USES

Zoning District names and regulations differ for every regulatory body, even if the district codes appear similar. The subject site is surrounded by four different local government levels that control zoning including Tinley Park, Matteson, Cook County, and Will County thus a zoning map showing these zoning classifications will not accurately show a clear distinction. The existing uses and the zoning district from the current jurisdiction location are listed below for properties surrounding the subject site.

- North: Tinley Park B-3 (General Business & Commercial) - Odyssey Fun World and Driving Range
- West (Across Harlem Ave): Tinley Park B-3 (General Business & Commercial) – Gas N Wash and Unincorporated Will County C-3 and C-4 zoning – Various Commercial Properties
- East: Unincorporated Cook County vacant land/floodplain zoned R-2 zoning
- South: Matteson C-4 (Highway Commercial) - Amazon Distribution/Fulfillment Center

PROPOSED USE & DEVELOPMENT

In June of 2021, the Village approved a PUD for an industrial park that was to be developed with two or three industrial buildings expected to be utilized for light industrial, distribution, warehouse, and manufacturing uses. While the demand for distribution and warehouse is currently high, the buildings have the ability to attract various other users such as manufacturing and technology.

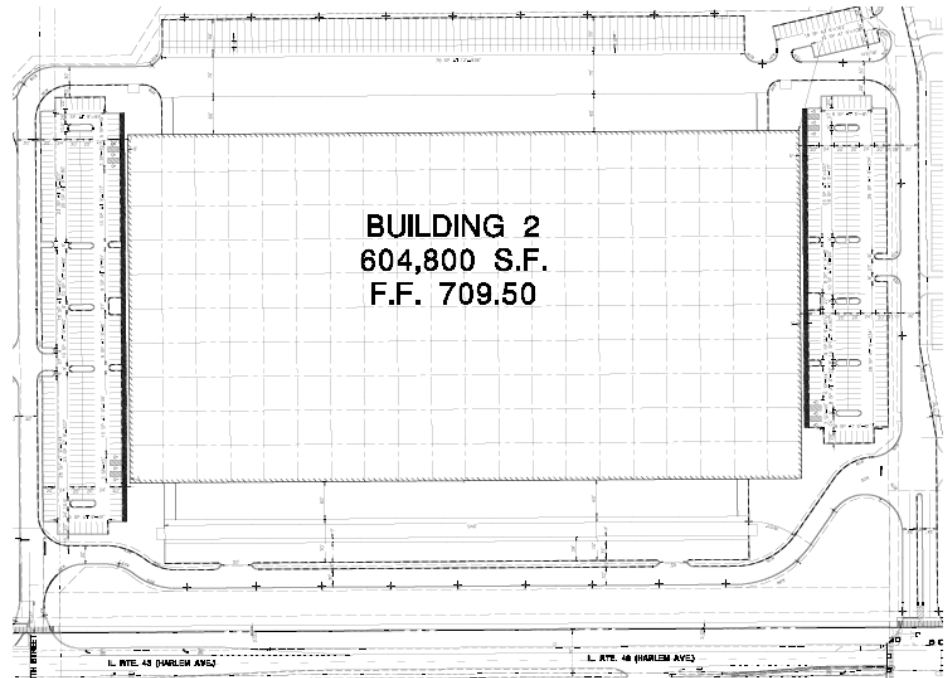
SITE PLAN

The approved preliminary site plan is shown below indicating three buildings, adjacent parking, truck docks, trailer storage, roadways, detention and landscaping. Overall, phase 2 is in substantial compliance with the approved preliminary plan.



Building 2 Final

The petitioner is proposing phase 2 which consists of the construction of a 604,800 sq. ft. one-story cross dock industrial building. The site will tie into the internal roadway system and will have access to two access points including the signalized intersection at Benton Drive that will be constructed with Phase 1. The building is setback 210' from the Harlem avenue right-of-way line. Within that setback there will be a 4-foot-high landscape berm to help block views of the docks and trailer storage in front of building 2. All garbage will be kept internal to the building and placed outside on pickup days only.



Open Item #1: Discuss the final site plan approval for Building 2.

PARKING

Warehouse and distribution use minimum parking requirements in the zoning ordinance are based on the number of employees with the requirement being "One (1) space for each two (2) employees, plus one (1) space for each vehicle used in the conduct of the business." However, this is not an efficient way to understand the parking based when a building is built speculatively or in general since tenants can come and go. When a specific minimum parking requirement is not existent or possible, parking requirements for these uses are approved by Plan Commission with the Final Site Plan Approvals.

Minimum parking requirements are particularly tough to determine on industrial and warehouse properties due to the variety of different potential uses and tenants that result in a wide range of employment totals. However, it will be up to the developer and owners to regulate parking. Ultimately if a tenant needs more parking than is provided, they are unlikely to locate there. Having too little parking is to the detriment of the developer and their properties marketability. Having too much reduces the buildable area. The developer has noted that they have extensive experience in the market and have had success with regards to the parking and trailer storage totals shown. An estimate of the parking data is shown in the table below:

	Approximate Floor Area		Parking Stalls Proposed	Stalls per 1,000 sq. ft.		Required based on 1 stall per 1,000 sq. ft.	Required based on 1 stall per 2,000 sq. ft.
Phase 1 (Final)	±195k sq. ft.		152 (6 ADA)	.77		195 (-43)	97.5 (+54.5)
Building 2 (Final)	±605k sq. ft.		±517 (12 ADA)	.83		605 (-88)	302.5 (+214.5)
Building 3 (Conceptual)	±462.5k sq. ft.		±381 (8 ADA)	.82		462 (-81.5)	231 (+150)

The proposed parking for phase 2 is consistent with what was presented in the approved preliminary plan. There are two large parking lots on the north and south side for the building for employees. The West and East sides of the building are for all of the truck storage and docking. The site can accommodate 78 spaces for trailer parking/storage on the east side of the building. A tenant has not been specifically identified at this time, however the developer is confident their plan will support the majority of users interested in this style of buildings. Staff is comfortable with the proposed parking on the speculative building 2.

Open Item #2: Review overall proposed parking with an emphasis on the Final approval for building 2.

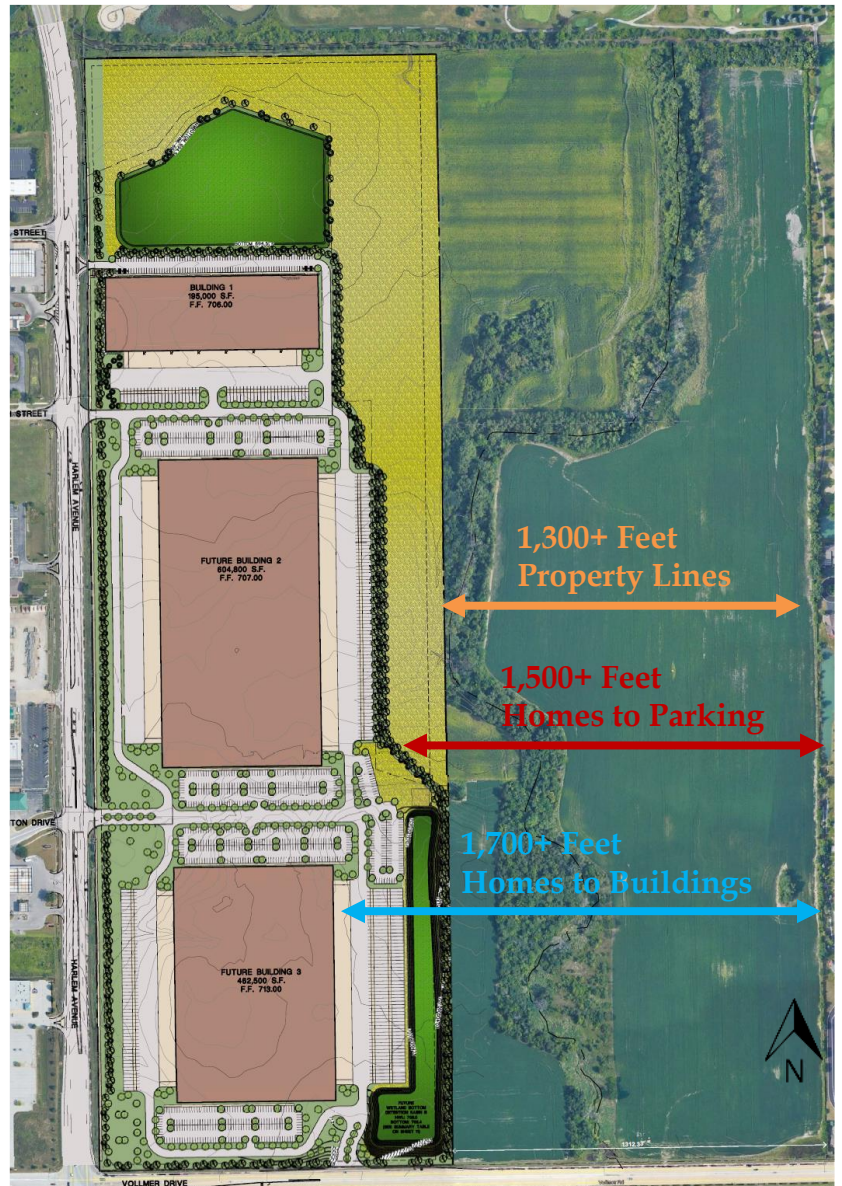
LANDSCAPE & SITE BUFFERING

During the initial preliminary plan approval, the Village focused heavily on the need for this site to provide for an attractive streetscape by creating a substantial buffer along Harlem Avenue. A continuous landscape berm is provided along Harlem Avenue. Specifically, a forty-foot-wide landscape berm approximately 4 feet tall is proposed in front of building 2. Along with planting a substantial year-round landscape buffer of large trees, under-story trees, bushes, and shrubs, the berm further creates a buffer of views to the proposed building docks and trailers.

In addition to the berm along Harlem Avenue, landscaping is proposed around the perimeter of the development on the north and east sides of the property. Landscaping along the east side was designed to be thick and buffer any potential views to the development to the residents in the Odyssey subdivision. The subdivision sits more than 1,300 feet to the east of the proposed development, with a distance of more than 1,500 feet from the closest home to any pavement and more than 1,700 feet from any of the proposed buildings.

Landscaping internal to the site is proposed at the development's various entrance/exits, lining internal drive aisles and with the placement of landscape islands within employee/visitor parking lots. Landscaping is not proposed in loading dock or storage areas as landscaping/curbs and large trucks trying to maneuver through the sites do not mix well. The final Phase 2 approval includes all landscaping shown below including the buffers along Harlem Avenue, the driveway entrances, and around the internal drive aisles and parking lots associated with building 1.

Open Item #9: Review final landscape plan for Building 2.



LIGHTING

All lighting has been proposed with light levels below .5 fc at all property lines in compliance with Village Code requirements. All light fixtures are parallel to the ground and full cutoff so that the light source isn't visible or create any off-site glare on roadways or adjacent properties. Parking lot and internal drive aisle lights are mounted at 25 ft. in height. A condition of the preliminary plan approval required all lighting within the development utilize the same fixtures proposed with Phase 1. This will ensure a cohesive look to the lighting and a constant lighting color/intensity on the site.



Lighting will be supplied at the intersection and at entrances to the development, however street lighting along Vollmer Road and Harlem Avenue will be subject to each of the roadway jurisdictions in regards to requirements.

ARCHITECTURE – FINAL BUILDING 2

The building will be largely constructed of precast concrete panels. There are three glass architectural elements to anchor the building's two corners and the center for the north/front façade that will be most visible to Harlem Avenue. While the total number of tenants and internal layout will be determined based on the tenants chosen, this provides a natural space for up to three main entrances for employees. Canopies have also been placed over the entrance points to draw attention to them as customer or employee entrances. Overall there is articulation in the buildings appearance and roof line that makes it look attractive and not "boxy". The rooftop parapet has been designed to screen all rooftop equipment from view of the street. The overall design and appearance of the building are similar and compatible with the approval for building 1.

West Elevation facing Harlem Avenue: The goal with the landscape berm is to heavily screen this elevation from Harlem Avenue because this side is loaded with truck docks.

North & South Elevations will be visible from the right of way however there will be parking lots for employees and landscaping within those lots to help screen from the public right of way.

East Elevation faces the Odyssey subdivision and will have docks aligned the entire building length. However, there will be a landscape buffer along the eastern property line to help screen this elevation.

Open Item 3: Review and discuss the proposed architecture of building 2.

SIGNAGE

Wall signage for individual tenants is proposed to be regulated by the Zoning Code. Specific design details for the ground and directional signage have not been determined. Ground signs and directional signs were granted a few exceptions knowing how the overall development would function. Other than the Exceptions the signs will need to comply with the Zoning Ordinance. The PUD sign exceptions are listed below.

1. Permit off-site signage for businesses within the PUD to be placed on any approved ground or monument signs.
2. Permit business names and logos to be placed on directional signage.
3. Permit up to one ground sign per driveway/entrance into the development.
4. Permit ground signs to be located as close as 5 feet from a property line.

FINAL PLAT APPROVAL

The proposed Plat of Subdivision provides for three separate lots for the developer with a fourth lot for the village's future tower site. Conservation and drainage easements are being placed over the detention pond and floodplain areas. Cross-access easements are being placed over main drive aisles. An ingress/egress easement has been placed over lot 3 to ensure lot 2 has access to Vollmer Road. The only adjustment requested by engineering is to increase the utility easement leading to the tower site from 10 feet to 15 feet. The developer has agreed to this request and a recommended condition has been added requiring final engineering approval.

Open Item #4: Review the proposed Plat of Subdivision for recommendation to the Village Board.

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 (Site Plan):

"...make a motion to grant the Petitioner, SP HVH Tinley Park #2, LLC, Final Site Plan Approval to construct Phase 2, including a 604,800 sq. ft. building at 19501 - 19701 Harlem Avenue in the ORI PD (Office & Restricted Industrial, Tinley Park Business Center PUD) zoning district, in accordance with the plans submitted and listed herein and subject to the following conditions:

- 1. Site Plan Approval is subject to final engineering plan review and approval.*

Motion 2 (Final Plat):

"...make a motion to recommend that the Village Board grant approval to the Petitioner, SP HVH Tinley Park #2, LLC Final Plat of Subdivision Approval for the Tinley Park Business Center Subdivision in accordance with the Final Plat submitted and listed herein, subject to the following conditions:

- 1. The Final Plat approval is subject to Final Engineering Plan approval.*
- 2. The Final Plat shall be recorded prior to issuance of any site or foundation permits being issued.*

LIST OF REVIEWED PLANS

[illegible]



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

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☐ Special Use for: _____
- ☒ Planned Unit Development (PUD) ☐ Concept ☒ Preliminary ☒ Final ☐ Deviation
- ☐ Variation ☐ Residential ☐ Commercial for _____
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☒ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☒ Final
- ☒ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Tinley Park Business Center - Building 2

Project Description: Building 2 of the Tinley Park Business Center development

Project Address: NE Corner of Harlem & Vollme Property Index No. (PIN): 31-07-103-001, 31-07-300-C

Zoning District: ORI (PUD overlay) Lot Dimensions & Area: See Plat of Subdivision

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

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

Name of Owner:

Street Address:

E-Mail Address:

Company:

City, State & Zip:

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

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: _____

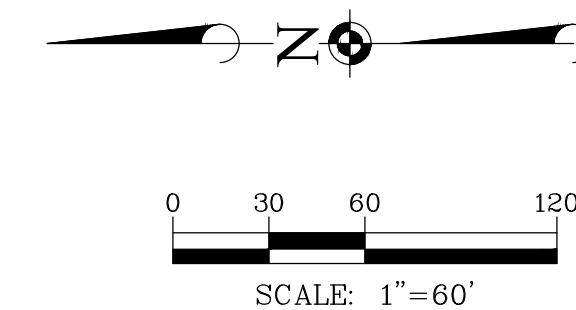
Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

2/8/2022



SITE DATA	
SITE AREA	110.94 ACRES
BUILDING 1	
VEHICLE PARKING PROVIDED	146 SPACES
ADA PARKING REQUIRED	5 SPACES
ADA PARKING PROVIDED	6 SPACES
TRAILER PARKING PROVIDED	47 SPACES
PARKING RATIO	0.75 SPACES/1000 S.F.
BUILDING 2	
VEHICLE PARKING PROVIDED	505 SPACES
ADA PARKING REQUIRED	11 SPACES
ADA PARKING PROVIDED	12 SPACES
TRAILER PARKING PROVIDED	78 SPACES
PARKING RATIO	0.83 SPACES/1000 S.F.



HARLEM AND VOLLMER INDUSTRIAL DEVELOPMENT BUILDING 2

NORTHEAST CORNER OF SOUTH HARLEM AVENUE AND VOLLMER ROAD,
VILLAGE OF TINLEY PARK, IL
SITE AND BUILDING PLAN REVIEW



PROJECT DATA	
APPLICABLE CODES:	
INTERNATIONAL BUILDING CODE - 1015 AS MODIFIED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE IN CHAPTER SPS 362.	
BUILDING CLASSIFICATION:	
MIXED USE NON-SEPARATED, UNLIMITED AREA BUILDING	
S-1 (MODERATE-HAZARD STORAGE) F-1 (MODERATE-HAZARD FACTORY) B (BUSINESS)	
CONSTRUCTION CLASSIFICATION:	
TYPE 2B - UNPROTECTED WITH AUTOMATIC SPRINKLER SYSTEM	
BUILDING AREA: 609,545 SF.	

GENERAL NOTES	
1. DO NOT SCALE DRAWINGS.	
2. CONTRACTOR SHALL FIELD VERIFY AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS AND DIMENSIONS.	
3. EACH CONTRACTOR SHALL REVIEW COMPLETE PLANS FOR RELATED WORK.	
4. ALL WORK SHALL BE IN COMPLIANCE WITH STATE AND LOCAL CODES FOR RESPECTIVE TRADES.	

SHEET INDEX	
T1	TITLE SHEET
A1	ARCHITECTURAL
A1	SITE PLAN
A3	OVERALL BUILDING PLAN
A4	EXTERIOR ELEVATIONS

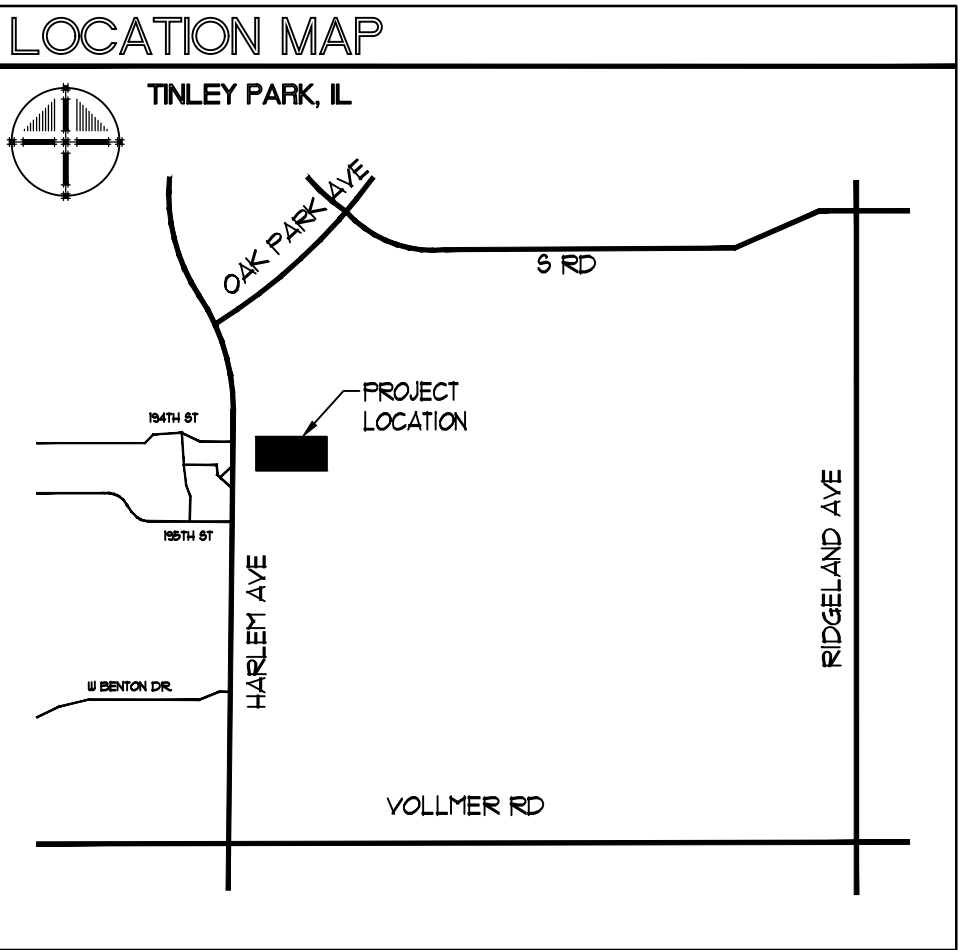
ABBREVIATIONS			
ALT	ALTERNATE	HDUR	HARDWARE
A/E	ARCHITECT/ENGINEER	HT	HOLLOW METAL
APF	ABOVE FINISH FLOOR	HT	HEIGHT
ALUM	ALUMINUM	HW	HOT WATER
BD	BOARD	INT	INTERIOR
B/O	BOTTOM OF	INSUL	INSULATION
CPT	CARPET	JOINT	JOINT
CL	CENTER LINE	LAV	LAVATORY
CLG	CEILING	MFR	MANUFACTURER
CJ	CONTROL JOINT	MIN	MINIMUM
CHU	CONCRETE MASONRY UNIT	MO	MASONRY OPENING
CONC	CONCRETE	MTL	METAL
CONT	CONTINUOUS	NC	NOT IN CONTRACT
CO	CLEAN OUT	NTS	NOT TO SCALE
CW	COLD WATER	OC	ON CENTER
CT	CERAMIC TILE	OC	OTHER FURNISHED
DBL	DOUBLE	OC	CONTRACTOR TO INSTALL
DF	DRINKING FOUNTAIN	OPP	OPPOSITE
DIA	DIAMETER	FLYUD	FLYWOOD
DIM	DIMENSION	FL	FLASTIC LAMINATE
DN	DOWN	FLATE	FLATE
DR	DOOR	FT	FORCELAIN TILE
DS	DOWNSPOUT	QT	QUARRY TILE
DTL	DETAIL	REQ'D	REQUIRED
DWG	DRAWING	RO	ROUGH OPENING
EA	EACH	SHT	SHEET
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	SV	SHEET VINYL
EL	ELEVATION	SM	SIMILAR
EJ	EXPANSION JOINT	SS	SOLID SURFACE
EQ	EQUAL	SS	STAINLESS STEEL
EQUIP	EQUIPMENT	STD	STANDARD
EXIST	EXISTING	SAT	SUSPENDED ACOUSTIC TILE
EXT	EXTERIOR	CEILING	CEILING
EW	ELECTRIC WATER COOLER	TBD	TO BE DETERMINED
FEC	FIRE EXTINGUISHER	TEMP	TEMPORARY
FIN	FINISH	T/O	TOP OF
FD	FLOOR DRAIN	T&G	TONGUE AND GROOVE
FLR	FLOOR	TYP	TYPICAL
FRP	FIBERGLASS REINFORCED PLASTIC	UNO	UNLESS NOTED OTHERWISE
GA	GAUGE	VCT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VB	VINYL BASE
GYP BD	GYPSON BOARD	VF	VERIFY IN FIELD
		WD	WOOD
		WUF	WELDED WIRE FABRIC



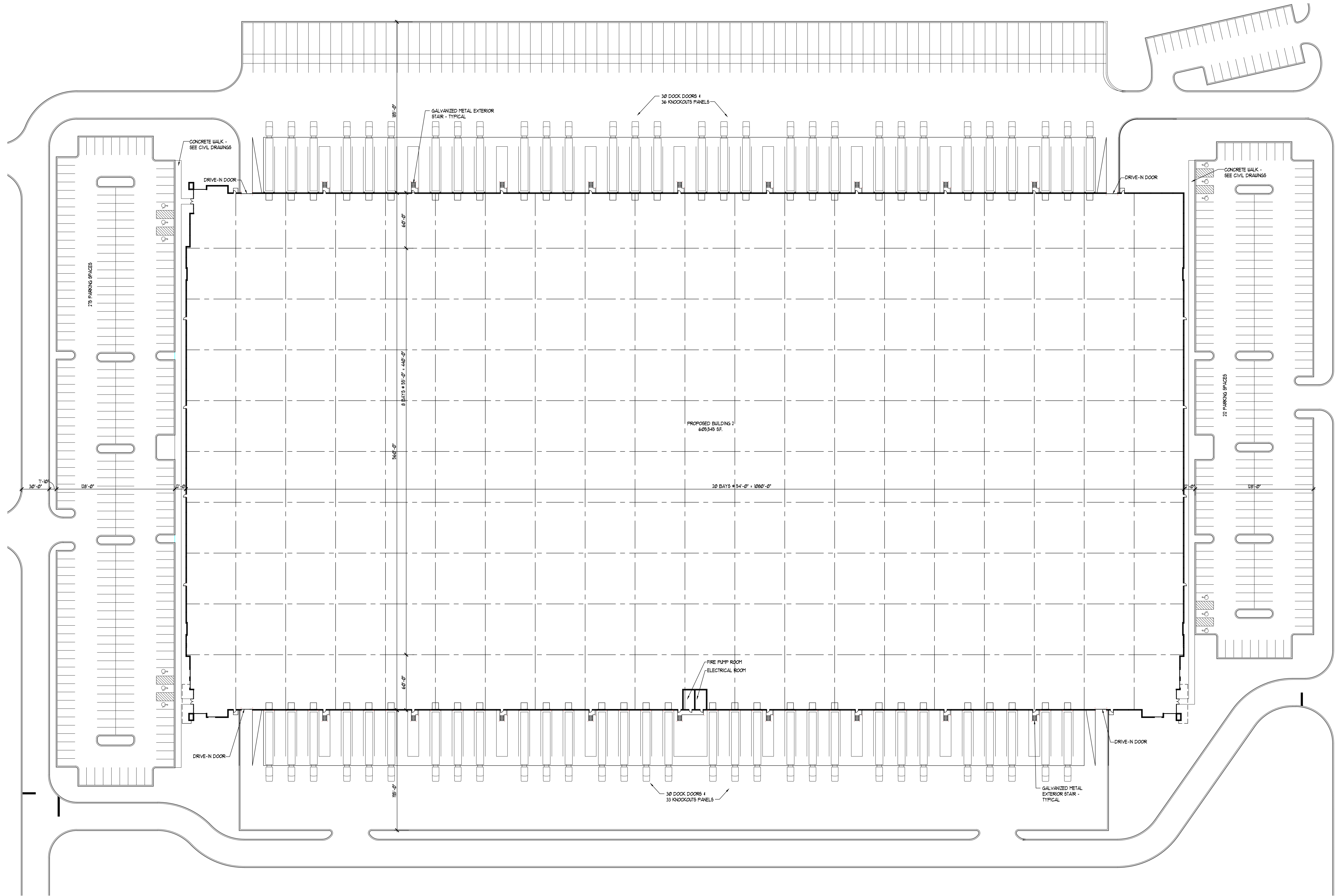
CLIENT:
SCANNELL PROPERTIES
310 WEST OHIO STREET, SUITE 301
CHICAGO, IL 60664
PHONE: 312.425.5426
ATTN: CHRIS CARLINO



ARCHITECT:
PARTNERS IN DESIGN ARCHITECTS
2610 LAKE COOK ROAD, SUITE 180
RIVERWOODS, ILLINOIS 60005
PHONE: 847.340.0300
ATTN: WERNER BRISKE, AIA

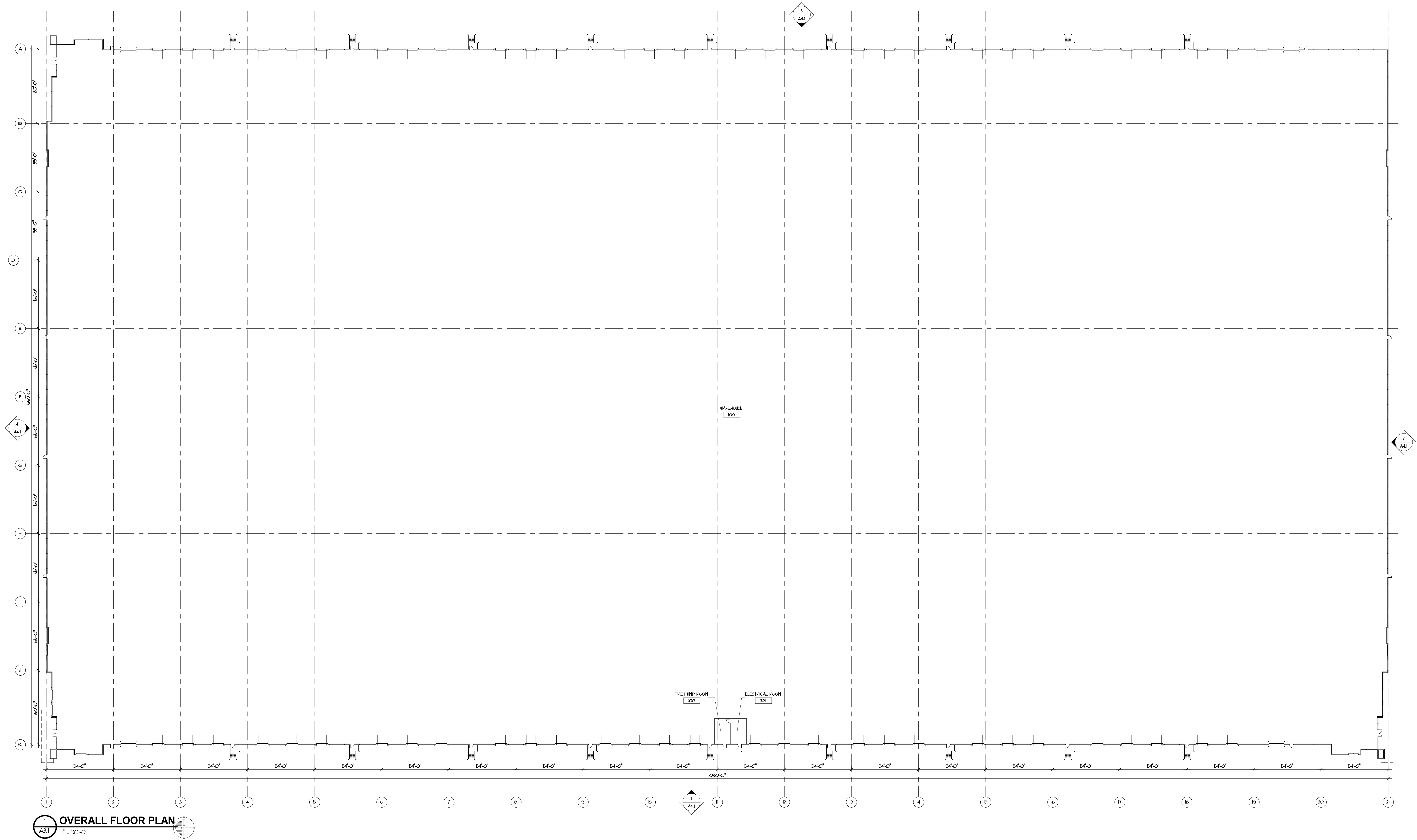


HARLEM AND VOLLMER
INDUSTRIAL DEVELOPMENT
BUILDING 2
PROJECT NUMBER: 875.21.062
SITE PLAN AND BUILDING
REVIEW
ISSUE DATE: 09.29.21



1 SITE PLAN
A11 1" = 40'-0"





REVISIONS:

2610 Lake Cook Road
Suite 280
Riverside, IL 60015
Ph: (847)940-0300

PartnersinDesign

ARCHITECTS

PROJECT NO:
875.21.062

DRAWN BY: Y115
CHECKED BY: WJB

DATE: 09.23.21

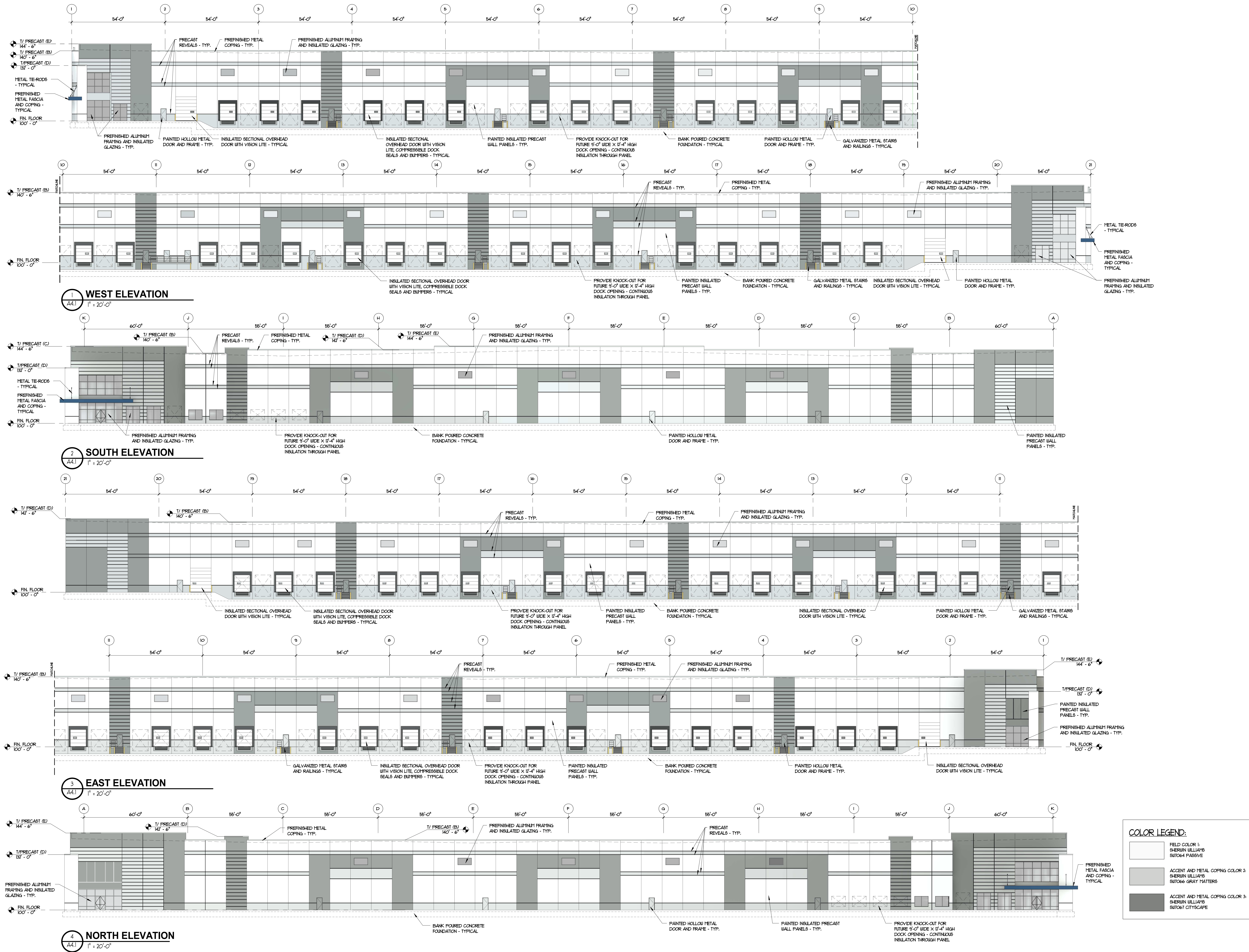
SHEET NO:

HARLEM AND VOLLMER INDUSTRIAL DEVELOPMENT
Northeast Corner of Harlem Ave. And Vollmer Rd, Village of Tinley Park, Illinois

OVERALL BUILDING PLAN

A3.1

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FINAL LANDSCAPE PLAN
for
TINLEY PARK BUSINESS CENTER
19501-19701 HARLEM AVENUE, TINLEY PARK
VILLAGE OF TINLEY PARK, ILLINOIS

SHEET NO.	DESCRIPTION
L1	TITLE SHEET AND LANDSCAPE SUMMARY
L2	LANDSCAPE PLAN
L3	LANDSCAPE PLAN
L4	LANDSCAPE PLAN
L5	LANDSCAPE PLAN
L6	LANDSCAPE PLAN
L7	LANDSCAPE PLAN
L8	LANDSCAPE PLAN
L9	LANDSCAPE PLAN
L10	LANDSCAPE PLAN
L11	LANDSCAPE PLAN
L12	LANDSCAPE PLAN
L13	LANDSCAPE DETAILS
L14	LANDSCAPE SPECIFICATIONS

Village of Tinley Park Required Landscaping

STREET TREE REQUIREMENT

Requirement: One canopy tree per 25 feet of street frontage in parkway
Harlem Ave: $2,727 \text{ LF} / 25 = 109 \text{ Trees}$
Vollmer Rd: 1,182 LF Parkway less than 4' wide, no trees required

Required- 109 Trees

On Plan - 0 Trees in parkway per waiver agreement with Village. Per call with Village, providing additional shade trees along berm in lieu of street trees.

PARKING LOT LANDSCAPING

Requirement: Lots to be screened from view of adjacent properties and streets with evergreen plantings 3' ht. or by 3' berm. Shrubs and groundcovers are encouraged in islands and along borders. Each island shall include at least 1 tree and 1 shrub per 200 sf of island green area.

Required - Screening hedge and 46 Island Trees and 46 Island Shrubs (PH1)
On Plan - Screening hedge and 48 Island Trees and 45 Island Shrubs (PH1)

FOUNDATION LANDSCAPING

Requirement: Live species shall be planted along the front, side and rear walls of non-residential buildings wherever feasible. A min. 10' wide landscape areas shall front no less than 70% of the side of all buildings fronting streets.

On Plan - Meets Ordinance (71%)

BUFFER YARD LANDSCAPING

Requirement: North Property-Type C, South-Type B, East- Type D and West Type C
 Type B Per 100 LF, 20' wide: 2.4 Canopy Trees, .6 Understory Trees and 12 Shrubs
 Type C Per 100 LF, 25' wide: 3.5 Canopy Trees, 1.4 Understory Trees and 14 Shrubs
 Type D Per 100 LF, 60' wide: 4.8 Canopy Trees, 2.4 Understory Trees and 19 Shrubs
 Required:

North: 1,150' = 8.20 100' Sections = 41 Canopy Trees, 17 Understory, 161 Shrubs

East: 2,645' = 34.00 100' Sections = 127 CT, 64 UT, 503 SH

West: 2,597' = 34.13 100' Sections =91 CT, 37 UT, 363 SH

Proposed

North: 41 Canopy Trees, 17 Understory, 120 Shrubs

East: 106 CT, 68 UT, 417 SH

West: 79 CT. 37 UT. 503 SH

Required - 259 canopy trees, 118 understory trees, and 1,027 shrubs

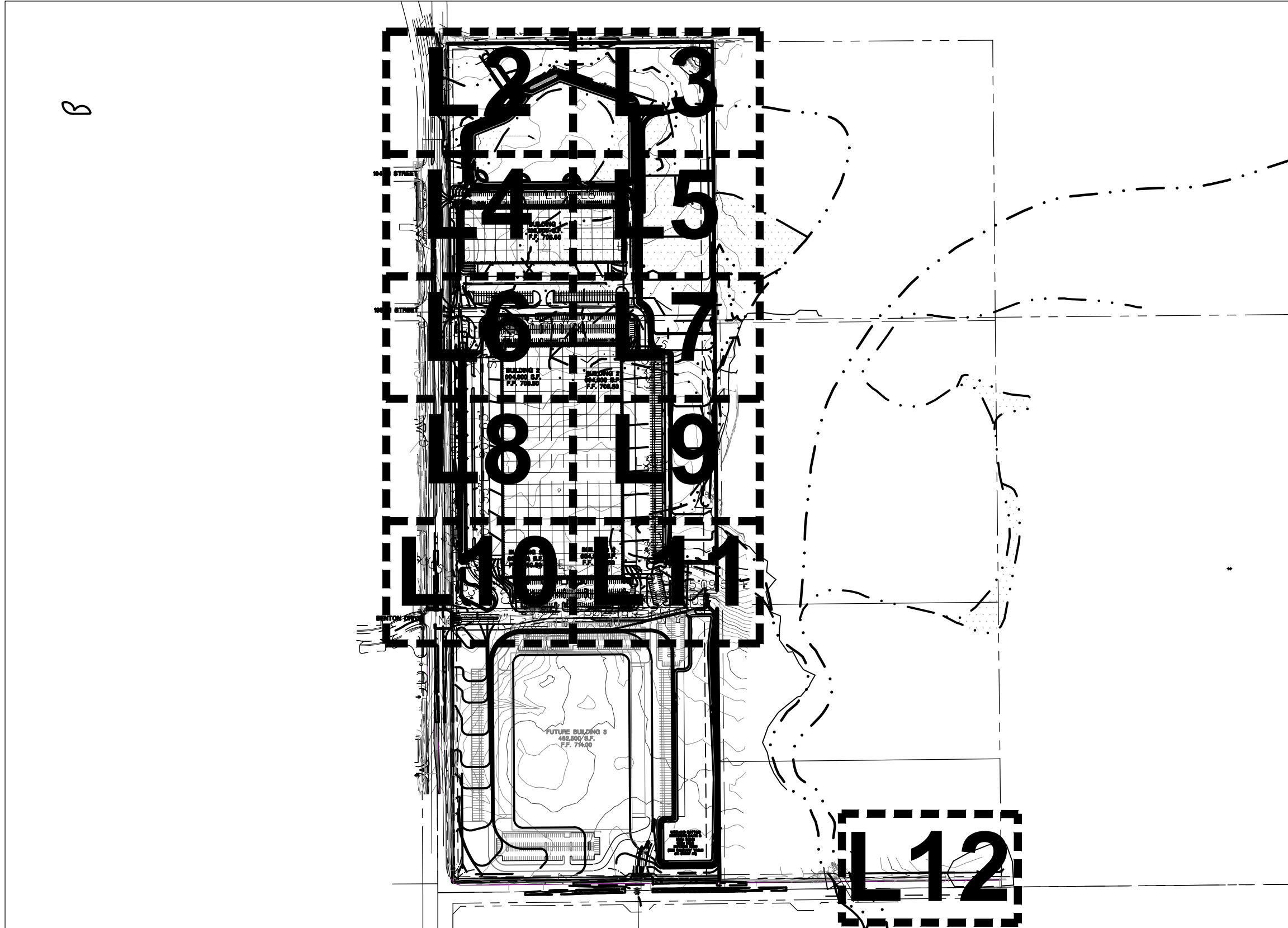
On Plan - 226 canopy trees, 122 understory trees, and 1,040 shrubs (some plantings to be provided in future phases. Note: Some buffer yards pulled internal to site for improved buffering and to avoid conflicts with utilities, floodplain, etc.). PER DISCUSSION W/ VILLAGE ON 05/13/22: PLANTINGS PROVIDED AS SHOWN ON PLANS AND AS REVIEWED PER LETTER SENT ON 05/10/22 SATISFY ORDINANCE REQUIREMENTS.

