



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

September 7, 2023 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the August 17, 2023 Regular Meeting

**ITEM #1 PUBLIC HEARING – FAMILY DENTAL – MIXED-USE BUILDING
ADDITION, 7895 159th STREET – SPECIAL USE, VARIATION APPROVAL**

Consider recommending that the Village Board grant Ghassan Abdalah of Family Dental Care, (Petitioner) a Special Use for a residence located above or to the rear of a principal use within the B-3 (General Business and Commercial) Zoning District and Variation approval to reduce parking lot drive aisle widths. The Petitioner is proposing to construct a mixed-use addition behind the existing structure for ground level office space and two second story apartments. Site Plan/Architectural Approval is also being considered at the meeting.

**ITEM #2 PUBLIC HEARING – NORTH STREET, 67th COURT AND NORTH STREET,
SPECIAL USE, VARIATIONS, REZONING, TEXT AMENDMENT, FINAL
PLAT, AND SITE PLAN/ARCHITECTURAL APPROVAL**

Consider recommending that the Village Board grant West Point Builders, Inc. on behalf of Tinley Park Main Street, LLC a Special Use, Final Plat of Subdivision, Plat of Vacation, Rezoning, and Variations for the mixed-use development West Point at Harmony Square. A Text Amendment to the Zoning Ordinance is also proposed to facilitate the development by relocating a segment of the “Street-Level Commercial Required” designation in the Legacy Downtown Core Regulating Plan. The project includes a five-story mixed-use building on North Street with commercial space on the first floor and 62 residential units located above. Additionally, the development includes 63 townhome units at the former site of Central Middle School. Site Plan and Final Plat approval are also being considered at the meeting.

Receive Comments from the Public

Good of the Order

Adjourn Meeting



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

August 17, 2023

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on August 17, 2023.

CALL TO ORDER – CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for August 17, 2023 at 7:00 p.m.

Lori Kosmatka, Associate Planner, called the roll.

Present Plan Commissioners:

Chairman Gray
Steve Sepessy
Kurt Truxal
Terry Hamilton
Andrae Marak

Absent Plan Commissioners:

Eduardo Mani
James Gaskill
Angela Gatto

Village Officials and Staff:

Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner
Jarell Blakey, Management Analyst
Dana West, Robinson Engineering

Petitioners:

Rahid Doleh (Item 1)
Andrew Balzer, Brixmor Property Group (Item 2)
Brian Bowles, MCG Architecture (Item 2)
Ryan Walter, Woolpert (Item 2)
Leonard McEnery (Item 3)
Chris Kalischefski (Item 3)
Pat Woytek (Item 4)
Terry Smith (Item 4)
Pat Curran (Item 4)

Members of the Public:

Amanda Riordan (Item 3)
LaVerne Valdez (Item 4)

COMMUNICATIONS –

None

APPROVAL OF THE MINUTES - Minutes of the August 3, 2023, Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER TRUXAL, seconded by COMMISSIONER HAMILTON to approve the August 3, 2023 minutes. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE AUGUST 17, 2023 REGULAR MEETING
ITEM 1: PUBLIC HEARING – DRIP DROP SMOKES, 17133 HARLEM AVENUE – SPECIAL USE APPROVAL

Consider recommending that the Village Board grant Rahid Doleh on behalf of Drip Drop Smokes (tenant) a Special Use for a Tobacco Store at 17133 Harlem Avenue in the B-3 (General Business and Commercial) zoning district.

Present Plan Commissioners:

Chairman Gray
Steve Sepessy
Kurt Truxal
Terry Hamilton
Andrae Marak

Absent Plan Commissioners:

Eduardo Mani
James Gaskill
Angela Gatto

Village Officials and Staff:

Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner
Jarell Blakey, Management Analyst
Dana West, Robinson Engineering

Petitioners:

Rahid Doleh

Members of the Public:

None

CHAIRMAN GRAY introduced Item 1.