INTERIOR LOT LANDSCAPING

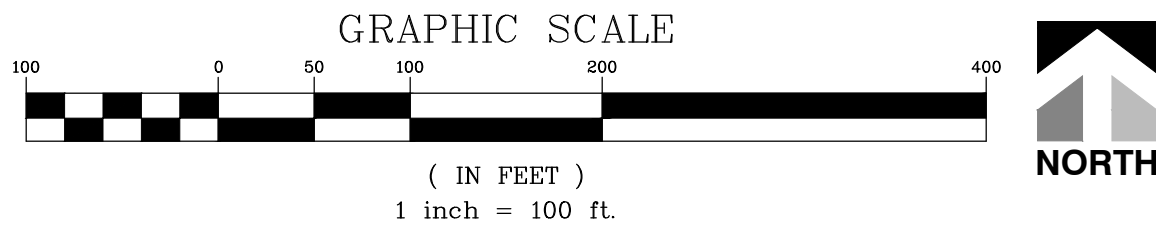
Requirement: One tree required per 25,000 sf of lot area

Lot Area 3,333,176 / 25,000 = 134 Trees required

Required - 134 trees On Plan - 142 trees



KEY MAP

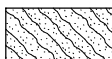


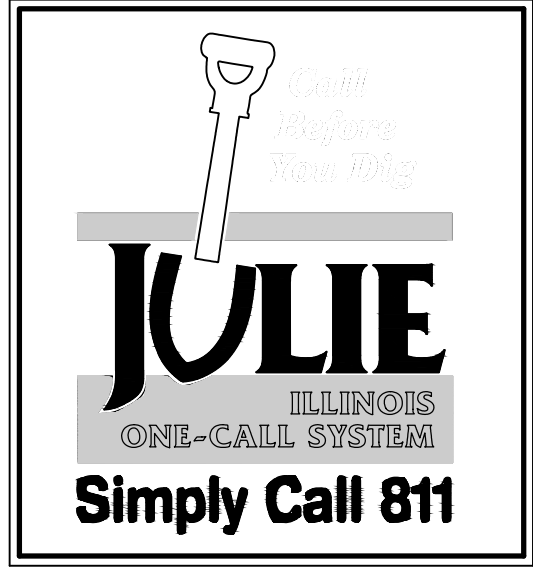
Landscape Notes:

1. Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/ sodded areas.
3. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch.
4. Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
5. All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch.
6. Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
7. For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
8. For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
9. It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
 - a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative.
 - b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
10. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections.
11. A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
12. Contractor shall promptly repair all damages to existing site at no cost to owner.
13. Refer to landscape specifications for additional conditions, standards, and notes.

PLANT SCHEDULE							
CONIFEROUS TREES		QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
PIC ABI	95		Picea abies	Norway Spruce	6' Ht.	B&B	
PIC BLA	63		Picea glauca densata	Black Hills Spruce	6' Ht.	B&B	
PIN FLE	73		Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	6' Ht.	B&B	
TAX DIS	30		Taxodium distichum	Bald Cypress	6' Ht.	B&B	
DECIDUOUS TREES		QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
ACE SUG	76		Acer saccharum	Sugar Maple	2.5" Cal.	B&B	
BET CUL	28		Betula nigra 'Cully' TM	Heritage River Birch	8' Ht.	B&B	
CEL CHI	34		Celtis occidentalis 'Chicagoland'	Chicagoland Common Hackberry	2.5" Cal.	B&B	
GLE SH2	83		Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	2.5" Cal.	B&B	
QUE BIC	38		Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B	
QUE RUB	55		Quercus rubra	Red Oak	2.5" Cal.	B&B	
TIL RED	59		Tilia americana 'Redmond'	Redmond American Linden	2.5" Cal.	B&B	
DECIDUOUS SHRUBS		QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
AES PVF	8		Aesculus parviflora	Bottlebrush Buckeye	5 gal.	Pot	
CAL PRG	24		Callicarpa x 'NCCX2' TM	Pearl Glam Beautyberry	5 gal.	Pot	
COR ISA	81		Cornus sericea 'Isanti'	Isanti Red Twig Dogwood	5 gal.	Pot	
COT WCB	55		Cotinus coggygria 'NCC01' TM	Winecraft Black Smoke Tree	5 gal.	Pot	
COT VA4	36		Cotoneaster acutifolius lucidus	Hedge Cotoneaster	5 gal.	Pot	
EUO COM	43		Euonymus alatus 'Compactus'	Compact Burning Bush	5 gal.	Pot	
HAM VIR	12		Hamamelis virginiana	Common Witch Hazel	5 gal.	Pot	
HYD ANN	93		Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pot	
HYD BUL	27		Hydrangea paniculata 'Bulk' TM	Quick Fire Panicle Hydrangea	5 gal.	Pot	
HYD FLT	52		Hydrangea paniculata 'SMHPFL' TM	Fire Light Panicle Hydrangea	5 gal.	Pot	
HYD ALI	77		Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	5 gal.	Pot	
RHU GRO	43		Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal.	Pot	
RHU VAR	81		Rhus copallina latifolium 'Morton' TM	Morton Winged Sumac	5 gal.	Pot	
ROS LMM	99		Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	5 gal.	Pot	
SOR SEM	75		Sorbaria sorbifolia 'Sem'	Sem Ash Leaf Spirea	5 gal.	Pot	
SYR BLD	79		Syringa x 'SMSJBPT' TM	Bloomerang Dark Purple Lilac	5 gal.	Pot	
VIB CAR	56		Viburnum carlesii	Koreanspice Viburnum	5 gal.	Pot	
WEI SBL	58		Weigela florida 'Bokrasopin' TM	Sonic Bloom Pink Weigela	5 gal.	Pot	
EVERGREEN SHRUBS		QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
JUN FOR	91		Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal.	Pot	
TAX TAU	17		Taxus x media 'Tauntonii'	Taunton's Anglo-Japanese Yew	5 gal.	Pot	
ORNAMENTAL GRASSES		QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
CAL KAR	35		Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot	
MIS GRA	28		Miscanthus sinensis 'Gracillimus'	Eulalia Grass	1 gal.	Pot	
MIS PUR	6		Miscanthus sinensis 'Purpurescens'	Purple Eulalia Grass	1 gal.	Pot	
PEN HAM	7		Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.	Pot	
GROUND COVERS		QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
HEM ORO	28		Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	Pot	18" o.c.
NEP WLO	32		Nepeta x 'Walker's Low'	Walker's Low Catmint	1 gal.	Pot	24" o.c.

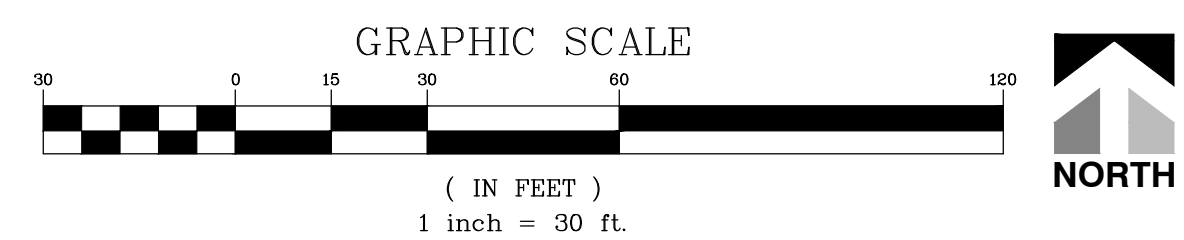
TURF AND SEEDING SCHEDULE

	<u>CARDNO EMERGENT WETLAND SEED MIX</u> -	263,820 sf
	<u>CARDNO WET TO MESIC TALLGRASS PRAIRIE SEED MIX</u> -	31,636 sf
	<u>CARDNO ECONOMY PRAIRIE SEED MIX</u> -	753,692 sf
	<u>UNDISTURBED</u> -	267,027 sf
	<u>TURF AREA</u> Seed or Sod	




MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L5



DATE	REVISIONS	DRAWN BY
05/17/22	REVISED PER VILLAGE REVIEW	MN
03/09/22	REVISED PER WATERMAIN EXPANSION	JBD
09-10-21	FINAL ENGINEERING SUBMITTAL #1	MN

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CONSULTING

700 Springer Drive, Lombard, IL 60148 Ph: 630.691.8500 fx: 630.691.8686 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers

TINLEY PARK BUSINESS CENTER

19501-19701 HARLEM AVENUE, TINLEY PARK

LANDSCAPE PLAN

PROJ. MGR.: ZRS
 PROJ. ASSOC.: MN
 DRAWN BY: MN
 DATE: 05/11/2021
 SCALE: 1"=30'

SHEET

L3 OF L14

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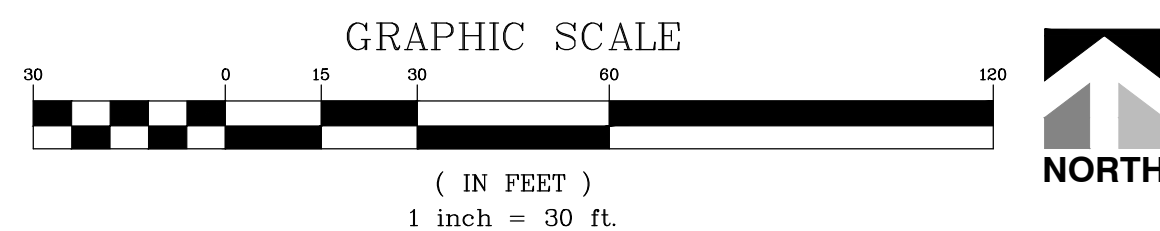
1TH STREET

MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L5

BUILDING 1
195,000 S.F.
F.F. 705.55

MATCHLINE SEE SHEET L6



DATE	REVISIONS
05/17/22	REVISED PER VILLAGE REVIEW
03/09/22	REVISED PER WATERMAIN EXPANSION
09-10-21	FINAL ENGINEERING SUBMITTAL #1

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TINLEY PARK BUSINESS CENTER

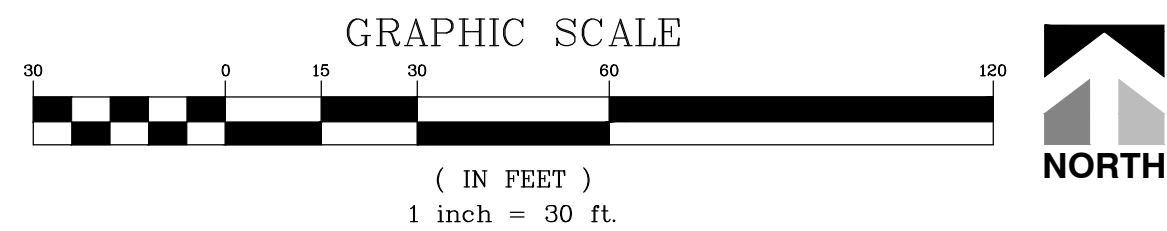
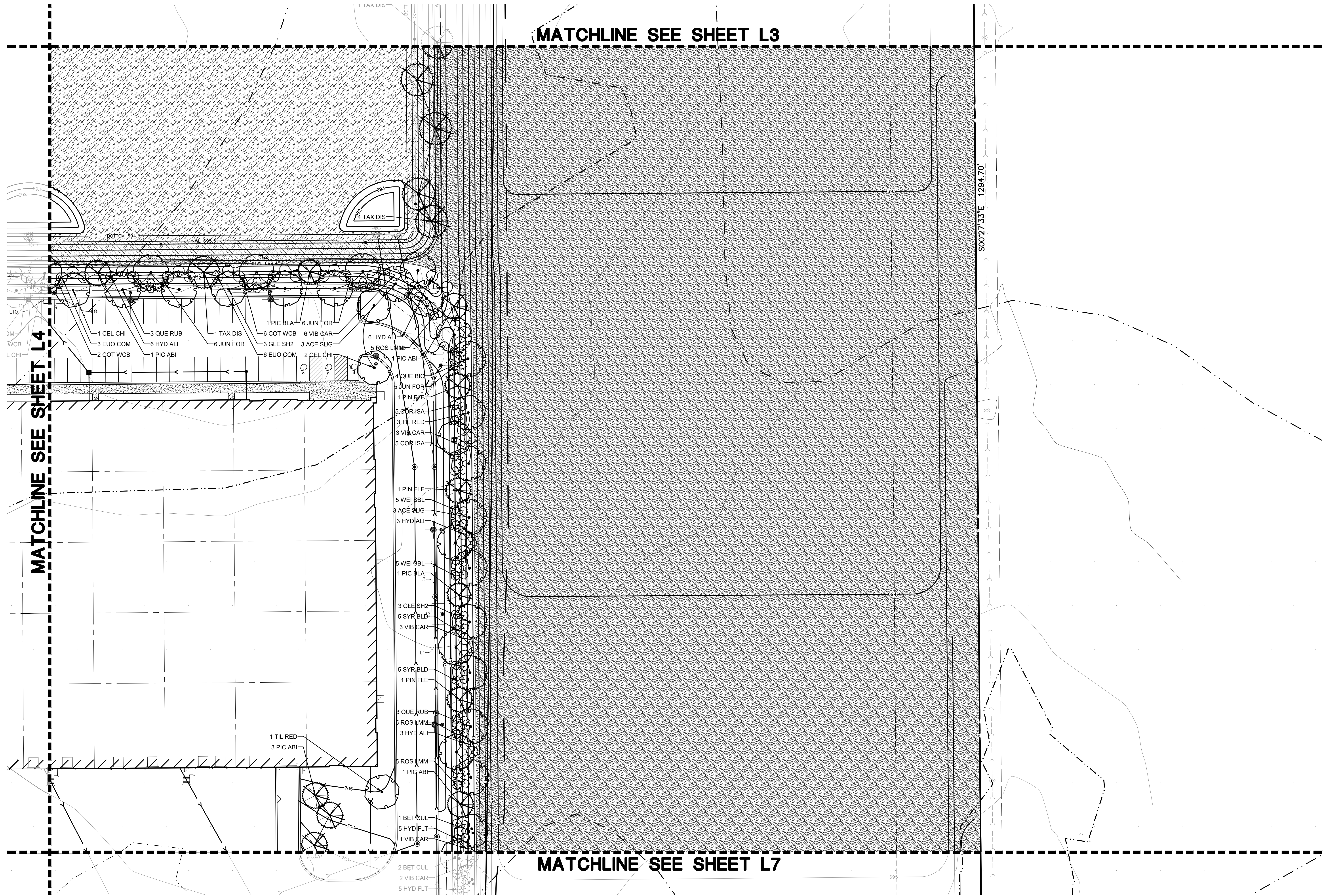
19501-19701 HARLEM AVENUE, TINLEY PARK

LANDSCAPE PLAN

PROJ. MGR.: ZRS
PROJ. ASSOC.: MN
DRAWN BY: MN
DATE: 05/11/2021
SCALE: 1"=30'

SHEET
L4 OF L14
SCP.TPIL01

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DATE	REVISIONS
05/17/22	REVISED PER VILLAGE REVIEW
02/09/22	REVISED PER WATERMAIN EXPANSION
09-10-21	FINAL ENGINEERING SUBMITTAL #1

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TINLEY PARK BUSINESS CENTER
19501-19701 HARLEM AVENUE, TINLEY PARK
LANDSCAPE PLAN

PROJ. MGR.: ZRS
PROJ. ASSOC.: MN
DRAWN BY: MN
DATE: 05/11/2021
SCALE: 1"=30'

SHEET
L5 OF L14
SCP.TPIL01

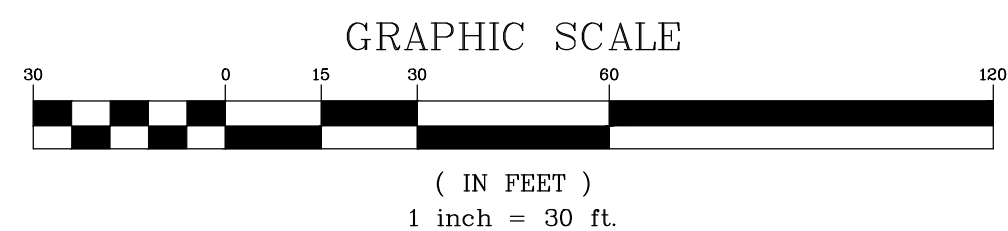
5TH STREET

MATCHLINE SEE SHEET L4

MATCHLINE SEE SHEET L7

MATCHLINE SEE SHEET L8

BUILDING 2
604,800 S.F.
F.F. 709.50



DATE	REVISIONS	BY	CHK
05/17/22	REVISED PER VILLAGE REVIEW	MN	MN
02/09/22	REVISED PER WATERMAIN EXPANSION	JBD	MN
09-10-21	FINAL ENGINEERING SUBMITTAL #1	MN	MN

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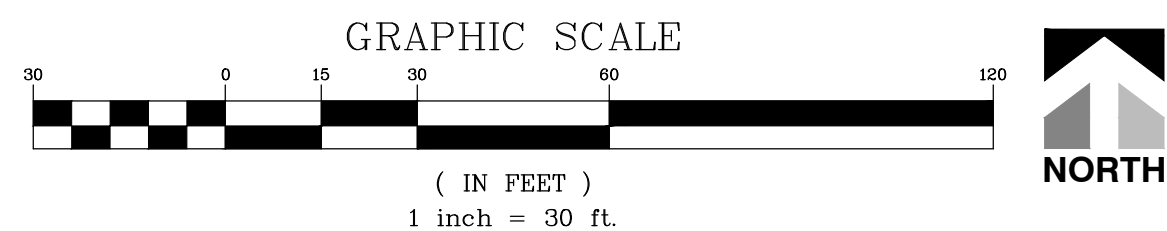
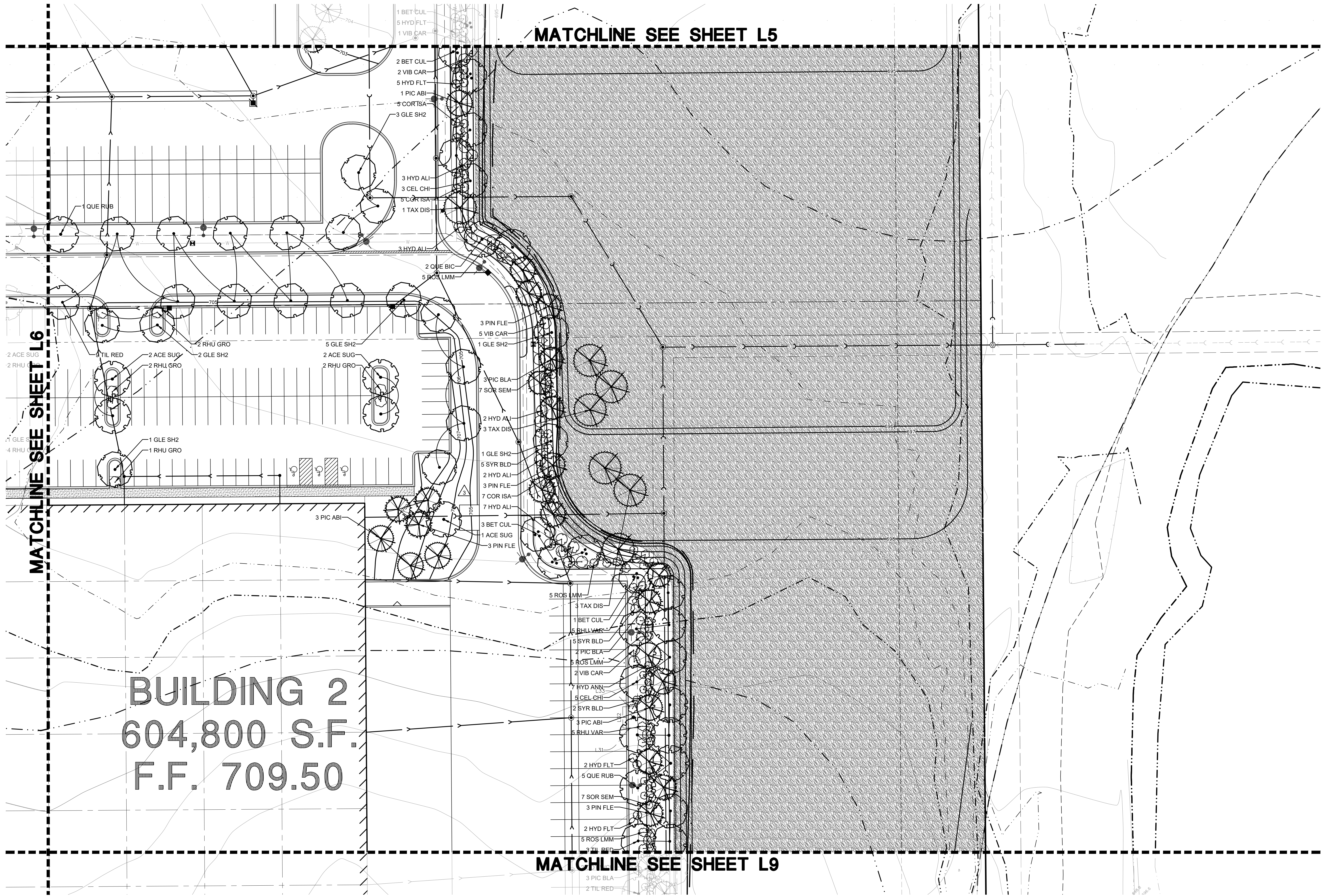
700 Springer Drive, Lombard, IL 60148 ph: 630.691.8800 fx: 630.691.8885 manhard.com
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TINLEY PARK BUSINESS CENTER
19501-19701 HARLEM AVENUE, TINLEY PARK
LANDSCAPE PLAN

PROJ. MGR.: ZRS
PROJ. ASSOC.: MN
DRAWN BY: MN
DATE: 05/11/2021
SCALE: 1" = 30'

SHEET
L6 OF **L14**
SCP.TPIL01

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DATE	REVISIONS
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TINLEY PARK BUSINESS CENTER

19501-19701 HARLEM AVENUE, TINLEY PARK

LANDSCAPE PLAN

PROJ. MGR.: ZRS

PROJ. ASSOC.: MN

DRAWN BY: MN

DATE: 05/11/2021

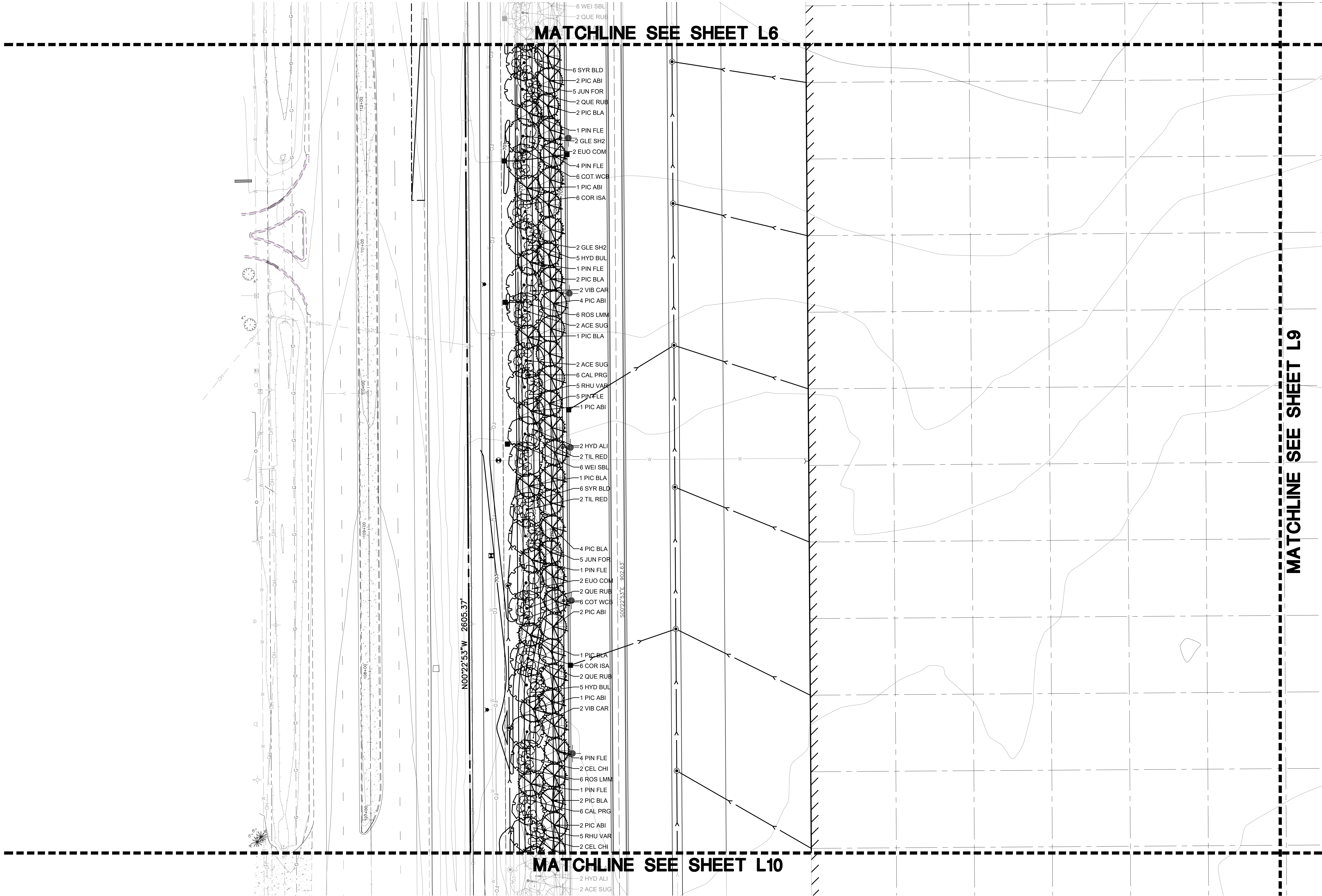
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L7 OF **L14**

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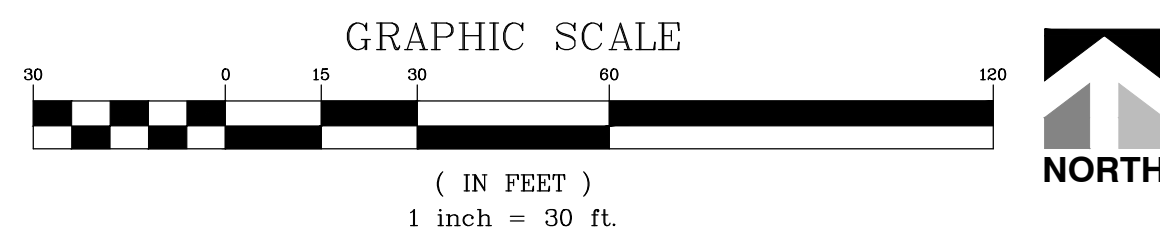
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MATCHLINE SEE SHEET L6

MATCHLINE SEE SHEET L10

MATCHLINE SEE SHEET L9



TINLEY PARK BUSINESS CENTER

19501-19701 HARLEM AVENUE, TINLEY PARK

LANDSCAPE PLAN

PROJ. MGR.: ZRS

PROJ. ASSOC.: MN

DRAWN BY: MN

DATE: 05/11/2021

SCALE: 1"=30'

SHEET

L8 OF L14

SCP.TPIL01

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DATE	REVISIONS
05/17/22	REVISED PER VILLAGE REVIEW
02/09/22	REVISED PER WATERMAIN EXPANSION
09-10-21	FINAL ENGINEERING SUBMITTAL #1

DRAWN BY

MATCHLINE SEE SHEET L11



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LANDSCAPE PLAN

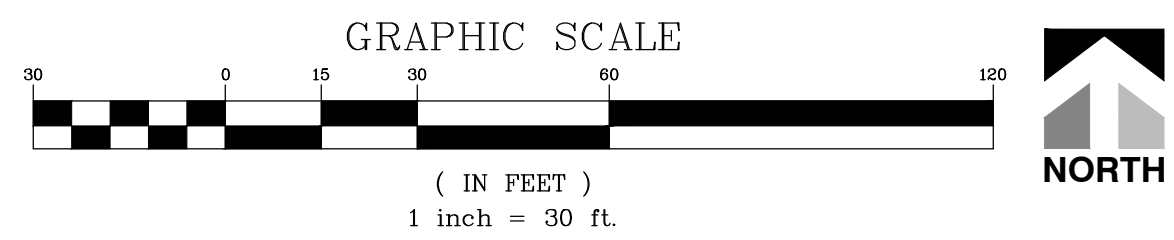
SHEET
L9 OF L14
SCP.TPIL01

ENTON DRIVE

MATCHLINE SEE SHEET L8

BUILDING 2
604,800 S.F.
F.F. 709.50

MATCHLINE SEE SHEET L11



May 20, 2022 - 11:34 Draw Name: P:\Scpl01\Draw\Landplan\02 Final\01 Final LA Plan-Phase 1.dwg Updated By: M.Nelson

PROJECT INFORMATION

TINLEY PARK BUSINESS CENTER
19501-19701 HARLEM AVENUE, TINLEY PARK
LANDSCAPE PLAN

MANHARD CONSULTING

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Landscape Architecture Division
Construction Managers | Environmental Scientists | Landscape Architects | Planners

REVISIONS

NO.	DATE	REVISIONS
1	05/17/22	REVISED PER VILLAGE REVIEW
2	03/09/22	REVISED PER WATERMAIN EXPANSION
3	09-10-21	FINAL ENGINEERING SUBMITTAL #1

PROJECT MANAGER

PROJ. MGR: ZRS

PROJECT ASSOCIATE

PROJ. ASSOC: MN

DRAWN BY

DRAWN BY: MN

DATE

DATE: 05/11/2021

SCALE

SCALE: 1"=30'

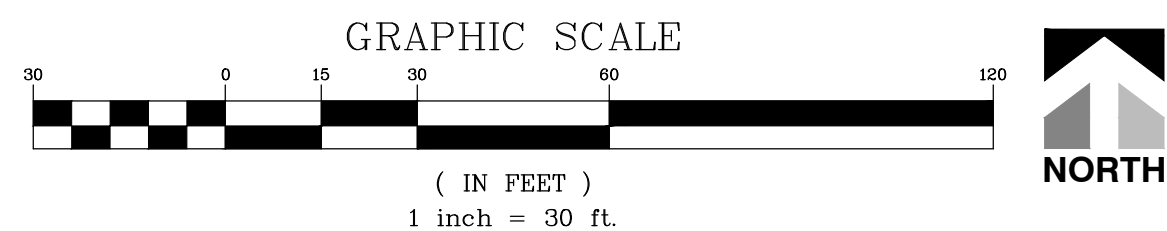
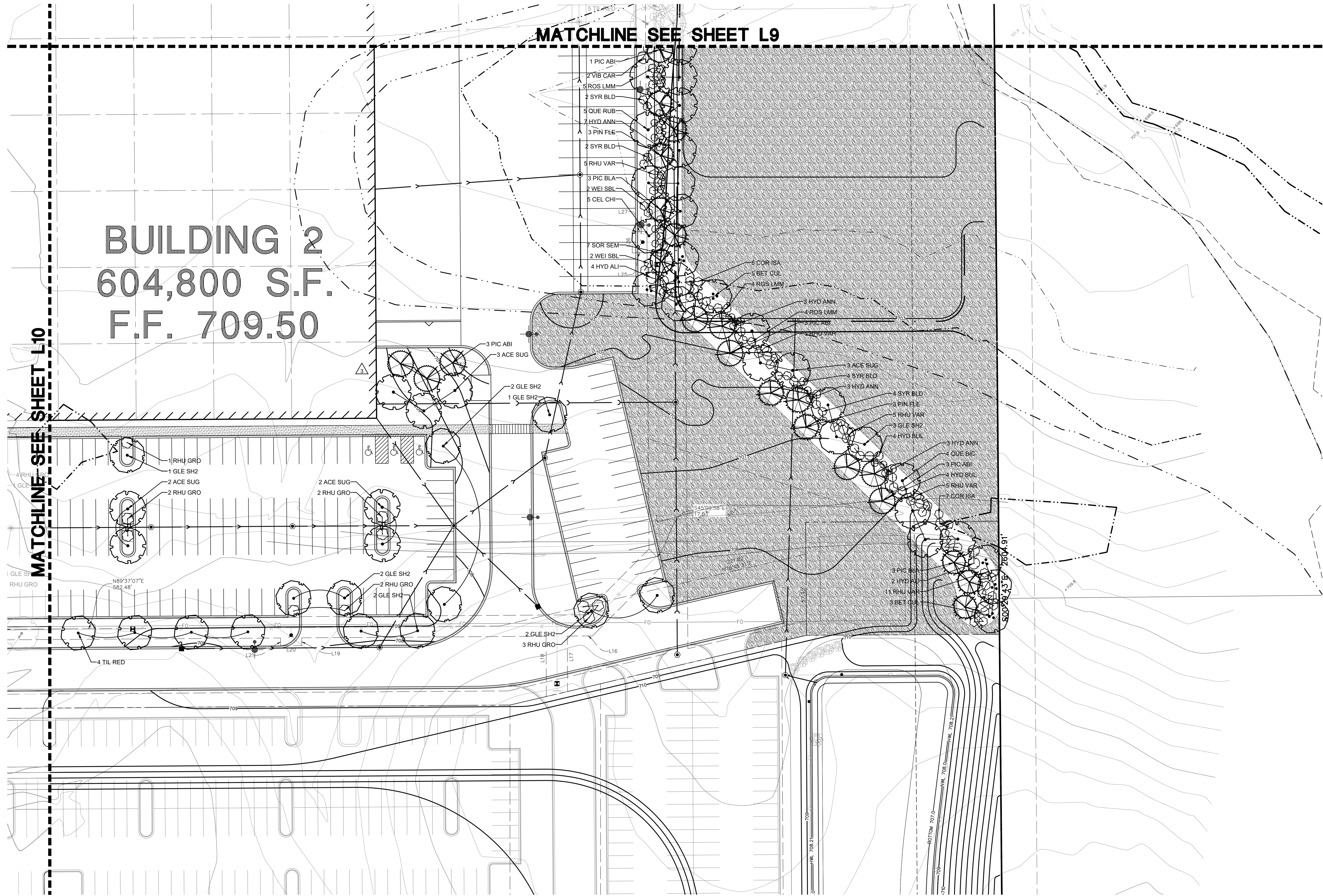
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L10 OF L14

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PROJ. MGR:	ZRS
PROJ. ASSOC:	MN
DRAWN BY:	MN
DATE:	05/11/2021
SCALE:	1" = 30'

SHEET
L11 OF L14
SCP.TPIL01

TINLEY PARK BUSINESS CENTER
19501-19701 HARLEM AVENUE, TINLEY PARK
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DATE	REVISIONS	DRAWN BY
05/17/22	REVISED PER VILLAGE REVIEW	MN
03/09/22	REVISED PER WATERMAIN EXPANSION	JBD
09-10-21	FINAL ENGINEERING SUBMITTAL #1	MN



PART 1 - GENERAL

A. Provide trees, shrubs, perennials and groundcovers as shown and specified. This work includes:

1. Spreading of topsoil or soil preparation
2. Trees, shrubs, perennials and groundcovers
3. Planting mixes
4. Mulch and planting accessories
5. Fertilizer and herbicide
6. Maintenance
7. Warranty of plant material

B. The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his/her representative.

- A. Comply with site work requirements
- B. Plant names indicated must comply with 'Standardized Plant Names' as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties which are not listed should conform with those generally accepted by the nursery trade. Stock should be legibly tagged.
- C. All plant materials shall conform to the 'American Standards for Nursery Stock' (ASNS), latest edition, published by the American Association of Nursermen, Washington, D.C.
- D. All plant material shall be grown and supplied within a 50 mile radius of the project for a minimum of two full growing seasons.
- E. Adhere to sizing requirements as listed in the plant list and/or bid form for the project. A plant shall be measured in its natural standing position.

- A. Fertilizer shall be delivered in original, unopened and undamaged packaging. Containers shall display weight, analysis and manufacturer's name. Store fertilizer in a manner that will prevent wetting and deterioration.
- B. Take all precautions customary concerning proper trade practice in preparing plants for transport. Plants shall be dug, packed and transported with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock and on arrival, the certificate shall be filed with the landscape architect. All plants must be protected from drying out. Plant material cannot be planted immediately upon delivery, said material should be properly protected in a manner that is acceptable to the landscape architect. Heeled-in plants must be watered daily. No plant shall be bound with rope or wire in a manner that could strip bark or break or shear branches.
- C. Plant material transported on open vehicles should be covered with a protective covering to prevent wind burn.
- D. Dry, loose topsoil shall be provided for planting bed mixes. Muddy or frozen topsoil is unacceptable as working with medium in this condition will destroy its structure, making root development more difficult.

A. Notify landscape architect at least seven (7) working days prior to installation of plant material.

B. It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities. Utilities can be located and marked (in Illinois) by calling J.U.L.I.E. at (800)892-0123.

C. The Contractor shall provide, at his/her own expense, protection against trespassing and damage to seeded areas, planted areas, and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, and written warning or policing as may be required to protect such areas. The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued.

D. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, plants, shrubs, lawns, paved areas and other landscaped areas that are to remain intact. Existing trees, which may be subject to construction damage, shall be boxed, fenced or otherwise protected before any work is started. The Owner desires to preserve those trees within and adjacent to the limits of construction except those specifically indicated to be removed on the Drawings. The contractor shall erect protective tree fencing and tree armor at locations indicated on the drawings and around all trees on site which are to be preserved. Protective fencing shall be erected between the limits of construction and any tree preservation areas shown on the Drawings.

A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include, but is not limited to: mowing and edging turf, pulling weeds, watering turf and plant material and annual flower maintenance.

A. All plant material (excluding annual color), shall be warranted for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative. Plant materials will be warranted against defects including death and unsatisfactory growth, except for defects resulting from abuse or damage by others, or unusual phenomena or incidents which are beyond the control of the Contractor. The warranty covers a maximum of one replacement per item.

A: Plants: Provide typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems. Only sound, healthy, vigorous plants which are free from sunscald injuries, disfiguring knots, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation shall be provided. All plants shall have a fully developed form without voids and open patches.

1. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass a root system necessary for a full recovery of the plant. Root ball sizes shall comply with the latest edition of the 'American Standards for Nursery Stock' (ANSN). Root balls that are cracked or mushroomed are unacceptable.
2. Container grown stock should be grown for an amount of time that is of sufficient length for the root system to have developed enough to hold its soil together, firm and whole. Plants will not be loose in their containers, nor shall they be pot-bound and all container grown stock will comply with the sizes stated on the plant list.
3. No evidence of wounds or pruning cuts shall be allowed unless approved by the Landscape Architect.
4. Evergreen trees shall be branched to the ground. The height of evergreen trees are determined by measuring from the ground to the first lateral branch closest to the top. Height and/or width of other trees are measured by the mass of the plant not the very tip of the branches.
5. Shrubs and small plants shall meet the requirements for spread and/or height indicated in the plant list. The height measurement shall be taken from ground level to the average height of the top of the plant, not the longest branch. Single stem or thin plants will not be accepted. Side branches shall be flushed with growth and have good form to the ground. Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.

Topsoil:

1. Topsoil shall be fertile, natural topsoil of a loamy character, without admixture of subsoil material. Topsoil shall be reasonably free from clay, lumps, coarse sand, stones, plants, roots, sticks and other foreign materials with a pH between 6.5 to 7.0.

B. Topsoil for seed areas shall be a minimum of 6".

C. Soil amendments shall be as follows:

1. For trees and shrubs the plant pit will be backfilled with pulverized black dirt.
2. For perennials and ornamental grasses the soil mixture will be as follows: CM-63 General Purpose Peat Based Mix as supplied by Midwest Trading. Top beds with 8" of CM-63 and till into existing beds to a depth of 8". Soil mixtures are available from Midwest Trading. Midwest Trading, St. Charles, IL 60174 (630) 365-1990

D. Fertilizer:

1. For trees and shrubs use: 14-4-6 briquettes 17 g or equivalent available from Arthur Clesen, Inc. Follow manufacturer's recommendation for application. Arthur Clesen, Inc. 543 Diens Drive, Wheeling, IL 60090 (847)537-2177
2. For turf areas use 6-24-16 Clesen Fairway with micronutrients with minor elements 3.0 % S, .02% B, .05% Cu, 1.0% Fe, .0006% Mo, .10% Mn available from Arthur Clesen or approved equal.

E. Herbicide:

1. Round-Up or approved equal

F. Mulch:

1. Bark mulch shall be finely shredded hardwood bark which has been screened and is free of any green foliage, twigs, rocks, sawdust, wood shavings, growth or germination inhibiting ingredients, or other foreign materials. Bark mulch is available from Midwest Trading.
2. Mushroom compost as available from Midwest Trading.

G. Water:

1. Water service will be available on the site, with the cost of water being paid by the Owner. Transporting of the water from the source to the work areas shall be the responsibility of the Landscape Contractor. All necessary hose, piping, tank truck, etc. shall be supplied by the Landscape Contractor.

H. Guying:

1. Stakes: 5/8" x 40" steel eye anchor with 4" helix
2. Cable:
 - a. Trees under 5": flexible 1/8" galvanized aircraft cable, 7x7 strand or approved equal
 - b. Trees 5" and over: flexible 3/16" galvanized aircraft cable, 7x7 strand or approved equal.
3. Turnbuckles: 5/16", eye and eye, with 4" takeup.
4. Hose: new two-ply reinforced rubber hose, minimum 1/2" I.D.

I. Tree wrap: Burlap tree wrap 4" wide.

J. Twine: Soft nursery jute.

- A. All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurserymen, Inc." and as detailed on these Drawings.
- B. Planting shall be performed by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.
- C. All underground utilities must be located and marked clearly.
- D. Apply Round-Up or approved equivalent to kill any existing vegetation in all areas to be planted. Confirm length of waiting period between chemical application and plant installation with manufacturer. Do not begin planting operations until prescribed post-application waiting period has elapsed. Take extreme care to avoid chemical drift to adjoining properties of landscape plantings.

- F. Prior to all planting, rototill all areas to be landscaped to prepare for plant installation to a minimum depth of 12". Eliminate uneven areas and low spots. Maintain lines, levels, profiles and contour. Changes in grade are to be gradual. Blend slopes into level areas. Remove all debris, weeds and undesirable plants and their roots from areas to be planted. Remove all concrete slag larger than 2" in diameter.
- F. Topsoil shall be spread over the site at a minimum depth of 6". Those areas which are indicated as prairie or natural areas on the Drawings shall have a minimum topsoil depth of 18".
- G. It shall be the responsibility of the landscape contractor to prepare all seeded areas by disking and raking prior to planting seed. Soil shall be loosened and scarified to a minimum depth of 6". Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".
- H. Locate all plant material as indicated or as approved in the field by the Landscape Architect. If obstructions are encountered which are not shown on the drawings, then do not proceed with planting operations until alternate plant locations have been selected.
- I. Planting holes shall be constructed as shown on the planting details. Holes shall be hand dug or machine dug. Great care will be taken to not excavate the hole deeper than the root ball and the diameter shall be a minimum of two times the root ball width. Remove any materials encountered in excavation that may be injurious to plant growth, including stones larger than 2" in diameter or other debris. Soil to be used as backfill should be pulverized.
- J. Provide pre-mixed planting mixture for use around root systems and root balls of the plants. The mixtures are outlined in section B of part 2-02.
- K. Prior to planting, provide additional topsoil to all planting beds to bring the finish grade of the bed to 2" above lawn grade and to finish grade of adjacent hard surface grades.
- L. Add 2" thickness of mushroom compost to all annual, perennial and groundcover beds. Finish grade bed and install plants.
3. Sod shall be laid within 24 hours from the time of stripping. Do not plant dormant sod or if the ground is frozen.
4. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent sod.
5. Place top elevation of sod 1/2 inch below adjoining edging or paving.
6. Water sod thoroughly with a fine spray immediately after planting.
7. After sod and soil have dried, roll seeded areas to ensure a good bond between the sod and soil and to remove minor depressions and irregularities.
8. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout.
9. Warranty sodding for a period of one (1) year from the end of the 90 day maintenance period. If sod fails or lacks vigor and full growth as determined by the Landscape Architect, the Contractor will repeat site preparation operations and re-sod affected areas at the Contractor's expense.
10. Note: Sod shall be a premium Kentucky Bluegrass blend, and is required in all areas indicated on the plans as well as areas which have been affected by construction. Sod can be placed as long as water is available and the ground surface can be properly prepared. Sod shall not be laid on frozen or snow-covered ground. Sod shall be strongly rooted, not less than two (2) years old and free of weeds and undesirable native grasses. Sod should be machine cut to pad thickness of 3/4" (plus or minus 1/4"), excluding top growth and thatch. Provide only sod capable of vigorous growth and development when planted (viable, not dormant). Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on the upper 10% of pad will not be accepted.
- J. Timing of plant material and seeding operations:

- A. Set plant material in the planting hole to proper grade and alignment. Set plants upright and plumb. Set plant material 2" above the adjacent finish grade. Remove burlap from top 1/3 of root ball. Remove treated burlap (green). Cut and remove or cut and fold down upper half of wire basket, dependent upon tree size. Backfill hole by firmly tamping soil to avoid any air pockets or voids.
- B. Set balled and burlapped plants in the planting hole and compact 8" of soil around the base of the ball. Backfill remaining space with planting mixture. Water plants immediately after planting to eliminate all voids and thoroughly soak the plant root ball.
- C. Space groundcover plants according to dimensions given on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated number of plants. Plant to within 18" of the trunks of trees and shrubs or at the edge of the plant ball, whichever is closest. Plant to within 12" of edge of bed.
- D. Mulching:
 1. Install 4" depth of mulch around all tree and shrub beds as indicated on drawings or planting details. Mulch shrub planting areas as continuous beds. Do not place mulch directly against tree trunk; form mulch to create an inverted cone around trunk.
 2. Mulch perennial, groundcover and annual planting beds with 2" mushroom compost. Water mulched areas thoroughly after placing mulch.

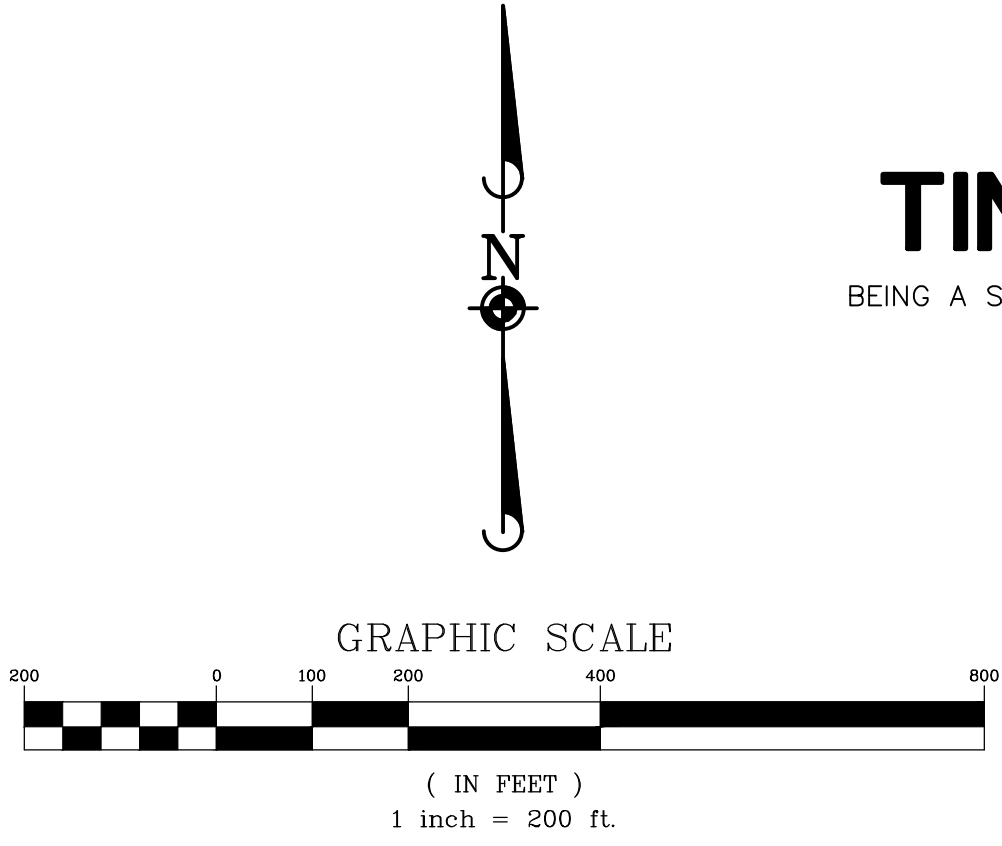
- Tree wrapping is not required, unless the Contractor feels it is necessary due to characteristics of a particular species or past experience with the species. The landscape architect will be notified as to which trees are to be wrapped and shall inspect the trunk(s) before wrapping. Tree wrap will not be used to cover damage or defects. When wrapping is done, trunks will be wrapped spirally with approved tree wrapping tape that is not less than 4" wide, and securely tied with suitable cord at the top bottom and 2' intervals along the trunk. Wrap from ground to the height of the first branch.
- F. **Staking and guying of trees is optional.** If the Contractor chooses to stake all or part of the trees, he/she shall use the method specified in the planting details. One (1) stake is to be used on trees of 1" caliper and under, or 4" height and under. Two (2) stakes are to be used on trees of 1" to 2 3/4" caliper. Guy trees of 3" caliper or larger at three (3) per tree. The root ball will not be pierced with a stake. Stakes are to be driven at least eighteen (18) inches into subsoil below the planting hole. Stakes and wire attachments shall be removed after three months for spring planted material and by the following May for fall planted stock by the Contractor. Staking and guying should be done immediately after lawn seeding or sodding operations.
- G. **Seeding of specified lawn areas on plans will be treated as follows:**
1. Topsoil shall be spread over all areas to be seeded to a minimum depth of 6" when compacted (to be performed by others).
 2. Seed mixture and application rate - use Premium seed mix as supplied by Arthur Clesen, Inc. Apply at a rate of 5 lbs./1000 s.f.
 3. Apply fertilizers and conditioners at the rate specified per soil test findings. In lieu of soil test results, apply two (2) tons of ground agricultural limestone and 1000 lbs. 10-10-10 or equivalent analysis fertilizer per acre. At least 40% of the fertilizer nitrogen shall be of an organic origin.
 4. Soil preparation areas where vehicular traffic has compacted the soil shall be loosened/scarified to a minimum depth of 6" before fertilizing and seeding. Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".
 5. Watering seeded areas shall be done to ensure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an 'as needed' basis.
 6. Turf is being established on a variety of slope conditions. It shall be the Contractor's responsibility to determine and implement whatever procedures he/she deems necessary to establish the turf as part of his/her work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 90 days have elapsed since the completion of this work. The Contractor shall submit with his/her bid a description of the methods and procedures he/she intends to use.

- H. Erosion Control Blanket
1. Erosion Control Blanket shall be installed per manufacturer's recommendation in all areas shown on the plan.
 2. Install S-75 Erosion Control Blanket as manufactured by North American Green or approved equal.
 3. Blanket should be premarked with staple pattern.
 4. Staples should be 8" wire staples, applied at two (2) per square yard minimum.
 5. Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.
- I. Sodding of specified lawn areas on plans will be completed as follows:
1. Rake soil surface to receive sod to completely remove any soil crust no more than one day prior to laying sod.
 2. Moisten prepared surface immediately prior to laying sod. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.

FINAL PLAT OF SUBDIVISION

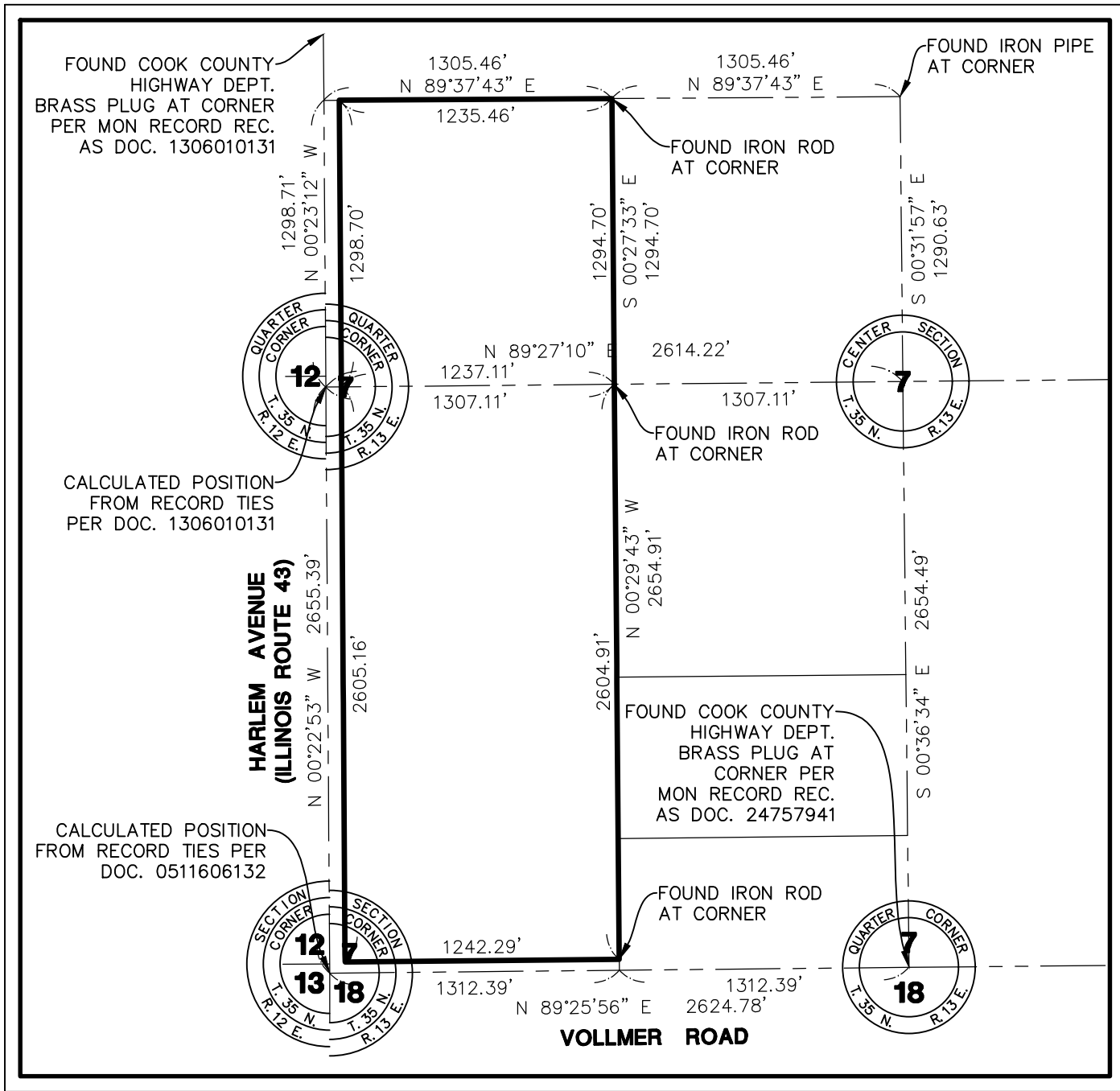
TINLEY PARK BUSINESS CENTER SUBDIVISION

BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.



PIN'S

31-07-300-001-0000
31-07-103-001-0000

OWNER/DEVELOPER

SCANNELL PROPERTIES
8801 RIVER CROSSING BLVD., SUITE 300
INDIANAPOLIS, INDIANA 46240

SUBMITTED BY/RETURN TO:

VILLAGE OF TINLEY PARK
16250 S. OAK PARK AVE.
TINLEY PARK, IL 60477

PROPOSED PROPERTY AREA

LOT 1 =	1,571,967 SQ. FT.	(36.087 ACRES)
LOT 2 =	1,751,718 SQ. FT.	(40.214 ACRES)
LOT 3 =	1,475,836 SQ. FT.	(33.881 ACRES)
LOT 4 =	10,916 SQ. FT.	(0.251 ACRES)
CCDOT ROW DEDICATION =	20,172 SQ. FT.	(0.463 ACRES)
DOT ROW DEDICATION =	1,932 SQ. FT.	(0.044 ACRES)
TOTAL AREA =	4,832,541 SQ. FT.	(110.940 ACRES)

ACCESS NOTES

- THERE SHALL BE AT MOST TWO (2) FULL VEHICULAR ACCESS POINTS ONTO HARLEM AVENUE (ILLINOIS ROUTE 43) FROM LOT 1 AND LOT 2 AS SHOWN HEREON (ACCESS POINTS 1 AND 2).
- THERE SHALL BE ONE (1) RIGHT-IN, RIGHT-OUT ONLY VEHICULAR ACCESS TO HARLEM AVENUE (ILLINOIS ROUTE 43) FROM LOT 1 AS SHOWN HEREON.
- THERE SHALL BE AT MOST ONE (1) FULL VEHICULAR ACCESS POINT ONTO VOLLMER ROAD (COUNTY HIGHWAY B66) FROM LOT 3 AS SHOWN HEREON (ACCESS POINT 3).
- ACCESS TO AND FROM LOT 4 SHALL BE VIA INTERNAL CIRCULATION. A SEPARATE DOCUMENT SHALL GOVERN ALL INTERNAL ACCESS TO LOT 1, LOT 2, LOT 3 AND LOT 4.

COVENANTS AND RESTRICTIONS

THE WITHIN DESCRIBED REAL ESTATE WILL BE SUBJECT TO THE PROVISIONS OF THAT CERTAIN DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS FOR TINLEY PARK BUSINESS CENTER, AS THE SAME MAY HEREAFTER BE ADOPTED, RECORDED, AMENDED, RESTATED, AND/OR MODIFIED FROM TIME-TO-TIME (THE "DECLARATION"). THE DECLARATION WILL PROVIDE FOR (A) THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF COMMON AREAS AND COMMON AREA IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY SUCH IMPROVEMENTS LOCATED WITHIN THE INGRESS/EGRESS EASEMENT, LANDSCAPE BUFFER AND EASEMENT, STORMWATER MANAGEMENT AND FLOODPLAIN EASEMENT, AND PATH EASEMENT RESERVED AND GRANTED HEREIN; (B) THE SHARING OF ANY AND ALL COMMON AREA MAINTENANCE COSTS AND PARK EXPENSES AMONG THE OWNERS OF THE PROPERTY; AND (C) SUCH OTHER MATTERS AS THE OWNER(S) MAY DEEM NECESSARY AND APPROPRIATE WITH RESPECT TO THE PARK.

SURVEYOR'S NOTES

- DIMENSIONS ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.
- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1041259-CHI2 WITH AN EFFECTIVE DATE OF NOVEMBER 20, 2020 HAS BEEN REVIEW IN CONJUNCTION WITH THE PREPARATION OF THIS SUBDIVISION. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT.
- LOT 3 EASEMENTS FOR INGRESS/EGRESS, LANDSCAPE, STORMWATER AND SANITARY SHALL BE GRANTED BY A SEPARATE DOCUMENT PRIOR TO THE DEVELOPMENT OF LOT 3.
- MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 5/8" DIAMETER BY 24" LONG REBARS.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2023.

SHEET INDEX

SHEET 1:	BOUNDARY, LOT AND ACCESS EASEMENT DETAILS
SHEET 2:	EASEMENT AND R.O.W. DETAILS
SHEET 3:	EASEMENT AND R.O.W. DETAILS
SHEET 4:	LEGAL DESCRIPTION AND CERTIFICATES

FINAL PLAT OF SUBDIVISION
OF
TINLEY PARK BUSINESS CENTER SUBDIVISION

BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND

 = DRAINAGE EASEMENT
HEREBY GRANTED

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

MATCHLINE - SEE SHEET 2

HARLEM AVENUE (ILLINOIS ROUTE 43)

BENTON DRIVE

WILL COUNTY

COOK COUNTY

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	99°58'22"	55.00'	95.97'	N 05°23'42" W	84.25'
C2	55°00'00"	155.00'	148.79'	S 27°52'53" E	143.14'
C3	40°56'31"	100.00'	71.46'	S 20°05'23" W	69.95'
C4	40°56'00"	65.00'	46.44'	N 20°05'39" E	45.46'
C5	40°56'00"	105.00'	75.01'	N 20°05'39" E	73.43'
C6	40°56'31"	60.00'	42.87'	S 20°05'23" W	41.97'
C7	55°00'00"	115.00'	110.39'	S 27°52'53" E	106.20'
C8	55°00'00"	85.00'	81.59'	N 27°52'53" W	78.50'

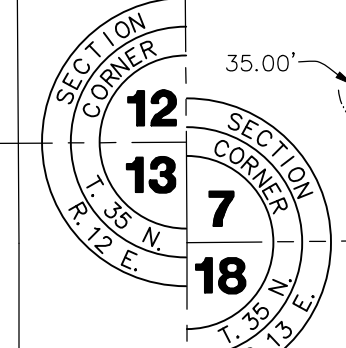
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°35'34" E	9.08'
L2	S 00°24'26" E	15.00'
L3	S 89°35'34" W	9.08'
L4	N 89°35'34" E	9.00'
L5	S 00°24'26" E	15.00'
L6	S 89°35'34" W	9.00'
L7	S 00°24'26" E	10.10'
L8	N 00°22'52" W	4.50'
L9	N 89°37'08" E	15.00'
L10	S 00°22'52" E	4.50'
L11	N 00°22'52" W	4.50'
L12	N 89°37'08" E	15.00'
L13	S 00°22'52" E	4.50'
L14	N 44°37'08" E	14.43'
L15	N 58°25'01" W	90.16'
L17	N 00°22'53" W	39.18'
L18	S 00°22'53" E	42.60'
L19	N 00°22'53" W	5.50'
L20	N 89°37'07" E	15.00'
L21	S 00°22'53" E	5.50'

LINE TABLE		
LINE	BEARING	LENGTH
L22	N 00°22'53" W	5.50'
L23	N 89°37'07" E	15.00'
L24	S 00°22'53" E	5.50'
L25	N 89°37'08" E	10.50'
L26	S 00°22'52" E	15.00'
L27	S 89°37'08" W	10.50'
L28	N 89°37'08" E	10.50'
L29	S 00°22'52" E	15.00'
L30	S 89°37'08" W	10.50'
L31	N 89°37'08" E	10.50'
L32	S 00°22'52" E	15.00'
L33	S 89°37'08" W	10.50'
L34	S 58°25'01" E	93.69'
L35	N 00°22'50" W	34.11'
L36	N 45°36'23" W	56.86'
L37	S 89°29'29" W	65.00'

LOT 3
1,475,836 S.F.
33.881 AC

LOT 2
1,751,718 S.F.
40.214 AC

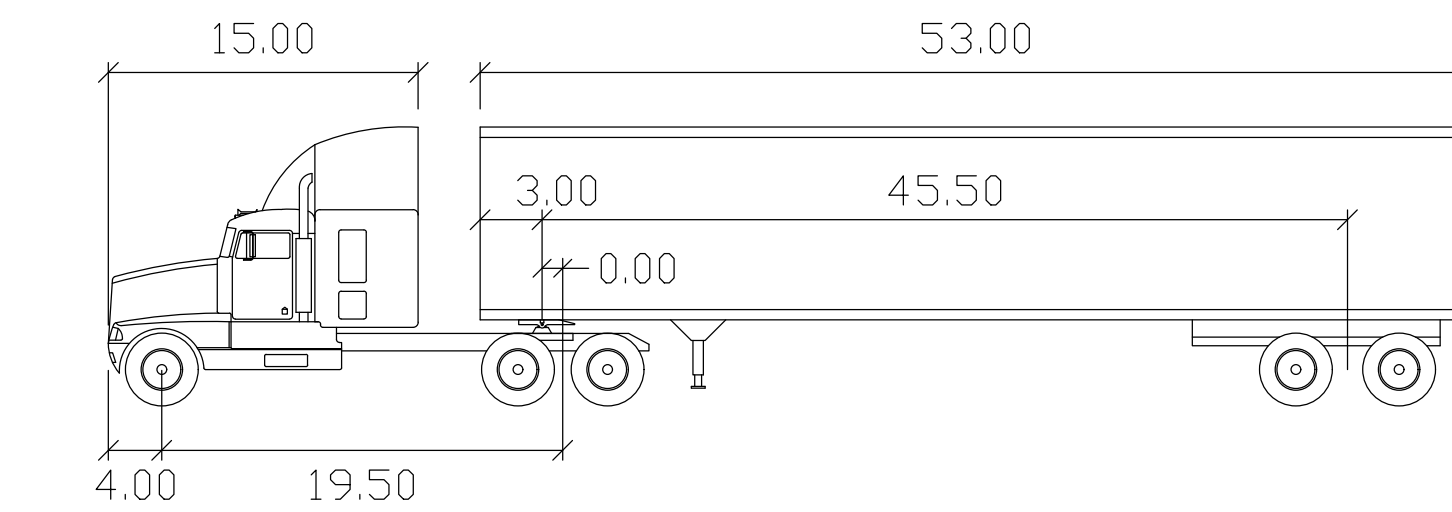
LOT 4
10,916 S.F.
0.251 AC



TINLEY PARK BUSINESS CENTER SUBDIVISION
VILLAGE OF TINLEY PARK, ILLINOIS
FINAL PLAT OF SUBDIVISION

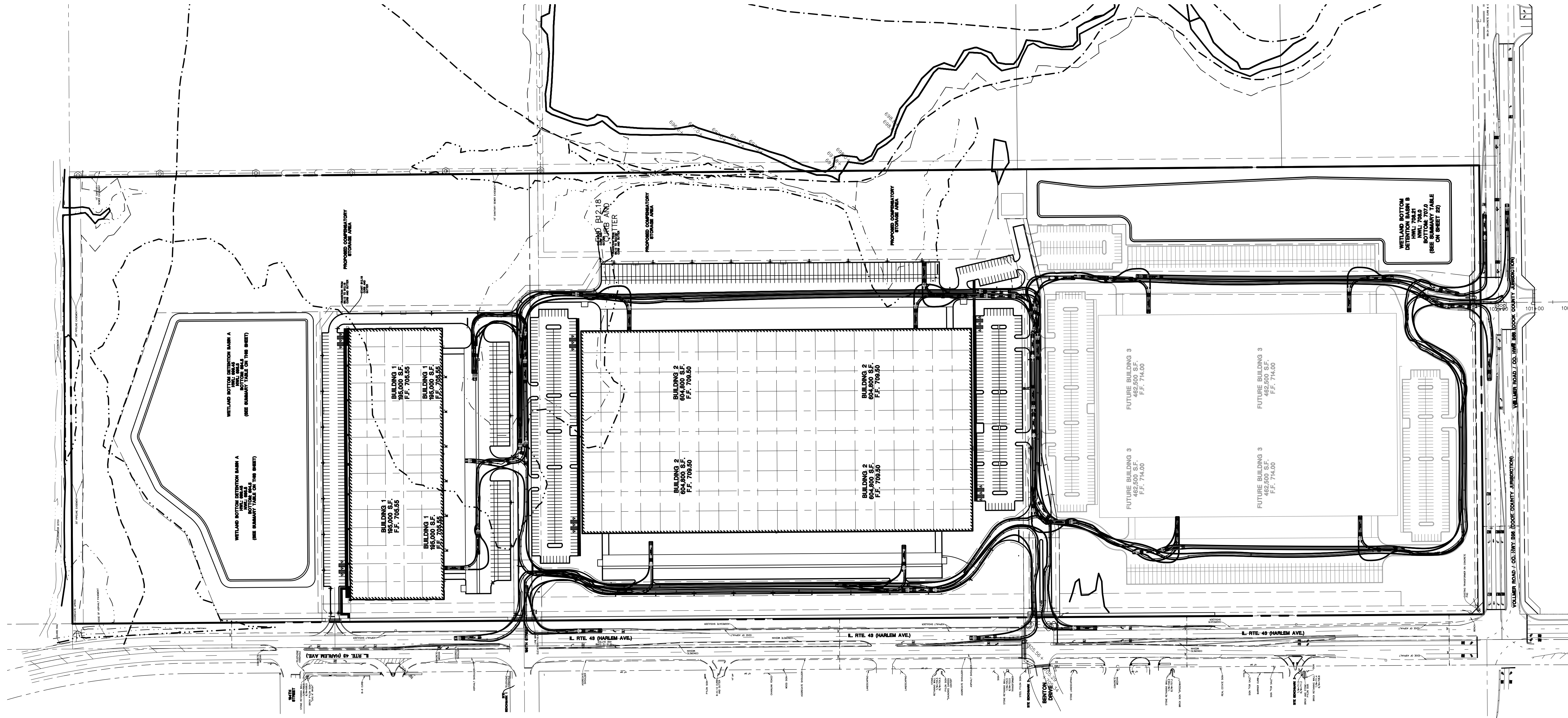
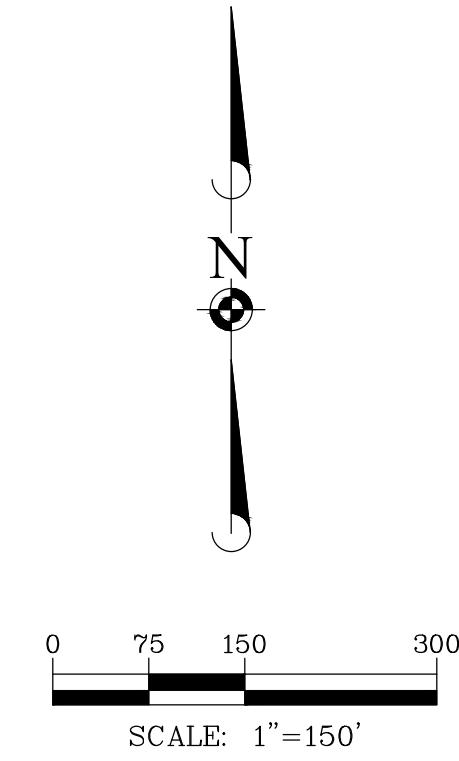


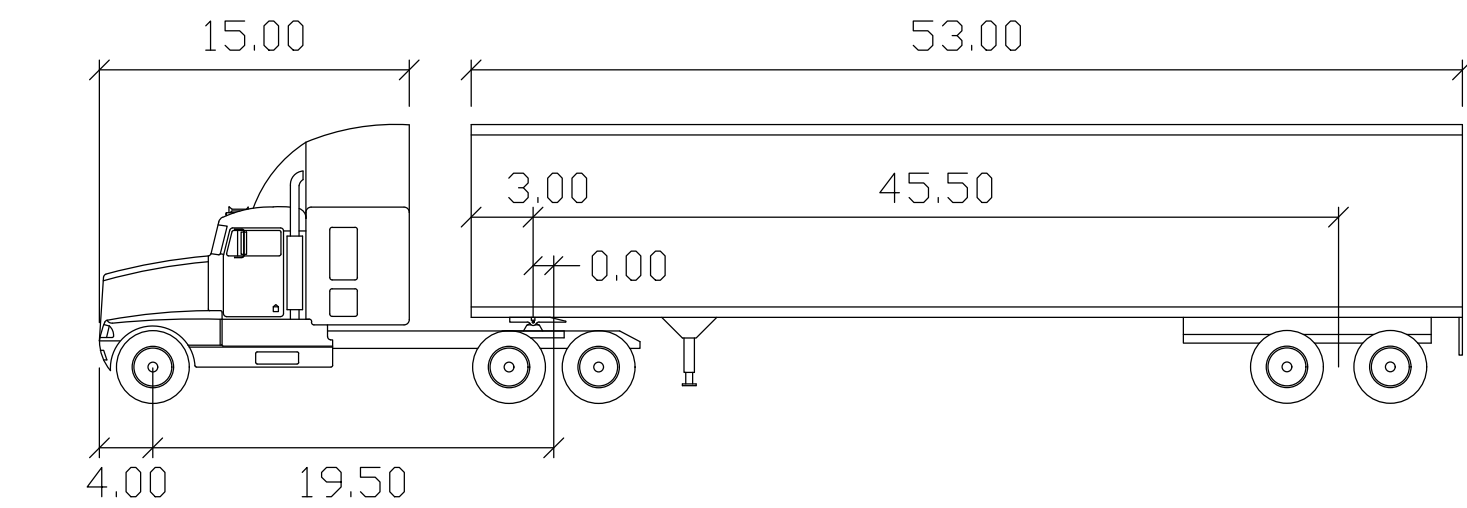
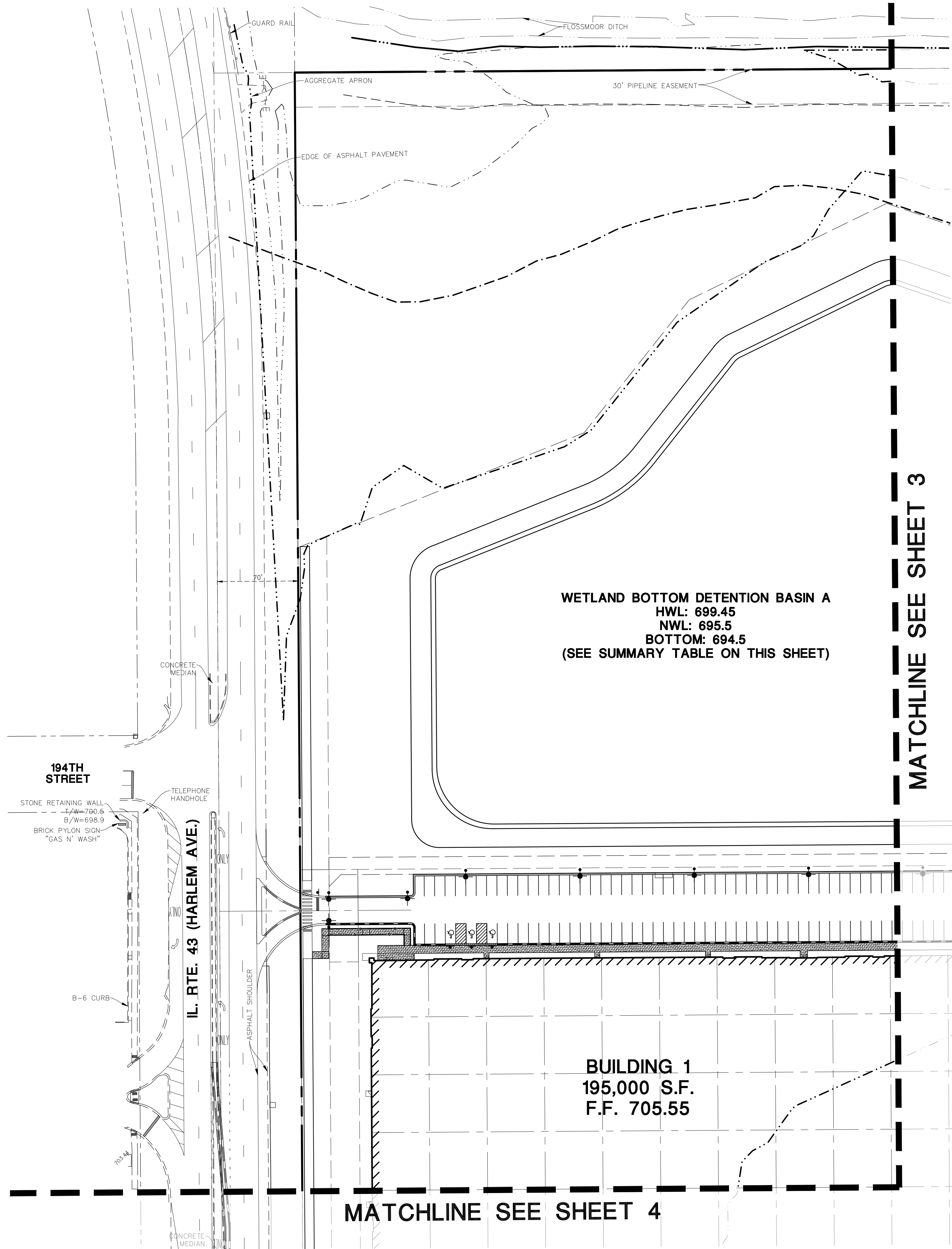
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03/24/22	EASEMENT RECONFIGURATION	MGS
11/08/21	ROW AND EASEMENT RECONFIGURATION	MGS
09/10/21	ROW, EASEMENT AND LOT RECONFIGURATION	MGS
06/23/21	REVISED PER VILLAGE REVIEW	MGS
05/10/21	REVISED PER CLIENT COMMENTS	MGS
06/02/21	REVISED PER VILLAGE REVIEW	MGS
05/26/21	REVISED PER VILLAGE REVIEW	MGS
05/11/21	REVISED PER VILLAGE REVIEW	MGS



WB-67

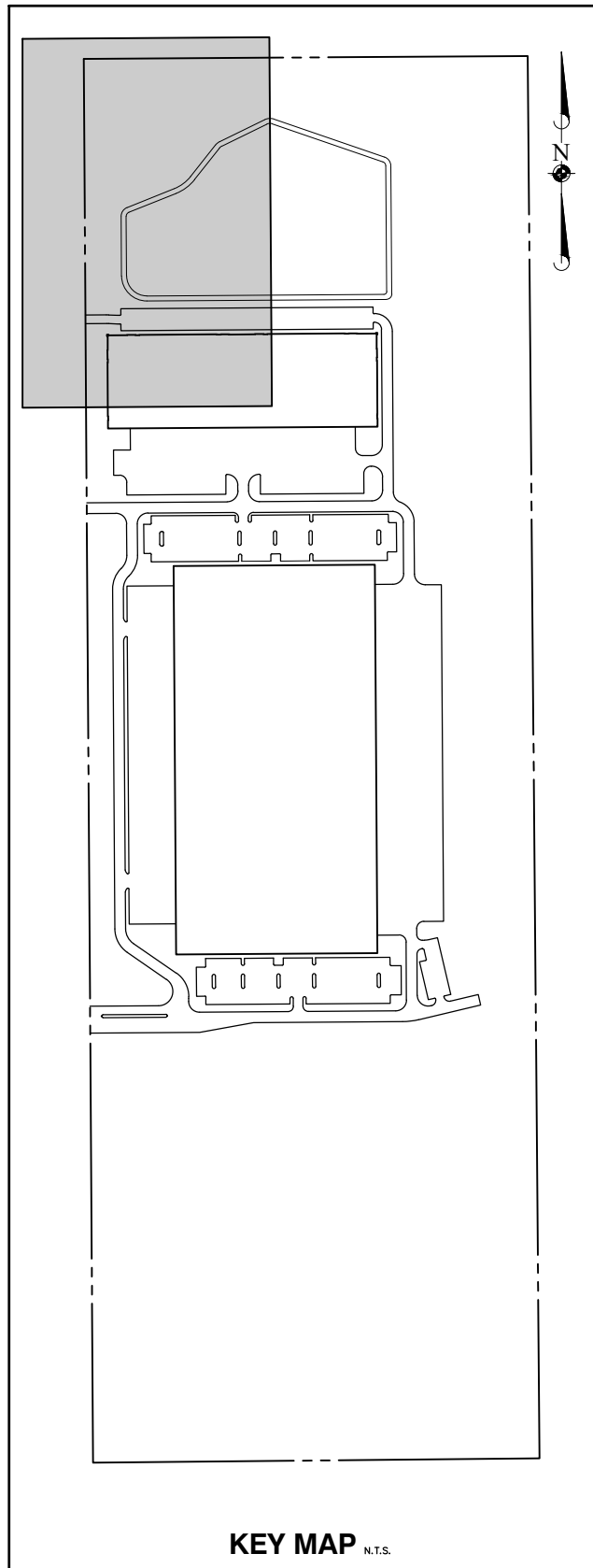
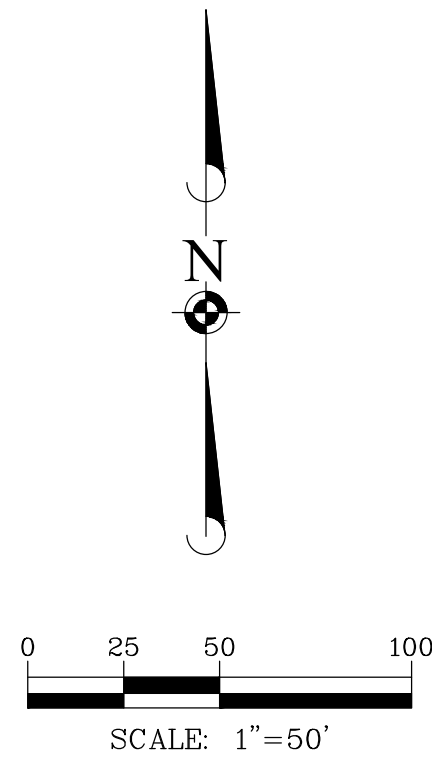
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Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