COMMISSIONER SEPESSY made a motion to open the public hearing; COMMISSIONER TRUXAL seconded the motion. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried and opened the public hearing.

CHAIRMAN GRAY confirmed proof of publication in accordance with state law.

Jason Engberg, Planning Manager, presented the staff report.

CHAIRMAN GRAY invited commentary from the commission, no comments were noted.

CHAIRMAN GRAY invited the Petitioner to speak. The Petitioner, Rahid Doleh declined.

Motion to close Truxal, Second Sepessy

COMMISSIONER TRUXAL made a motion to recommend that the Village Board grant Rahid Doleh on behalf of Drip Drop Smokes (tenant) a Special Use for a Tobacco Store at 17133 Harlem Avenue in the B-3 (General Business and Commercial) zoning district. COMMISSIONER HAMILTON seconded the motion.

Lori Kosmatka, Associate Planner, called the role; all were in favor and the motion was declared carried.

CHAIRMAN GRAY declared the motion carried. He noted that the item would go before Village Board on September 5th, 2023.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 17, 2023 REGULAR MEETING

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

Consider recommending that the Village Board grant Andrew Balzer 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 with Exceptions for Phase 2 of the redevelopment of Tinley Park Plaza located at 16039-16199 Harlem Avenue in the B-2 PD (Community Shopping, Tinley Plaza) zoning district. Site Plan approval is also being considered at the meeting.

Present Plan Commissioners:

Chairman Gray
Steve Sepessy
Kurt Truxal
Terry Hamilton
Andrae Marak

Absent Plan Commissioners:

Eduardo Mani
James Gaskill
Angela Gatto

Village Officials and Staff:

Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner
Jarell Blakey, Management Analyst
Dana West, Robinson Engineering

Petitioners:

Andrew Balzer, Brixmor Property Group
Brian Bowles, MCG Architecture
Ryan Walter, Woolpert

Members of the Public:

None

CHAIRMAN GRAY introduced Item 2.

COMMISSIONER MARAK made a motion to open the public hearing; COMMISSIONER TRUXAL seconded the motion. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried and opened the public hearing.

CHAIRMAN GRAY confirmed proof of publication in accordance with state law.

Lori Kosmatka, Associate Planner, presented the staff report.

CHAIRMAN GRAY invited the Petitioners to speak. The Petitioners declined.

CHAIRMAN GRAY asked the Commissioners for comment.

COMMISSIONER SEPESSY had no comment.

COMMISSIONER MARAK noted that he is pleased with the change in the sidewalks. He would love to see even fewer parking spaces. There is a lot of parking without a lot of cars, in lots of places in the Village. Parking is a bigger issue for the Village to look at as it relates to code requirements.

COMMISSIONER TRUXAL commented that he had no additional comments and commended staff for their work on the staff report.

COMMISSIONER HAMILTON agreed with the statements and asked if there is a sidewalk in place on Harlem now, if there is not, then this would be a nice improvement.

Lori Kosmatka, Associate Planner, answered no, not for the proposed phase 2.

Dan Ritter, Community Development Director, noted they did this as well for phase 1. This is a good improvement to have for one of our biggest shopping centers.

CHAIRMAN GRAY commented that he likes the materials, design, and color palette on the façade. He has no issues with the 24' drive aisle width or the 40' lighting. These are like Phase 1. The landscaping looks fine. The thicker trees and dense shrubbery at the big corners at the northwest and southwest looks good to him. He asked about tenant occupancy, noting the Petitioner knows who is coming in, and that the staff reports mentions there are no shopping carts. He asked what would happen if a tenant leaves and new potential tenant would need shopping carts. He wanted to know if we are limiting the pool of who would operate in that structure. He also asked if the Petitioner is tied to phase 1. He received confirmation of yes.

COMMISSIONER MARAK also noted that potentially a grocery store was going to move in and potentially anchored by somebody else.