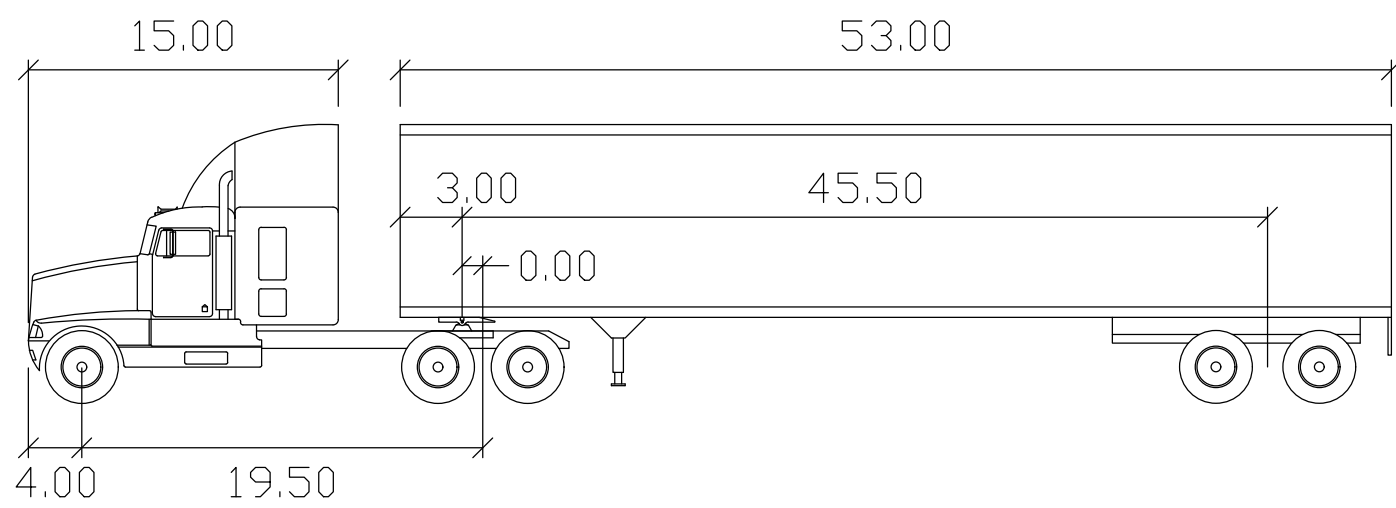
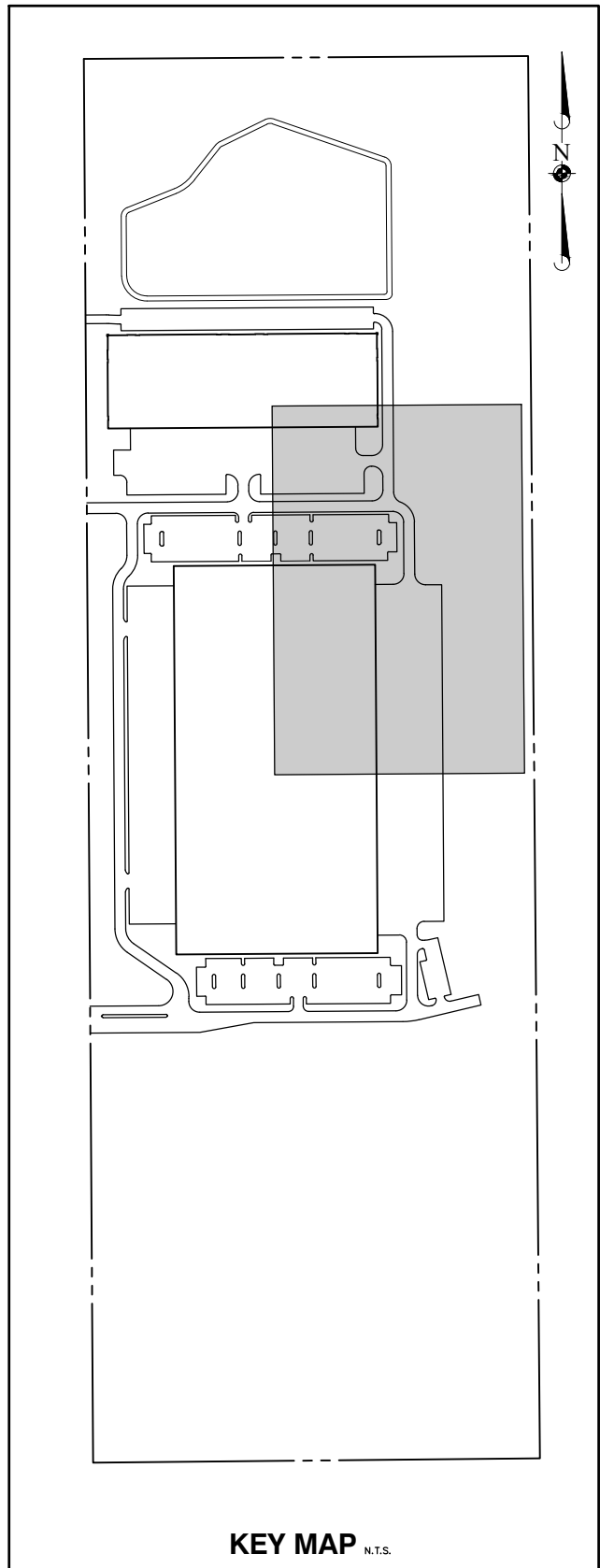
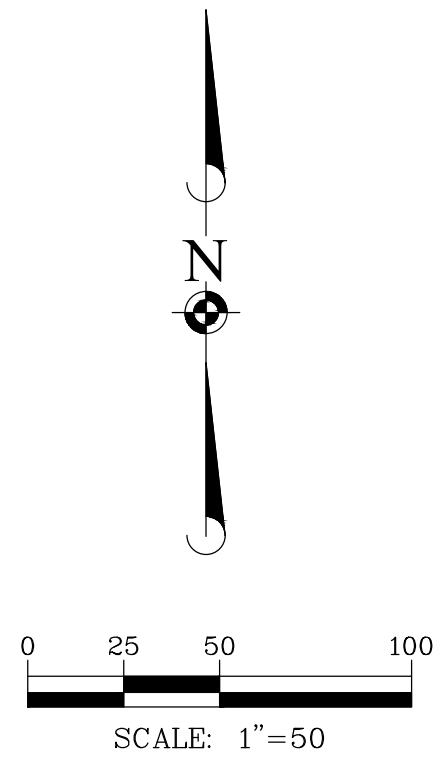
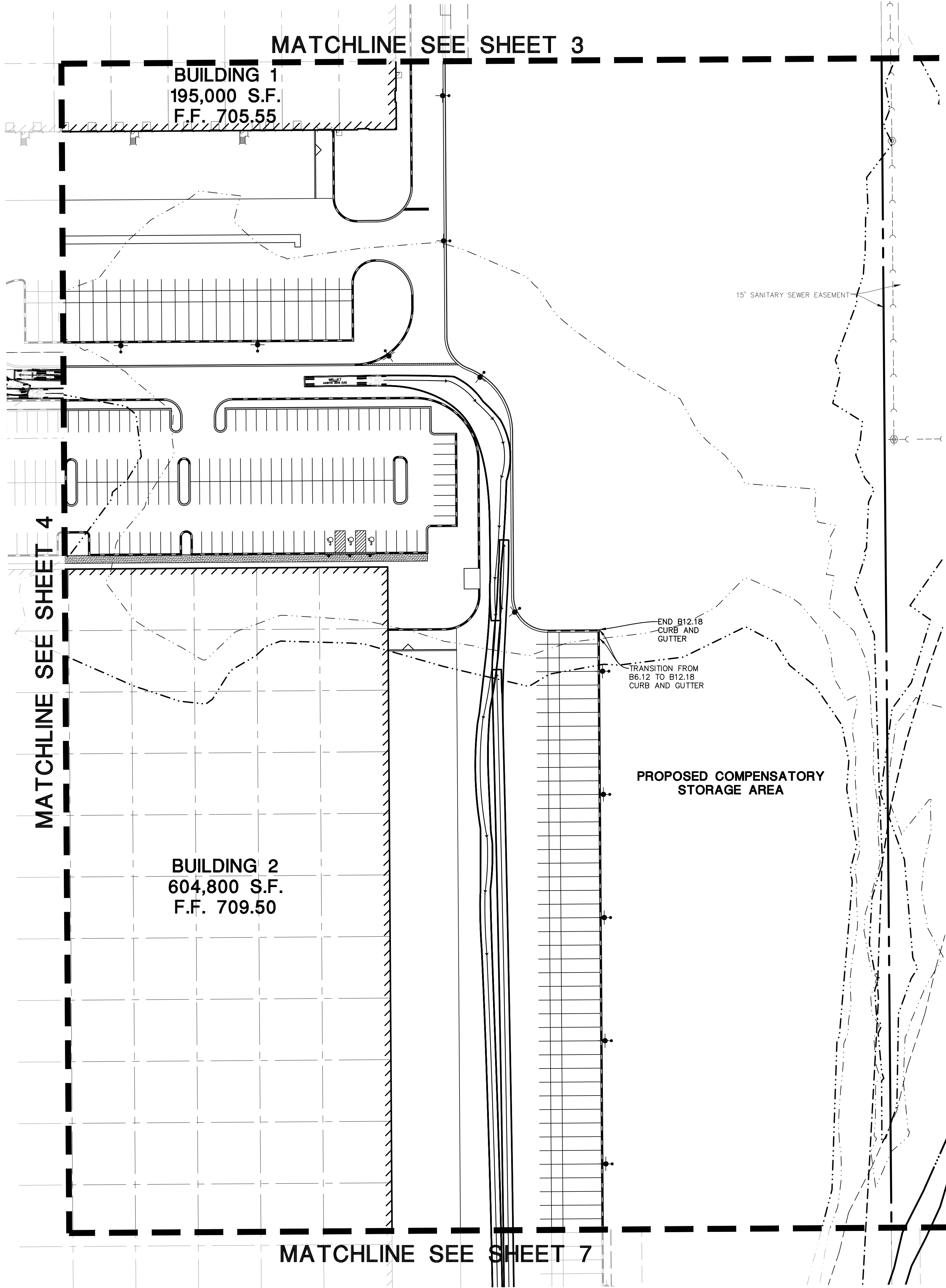




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	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



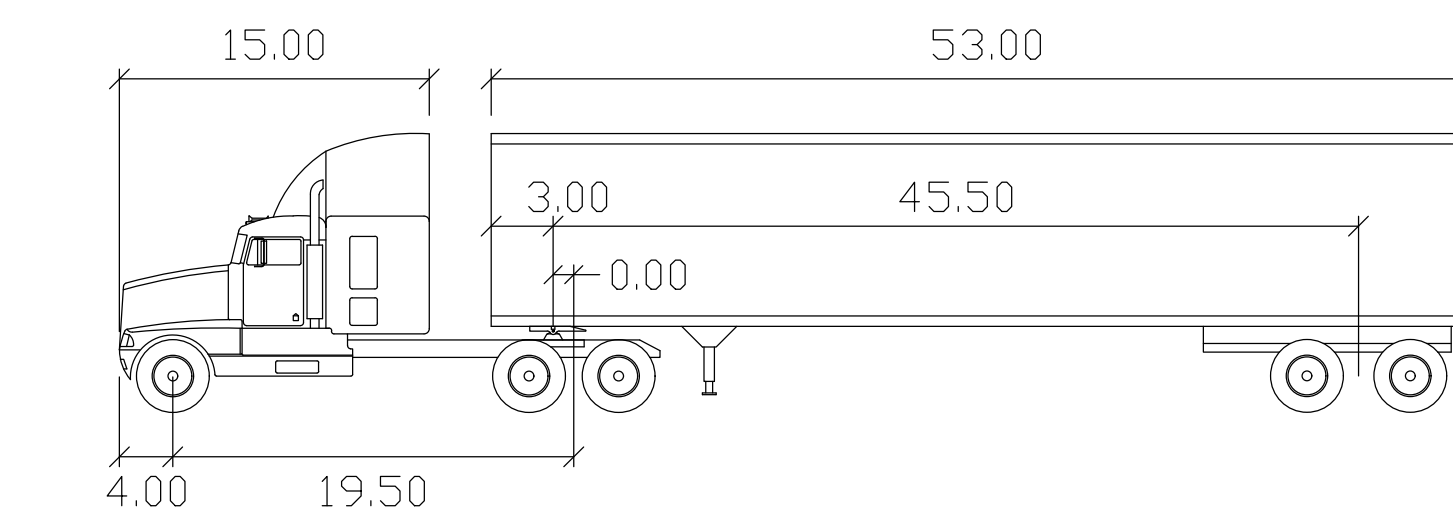
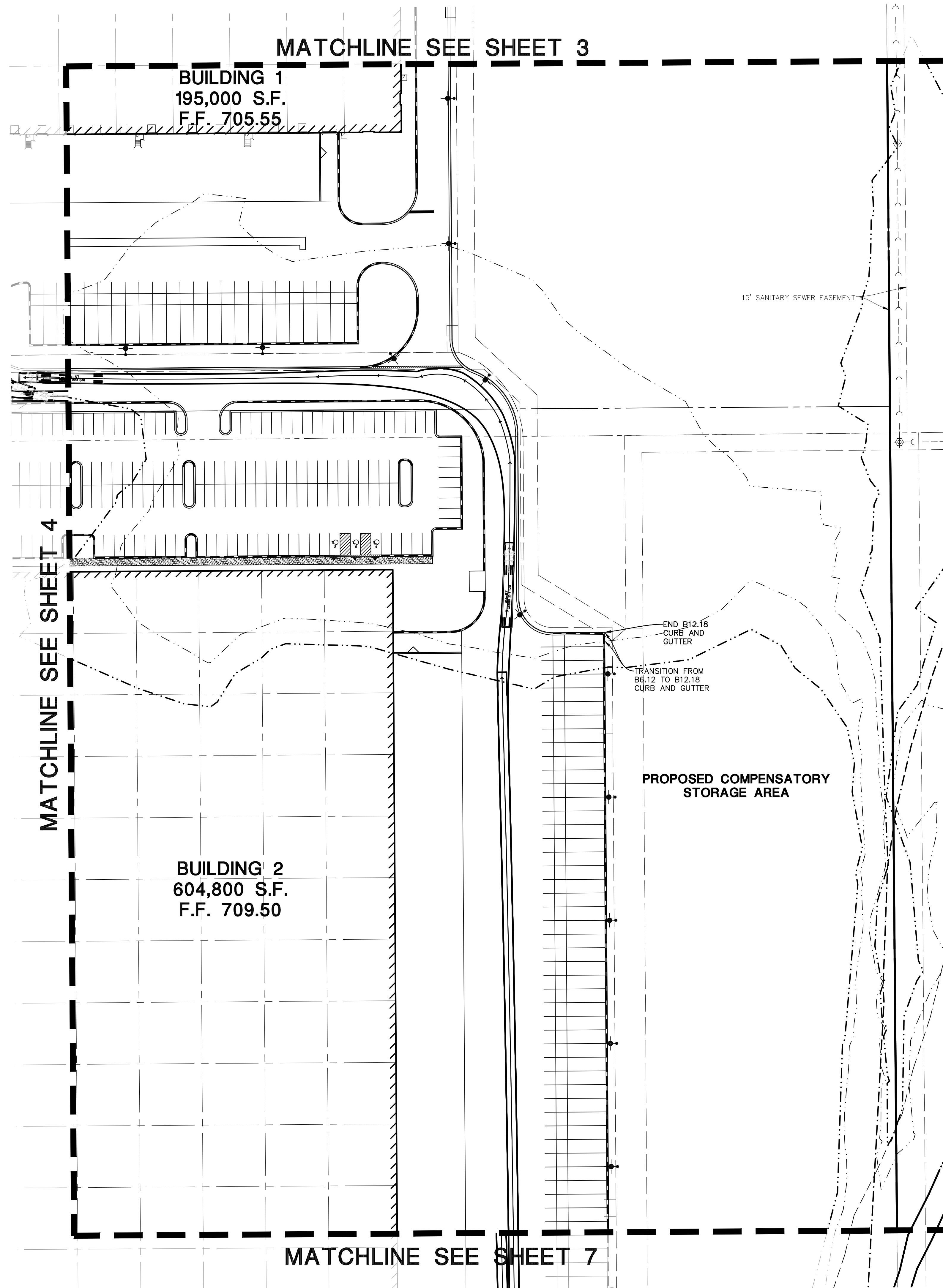


WB-67			
feet			
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

DATE	REVISION	BY	CHK
5/17/2022	REVISED PER VILLAGE REVIEW	JJK	JJK
5/17/2022	REVISED PER WARD AND VILLAGE REVIEW	JJK	JJK
5/17/2022	REVISED PER CITY REVIEW COMMENTS	JJK	JJK
5/17/2022	REVISED PER CITY REVIEW COMMENTS	JJK	JJK

Manhard CONSULTING LTD.
Civil Engineers • Surveyors • Water Resource Engineers • Wetland & Wetwater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

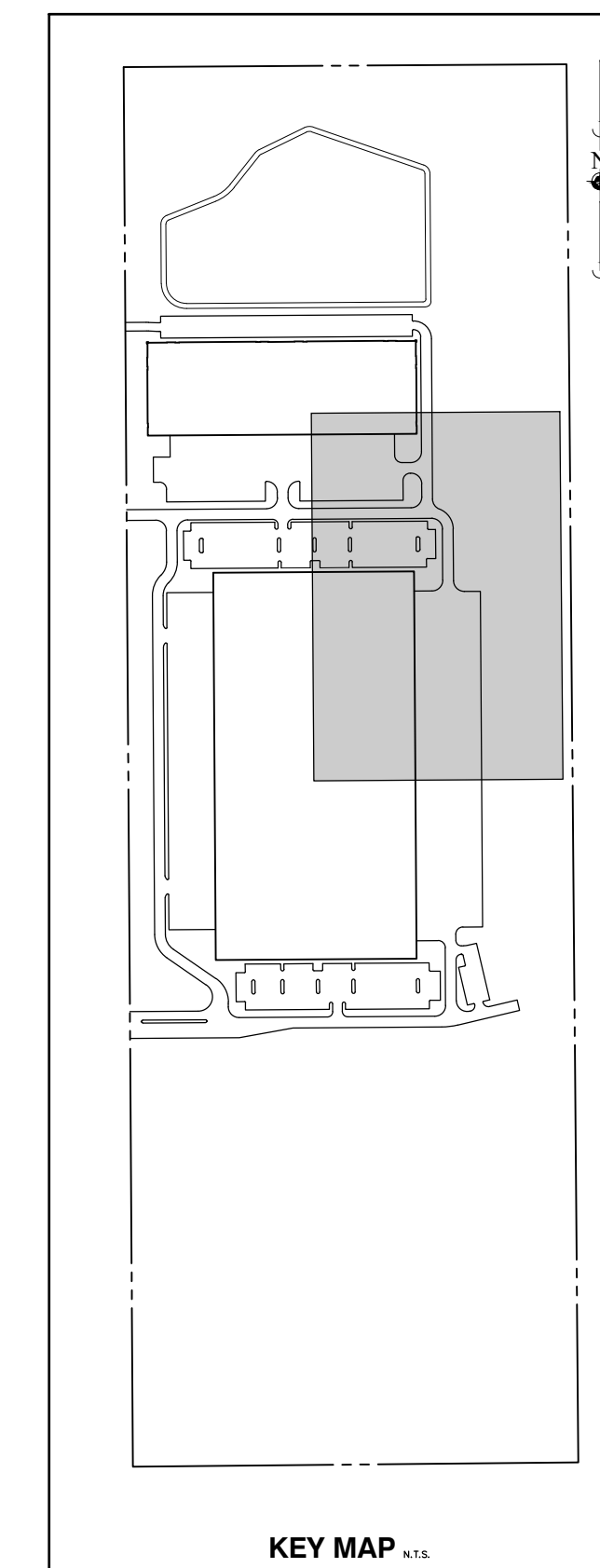
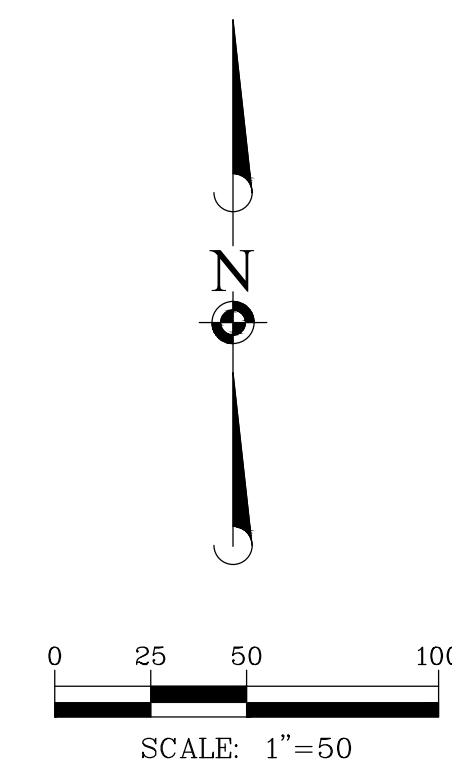
TINLEY PARK BUSINESS CENTER	
VILLAGE OF TINLEY PARK, ILLINOIS	
AUTOTURN EXHIBIT - MID NORTHEAST	
PROJ. MGR.: ZRS	PROJ. ASSOC.: AMP
DRAWN BY: JJK	DATE: 5/17/22
SCALE: 1"=50'	
SHEET	
5	9
SCP.TPIL01	



WB-67

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



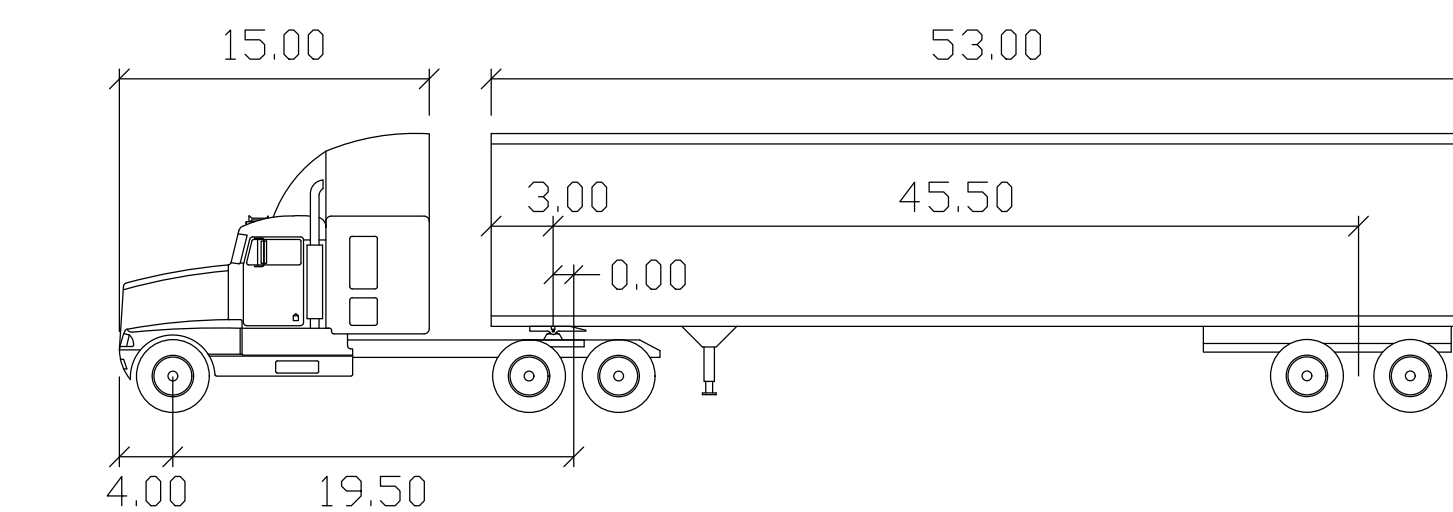
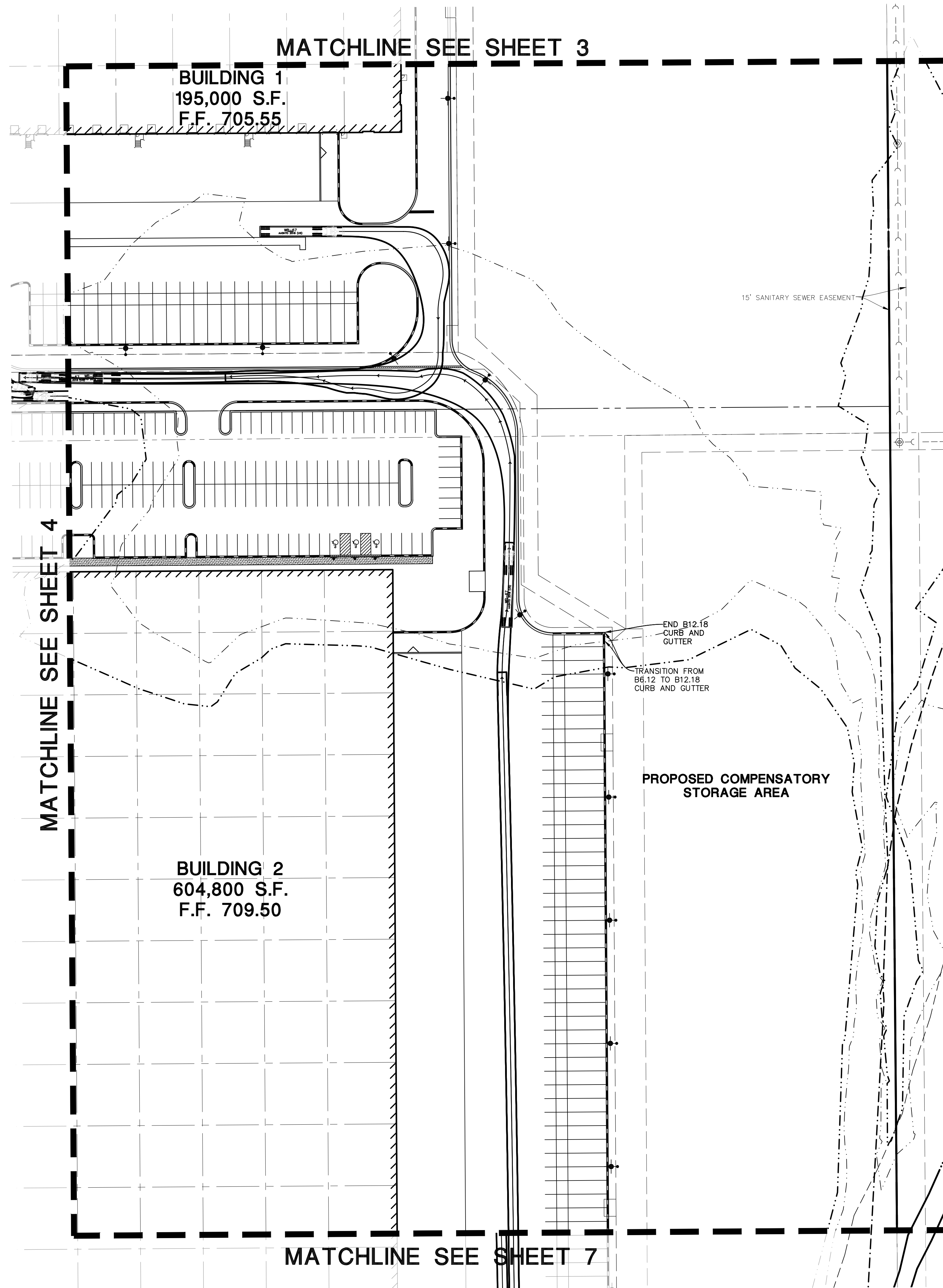
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7/29/2021	REVISED PER CITY REVIEW COMMENTS	JJK
7/29/2021	REVISED PER CITY REVIEW COMMENTS	JJK
11/8/2021	REVISED PER CITY REVIEW COMMENTS	JJK



TINLEY PARK BUSINESS CENTER
VILLAGE OF TINLEY PARK, ILLINOIS
AUTOTURN EXHIBIT - MID NORTHEAST

PROJ. MGR.: ZRS
 PROJ. ASSOC.: AMP
 DRAWN BY: JKK
 DATE: 5/17/22
 SCALE: 1"=50'

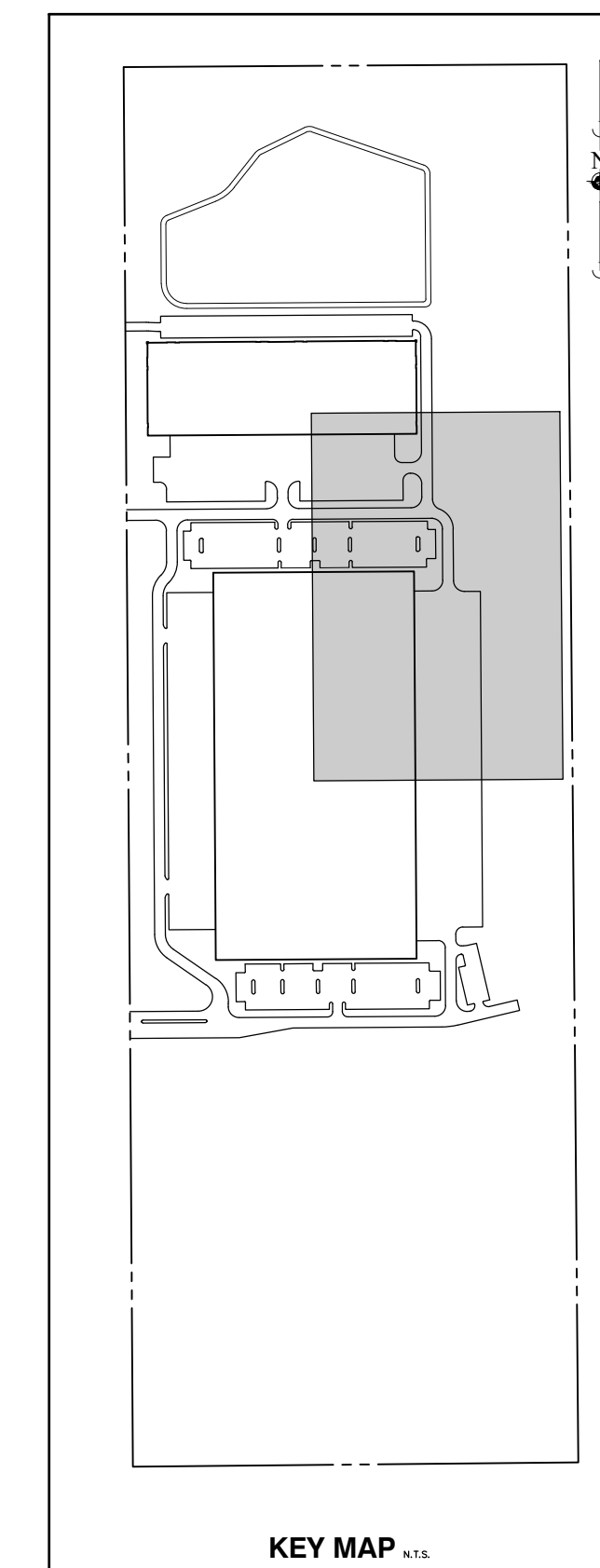
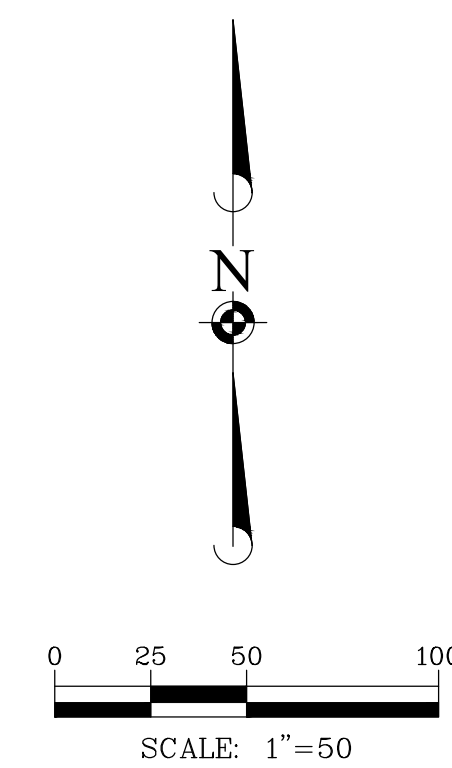
SHEET
5 OF 9
 SCP.TPIL01



WB-67

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



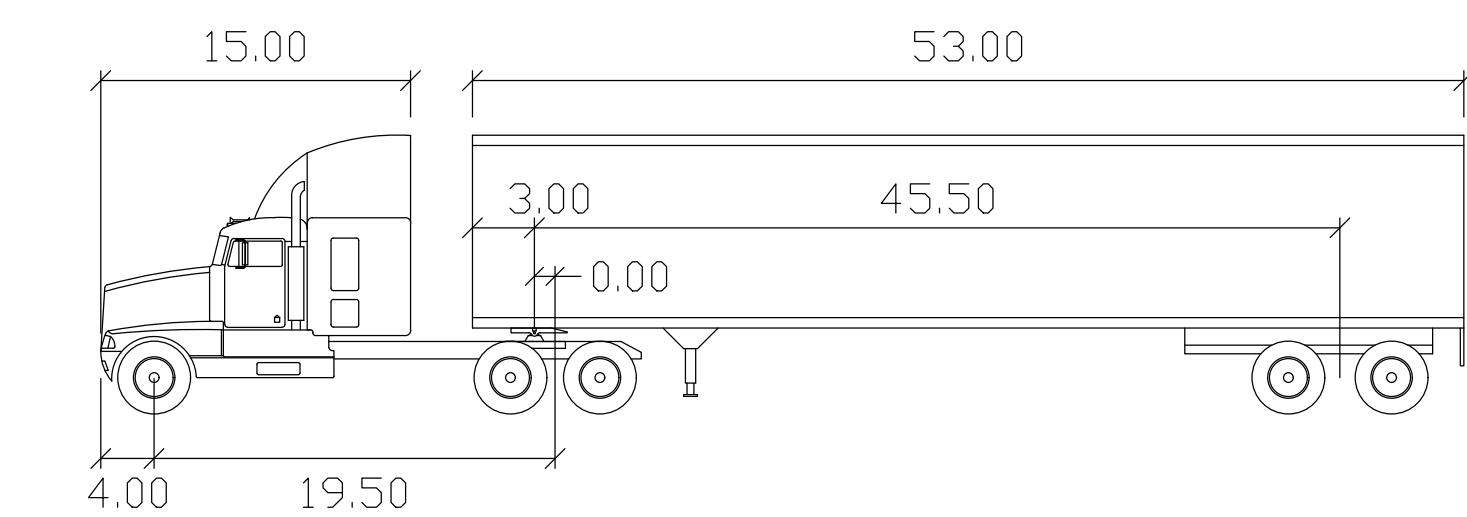
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5/17/2021	REVISED PER WMO AND TETRA REVIEW	AMP
7/29/2021	REVISED PER WMO AND TETRA REVIEW	AMP
7/29/2021	REVISED PER CITY REVIEW COMMENTS	JJK
7/29/2021	REVISED PER CITY REVIEW COMMENTS	JJK
11/8/2021	REVISED PER CITY REVIEW COMMENTS	JJK



TINLEY PARK BUSINESS CENTER
VILLAGE OF TINLEY PARK, ILLINOIS
AUTOTURN EXHIBIT - MID NORTHEAST

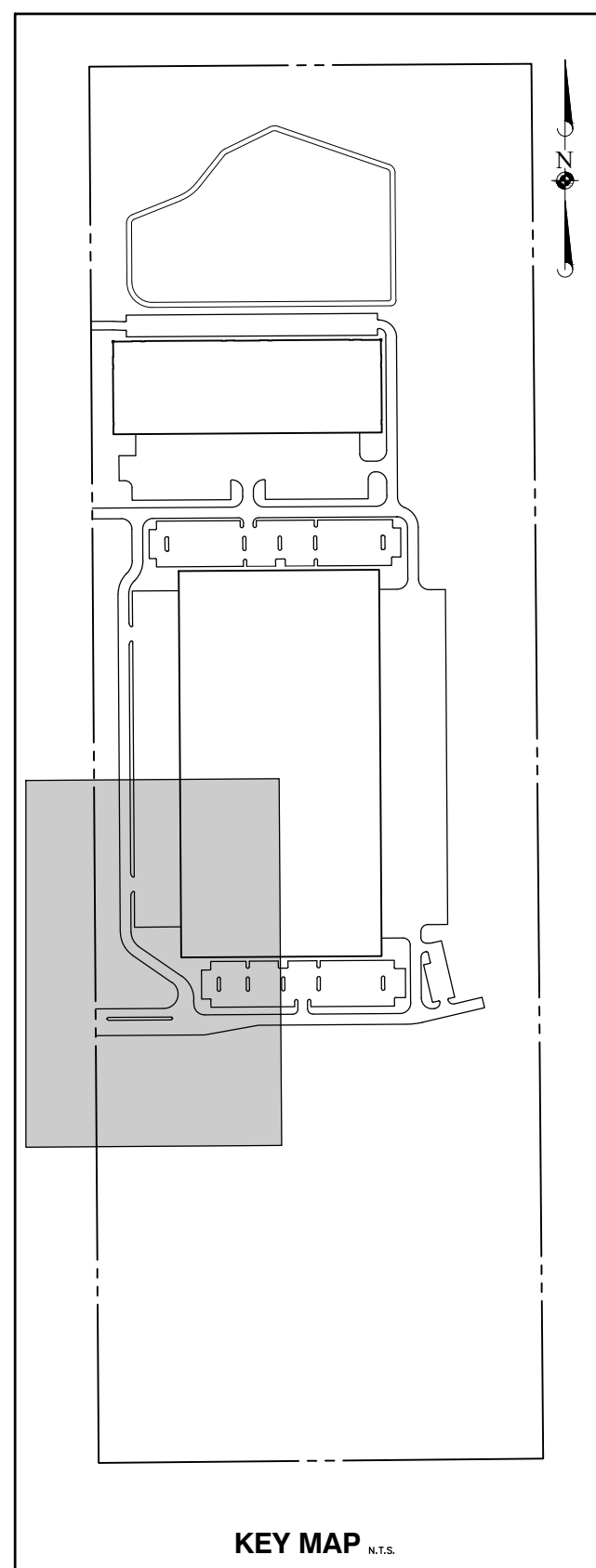
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 PROJ. ASSOC.: AMP
 DRAWN BY: JKK
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 SCALE: 1"=50'

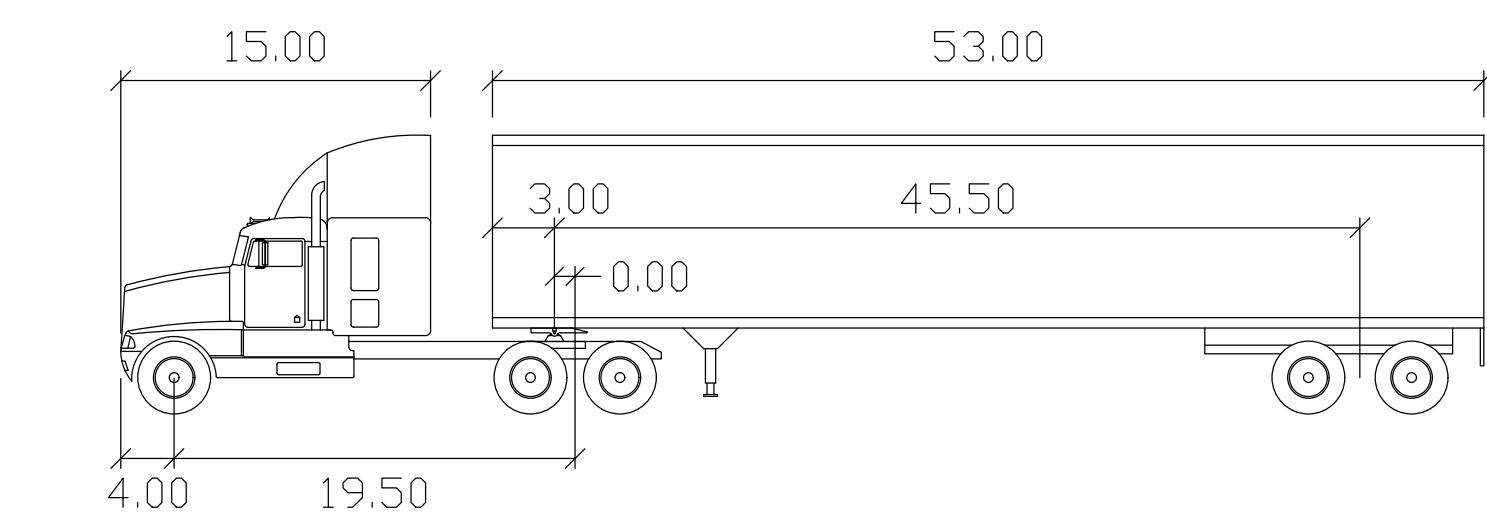
SHEET
5 OF 9
 SCP.TPIL01



feet

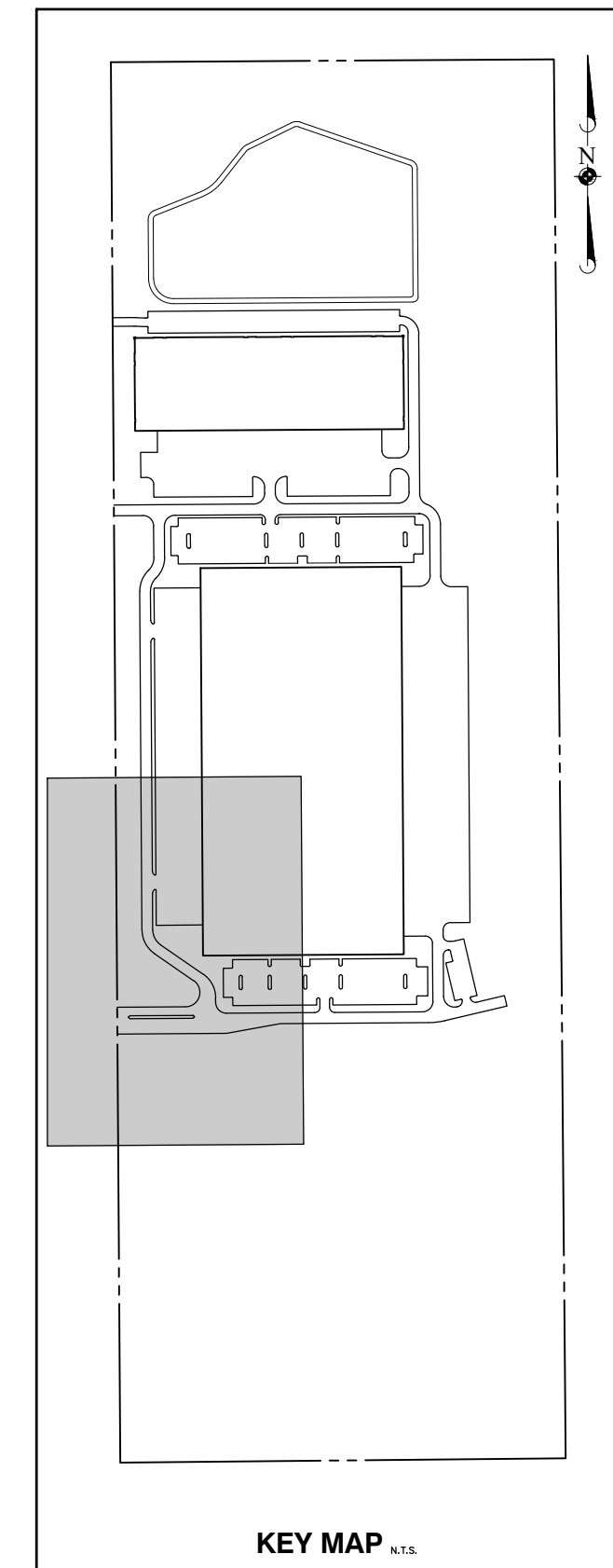
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Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		





feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



BUILDING 2
604,800 S.F.
F.F. 709.50

FUTURE BUILDING 3
462,500 S.F.
F.F. 714.00

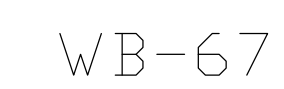
**PROPOSED COMPENSATORY
STORAGE AREA**

MATCHLINE SEE SHEET 5

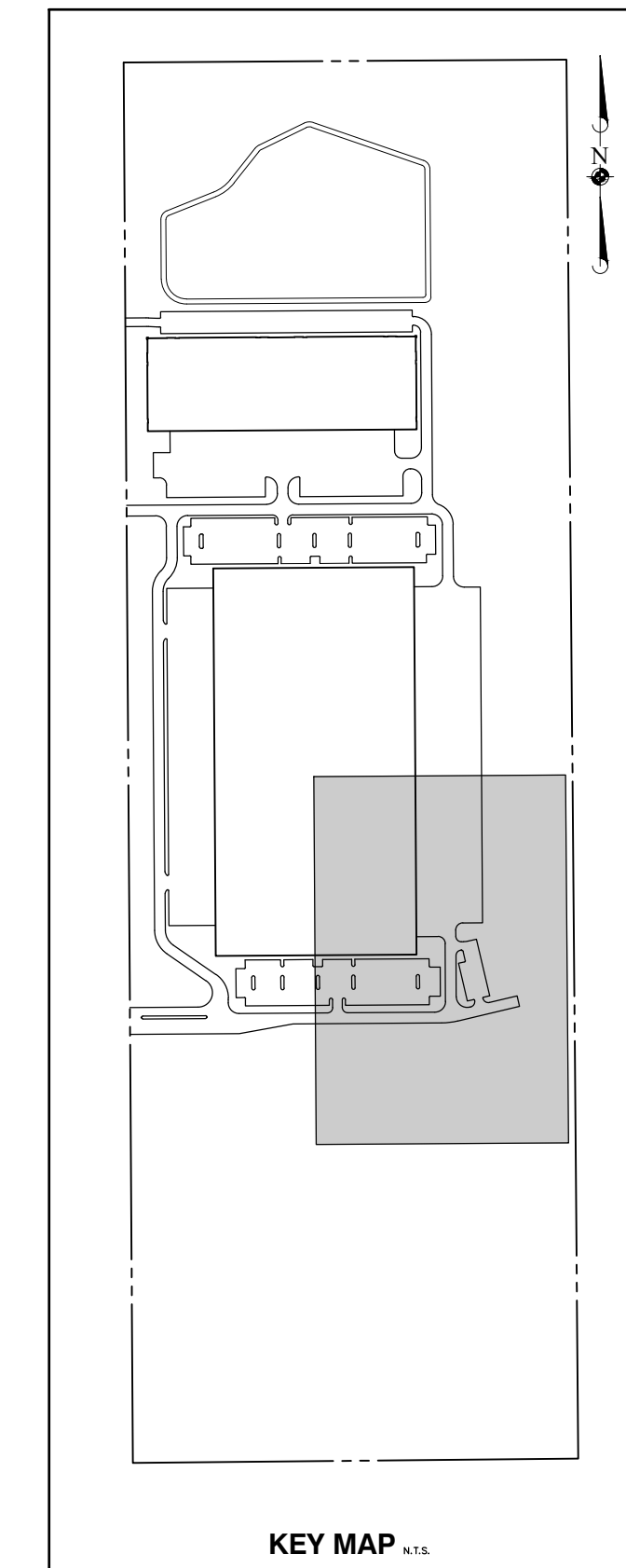
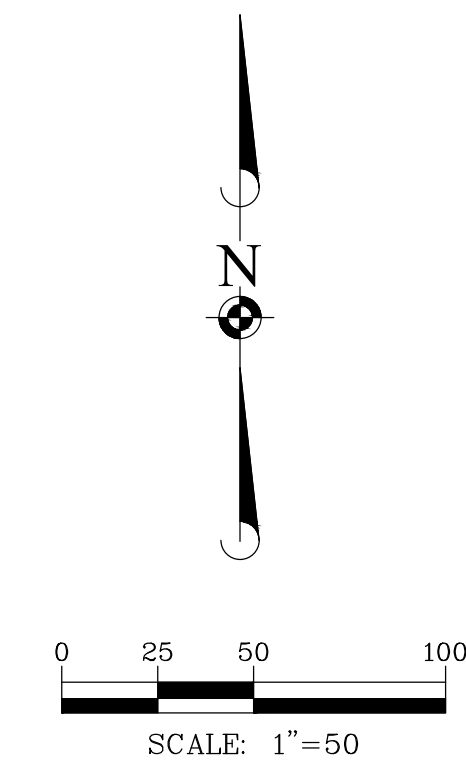
MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 9

North Arrow



	feet		
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Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

[illegible]

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TINLEY PARK BUSINESS CENTER
VILLAGE OF TINLEY PARK, ILLINOIS
AUTOTURN EXHIBIT - MID SOUTHEAST

PROJ. MGR.:	<u>ZRS</u>
PROJ. ASSOC.:	<u>AMP</u>
DRAWN BY:	<u>JKK</u>
DATE:	<u>5/17/22</u>
SCALE:	<u>1"=50'</u>

SHEET

7 OF 9

SCP.TPIL01

FOR CONSTRUCTION

MATCHLINE SEE SHEET 5

BUILDING 2
604,800 S.F.
F.F. 709.50

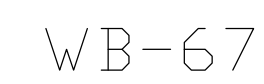
PROPOSED COMPENSATORY STORAGE AREA

MATCHLINE SEE SHEET 6

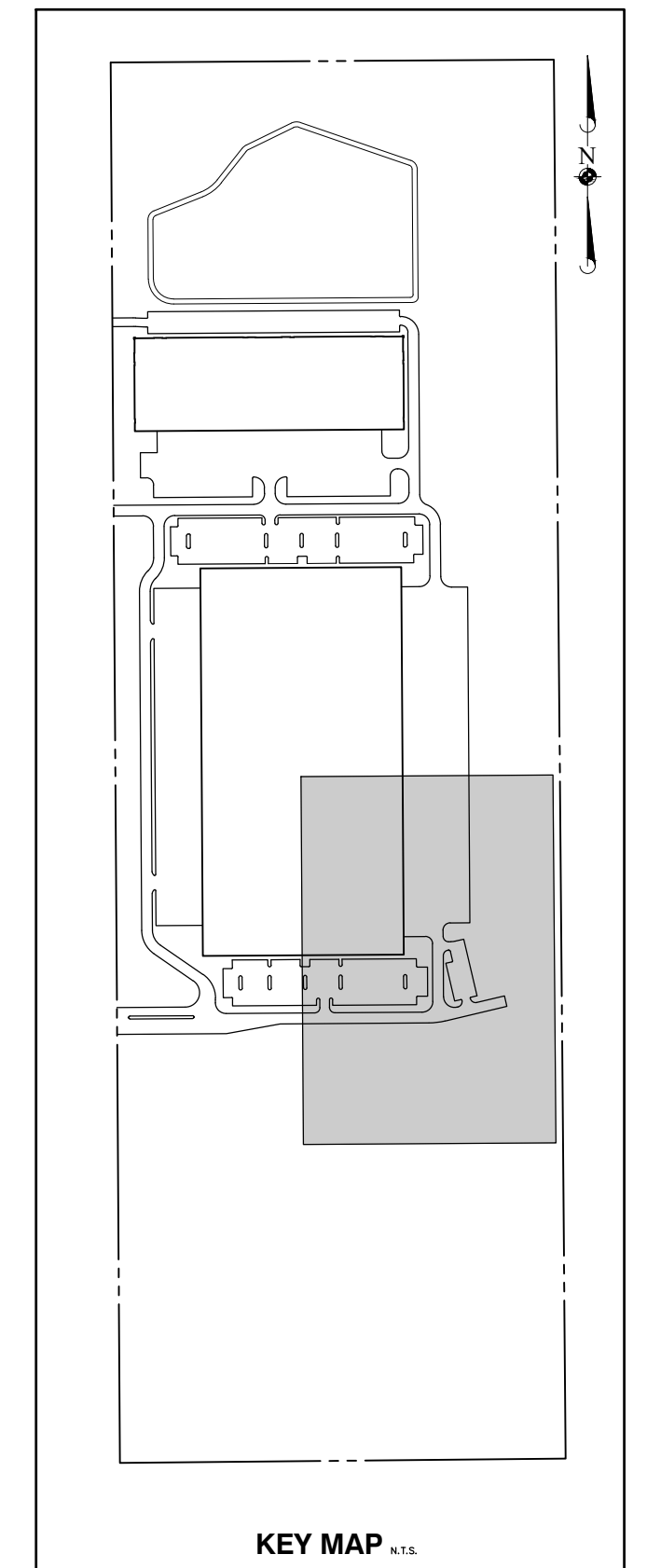
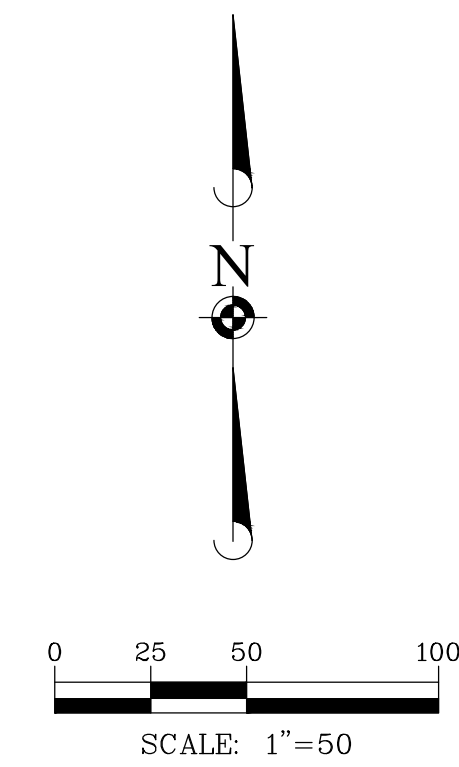
FUTURE BUILDING 3
462,500 S.F.
F.F. 714.00

MATCHLINE SEE SHEET 9

The site plan shows a large rectangular area for Building 2, a parking lot with several stalls, and a proposed compensatory storage area. A future building area is also indicated. Matchlines connect to sheets 5, 6, and 9. A north arrow is located in the upper right corner. A scale bar is present near the bottom center.



	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

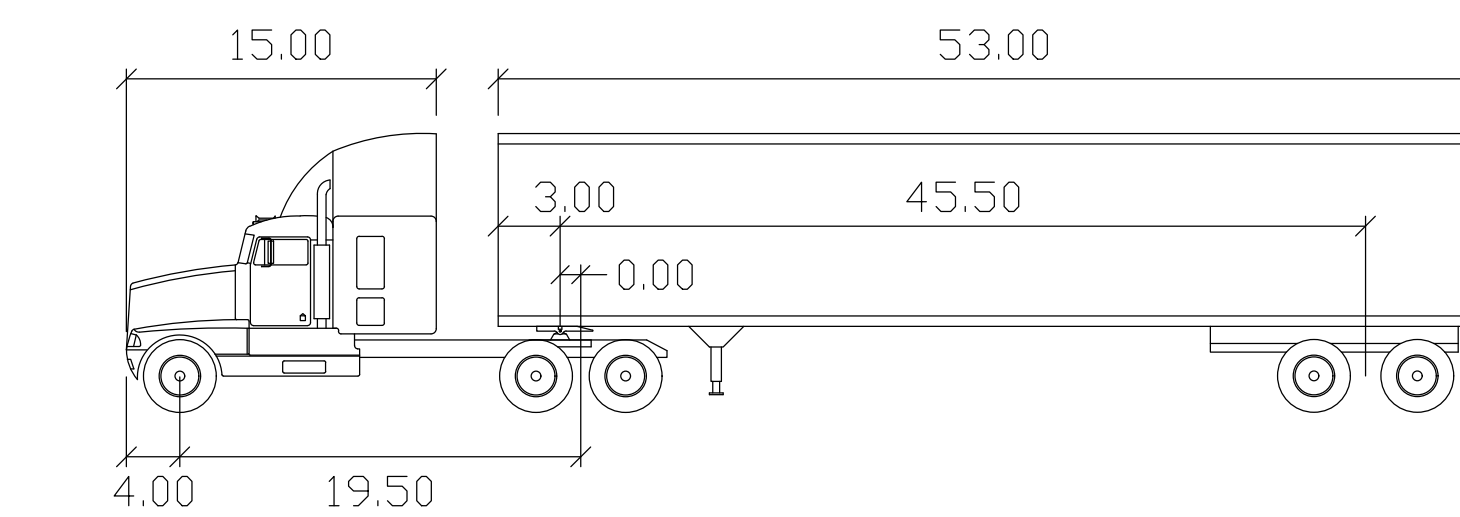
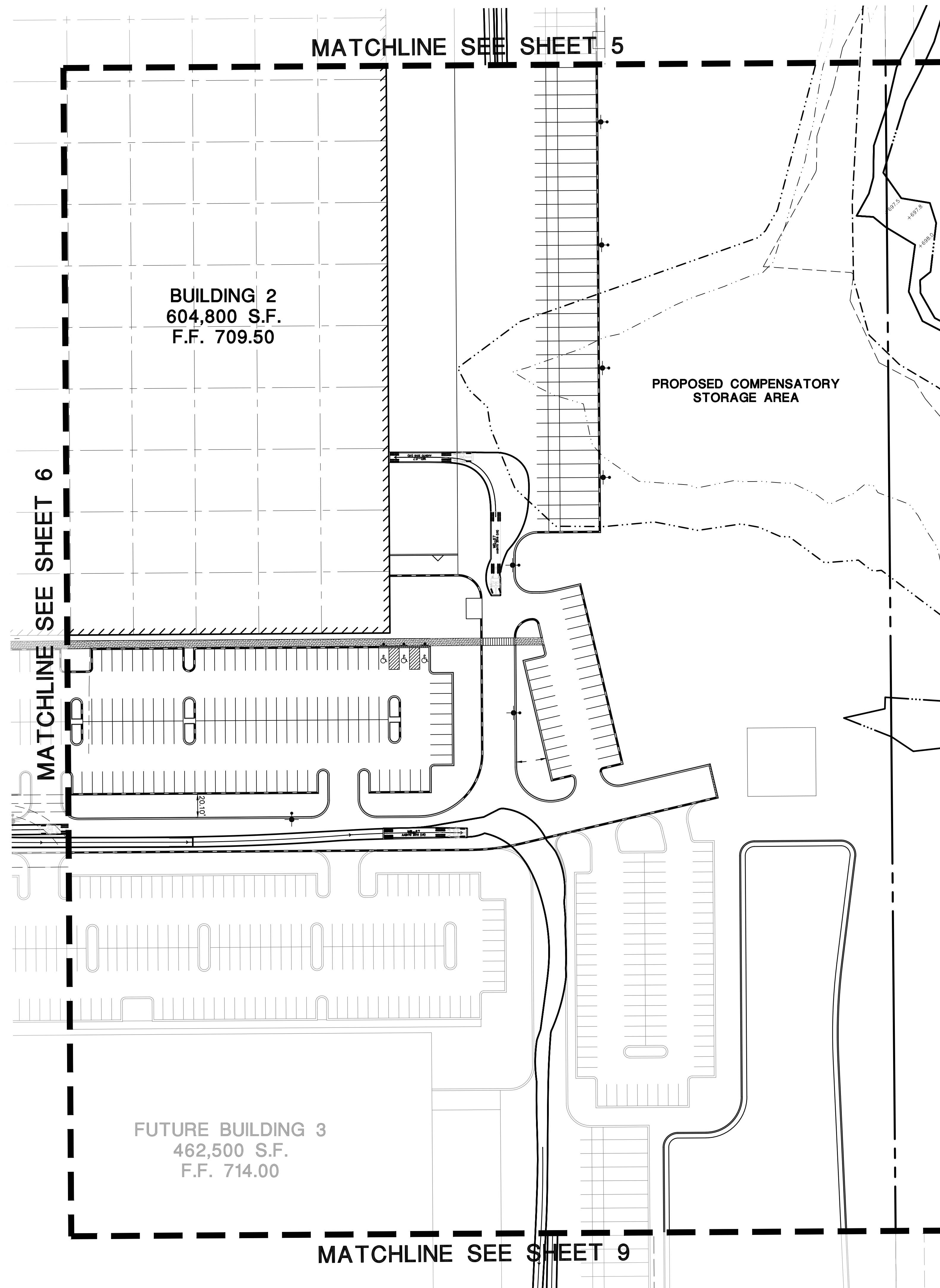
[illegible]

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keep your nose

TINLEY PARK BUSINESS CENTER
VILLAGE OF TINLEY PARK, ILLINOIS
AUTOTURN EXHIBIT - MID SOUTHEAST

PROJ. MGR.:	<u>ZRS</u>
PROJ. ASSOC.:	<u>AMP</u>
DRAWN BY:	<u>JJK</u>
DATE:	<u>5/17/22</u>
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<p align="center">SHEET</p> <p align="center">7 OF 9</p> <p align="center">SCP.TP101</p>	

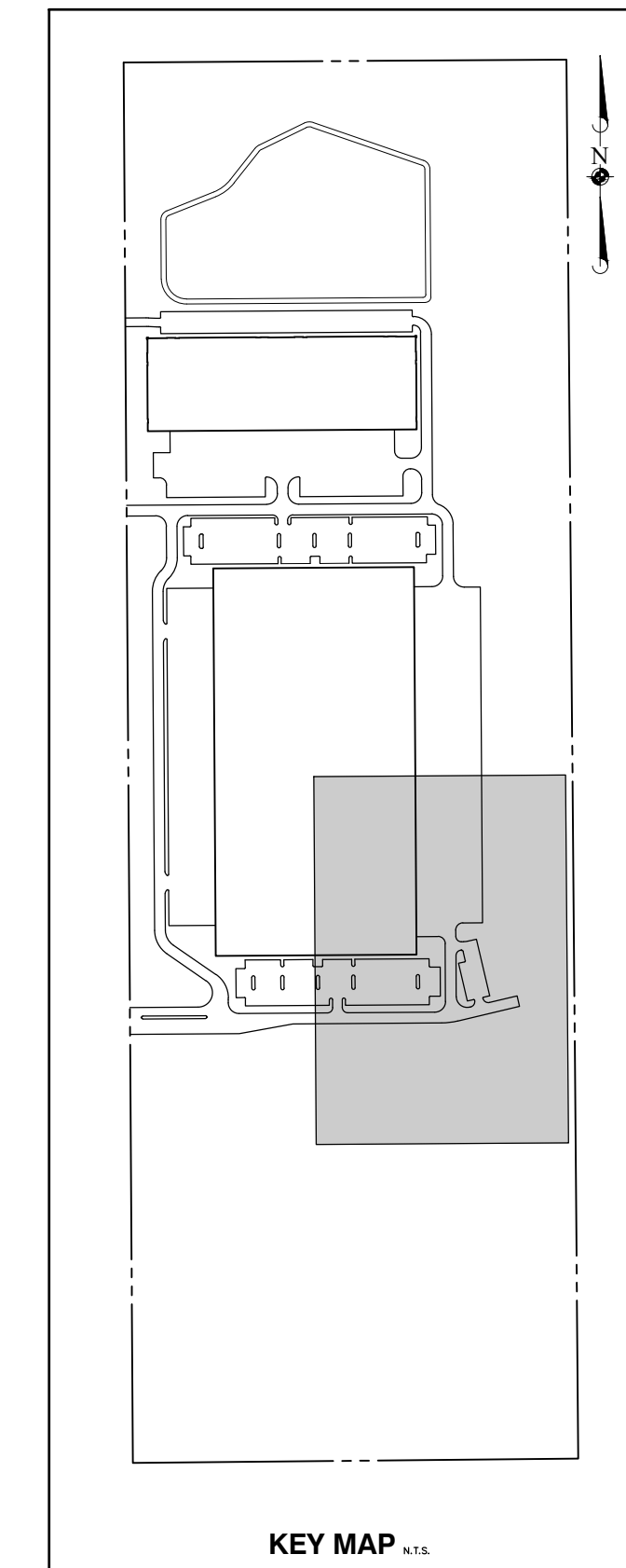
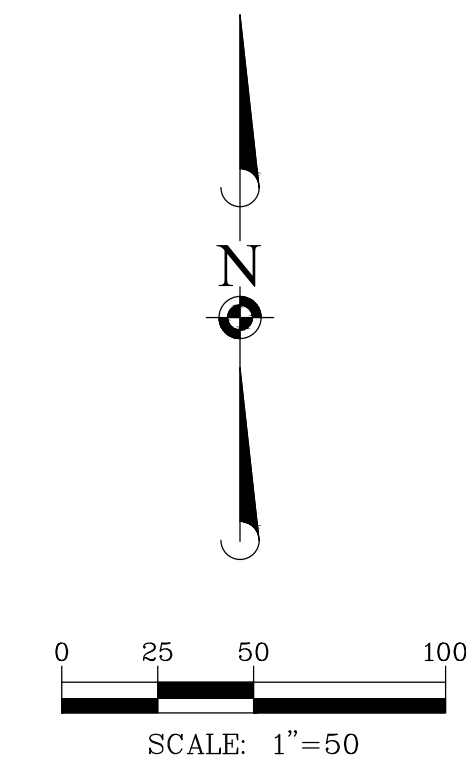
FOR CONSTRUCTION



WB-67

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

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BUILDING 2
604,800 S.F.
F.F. 709.50

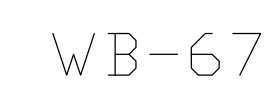
FUTURE BUILDING 3
462,500 S.F.
F.F. 714.00

PROPOSED COMPENSATORY STORAGE AREA

MATCHLINE SEE SHEET 5

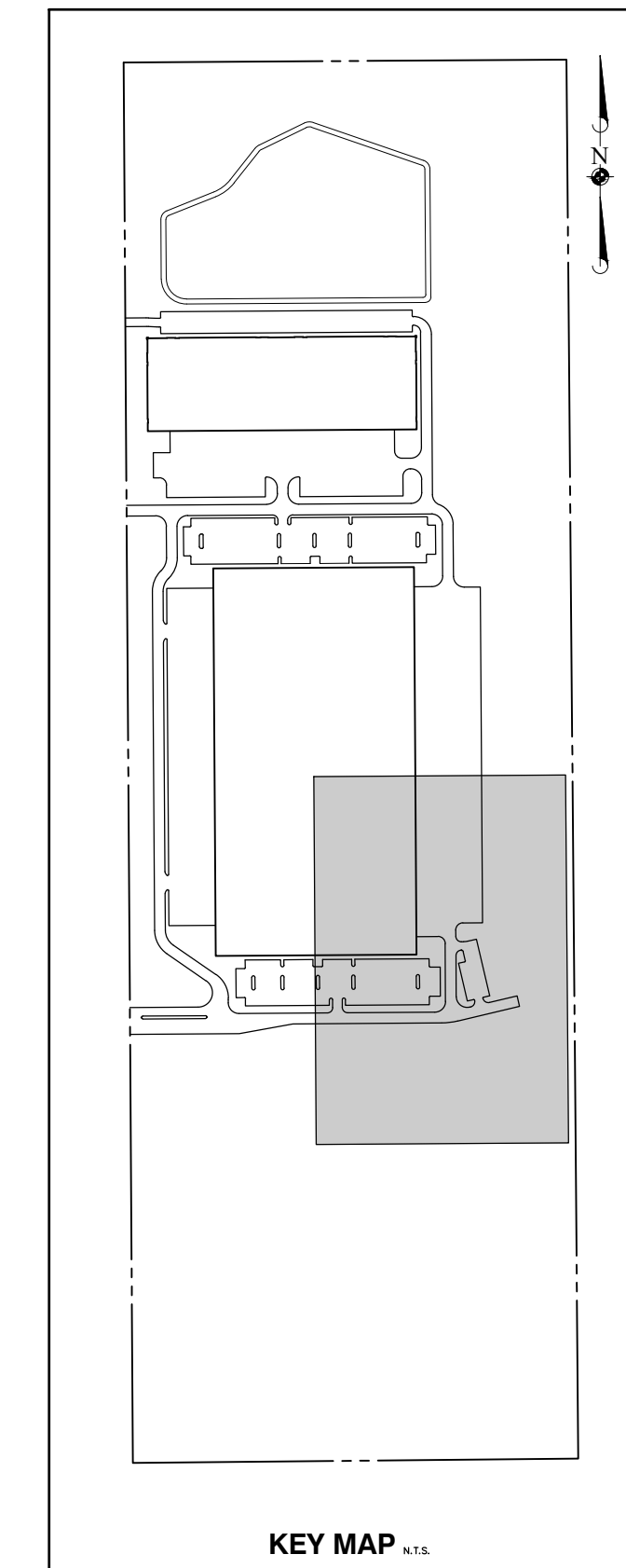
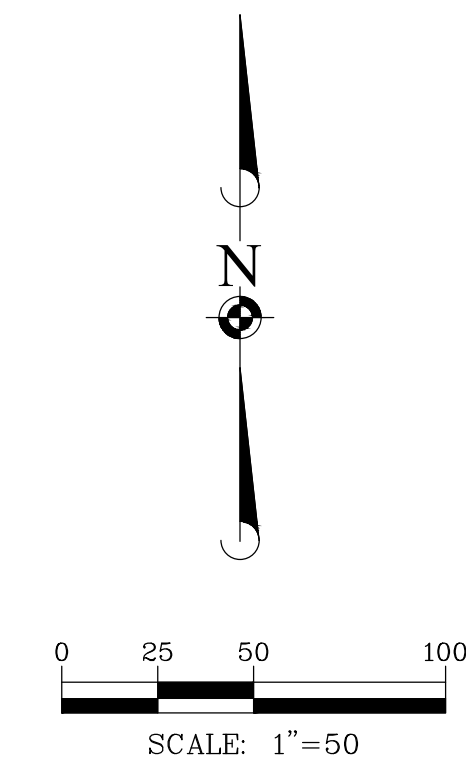
MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 9



feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

[illegible]

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TINLEY PARK BUSINESS CENTER
VILLAGE OF TINLEY PARK, ILLINOIS
AUTOTURN EXHIBIT - MID SOUTHEAST

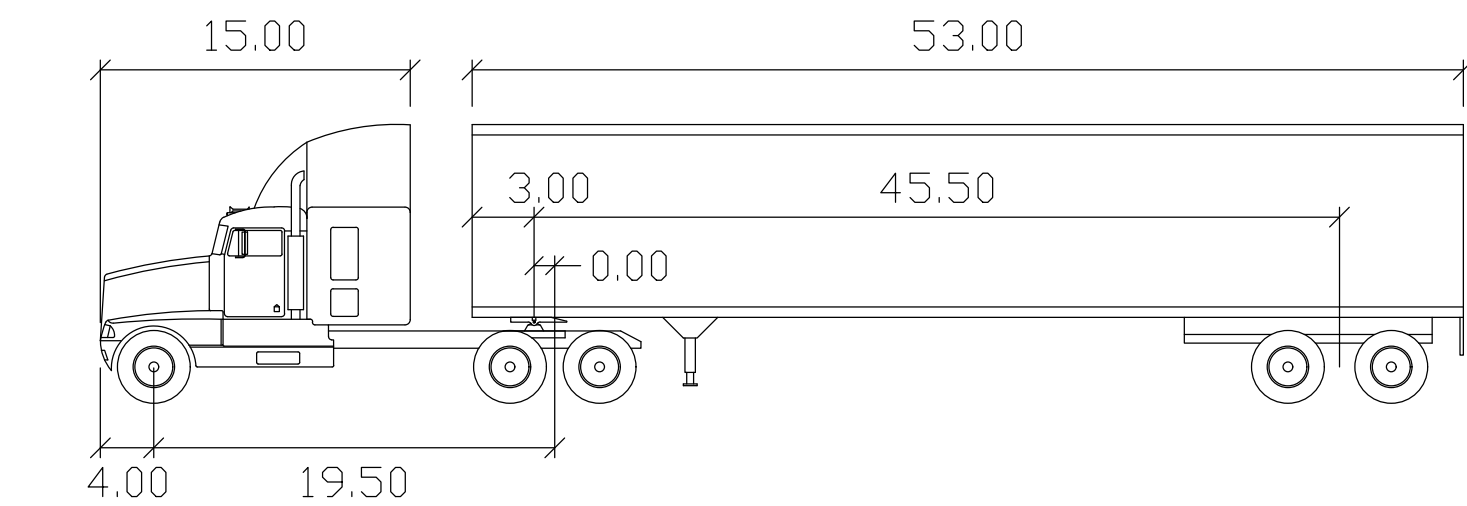
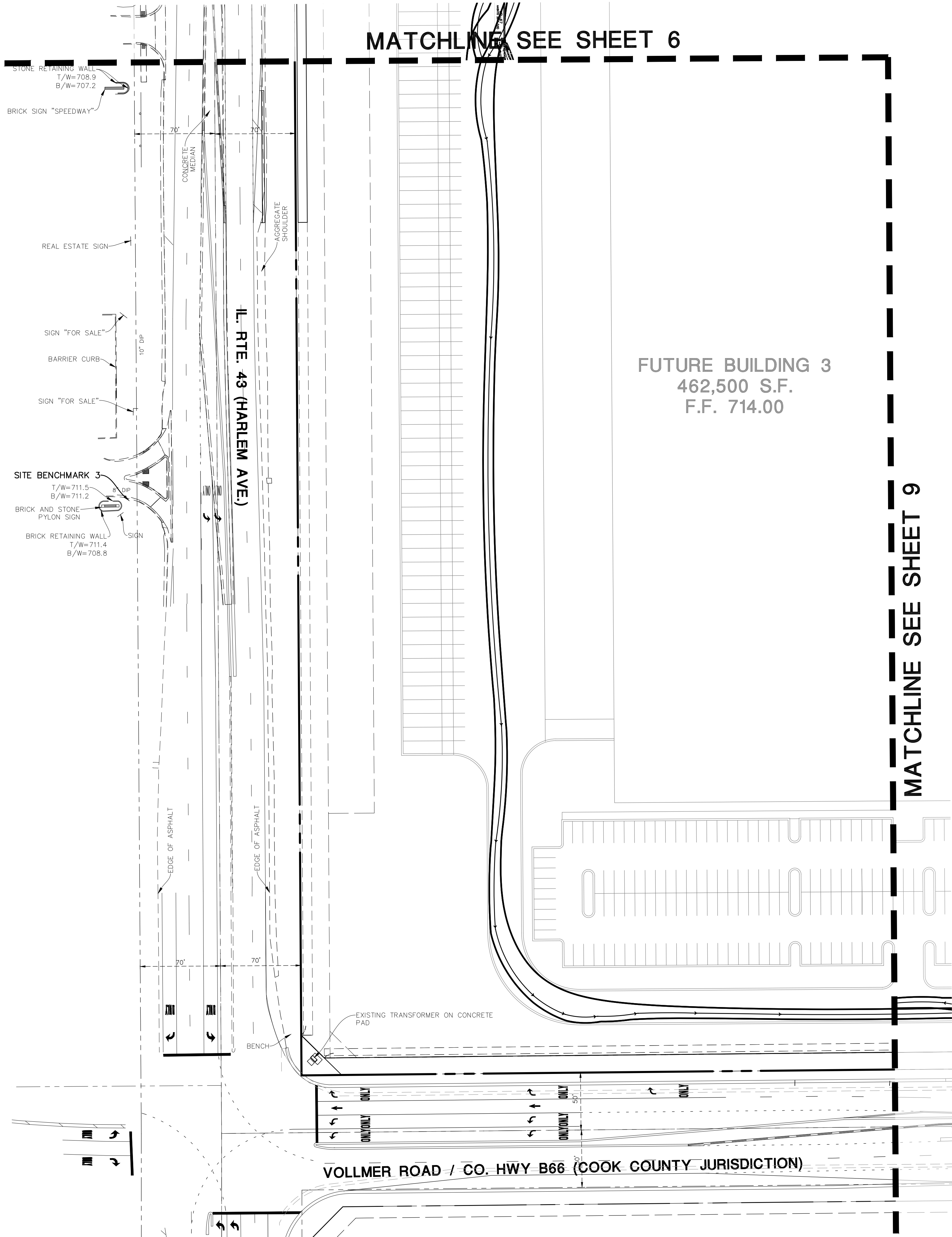
PROJ. MGR.: ZRS
PROJ. ASSOC.: AMP
DRAWN BY: JKK
DATE: 5/17/22
SCALE: 1"=50'

SHEET

7 OF 9

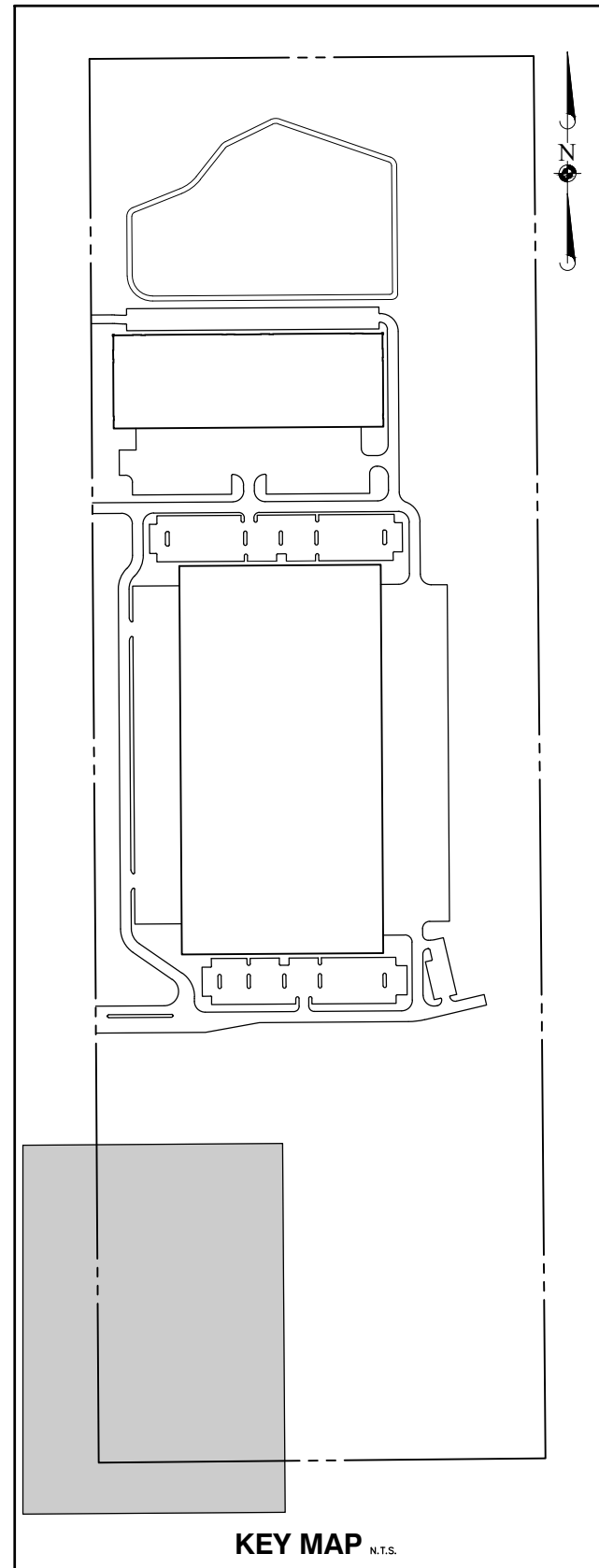
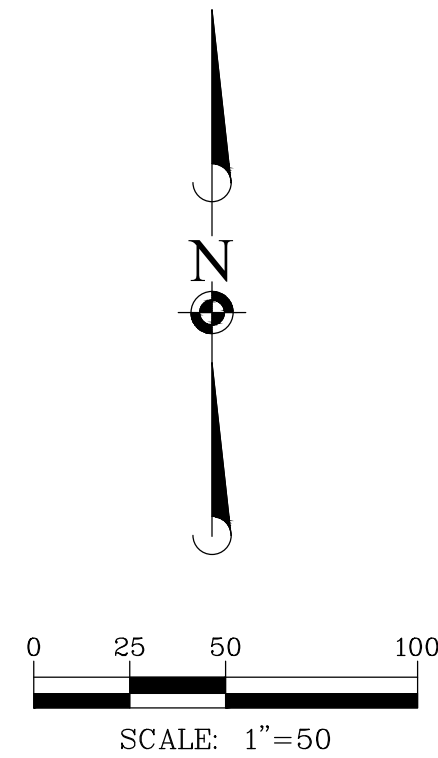
SCP.TPIL01

FOR CONSTRUCTION



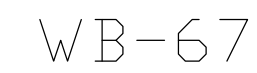
WB-67

	feet		
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Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



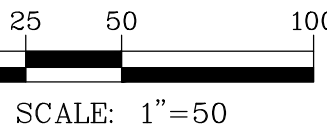


MATCHLINE SEE SHEET 9



feet

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Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

[illegible]

TINLEY PARK BUSINESS CENTER
VILLAGE OF TINLEY PARK, ILLINOIS
AUTOTURN EXHIBIT - SOUTHWEST

PROJ. MGR.: ZRS
PROJ. ASSOC.: AMP
DRAWN BY: JJK
DATE: 5/17/22
SCALE: 1"=50'

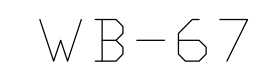
SHEET

8 OF 9

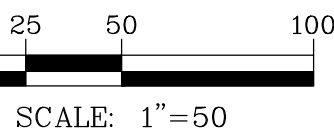
SCP.TPIL01



MATCHLINE SEE SHEET 9

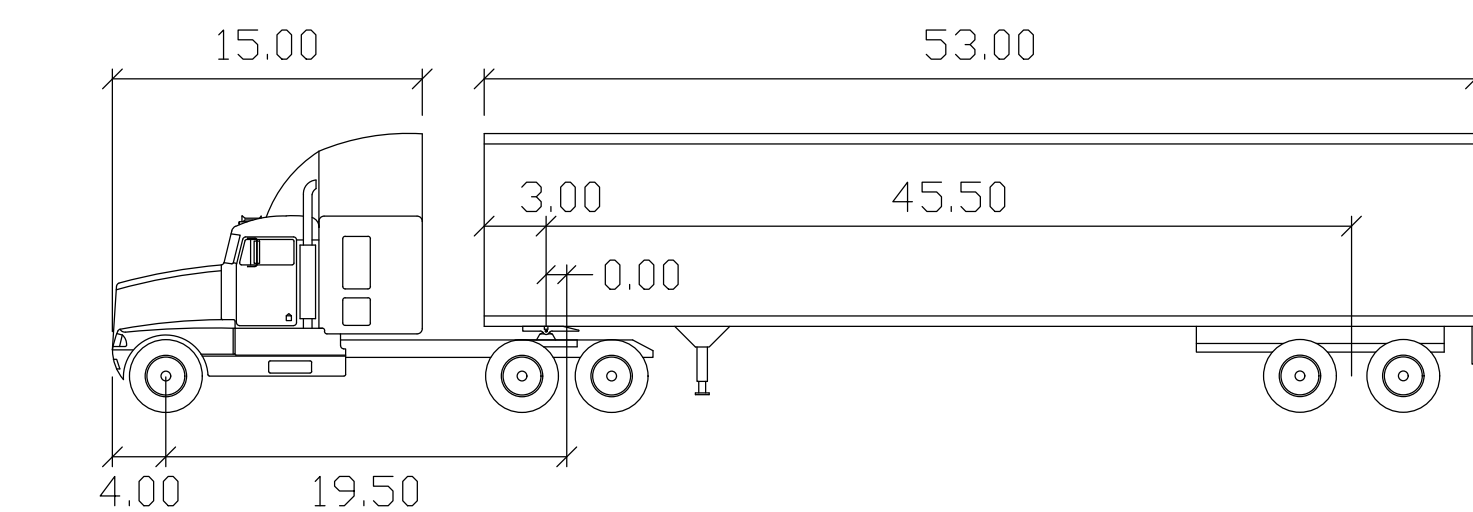
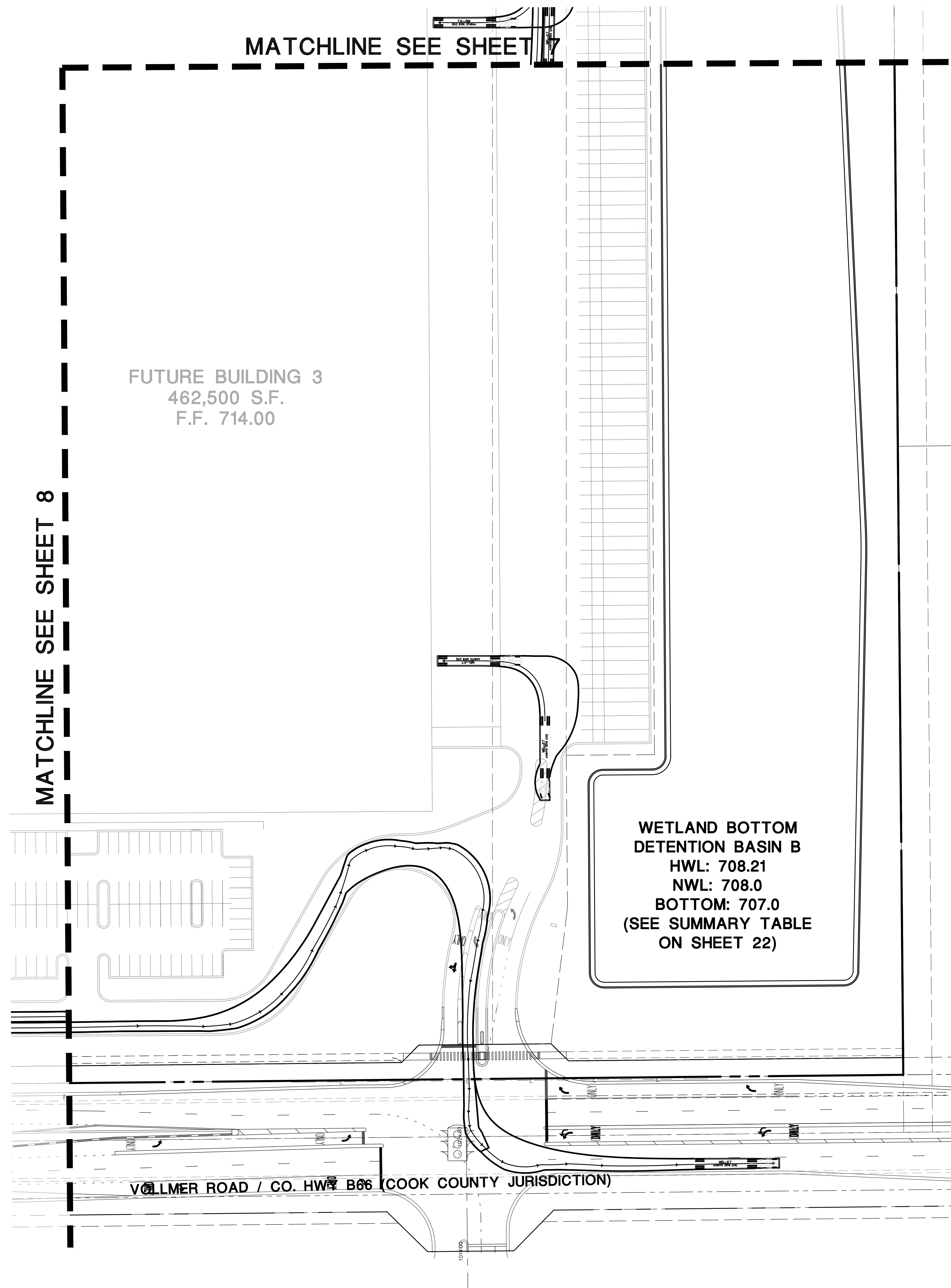


feet



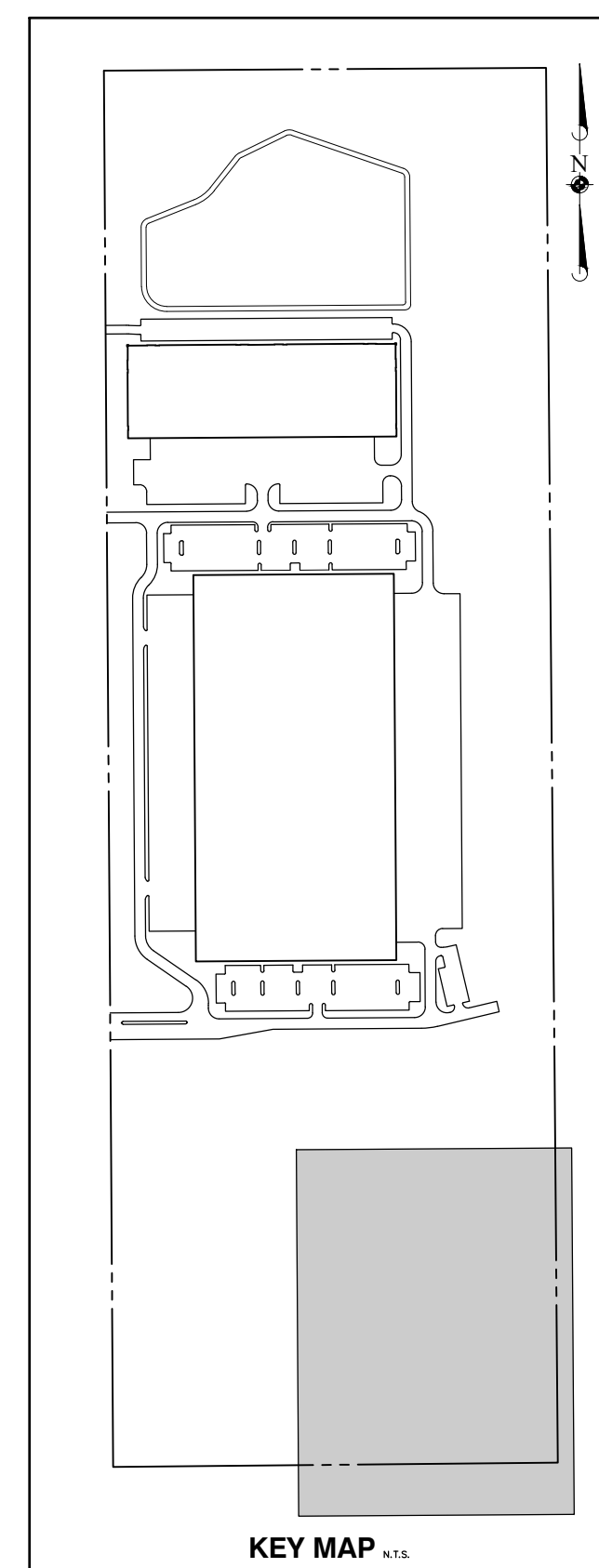
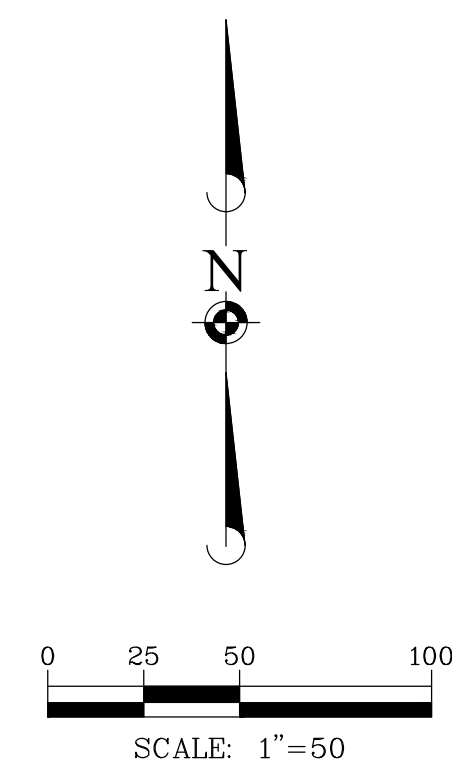
DATE	REVISIONS
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May 17, 2022 - 17:58



WB-67

	feet		
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Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

[illegible]

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TINLEY PARK BUSINESS CENTER
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AUTOTURN EXHIBIT - SOUTHEAST

PROJ. MGR.: ZRS
 PROJ. ASSOC.: AMP
 DRAWN BY: JKK
 DATE: 5/17/22
 SCALE: 1"=50'

SHEET

9 OF 9

SCP.TPIL01

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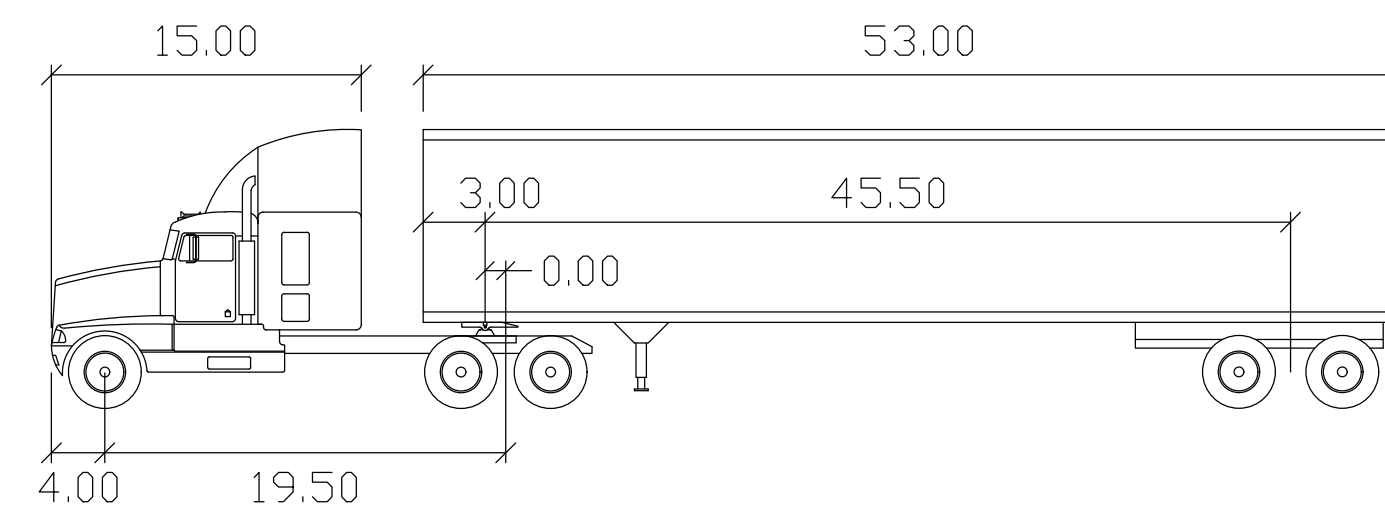
FOR CONSTRUCTION

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 7

FUTURE BUILDING 3
462,500 S.F.
F.F. 714.00

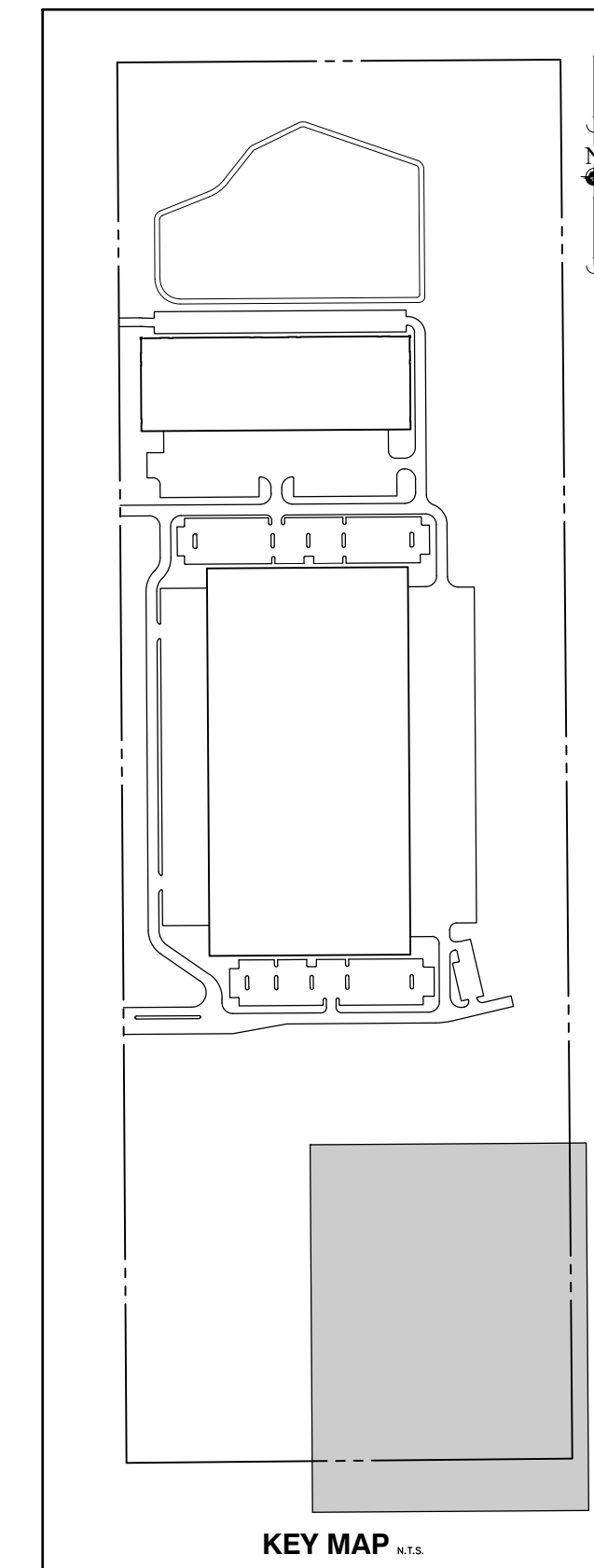
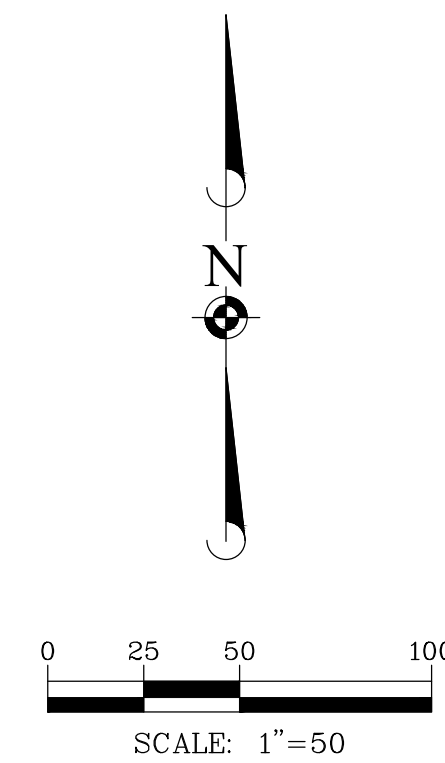
**WETLAND BOTTOM
DETENTION BASIN B
HWL: 708.21
NWL: 708.0
BOTTOM: 707.0
(SEE SUMMARY TABLE
ON SHEET 22)**



WB-67

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

[illegible]

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TINLEY PARK BUSINESS CENTER
VILLAGE OF TINLEY PARK, ILLINOIS
AUTOTURN EXHIBIT - SOUTHEAST

PROJ. MGR.:	<u>ZRS</u>
PROJ. ASSOC.:	<u>AMP</u>
DRAWN BY:	<u>JJK</u>
DATE:	<u>5/17/22</u>
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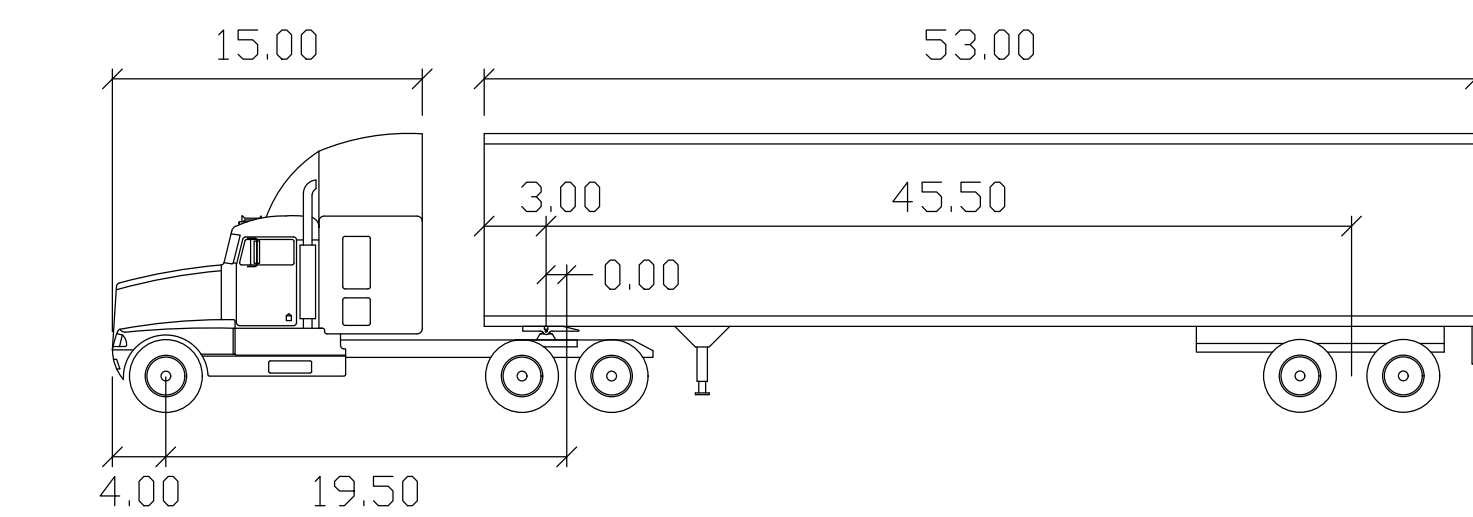
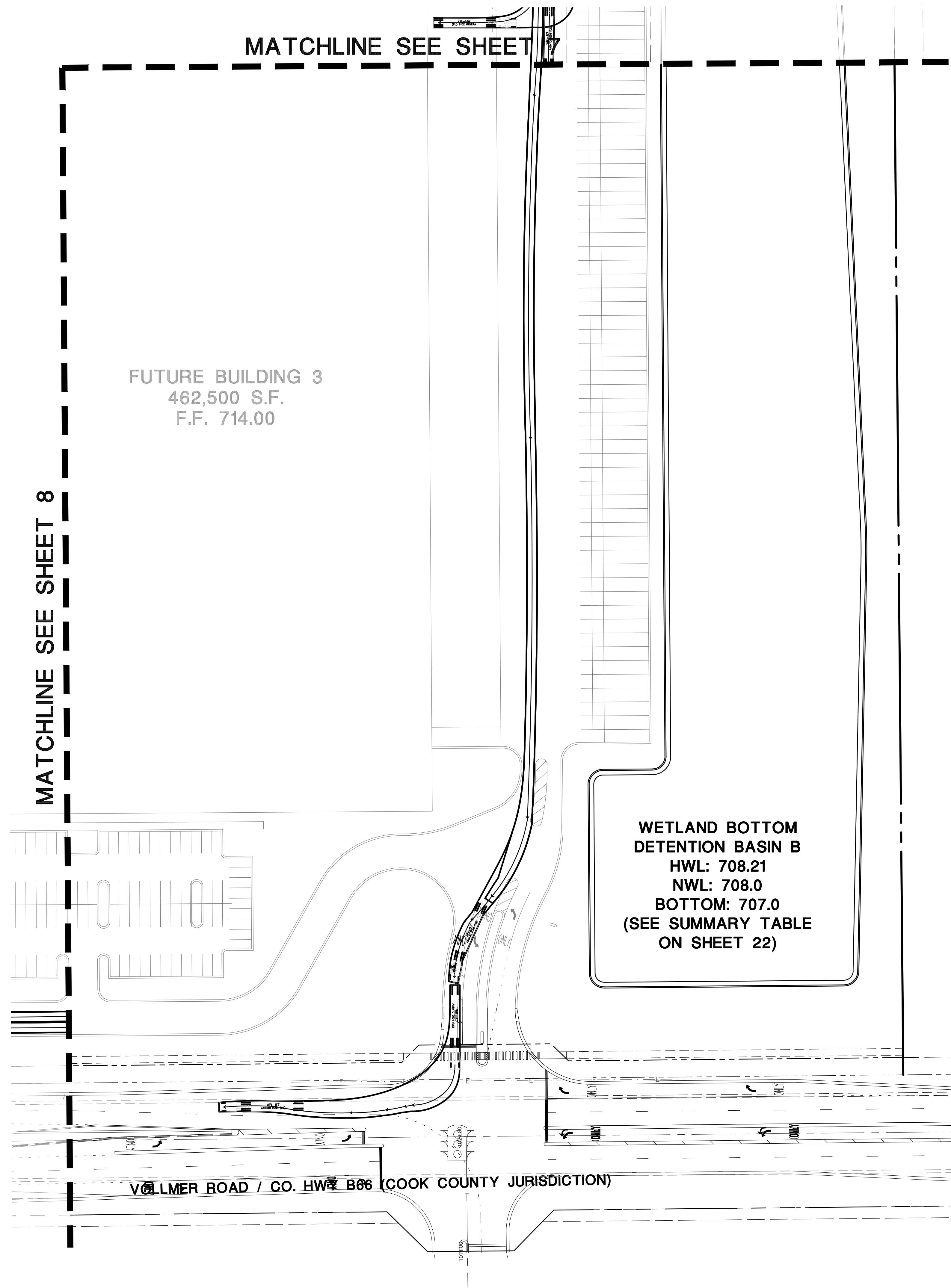
SHEET

9 OF 9

SCP.TPIL01

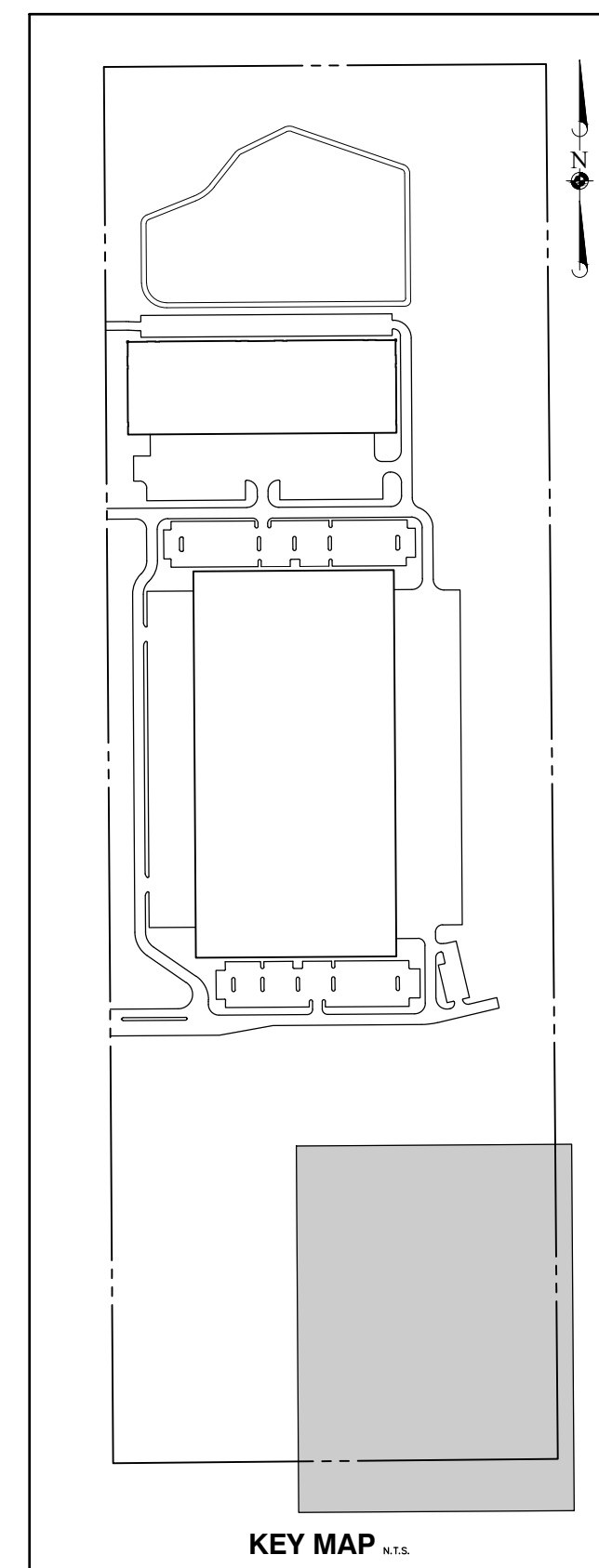
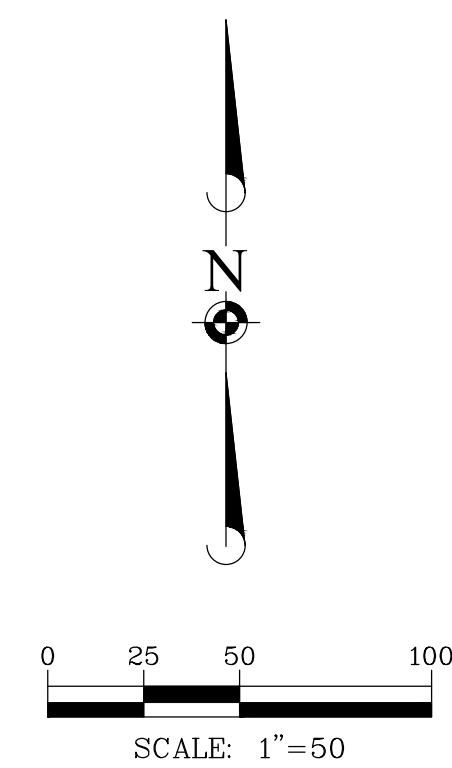
FOR CONSTRUCTION

May 17, 2022 - 17:58



WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

[illegible]

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TINLEY PARK BUSINESS CENTER
VILLAGE OF TINLEY PARK, ILLINOIS
AUTOTURN EXHIBIT - SOUTHEAST

PROJ. MGR.: ZRS
PROJ. ASSOC.: AMP
DRAWN BY: JJK
DATE: 5/17/22
SCALE: 1"=50'

SHEET

9 OF 9

SCP.TPIL01

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FOR CONSTRUCTION

PLAN COMMISSION STAFF REPORT

June 2, 2022 – Public Hearing

Zoning Code Text Amendment – Extended Stay Hotels

Petitioner

Village of Tinley Park

Zoning Code Sections

Section II (Rules and Definitions), Section V (District Regulations), and VIII (Off-Street Parking and Loading)

Approvals Sought

Text Amendment

Project Planner

Daniel Ritter, AICP
Planning Manager



EXECUTIVE SUMMARY

The Tinley Park Zoning Ordinance currently regulates most temporary lodging accommodations as a “Hotel, Motel, or Motor Inn”. Separate definitions relate to “Boarding Houses,” “Bed and Breakfast,” and “Short-Term Rental.” However, the current zoning definitions and regulations for are rather dated and may require revision to understand how they relate to the current trends, markets, and the Village’s overall vision.

The proposed text amendment is specific to extended stay hotels, which are a sub-market of hotels that focuses on guests who stay for longer periods (anywhere from 3 days to many months). The extended stay hotel market has grown substantially in recent years. This has led to hotel conversions and new construction of extended stay hotel brands across the nation. However, as it relates to land use, an extended stay hotel can function very differently than traditional hotels in terms of its amenities, operations, and effects on the local economy. They can also bring challenges to areas that are not designed for them if they begin to function as a multi-family residential use rather than temporary lodging for visitors.

To allow the Village the ability to review the unique aspects of extended stay hotels (for new developments as well as conversions of existing hotels) staff has proposed amending the Zoning Ordinance that would differentiate extended stay hotels from other lodging accommodations. Extended stay hotels are proposed to be a Special Use in all situations where hotels are currently allowed as a Permitted or Special Use. In each situation an extended stay hotel use can be reviewed based on the Standards for a Special Use (Section X.J.5. of the Zoning Ordinance) to ensure it is operated safely, functions appropriately as a hotel, and does not negatively affect neighboring properties or the Village’s economy.

Changes to the May19, 2022 Workshop Staff Report are indicated in Red.

VILLAGE HOTEL BACKGROUND

Following the completion of the World Music Theater in 1990, the Village began to look at the land surrounding I-80 as a likely entertainment and tourism corridor that could create increased tax revenue, increased amenities, and increased public services. Hotels developed mostly around the Harlem Avenue exit through the 90's and early 00's. In 2003, the two-hotel development on LaGrange Road was proposed. The Village currently has 11 hotels, with the twelfth under construction (Holiday Inn); 9 hotels are centered near the I-80 Harlem Avenue exit with the other 2 hotels near the I-80 LaGrange exit.

A requirement for a minimum 5-acre lot was added in 1997 in areas zoned B-3 (General Business and Commercial). The preference was to encourage the location of both larger and full-service primary-brand hotels (Marriott, Hyatt, etc.) within the village's main commercial corridors, as opposed to smaller, limited-service, and economy-level hotels that were already existing. The preference for larger hotels was to also limit cannibalization of the existing hotel market that could lower rates, while also encouraging tourism and capturing different guests who prefer larger brand hotels and more services.

In 2019, the Village similarly amended the code to differentiate short-term rentals as opposed to other lodging or residential uses. These were permitted in residential districts but must be in owner-occupied units, not less than 500 feet from another rental and no more than 25% of units in a multi-family building. Additionally licensing requirements were put in place as well as Crime-Free housing training requirements.

EXTENDED STAY HOTEL BACKGROUND

Extended Stay Hotels are a sub-market of the hotel industry that has grown in popularity over the last few years as a hotel specifically marketed for guests that have longer-term stays. These longer stays may be for several reasons including temporary work locations, work training, temporary housing during disasters or home renovations, visiting relatives for extended periods, and many other reasons. While longer guest stays have always been a part of the hotel industry, hotels catering to this specific sub-market are more of a recent trend. Extended stay hotels typically offer fewer traditional hotel amenities (pools, fitness center, meeting rooms, bars/restaurants, etc.) and fewer or limited hotel services (breakfast, 24/7 front desk staffing, daily room cleaning, etc.) However, extended stays do offer a larger average room size and typically have small kitchen area with a stove, microwave cabinets, and a full-sized refrigerator. They come fully furnished typically with seating and work areas that allow for a more comfortable long-term stay. Extended stay hotels typically offer cheaper daily rates for long-term guests than many traditional hotels. However, they also maintain allowances for daily and short-term stays for leisure guests that may prefer a larger room or a cheaper rate without typical hotel services.

Extended stay hotels have a wide range of different services and operations. Some common brands include Staybridge Suites, Home2 Suites, Homewood Suites, Extended Stay America, Candlewood Suites, and Hyatt House. The village currently has one extended stay hotel, Woodspring Suites at 18636 West Creek Dr. However, the Village has had specific requests for at least two other extended stay developments in the last few years, and other inquiries as to their allowances. Staff notes that the proposed changes would not affect any developments that are currently pursuing approval in the Village; they would only regulate new extended stay hotels going forward (whether new development or conversion).

Concerns with extended stay hotels from a land use perspective include that they can begin to function less as a commercial hotel use for temporary visitors and more as a multi-family residential building. In this regard, their preferred locations, site design, parking needs, walkability, access to public services, effects on the local economy, and many other items differ greatly. Public safety concerns are noted as well since they typically do not run thorough background checks, require registering of vehicles, or may not have staff always present on site. Any potential negative effects of an extended stay hotel can be compounded when located near each other or have a large number of rooms in one community.

Changes to hotel licensing requirements are being proposed concurrently with these Zoning Ordinance changes. The licensing changes relate to other operational requirements of all hotels that includes minimum and maximum stay length, record requirements, and security measures with regards to security and monitoring requirements. While not part of the Zoning Ordinance or being reviewed with this item, a draft of those regulations is attached to help the Commission understand what items are required for any hotel to be licensed in the Village.

Proposed definitions and regulations are outlined below that would allow a differentiation between the hotel types. Staff and the Village Attorney preferred to focus on the design aspects as opposed to specific stay lengths as there are legitimate reasons for long-term stays at any hotel that may be needed. Additionally, a percentage of rooms was chosen to allow for there to be clear delineation line between a hotel and extended stay hotel. Other small changes are proposed to parts of the Zoning Ordinance to keep consistency in the regulations.

EXISTING DEFINITION AND REGULATION

HOTEL, MOTEL, OR MOTOR INN: A Hotel, Motel, or Motor Inn is an establishment containing lodging accommodations designed for use by transients, travelers, or temporary guests. Facilities provided may include maid service, laundering of linens used on the premise, telephone and secretarial or desk services, meeting rooms, and restaurants, including the sale of alcoholic beverages.

OTHER USES	R-1 thru R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
Hotel, Motel, Or Motor Inn	X	X	S	Pⁿ	X	X	P	P	X

ⁿ Hotel, motel, or motor inn is to be on a lot no less than five (5) acres in area.

PROPOSED NEW DEFINITIONS AND REGULATION

HOTEL, MOTEL, OR MOTOR INN: A Hotel, Motel, or Motor Inn means any public or private space or structure, including but not limited to, any inn, hostelry, tourist home, motel, bed and breakfast, lodging house or motel rooming house offering space for sleeping or overnight accommodations in exchange for rent. Hotel includes the parking lot and other common areas of the hotel. Hotel does not include living accommodations provided at any governmental or nonprofit institution in connection with the functions of that institution.

HOTEL, EXTENDED STAY: A Hotel containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), a cook-top/stove or microwave, and a dishwasher or sink, and a self-serve laundry facility is available for guests use.

OTHER USES	R-1 thru R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
Hotel, Motel, Or Motor Inn	X	X	S	Pⁿ	X	X	P	P	X
Hotel, Extended Stay	X	X	S	Sⁿ	X	X	S	S	X

ⁿ Hotel, motel, motor inn, or extended stay hotel is to be on a lot no less than five (5) acres in area.

WORKSHOP DISCUSSION

Commissioners generally noted that the changes made sense and were in response to a new emerging use that had some concerns related to it. General concerns were noted with regards to people utilizing hotels as their permanent residence, operations, security, and the effects of density of Extended Stay Hotels in one area. Staff noted the Special Use requirement is what allows each of these concerns to be reviewed based on a specific proposal and specific site. Special Uses don't run with the land, so the full plan and location would be reviewed when ownership or operations change, even if it was previously an extended stay hotel.

MOTION TO CONSIDER

If the Plan Commission wishes to act on the proposed Text Amendment, the appropriate wording of the motion is listed below:

"...make a motion to recommend that the Village Board amend Sections II (Rules and Definitions), V (District Regulations), and VIII (Off-Street Parking and Loading) of the Zoning Ordinance as described in the June 2, 2022 Staff Report and as drafted in the attached Ordinances regulating "Hotels, Motels, and Motor Inns" and "Extended Stay Hotels" in the Village of Tinley Park."

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE

NO. _____

**AN ORDINANCE APPROVING CERTAIN TEXT AMENDMENTS TO THE VILLAGE
OF TINLEY PARK ZONING ORDINANCE DEFINING AND PERTAINING TO
EXTENDED STAY HOTELS IN CERTAIN ZONING DISTRICTS**

**MICHAEL W. GLOTZ, PRESIDENT
NANCY M. O'CONNOR, VILLAGE CLERK**

**WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
DENNIS P. MAHONEY
MICHAEL G. MUELLER
COLLEN M. SULLIVAN
Board of Trustees**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park
Peterson, Johnson, & 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. _____

AN ORDINANCE APPROVING CERTAIN TEXT AMENDMENTS TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE DEFINING AND PERTAINING TO EXTENDED STAY HOTELS IN CERTAIN ZONING DISTRICTS

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, the Village of Tinley Park (“Village”) desires to amend (“Amendments”) its Zoning Ordinance to define and regulate extended stay hotels; and

WHEREAS, the proposed Amendments have been referred to the Plan Commission of the Village and have been processed in accordance with the Village of Tinley Park Ordinance; and

WHEREAS, the Plan Commission held a public hearing on the proposed Amendments on June 2, 2022, at which time all persons were afforded an opportunity to be heard; and

WHEREAS, the Plan Commission voted _____ in favor to recommend said Amendments to the Tinley Park Zoning Ordinance; and

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

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Amendments to the Tinley Park Zoning Ordinance; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

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

SECTION 2: That Section II “Rules and Definitions” Subjection B “Definitions” is hereby amended by adding the following underlined language:

BOARDING HOUSE: A Boarding House is a dwelling where meals, or lodging and meals, are provided for compensation to three (3) or more persons by pre-arrangement for definite periods of not less than one (1) week. A Boarding House is to be distinguished from a Hotel, Extended Stay Hotel, Motel, or a Convalescent or Nursing Home.

DWELLING: A Dwelling is a building, or portion thereof, designed or used exclusively for residential purposes, including single-family, two-family, multiple-family, and group home dwellings, but not including Hotels, Extended Stay Motels, Motels, Boarding, or Lodging Houses.

HOTEL, EXTENDED STAY: A Hotel containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), a cook-top/stove or microwave, and a dishwasher or sink, and a self-serve laundry facility is available for guests use.

HOTEL, MOTEL, OR MOTOR INN: A Hotel, Motel, or Motor Inn ~~is an establishment containing lodging accommodations designed for use by transients, travelers, or temporary guests. Facilities provided may include maid service, laundering of linens used on the premise, telephone and secretarial or desk services, meeting rooms, and restaurants, including the sale of alcoholic beverages~~ means any public or private space or structure, including but not limited to, any inn, hostelry, tourist home, motel, bed, and breakfast, lodging house or motel rooming house offering space for sleeping or overnight accommodations in exchange for rent. Hotel includes the parking lot and other common areas of the hotel. Hotel does not include living accommodations provided at any governmental or nonprofit institution in connection with the functions of that institution.

SECTION 3: That Section V “District Regulations” Subjection B “Schedules of Regulations, Schedule I – Schedule of Permitted Uses (By Use Type)”, “Other Uses” is hereby amended by adding the following underlined language:

OTHER USES	R-1 thru R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
<u>Hotel, Extended Stay</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>Sⁿ</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>S</u>	<u>X</u>

ⁿ Hotel, motel, ~~or motor inn~~, or extended stay hotel is to be on a lot no less than five (5) acres in area.

SECTION 4: That Section V.B. Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding a certain term under the heading “B-2 Community Shopping” in alphabetical order to read as follows: “Hotel, Extended Stay” with a “S” to denote a Special Use.

SECTION 5: That Section V.B. Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding a certain term under the heading “ORI Office and Restricted Industrial” in alphabetical order to read as follows: “Hotel, Extended Stay” with a “S” to denote a Special Use.

SECTION 6: That Section V.B. Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding a certain term under the heading “M-1 General Manufacturing” in alphabetical order to read as follows: “Hotel, Extended Stay” with a “S” to denote a Special Use.

SECTION 7: That Section VIII “Off-Street Parking and Loading”, Subsection 10 “Number of Parking Spaces Required” table of required parking spaces is hereby amended by adding the following underlined language:

Uses	Minimum Required Off-Street Parking Spaces
Hotels, motels, inns, and <u>extended stay hotels</u>	One (1) space for each unit, and one (1) space for each employee, plus required parking spaces for bar, restaurant, or affiliated use.

SECTION 8: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 9: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 10: That the Village Clerk is hereby ordered and directed to 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 ____ day of _____ 2022.

AYES:

NAYS:

ABSENT:

APPROVED THIS ____ day of _____ 2022.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

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

CERTIFICATE

I, NANCY M. O’CONNOR, 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. _____, “AN ORDINANCE APPROVING CERTAIN TEXT AMENDMENTS TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE DEFINING AND PERTAINING TO EXTENDED STAY HOTELS IN CERTAIN ZONING DISTRICTS,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on _____, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this ____ day of _____ 2022.

NANCY M. O’CONNOR, VILLAGE CLERK

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

ORDINANCE
NO. _____

**AN ORDINANCE APPROVING A TEXT AMENDMENT TO TITLE XI: BUSINESS
REGULATIONS, CHAPTER 129A HOTEL ACCOMODATIONS TAX, SECTION 129.03
DEFINITIONS AS WELL AS AMENDING CHAPTER 116: TEMPORARY AND
PERMANENT RESIDENTIAL HOUSING LICENSES AND CERTIFICATES**

MICHAEL W. GLOTZ, PRESIDENT
NANCY M. O'CONNOR, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
DENNIS P. MAHONEY
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COLLEN M. SULLIVAN
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of
Tinley Park

Peterson, Johnson, & 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. _____

AN ORDINANCE APPROVING A TEXT AMENDMENT TO TITLE XI: BUSINESS REGULATIONS, CHAPTER 129A HOTEL ACCOMODATIONS TAX, SECTION 129.03 DEFINITIONS AS WELL AS AMENDING CHAPTER 116: TEMPORARY AND PERMANENT RESIDENTIAL HOUSING LICENSES AND CERTIFICATES

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, the Village of Tinley Park ("Village") desires to amend ("Amendments") That Title XI: Business Regulations Chapter 129A: Hotel Accommodations Tax, Section 129A.03: Definitions as well as Title XI: Business Regulations, Chapter 116: Hotels and Rooming Houses; and

WHEREAS, the Village desires to implement further regulations regarding hotels and extended stay establishments in order to promote the best interests of the residents of and the visitors to the Village of Tinley Park, including their health, safety, and welfare; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Amendments to the Tinley Park Zoning Ordinance; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

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

SECTION 2: That Title XI: Business Regulations Chapter 129A: Hotel Accommodations Tax, Section 129A.03: Definitions is hereby be amended by deleting the following strikethrough language and adding the following underlined language:

For purposes of this tax, the following definitions shall apply:

“GROSS RENTAL RECEIPTS.” The total amount of consideration for occupancy, valued in money, whether received in money or otherwise, including all receipts, cash, credits, and property or services of any kind or nature, including, but not limited to, amounts charged for the making, servicing or facilitating reservations.

“HOTEL.” Any building or buildings in which the public may, for a consideration, obtain living quarters, sleeping or housekeeping accommodations. The term includes inns, motels, tourist homes or courts, lodging houses, rooming houses and apartment houses. Hotel means any public or private space or structure, including but not limited to, any inn, hostelry, tourist home, motel, bed and breakfast, lodging house or motel rooming house offering space for sleeping or overnight accommodations in exchange for rent. Hotel includes the parking lot and other common areas of the hotel. Hotel does not include living accommodations provided at any governmental or nonprofit institution in connection with the functions of that institution.

“EXTENDED STAY HOTEL” A Hotel containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), a cook-top/stove or microwave, and a dishwasher or sink, and a self-serve laundry facility is available for guests use.

“PERMANENT RESIDENT.” Any person who occupied or has the right to occupy any room or rooms in a hotel for at least ~~30~~ 28 consecutive days.

“PERSON.” Any natural individual, firm, partnership, association, joint stock company, joint adventure, public or private corporation, or a receiver, executor, trustee, guardian or other representative appointed by order of any court.

“ROOM” or “ROOMS.” Any living quarters, sleeping or housekeeping accommodations.

SECTION 3: That Title XI: Business Regulations, Chapter 116: Hotels and Rooming Houses is hereby be amended by deleting the following strikethrough language and adding the following underlined language:

§ 116.01 LICENSE REQUIREMENTS; FEES.

(A) It shall be unlawful to conduct or operate a hotel or a building or part thereof used or held out to the public as a place where sleeping accommodations are furnished for 20 or more persons for a period of one day or more without first having obtained a license therefor. The fee for such a license shall be as provided in § 110.25 of this Code.

(B) It shall be unlawful to conduct or operate a rooming house or building, apartment, or portion of a building, in which any person or persons not related to the owner or occupant of the premises by blood or marriage are furnished sleeping accommodations for hire without first having obtained a license therefor. The annual license fee for the license shall be \$40.

(Ord. 84-0-050, passed 11-27-84; Am. Ord. 95-0-023, passed 5-22-95) Penalty, see § 116.99

§ 116.02 CONDITION OF PREMISES.

~~—(A)— All premises used for hotel or rooming house purposes shall be kept in a clean and sanitary condition, and all portions of the premises and hotels that are open for use by all guests or by the public shall be kept lighted at all times they are so open to use.~~

~~—(B)— All these premises shall be kept heated between October 1 and May 1 to a temperature of not less than 68°F. between the hours of 7:00 a.m. and 10:00 p.m. and to a temperature of not less than 55°F. at all other hours measured three feet from the floor and three feet from the outside wall.~~

~~(Ord. 84-0-050, passed 11-27-84; Am. Ord. 85-0-003, passed 1-29-85) Penalty, see § 116.99~~

§ 116.03 SANITARY FACILITIES.

~~—Water faucets and lavatories shall be available to all guests using any hotel or rooming house. These water faucets and lavatories must comply with all applicable codes and ordinances of the village.~~

~~(Ord. 84-0-050, passed 11-27-84; Am. Ord. 85-0-003, passed 1-29-85) Penalty, see § 116.99~~

§ 116.04 EXITS.

~~—(A)— No building shall be used for a hotel unless it is furnished with the number of exits and fire escapes required by the building ordinances of the village for the construction of a new hotel.~~

~~—(B)— No premises shall be used for a rooming house unless there are at least two exits to the outdoors from the premises.~~

~~—(C)— It shall be unlawful to block or permit the blocking of any exit from any premises used for a hotel or rooming house.~~

~~(Ord. 84-0-050, passed 11-27-84) Penalty, see § 116.99~~

§ 116.05 REGISTER OF GUESTS.

~~—(A)— It shall be unlawful to knowingly permit any fugitive from justice to stay in any rooming house or hotel.~~

~~—(B)— Each hotel proprietor shall keep or cause to be kept a register of guests as required by state law, and each operator of a rooming house shall keep a list of all persons staying therein.~~

~~—(C)— The register or list shall be available for inspection by any member of the Police Department at any time.~~

~~(Ord. 84-0-050, passed 11-27-84) Penalty, see § 116.99~~

§ 116.06 INSPECTION BY FIRE SERVICES ADMINISTRATOR.

~~—It shall be the duty of the Fire Services Administrator to inspect or cause to be inspected every hotel or rooming house operated in the village as frequently as may be necessary to ensure compliance with the provisions of this subchapter.~~

§ 116.02 DEFINITIONS

"EXTENDED STAY HOTEL" A Hotel containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), a cooktop/stove or microwave, and a dishwasher or sink, and a self-serve laundry facility is available for guests use.

"GUEST" means a person who exercises occupancy or is entitled to occupancy in a hotel by reason of concession, permit, right of access, license or other agreement.

"HOTEL" means any public or private space or structure, including but not limited to, any inn, hostelry, tourist home, motel, bed and breakfast, lodging house or motel rooming house offering space for sleeping or overnight accommodations in exchange for rent. Hotel includes the parking lot and other common areas of the hotel. Hotel does not include living accommodations provided at any governmental or nonprofit institution in connection with the functions of that institution.

"IDENTIFICATION DOCUMENT" means a document that contains the name, date of birth, description and picture of a person, issued by the federal government, the State of Illinois, another state, a county or municipal government subdivision or one of their agencies, including but not limited to: a motor vehicle operator's license, an identification card, or an identification card issued to a member of the Armed Forces. Identification document also includes a passport issued by a foreign government or a consular identification card, issued by a foreign government to any of its citizens and nationals, which has been approved by the village as valid identification.

"OCCUPANCY" means the use or possession, or the right to the use or possession, of any room in any hotel.

"OPERATOR" means the person who is either the proprietor of the hotel or any other person who has the right to rent rooms within the hotel, whether in the capacity of owner, manager, lessee, mortgagee in possession, licensee, employee or in any other capacity.

"RECORD" means written documentation of information about a guest. A record may be maintained electronically, in a book or on cards.

"RENT" means the consideration charged, whether or not received, for the occupancy of a room in a hotel valued in money, whether to be received in money, goods, labor or otherwise, including all receipts, cash, credits and property and services of any kind or nature.

"RESERVATION" means a request to hold a room for a potential guest that includes the following information and is documented in writing: (i) the potential guest's name and contact information; and (ii) the date and time when the contact was made.

"ROOM" means any portion of a hotel, which is designed, used or intended for occupancy by a person for temporary lodging or sleeping purposes.

"VEHICLE" is any car, truck, trailer, motorcycle, or other machinery used for transporting people or goods and is normally required to be registered with a state in order to be legally operated or towed on a public roadway.

"VISITOR" shall mean a person, who is not a guest, who is on the premises of a hotel, motel or extended-stay hotel at the invitation of a guest, but without the express permission of the owner, operator, keeper or proprietor of the hotel, motel or extended-stay hotel.

§ 116.03 - TRAINING OF EMPLOYEES.

The owner or proprietor of a hotel, motel or extended stay hotel shall take all reasonable steps, including but not limited to, providing training regarding this section to ensure that the person who checks a person into the hotel complies with the provisions of this section. A person who has not been trained shall not be assigned to check persons into the hotel.

§ 116.04 – ENTRY DOORS.

For any hotel, motel, or extended stay hotel permitted for construction after the date of adoption of this Ordinance, any public-facing entry points to the premises must require a magnetic or electronic keycard/locking device for access. Within one hundred eighty (180) days after the effective date of this Ordinance, all public facing entry point doors for any hotel, motel, or extended stay hotel shall have operating automatic closures, key entry and shall remain locked at all times between the hours of 9:00 p.m. and 6:00 a.m. Additionally, all entry point doors shall be equipped with an alarm or other device that will alert hotel, motel, or extended-stay hotel security, attendants, or other employees that the door has been opened or remains open. These requirements are not applicable to entry points that enter directly into the lobby of the hotel, motel, or extended stay hotel as long as the lobby is manned by a bona fide employee twenty-four (24) hours a day. These requirements are also not applicable to entry points that enter directly into a banquet hall, conference room, or other facility utilized for a special event or meeting hosted by a hotel, motel, or extended-stay hotel as long as there is a bona fide employee staffing the banquet hall, conference room, or other facility utilized for the duration of that event.

§ 116.05 – HOURLY RENTALS.

No owner, operator, keeper or proprietor of a hotel, motel, or extended-stay hotel shall provide lodging at an hourly rate.

§ 116.06 - RENTAL OF ROOMS TO PERSONS UNDER TWENTY-ONE.

It shall be unlawful for any hotel, motel or extended stay hotel to rent a room to any individual under the age of twenty-one (21).

Exception: A hotel, motel or extended stay hotel may rent a room to a person under the age of twenty-one (21) if said individual is part of a group, convention, corporate meeting, pageant or

other major contracted booking at the hotel, motel or extended stay hotel and a copy of the contract is on file at the hotel available for inspection by Village of Tinley Park representatives

§ 116.07 – HOUSEKEEPING SERVICES

All hotels, motels or extended-stay hotels shall provide housekeeping services, including but not limited to room cleaning, linen change and towel service a minimum of once every seven (7) days, and any time prior to a new guest checking in to a room.

§ 116.08 – MAXIMUM STAY LENGTH.

(A) No hotel, motel, extended-stay hotel located within the Village shall allow any person to occupy such facility for more than twenty-eight (28) consecutive days unless otherwise permitted in this section. No guest residing for more than twenty-eight (28) consecutive days shall begin a new rental agreement with the hotel, motel, or extended stay hotel without at least a two day vacancy between stays.

(B) No hotel, motel, or extended-stay hotel located within the Village shall allow any person to occupy such hotel, motel, or extended-stay hotel as his or her permanent residence, and/or to utilize the hotel, motel, or extended-stay hotel address as his or her mailing address.

(C) Notwithstanding subsections (A) and (B) of section 116.09, a stay in excess of twenty-eight (28) consecutive days, or utilizing the hotel, motel, or extended-stay hotel as a mailing address by a guest may occur in the following situations:

(1) Where there is a written contract or documented agreement between a hotel, motel, or extended-stay hotel and a business, corporation, firm or governmental agency to house employees or individuals on valid work orders;

(2) Where there is documentation, consistent with HIPPA privacy rules, that a hotel guest is considered family or is providing care for a patient who is admitted at local hospital;

(3) When an insurance company or federal, state or local agency has provided documentation that a hotel guest has been displaced from their home by a natural disaster or fire;

(4) Where there is a written contract or documented agreement between a hotel, motel, or extended-stay hotel and an organization to provide emergency or transitional housing/shelter.

(D) All hotels, motels, and extended-stay hotels are required to comply with all applicable provisions of this Code.

(E) All hotels, motels, and extended-stay hotels constructed after the effective date of this Ordinance, must provide a minimum of one thousand (1,000) square feet in common areas for recreational use by guests. In computing the one thousand (1,000) square feet requirement, swimming pools, fitness or recreation centers, patios, terraces, and other recreational facilities in

common areas may be used in determining the square footage required by this subsection. An extended-stay hotel is considered constructed only after a certificate of occupancy is issued.

§ 116.9 – RESPONSIBILITIES OF ALL HOTELS.

(A) Every owner, operator, keeper or proprietor of any hotel, motel, or extended-stay hotel shall, without delay, report violations of law to the Village of Tinley Park Police Department that were either witnessed or made known to them by an employee, guest, visitor or other person on the premises.

(B) Every owner, operator, keeper or proprietor of any hotel, motel, or extended-stay hotel shall, at all times, maintain a manager on duty or on-call capable of assisting, communicating, and cooperating with the police or other law enforcement officials in maintaining the public health, welfare, and safety.

(C) All information required to be procured and kept pursuant to this article shall be kept strictly confidential in accordance with state and federal law and shall not be provided to any person except to a federal or state law enforcement officer or to any officer empowered to enforce this article.

(D) All information required to be procured and kept pursuant to this article shall be provided to any federal or state law enforcement officers, or local sworn enforcement officer empowered to enforce this article, upon demand, and in no event later than twenty-four (24) hours of the officer and a representation by said officer that a reasonable suspicion exists that such information is relevant to a then-pending inquiry or investigation. Nothing in this requirement shall be construed as giving any such officer any greater right or license to enter a room or invade privacy than the officer shall otherwise possess as a matter of law, probable cause, constitutional law, statutory right, or warrant.

(E) Every owner, operator, keeper or proprietor of any hotel, motel, or extended-stay hotel shall keep a record of all rental agreements between the hotel, motel, or extended-stay hotel and all guests and their visitors, and make these records available to the Village within a reasonable time upon request. For the purposes of this section, the term "record" shall mean the hotel, motel, or extended-stay hotel's electronic guest registration system which stores guest identifying information. In the event the hotel, motel, or extended-stay hotel does not have an electronic guest registration system, the hotel, motel, or extended-stay hotel shall record the guest and any visitor's information in a paper record or reservation book. The following information, at a minimum, must be recorded at the time of registration and maintained for a period of no less than one year after the rental agreement's termination:

(1) The full name, phone number, and home address of each overnight guest. If the guest is a tourism company or other business, only the guest shall be required to provide this information, but the total number of people staying under that tourism company or other business shall be provided;

(2) The make, type and license number of the guest's vehicle if the vehicle will be parked on hotel, motel or extended stay hotel premises that are under the control of the operator or management;

(3) The day, month, year and time of arrival of each guest;

(4) The number or other identifying symbol of location of the room rented or assigned each guest; The date that each guest is scheduled to depart;

(5) The rate charged and amount collected for rental of the room assigned to each guest;

(6) The method of payment for the room;

(7) The full name of the person checking in the guest; and

(8) Documentation used to verify a stay in excess of twenty-eight (28) consecutive days as stated in section 116.09(B).

(F) Every owner, operator, keeper or proprietor of any hotel, motel, or extended-stay hotel shall require each guest to provide proper identification prior to renting a room when registering in person. Proper Identification Documents, as defined in this Chapter, shall be required. A record of the provided Identification Documents shall be kept on file for the duration of the occupancy and for one hundred eighty (180) days thereafter.

(G) No person shall procure or provide lodging in any hotel, motel, or extended-stay hotel, or any services therefrom, through misrepresentation or production of false identification, or identification which misrepresents the identity of the person procuring or sharing in such lodging or service.

§ 116.10 – OCCUPANCY REQUIREMENTS.

(A) No operator, owner, keeper, or proprietor of any hotel, motel, or extended-stay hotel shall rent or provide a room for any number of persons greater than the sleeping accommodations provided within the particular rental unit or temporary sleeping accommodations provided by the hotel, motel, or extended-stay hotel.

(B) No operator, owner, keeper, or proprietor, guest, or visitor of any hotel, motel, or extended-stay hotel shall be allowed to congregate within any room or single rental unit a number of persons which is greater than two (2) times the number of persons for whom sleeping accommodations are provided within the single room or rental unit except when temporarily designated as a hospitality suite by the hotel, motel, or extended-stay hotel.

§ 116.11 – COMMON AREA AND PARKING ILLUMINATION REQUIREMENTS.

(A) The open parking area and all areas surrounding any building or proposed building being a hotel, motel, or extended-stay hotel shall comply with all requirements related to illumination levels set forth in the subdivision and land development section of this code, within one year of the effective date of this Ordinance

(B) Within one hundred eighty (180) days of the effective date of this Ordinance, any hotel, motel, or extended-stay hotel must provide and maintain security in its parking area. This shall include but not be limited to a live security guard or other security measures to meet the minimum security standards required by this code section, such as complete video surveillance. All hotels, motels, or extended-stay hotels must maintain a security plan which shall include all implemented security measures. Security plans and documentation for approved alternative security measures shall be kept on file and made available to the Village within a reasonable time upon request.

§ 116.12 – VIDEO SURVEILLANCE.

(A) For the purpose of this section, "video surveillance system" (VSS) means a continuous digital surveillance system including cameras, cabling, monitors, and digital video recorders (DVR).

(B) Every owner, operator, keeper or proprietor of any new or existing hotel, motel, or extended-stay hotel is required to install a VSS within one hundred eighty (180) days of the effective date of this Ordinance. All hotels, motels, and extended-stay hotels, which have installed a VSS prior to the effective date of this article, shall ensure said systems are in full compliance with this section.

(C) All VSS shall be maintained in proper working order at all times, be kept in continuous operation twenty-four (24) hours a day, seven (7) days a week, and meet the minimum technological standards established in this section. The hotel, motel, or extended-stay hotel shall retain the continuous digital images recorded by this system for no less than twenty-one (21) days.

(D) All VSS shall have no less than one (1) camera dedicated to each register or checkout stand, entrance/exit, interior hallways and lobby, swimming pool area, exercise facility, loading dock, and parking lots or areas designated for customer and/or employee parking use. And, upon approval by management, will issue an approval notice which will be placed in plain view inside the common area of the hotel, motel, or extended-stay hotel. This approval notice will also inform customers and employees of the presence of the VSS. Existing VSS at any hotel, motel, or extended-stay hotel as of the effective date of this article will be evaluated to ensure full compliance with this section.

(E) Any new standards or changes to existing standards will be issued in conjunction with annual business license renewal notices and become effective on May 1 of each year.

§ 116.13—LOITERING AND JUVENILE CURFEW.

(A) All hotel, motel, or extended-stay hotel operators will advise guests verbally, upon registration, and through posted signage that loitering is prohibited.

(B) No person(s) shall loiter in or upon any hotel, motel, or extended-stay hotel parking lot, public parking structure or in or around any building to include breezeways, stairwells or hotel, motel, or extended-stay hotel rooms either on foot or in or upon any conveyance being driven or parked thereon, without the permission of the owner, operator, keeper or proprietor or the hotel, motel, or extended-stay hotel.

§ 116.14—UNLAWFUL OPERATION DECLARED NUISANCE.

Any hotel, motel, or extended-stay hotel operated, conducted or maintained contrary to the provisions of this article may be declared to be unlawful and a public nuisance. The Village of Tinley Park may, in addition, or in lieu of all other remedies, commence actions or proceedings for abatement, removal or injunction thereof, in the manner provided by state law and this Code.

SECTION 4: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 5: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 6: That the Village Clerk is hereby ordered and directed to 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 ----- day of ----- 2022.

AYES:

NAYS:

ABSENT:

APPROVED THIS ----- day of ----- 2022.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

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

CERTIFICATE

I, NANCY M. O’CONNOR, 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. ____, “AN ORDINANCE APPROVING A TEXT AMENDMENT TO TITLE XI: BUSINESS REGULATIONS, CHAPTER 129A HOTEL ACCOMODATIONS TAX, SECTION 129.03 DEFINITIONS AS WELL AS AMENDING CHAPTER 116: TEMPORARY AND PERMANENT RESIDENTIAL HOUSING LICENSES AND CERTIFICATES,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on ____, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this ____ day of ____, 2022.

NANCY M. O’CONNOR, VILLAGE CLERK



Village of Tinley Park

Memo

Date: June 2, 2022

To: Plan Commission

From: Daniel Ritter, AICP
Planning Manager

Subject: Continuation of Items 3 & 4

Items 3 and 4 on the meeting agenda were each posted for a public hearing to complete. Both of these items have requested a continuation of the public hearing as they work through some last minute changes on the plans. Both projects requested continuation until the July 7, 2022 Plan Commission meeting were they hope to have revised and complete plans available.

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

CLERK'S CERTIFICATE

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

ORDINANCE NO. 2015-O-062

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

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

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

AYES: **Maier, Grady, Pannitto, Vandenberg, Younker, Brady**

NAYS: **None**

ABSENT: **None**

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

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

By: 
Deputy Village Clerk

PAMPHLET

FRONT OF PAMPHLET

ORDINANCE NO. 2015-O-062

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

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

By: 
Deputy Village Clerk

ORDINANCE NO. 2015-O-062

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADDITIONAL FINDINGS OF FACT

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

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

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

The proposed sign amendments will provide opportunity for new and current signs to be updated which will improve the aesthetics of the Plaza. The amendments are consistent with the previous regulations regarding area which acknowledges the setback for the in-line stores from Harlem Avenue.

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

The proposed sign amendments will not deter or detract from the normal and orderly development of the surrounding area; the amendments will result in more attractive signage which will improve the Plaza and consequently the surrounding area.

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

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

- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

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

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

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

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

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

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

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

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

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

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

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

AYES: Maher, Grady, Pannitto, Vandenberg, Younker, Brady

NAYS: None

ABSENT: None

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


Village President

ATTEST:


Deputy Village Clerk

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

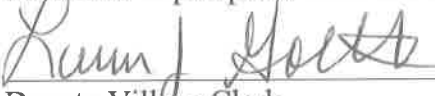

Deputy Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

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

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

PROPERTY ADDRESS: 15903-16205 S. HARLEM AVENUE

EXHIBIT B

AMENDMENT TO SIGN REGULATIONS FOR TINLEY PARK PLAZA SHOPPING CENTER

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

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

2.0 DEFINITIONS:

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

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

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

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

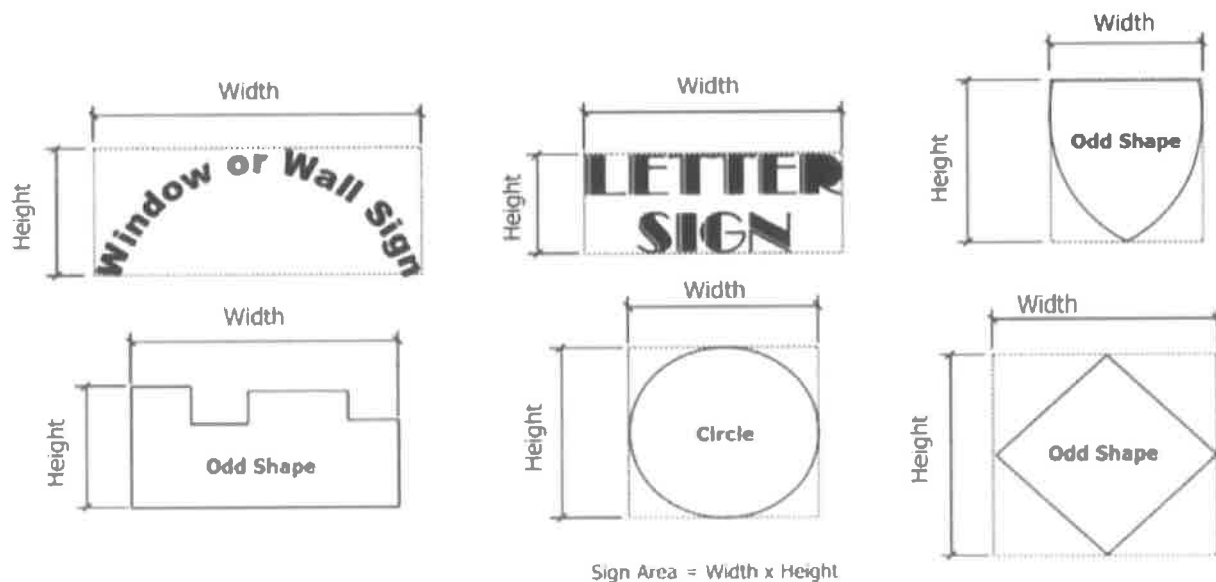
PRIMARY FRONTAGE: The building frontage adjacent to a public right-of-way (ROW). If the building is located on a corner, fronting two (2) or more public right-of-ways, the building will have as many primary frontages as the number of right-of-ways it fronts.

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

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

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

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



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

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

3.0 IN-LINE TENANT SIGNAGE: Each in-line tenant may furnish and erect a sign on the parapet or sign band above the storefront of the subject lease space to identify the tenant doing business on the premises. The location of the sign should be centered on the tenant's frontage limits along the primary building frontage of the business. Effort shall be made to not conflict with the architectural elements of the building façade. In cases where architectural elements conflict with centering the sign on the building frontage, the tenant shall locate the sign as close to the center as possible.

3.1 OUTLOT SIGNAGE: A Unified Sign Plan must be submitted for any outlot building development or redevelopment within the Tinley Park Plaza PUD in accordance with the dimension regulations outlined in Table 1. The Unified Sign Plan must be approved by the Village of Tinley Park in accordance with PUD approvals, such as amendments to a PUD or site plan approvals, prior to any signs being erected. All owners, tenants, subtenant and purchasers of individual units of an outlot building shall comply with the approved Unified Sign Plan, which will be kept on file at the Village of Tinley Park. Signage for in-line tenants are not required to submit a Unified Sign Plan, but will be required to submit a sign permit application to the Village of Tinley Park Building Department in accordance with Section IX of the Tinley Park Zoning Ordinance, as amended from time to time.

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

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

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

4.0 PROHIBITED SIGNS:

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

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

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

5.1 CONTENT:

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

5.2 DESIGN/LOCATION:

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

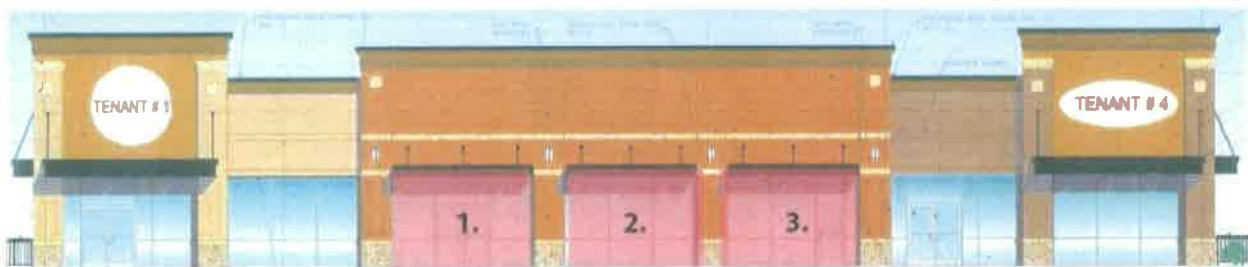
5.3 WALL SIGN DIMENSION REGULATIONS: TABLE 1

Building Tenancy	Location	#of Signs	Allowable Area of Proposed Sign	Letter Ht	Sign Ht	Special Notes
In-line tenancy <25,000	Primary Frontage	1	1.5 SF per 1.0 LF of primary frontage of individual tenancy.	36"	84"	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.
In -line tenancy 25,000 SF or greater	Primary Frontage	1	1.5 SF per 1.0 LF of primary frontage of individual tenancy.	84"	84"	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.
Outlot building is designed for and contains one business tenant	Primary Frontage	1	1.5 SF per 1.0 LF of primary frontage.	30"	78"	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.
	Secondary frontage	1	70% of area allotted to adj primary frontage; 100% on tower corner element Signage is limited to the tenant occupying the corner unit.	21"; 30" on corner tower	60"; 78" on corner tower	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and, fit in allotted sign area.
	Rear Frontage	1	No greater than 50% of sign area allowed for primary frontage. For corner buildings the longer frontage shall be the primary frontage for purposes of calculating rear frontage sign allowances.	15"	15"	Signs must be uniform in size, style, color, and contain only the name of the store; logos are prohibited.

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

6.0 WINDOW SIGNS:

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



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

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

8.0 ILLUMINATION:

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

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

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

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

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

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

PAMPHLET
BACK OF PAMPHLET

ORDINANCE NO. 2015-O-062

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

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



Village of Tinley Park

Memo

Date: June 2, 2022

To: Plan Commission

From: Daniel Ritter, AICP
Planning Manager

Subject: Continuation of Items 3 & 4

Items 3 and 4 on the meeting agenda were each posted for a public hearing to complete. Both of these items have requested a continuation of the public hearing as they work through some last minute changes on the plans. Both projects requested continuation until the July 7, 2022 Plan Commission meeting were they hope to have revised and complete plans available.



PL. 2022. 05. 00356

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

- ☐ Special Use for: _____
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☒ Variation ☒ Residential ☐ Commercial for Side yard setback, Front yard seth
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☒ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☒ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Marcotte Duplex

Project Description: Side yard set back Variance Required converting existing single family dwelling to two fam

Project Address: 6627 W 173rd Place Property Index No. (PIN): _____

Zoning District: R-6 Lot Dimensions & Area: 135'x90'; +/-12149 SF

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: Jason Marcotte Company: Family Value Construction, Inc.

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 repetitive.

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

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 _____ above information and all supporting addendums and documentation is true and correct.

Property Owner Signature: _____

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner) _____

Applicant's Name (Print): _____

Date: _____

5-4-22

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

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

Existing building encroaches on west, east and front yard set-back. These conditions existed before the neighborhood was placed in the current zoning.

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

Project owner wishes to renovate the building. Proposed renovations will include demolition of a portion of the east side of existing building but leave west side as is, so west setback will remain non-conforming as well as front yard.

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

Building was constructed before the current zoning ordinances were put in place

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

It is indeterminate if this is a unique condition in this neighborhood. This question is beyond the scope of this project.

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

The variance requested addresses an existing condition.

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

The variance will not be detrimental to the public welfare as the condition exists on private property and the condition is a physical condition as opposed to an operations condition.

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

Variance will not alter the character of the neighborhood as the neighborhood has mixed use occupancies of wide ranging age.

Describe how the requested Variance will not:

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

Adjoining properties are also single story structures and have adequate setback to allow air circulation and sunlight, give the number of older tall trees in the neighborhood.

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

Congestion of the street is not anticipated to increase. Owner shall comply with local parking ordinance allowances.

- 3. Increase the danger of fire.**

Building will be fire sprinkled.

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

Condition is existing and drainage was addressed before the current proposed project. Drainage is also addressed in current proposed site plan.

- 5. Endanger the public safety.**

The existing building footprint will not impact public safety. Variance requested involves space enclosed inside private property boundary.

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

The unit is to become a two family unit. the neighborhood contains multi-family housing already and proposed project should increase property values.

Project Narrative
Marcotte Duplex Project
6627 W 173rd Place Tinley Park, IL
05/01/2021

The building currently located at 6627 173rd Place, is a vacant single story, single family dwelling. The owner wishes to convert the building into a single story, single family semi-detached dwelling, which accommodates two separate families, in accordance with Tinley Park Zoning Ordinance, Section II B. The site is zoned R-6, according to the Tinley Park Zoning Map and descriptions. The building is proposed to become what is commonly referred to as a “duplex unit” or “duplex home”.

The existing building is non-conforming in terms of building wall line setback from the property lines, as defined in Tinley Park Ordinance Section 5, Schedule II. The west side, east side and front yard building wall lines encroach into the required set back zones. Demolition of part of the east side of the existing building will alleviate the east side set back problem. However, the west side and front yard building wall lines are to remain as is, and thus remain inside the setback zones. Therefore, a variance is being requested to the required *west side property line* and the required *front yard property line*, building wall line setback. The front yard property line is also the boundary for the public street right of way. The subject property has been surveyed recently by multiple surveyors who have confirmed the location of the existing building and existing property boundaries. The existing west side encroachment into the setback zone is approximately 4'-8" and the front yard approximately 6 inches.

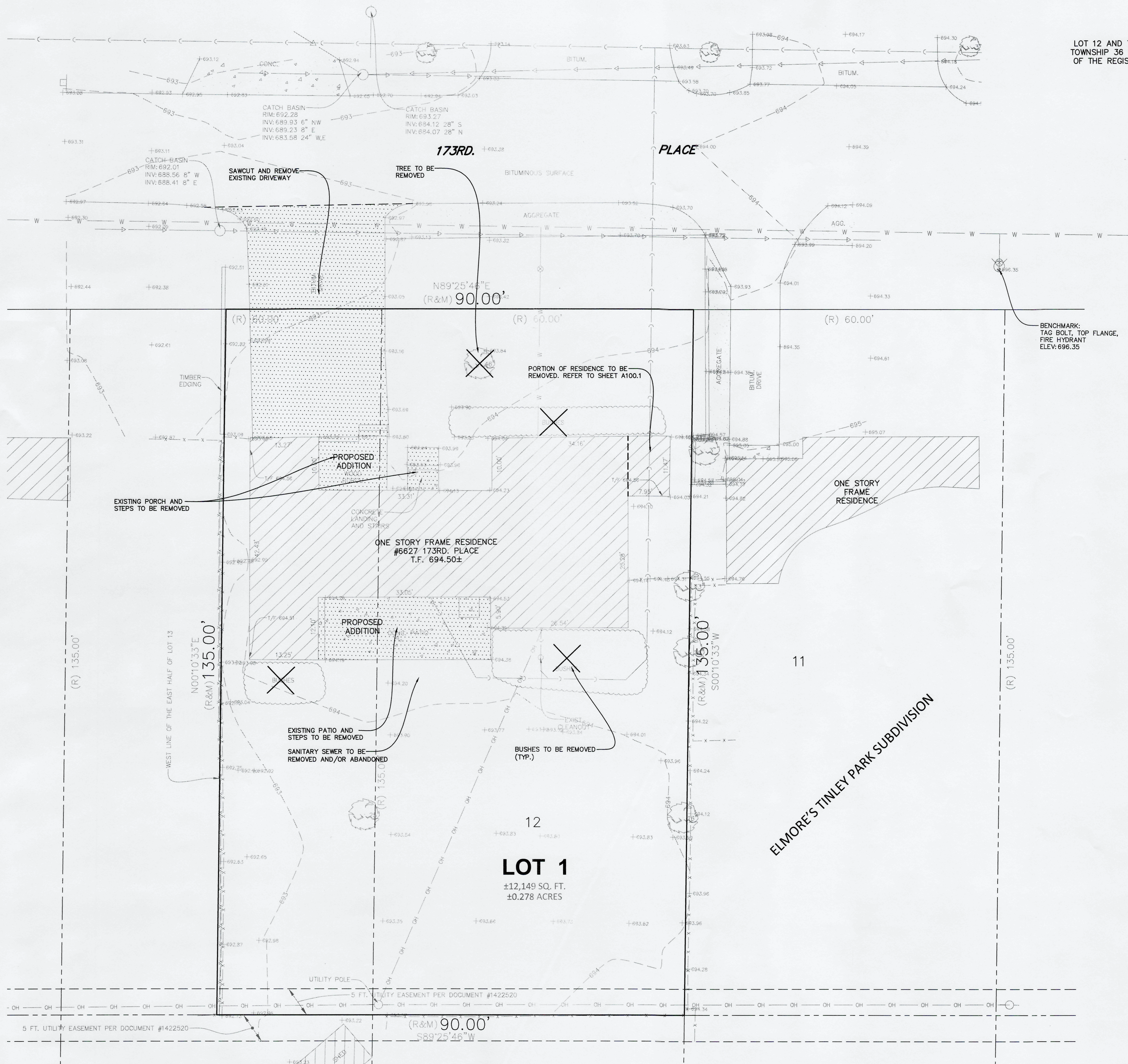
The variances being requested are to address an existing condition without having to further demolish the existing building. It appears the building was constructed in the late 1960's or early 1970's. The Tinley Park General Ordinance appears to have been amended multiple times since 1978, and as recently as December 2020. Conformance to set back requirements when the building was originally constructed is unknown. The variances being requested address existing conditions as part of a building use transition that is permitted in the site's neighborhood, under Tinley Park General Ordinance, Section 5, Schedule I.

The proposed project is viewed as an aesthetic and economic improvement to the neighborhood, as the building is currently vacant and in need of renovation. The use of the building is to remain residential, and the close proximity to the Tinley Park Metra Station, and downtown Tinley Park business district indicates the building could be attractive to working professionals.

The variances are being requested as part of a larger building permit application for renovation of the building and site. Complete Architectural and Civil design and permit drawings for the project are being submitted with the variance applications.

The current building site or parcel, involves 1 ½ Tinley Park lots, at a total of 90' wide. A Plat of Consolidation request has been submitted in order for the proposed building to meet other parts of the Tinley Park General Ordinance for Zone R-6. Upon approval from Tinley Park administration and Village Council, the site will become one lot.

Again, the variances being requested address existing physical conditions as opposed to a use or occupancy condition.



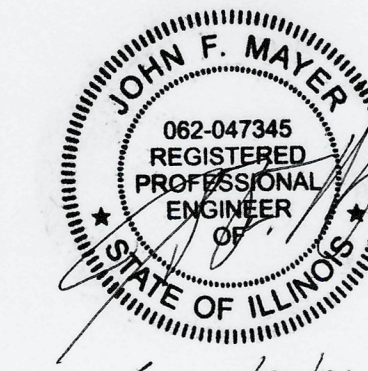
LEGAL DESCRIPTION:
LOT 12 AND THE EAST HALF OF LOT 13 IN ELMORE'S TINLEY PARK SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 30,
TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE
OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, SEPTEMBER 12, 1952 AS DOCUMENT NO. 1422520, IN COOK COUNTY, ILLINOIS.
CONTAINING 12,149 SQUARE FEET OR 0.278 ACRES MORE OR LESS.

LEGEND

- EX. PROPERTY LINE
- EX. LOT LINE
- EX. EASEMENT LINE
- EX. OVERHEAD WIRE
- EX. WOOD FENCE
- EX. CONCRETE CURB & GUTTER
- ⊙ FOUND IRON PIPE OR ROD
- ⊙ EX. ELECTRICAL METER
- ⊙ EX. GAS METER
- ⊙ EX. AIR CONDITIONING UNIT
- ⊙ EX. MAILBOX

ABBREVIATIONS

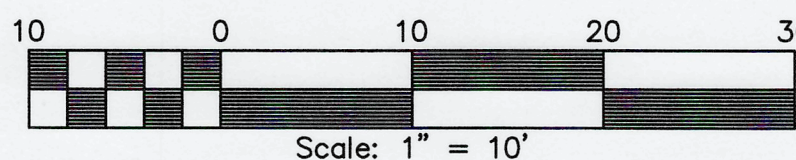
- A ARC LENGTH
- CH CHORD
- CONC. CONCRETE
- E EAST
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- N NORTH
- R RADIUS
- R.O.W. RIGHT OF WAY
- S SOUTH
- W WEST
- S.S.L. BUILDING SETBACK LINE
- DOC. DOCUMENT
- (XXX.XX) RECORD INFORMATION
- XXX.XX MEASURED INFORMATION



SHEETS C100.1 THRU C103.1

BOUNDARY FROM 6627 W. 173rd PLACE
CONSOLIDATION PROVIDED BY:
GREMLEY & BIEDERMANN
4505 NORTH ELSTON AVENUE
CHICAGO, IL 60630
DATED: MARCH 23, 2021

BENCHMARK
SITE BENCHMARK:
TAG BOLT, TOP FLANGE, FIRE HYDRANT, SOUTH SIDE OF
173RD PLACE AT THE NORTHEAST CORNER OF ADJACENT
PROPERTY TO THE EAST OF SUBJECT PROPERTY.
ELEV: 696.35 (NAVD 88)



REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: A.J.
CHECKED BY: J.M.
APPROVED BY: J.M.



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

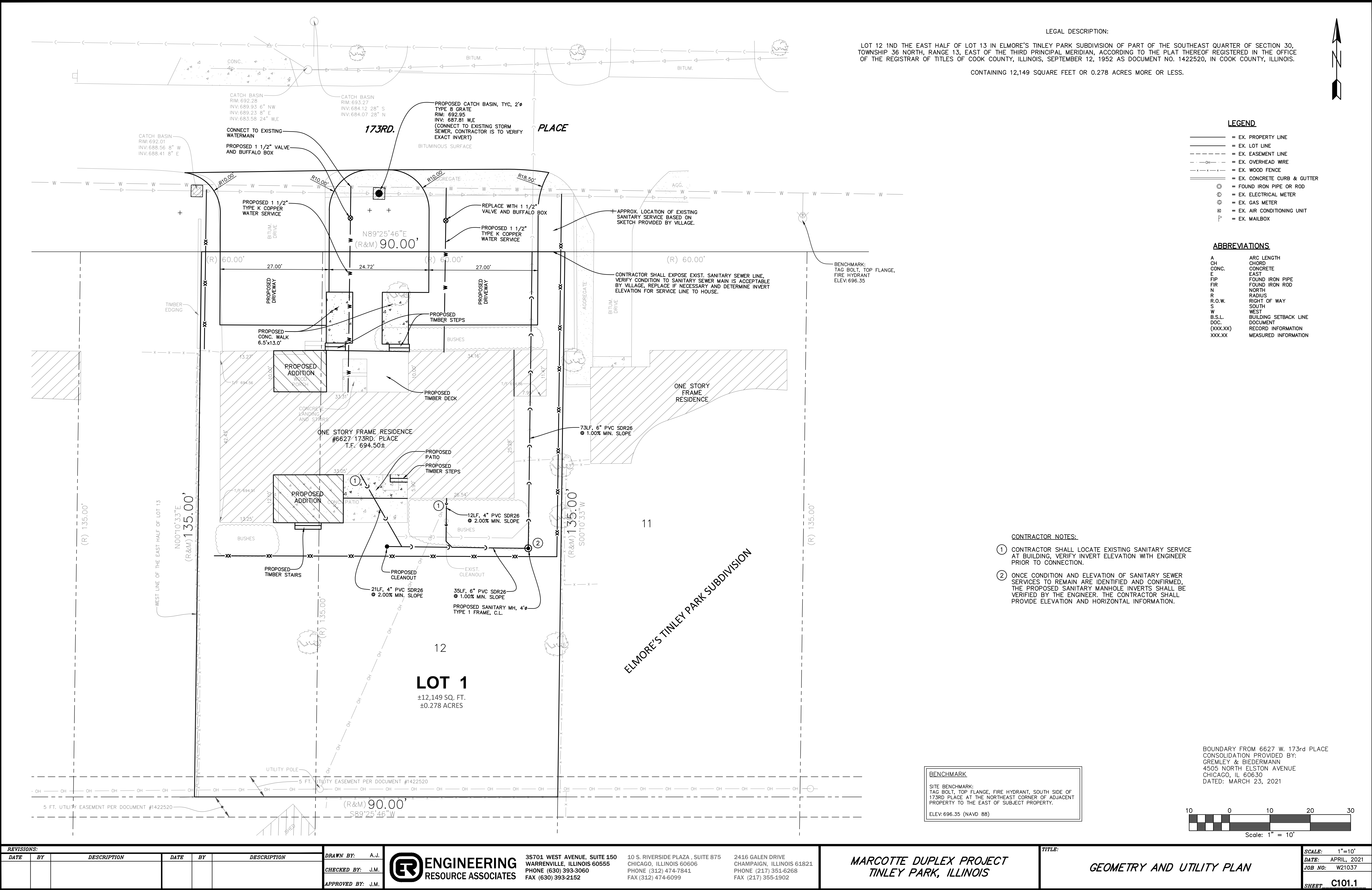
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 351-1902

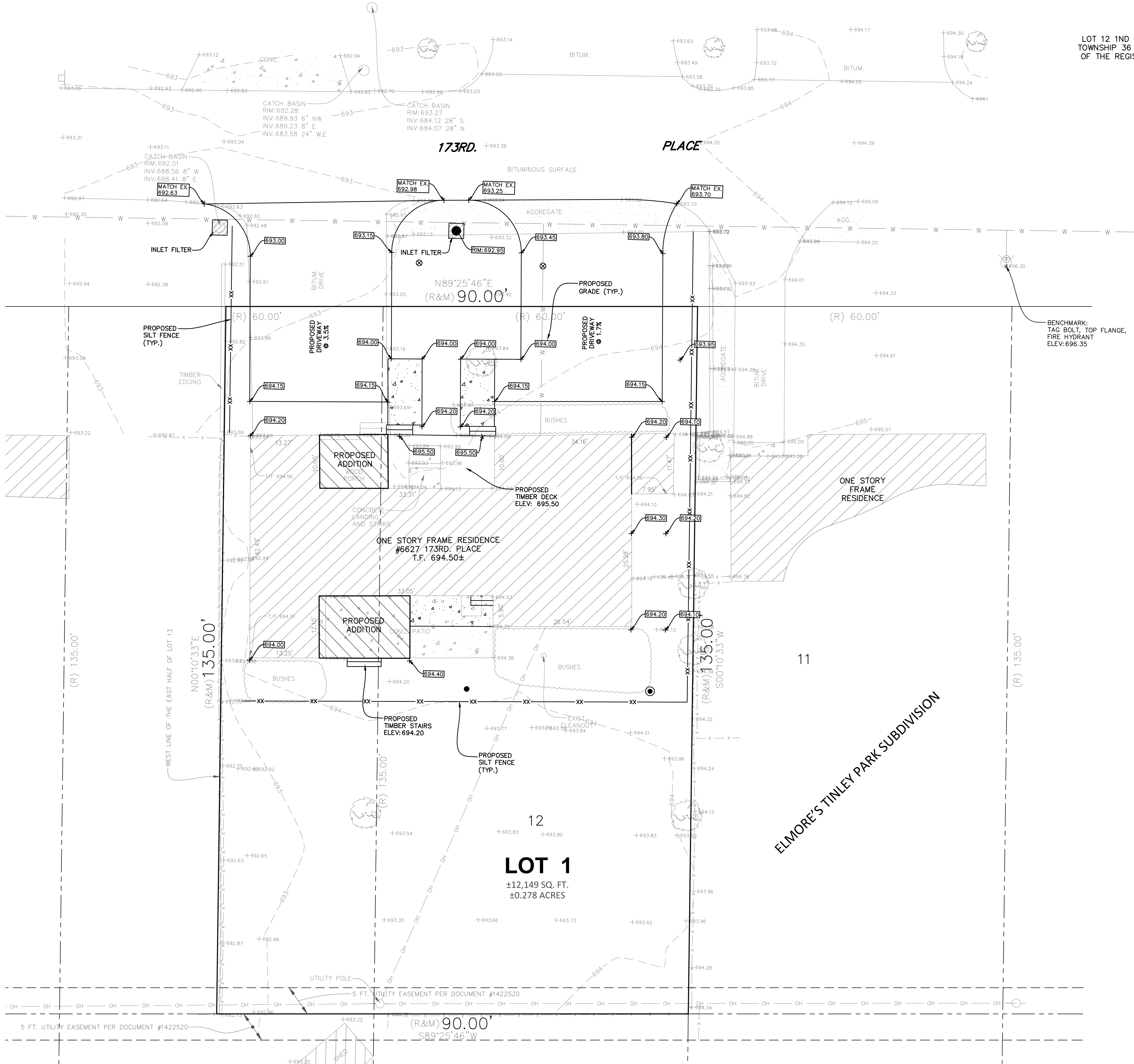
MARCOTTE DUPLEX PROJECT
TINLEY PARK, ILLINOIS

TITLE:

EXISTING CONDITIONS PLAN

SCALE: 1"=10'
DATE: APRIL, 2021
JOB NO: W21037
SHEET C100.1





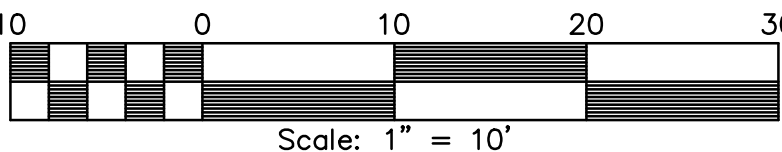
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CONTAINING 12,149 SQUARE FEET OR 0.278 ACRES MORE OR LESS.

- LEGEND**
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 - - - = EX. LOT LINE
 - - - = EX. EASEMENT LINE
 - - - = EX. OVERHEAD WIRE
 - x - x - = EX. WOOD FENCE
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 - ⊙ = EX. ELECTRICAL METER
 - ⊙ = EX. GAS METER
 - ⊙ = EX. AIR CONDITIONING UNIT
 - ⊙ = EX. MAILBOX

- ABBREVIATIONS**
- | | |
|----------|-----------------------|
| A | ARC LENGTH |
| CH | CHORD |
| CONC. | CONCRETE |
| E | EAST |
| FIP | FOUND IRON PIPE |
| FIR | FOUND IRON ROD |
| N | NORTH |
| R | RADIUS |
| R.O.W. | RIGHT OF WAY |
| S | SOUTH |
| W | WEST |
| B.S.L. | BUILDING SETBACK LINE |
| DOC. | DOCUMENT |
| (XXX.XX) | RECORD INFORMATION |
| XXX.XX | MEASURED INFORMATION |

BENCHMARK
SITE BENCHMARK:
TAG BOLT, TOP FLANGE, FIRE HYDRANT, SOUTH SIDE OF
173RD PLACE AT THE NORTHEAST CORNER OF ADJACENT
PROPERTY TO THE EAST OF SUBJECT PROPERTY.
ELEV: 696.35 (NAVD 88)

BOUNDARY FROM 6627 W. 173RD PLACE
CONSOLIDATION PROVIDED BY:
GREMLEY & BIEDERMANN
4505 NORTH ELSTON AVENUE
CHICAGO, IL 60630
DATED: MARCH 23, 2021



REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

ENGINEERING
RESOURCE ASSOCIATES

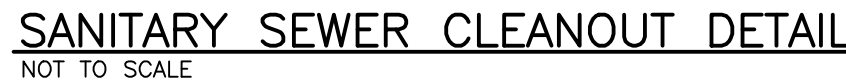
35701 WEST AVENUE, SUITE 150
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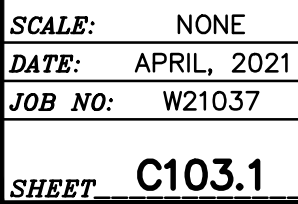
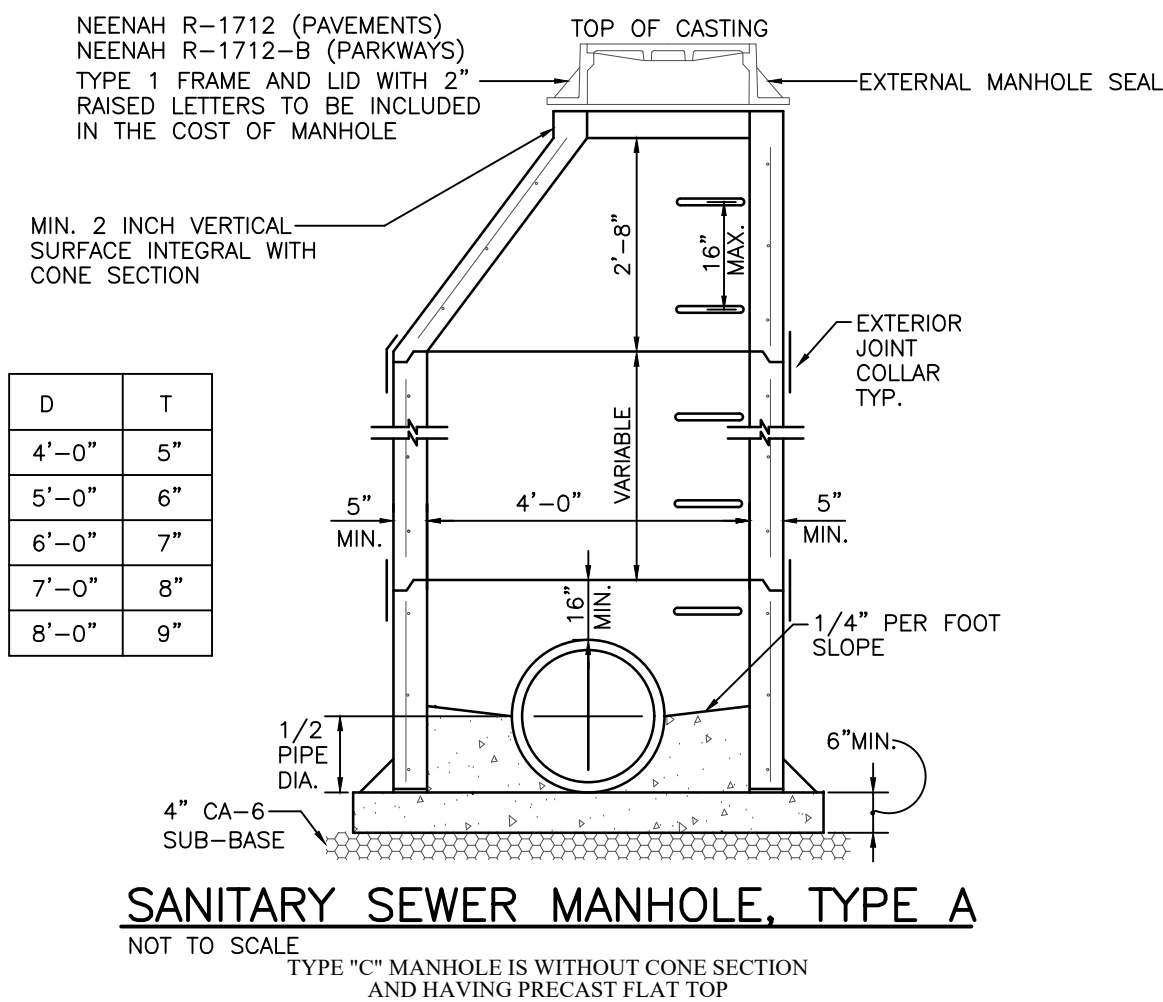
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

MARCOTTE DUPLEX PROJECT
TINLEY PARK, ILLINOIS

TITLE:		SCALE: 1"=10'
GRADING AND EROSION CONTROL PLAN		DATE: APRIL, 2021
SHEET C102.1		JOB NO: W21037



TRENCH WIDTH TABLE



REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: A.J.

CHECKED BY: J.M.

APPROVED BY: J.M.



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA , SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

MARCOTTE DUPLEX PROJECT
TINLEY PARK, ILLINOIS

TITLE:

DETAILS

SCALE:	NONE
DATE:	APRIL, 2021
JOB NO:	W21037
SHEET	C103.1

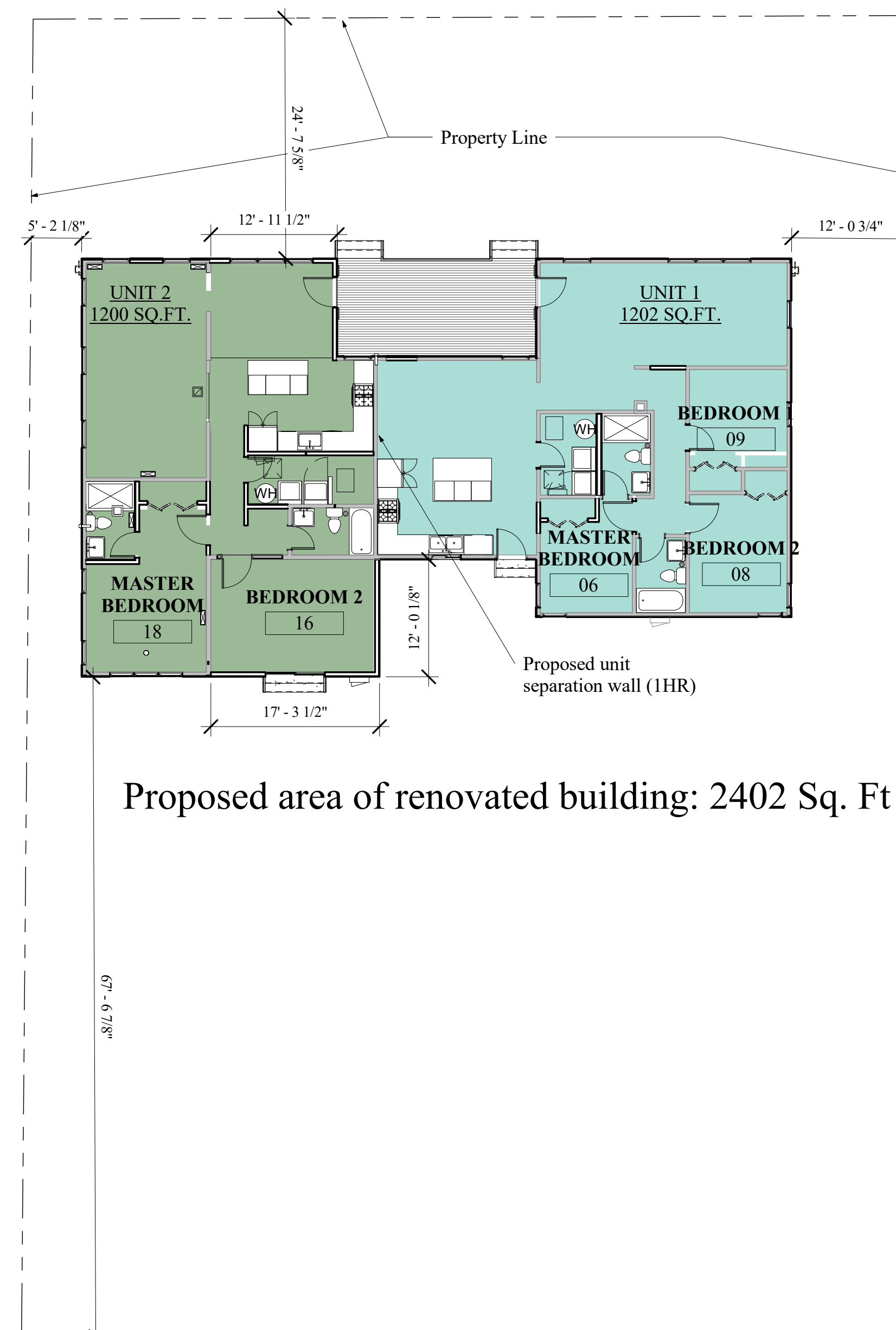
The diagram illustrates five types of residential buildings with corresponding labels and arrows:

- SINGLE-FAMILY DETACHED**: A single house with one unit labeled "1 DU".
- TWO-FAMILY DETACHED**: Two separate houses, each with one unit labeled "1 DU".
- SINGLE-FAMILY SEMI-DETACHED (duplex building)**: Two houses joined together, each with one unit labeled "1 DU".
- SINGLE-FAMILY ATTACHED & SINGLE-FAMILY SEMI-DETACHED**: A row of three houses. The first two are joined (labeled "1 DU" and "1 DU"), and the third is semi-detached (labeled "1 DU").
- MULTIPLE-FAMILY**: A large building with three units labeled "3 DU OR MORE".

Proposed dwelling: Single familiy Semi-detached(duplex)

The site plan shows the existing building footprint in blue, labeled "EXISTING BUILDING 2252 SF". A circular driveway is shown at the top center. A hatched rectangular area at the top left is labeled "Deck to be removed and new building area added". A rectangular area at the top right is labeled "This area to be removed". A large rectangular area at the bottom is labeled "New building area added here".

1 AREA PLAN - EXISTING MAIN LEVEL
3/32" = 1'-0"



2 AREA PLAN - PROPOSED MAIN LEVEL
3/32" = 1'-0"



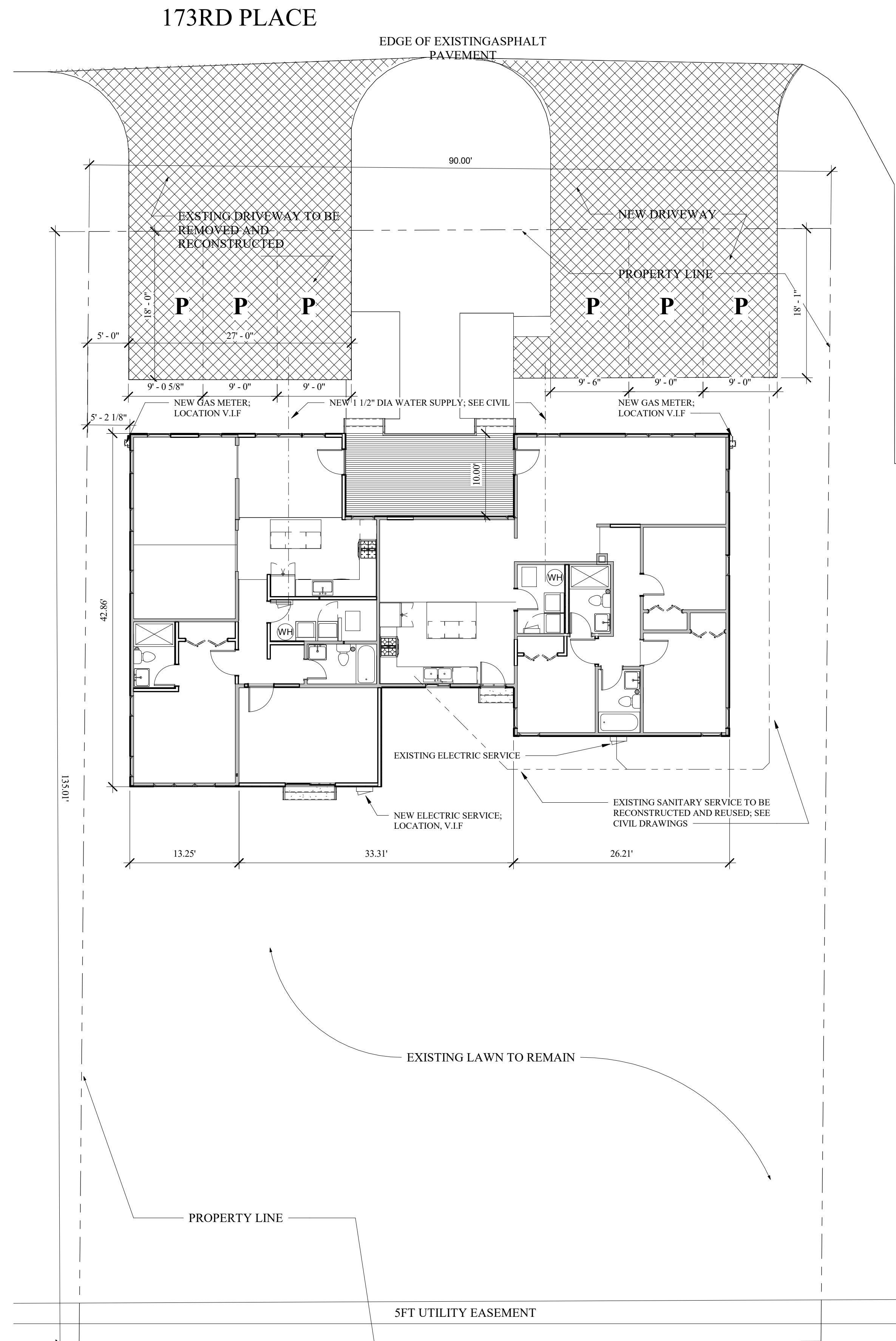
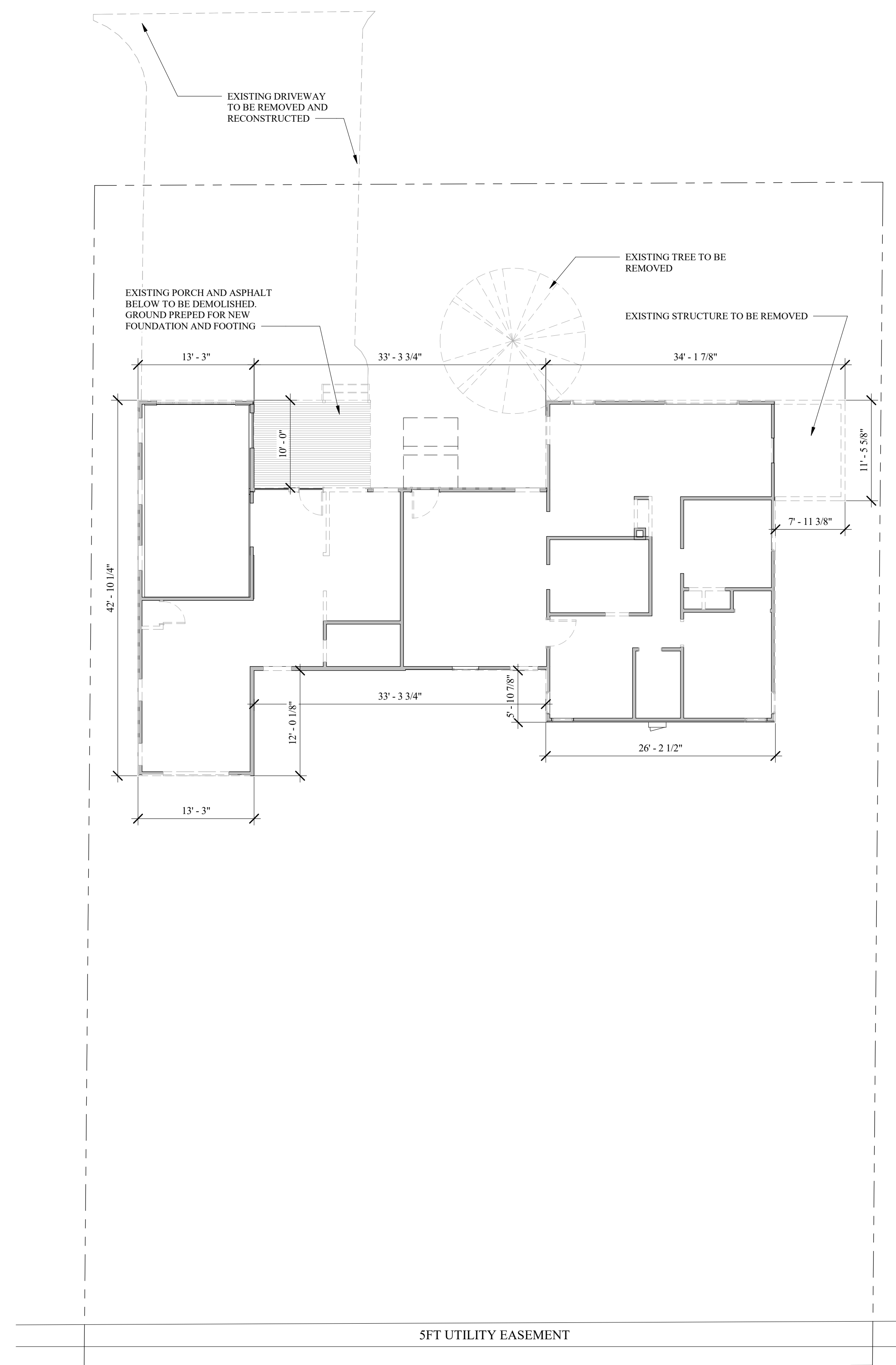
**Proposed dwelling, of Type 5B(5(000)) Construction, to be fully fire sprinkled(non-supervised) per Tinley Park ordinance, and shall contain system smoke detection(non-supervised).*

6627 W 173rd Place
Tinley Park, IL 60477

[illegible]

Project number	Project Number
Date	03/14/2021
Drawn by	Author
Checked by	Checker

Scale	$3/32" = 1'-0"$
-------	-----------------



Ansteigen Design
Information Services Co.
Hampshire, IL 60140
TEL:630-569-7373

These construction documents were prepared under my direct supervision and to the best of my knowledge comply with the ordinances and codes of the Village of Tinley Park, Illinois.

MARCOTTE DUPLEX
6627 W 173rd Place
Tinley Park, IL 60477

[illegible]

Owner
MARCOTTE DUPLEX

SITE PLAN

Project number	Project Number
Date	03/14/202
Drawn by	RC
Checked by	RC/TAM
G201.1	
Scale	1/8" = 1'-0"

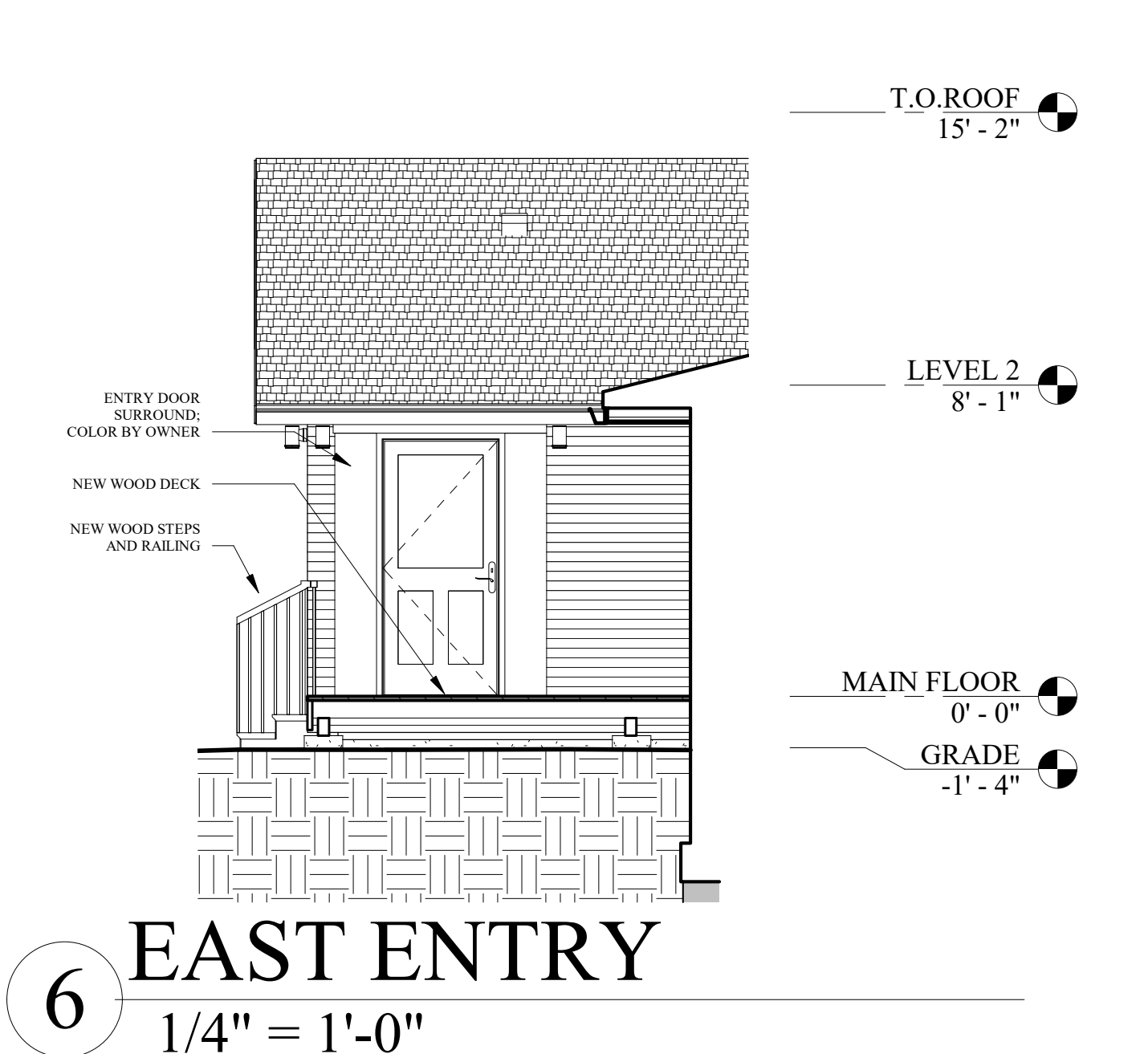
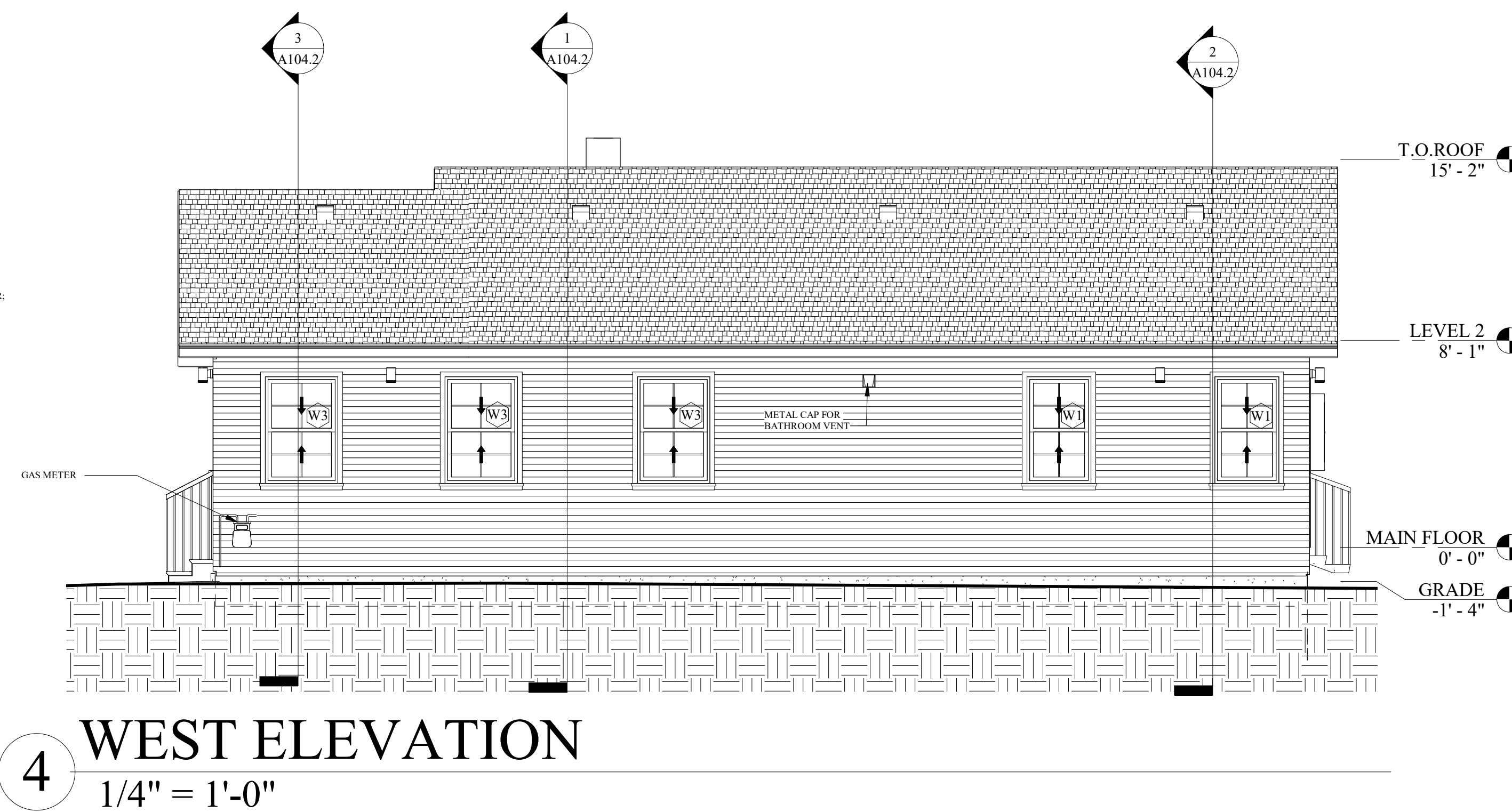
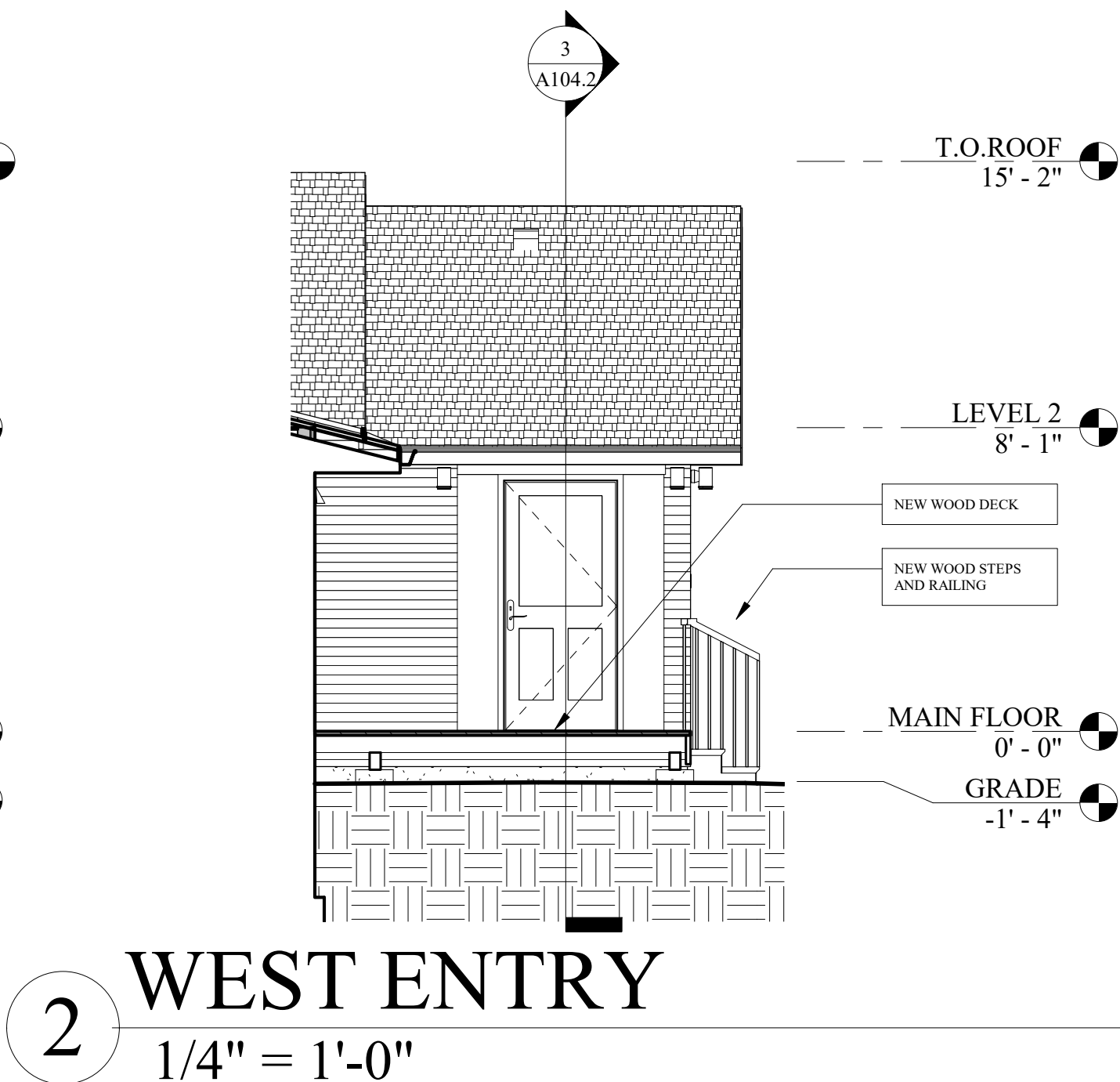
MARCOTTE DUPLEX
6627 W 173rd Place
Tinley Park, IL 60477

6627 W 173rd Place
Tinley Park, IL 60477

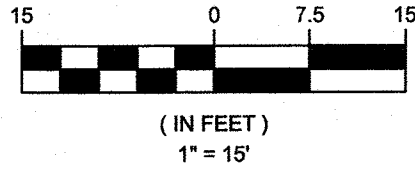
[illegible]

BUILDING ELEVATIONS

Project number	Project Number
Date	03/14/2021
Drawn by	Author
Checked by	Checker
A104.1	
Scale	1/4" = 1'-0"



GRAPHIC SCALE



BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK,
ILLINOIS, THIS _____ DAY
OF _____ A.D. 20 _____.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF TINLEY PARK, ILLINOIS AT A
MEETING HELD THIS _____ DAY
OF _____ A.D. 20 _____.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

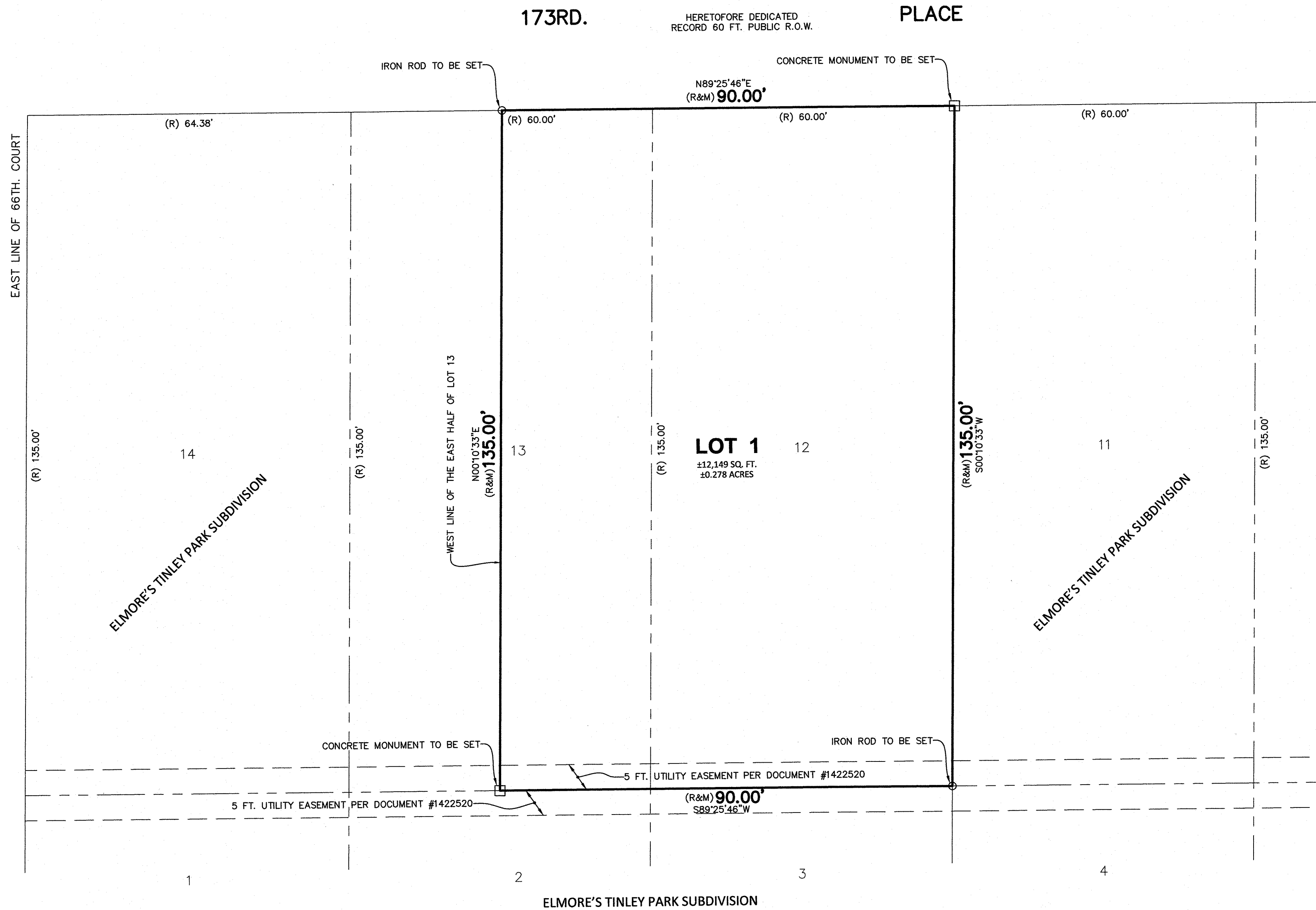
I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE
AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT.

DATED: _____ A.D. 20 _____.

VILLAGE COLLECTOR
VILLAGE OF TINLEY PARK, ILLINOIS

COURT

66TH

HERE TOFORE DEDICATED
RECORD 66 FT. PUBLIC R.O.W.

DRAINAGE CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND
BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION
OF THIS SUBDIVISION OR THAT IF THEY ARE, THAT ADEQUATE PROVISIONS, WITHIN
ACCEPTABLE ENGINEERING DESIGN STANDARDS, HAVE BEEN MADE FOR THE COLLECTION
AND CONVEYANCE OF SUCH SURFACE WATERS FROM SAID SUBDIVISION TO PUBLIC
DESIGNATED DRAINAGE AREAS, DRAINS OR OPEN DRAINAGE CHANNELS WHICH THE
SUBDIVIDER HAS A RIGHT TO USE AND PROVISIONS HAVE BEEN MADE TO PROTECT AND
SAFEGUARD ADJOINING PROPERTY OWNERS AGAINST DAMAGES SUSTAINED AS A RESULT OF
STORM WATER DRAINAGE FROM SAID CONSTRUCTION.

DATED THIS _____ DAY OF _____ A.D. 20 _____.

ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. _____

OWNER OR ATTORNEY

SURVEY NOTES:

MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION
ESTABLISHED PRIOR TO PLAT RECORDATION.

IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION
UNLESS OTHERWISE INDICATED OR NOTED HEREON.

NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

6627 W. 173rd PLACE CONSOLIDATION

BEING A RE-SUBDIVISION OF LOT 12 AND THE EAST HALF OF LOT 13 IN ELMORE'S TINLEY PARK SUBDIVISION OF PART
OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK
COUNTY, ILLINOIS, SEPTEMBER 12, 1952 AS DOCUMENT NO. 1422520, IN COOK COUNTY, ILLINOIS.

OWNER CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THEY ARE THE OWNER OF THE PROPERTY
DESCRIBED HEREON AND THAT AS SUCH OWNER HAS CAUSED THE SAID PROPERTY TO BE
SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

DATED THIS _____ DAY OF _____ A. D.
20 _____.

OWNER

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND
FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT I PERSONALLY
KNOWN TO ME TO BE THE SAME PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY
SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT
FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF
_____, A.D. 20 _____.

NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THEY ARE THE OWNER OF THE PROPERTY
DESCRIBED HEREON AND THAT AS SUCH OWNER DOES HEREBY CERTIFY THAT THE PROPERTY
HEREON DESCRIBED TO THE BEST OF THEIR KNOWLEDGE IS LOCATED WITHIN THE
BOUNDARIES OF THE _____ SCHOOL DISTRICT NO. _____ (GRADE SCHOOL
DISTRICT), _____ DISTRICT NO. _____ (HIGH SCHOOL DISTRICT).

DATED THIS _____ DAY OF _____ A. D.
20 _____.

OWNER

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND
FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT I PERSONALLY
KNOWN TO ME TO BE THE SAME PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY
SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT
FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF
_____, A.D. 20 _____.

NOTARY PUBLIC

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ROBERT G. BIEDERMANN, A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY
THAT I HAVE SURVEYED AND SUBDIVIDED THE PROPERTY DESCRIBED HEREON, IN THE
MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

CONTAINING 12,149 SQUARE FEET OR 0.278 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE
CORPORATE LIMITS OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

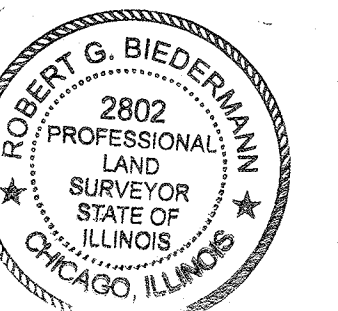
I FURTHER CERTIFY THAT ALL OF THE PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD
INSURANCE RATE MAP COOK COUNTY, ILLINOIS, AND INCORPORATED AREAS MAP NO.
17031C0709, MAP REVISED AUGUST 19, 2008.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A
TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON OCTOBER 28, 2020.

SIGNED ON MARCH 25, 2021.

BY: _____
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802
MY LICENSE EXPIRES NOVEMBER 30, 2022



REVISED ADDRESS & SUBDIVISION NAME MARCH 24, 2021 [RJT]

ORDERED BY: FAMILY VALUE CONSTRUCTION	CHECKED: _____	DRAWN: _____
ADDRESS: 6627 W. 173RD PLACE, TINLEY PARK		RJT
GREMLEY & BIEDERMANN		
PLCS, CORPORATION		
LICENSE NO. 184-005532		
PROFESSIONAL LAND SURVEYORS		
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630		
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM		

ORDER NO.	DATE:	PAGE NO.
2021-28686-001	MARCH 23, 2021	1 OF 1
SCALE:		
1 INCH = 15 FEET		

G:\CAD\2021\2021-28686\2021-28686-001.dwg