The Petitioner, Andrew Balzer, Director of Redevelopment for Brixmor Property Group, was sworn in. Regarding whether the lack of cart corrals would limit any future leasing activity, we would not tell anyone they could not come because of that. If it was something necessary, we would address it. We would come back for the necessary approvals to make the adjustment.

CHAIRMAN GRAY commented that in real time they could come back to readjust the parking. You may lose a spot or two. He also concurred with COMMISSIONER MARAK that often parking

lots are a sea of asphalt. However he has no problem with the parking ratio. Parking needs can evolve. Shopping habits are different now than they were in the 80's and 90's. He noted that for phase 1, that Amazon Grocer was going to be the fundamental anchor. Technically they are occupied but not open. He acknowledged that the Petitioner cannot predict the future, and there are economic forces beyond control, but they now have an unoccupied building. He felt it was bad to have unused occupancy of any new building. He normally wouldn't have an issue with the outlot, but just across the street there was an outlot building that was shut down numerous times, as an Applebees, Dugout, Bandanas, and now as Ascend. He would rather wait and see the spaces fill up before assessing an outlot. He then asked if there was an update on the Amazon opening. He asked what could be avoided in Phase 2. It would not be a good look to have new space not occupied or open.

Mr. Balzer noted the grocer was the catalyst which allowed improvements for the property. He stated it was unforeseen that they didn't open. We are being told they will open next year, but we do not know when. He believes we are all getting the same updates at the same time. Regarding Phase 2, they have an anchor and a junior anchor which is the catalyst to finish this project. There will be improved spec space that will attract tenants. This includes the three new small shops connecting the grocer with Phase 2 which will be unoccupied for a little bit longer. We weren't going to add additional speculative space due to the project's size, but in conversations with Staff we are building it now. We now feel this is the right approach to have a fully improved center with its entire environment looking like a Class A shopping center.

CHAIRMAN GRAY concurred. He noted you would want to make it all attractive to get new tenants. It is a perfect corridor. He is please with what Phase 1 brought, and wishes the grocer was open. Anytime we have new buildings that are attractive, we want them occupied.

Mr. Balzer noted that when we look at anchor tenants, we are very sensitive to the longevity as it is a significant investment. This was an unusual situation.

CHAIRMAN GRAY noted sometimes it can be unpredictable and the future can be fluid. He hopes they can open in a year.

MARAK stated that if there is a grocer in the space for Amazon Fresh, there will be a space for cart corrals there. That will still be a draw. He appreciates that the outlot building is not being pushed through here is drive thru because it is clear that is the trend and they are busy attracting a lot of activity. It looks like a good setup if the grocer gets in place.

CHAIRMAN GRAY concurred with COMMISSIONER MARAK. He noted that just a little further north, that corner has a lot of activity.

Mr. Balzer gave a compliment to Staff. It's nice to see this project come to fruition after many years. The report was detailed and staff was fantastic to work with.

CHAIRMAN GRAY asked if there were any public comments. Seeing none, he entertained a motion to close the public hearing.

COMMISSIONER TRUXAL made a motion to close the public hearing. COMMISSIONER SEPESSY seconded. CHAIRMAN GRAY requested a voice vote; all were in favor and the motion was declared carried.

There were two motions for this item. CHAIRMAN GRAY requested a motion for the Special Use for Substantial Deviation.

Motion 1 –Special Use for Substantial Deviation

COMMISSIONER TRUXAL made a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Andrew Balzer of Brixmor Property Group on behalf of Centrol/IA Tinley Park Plaza, LLC, for a Special Use for a Substantial Deviation for Final Approval with a conceptual plan option for a potential future outlot building with drive-thru to the Tinley Park Plaza Planned Unit Development for the property located at 16039-16199 Harlem Avenue, to redevelop the property identified as “Phase 2”, in accordance with all plans and documents submitted and listed herein, and adopt the Findings of Fact as proposed by in the August 17, 2023 Staff Report, subject the conditions as noted in the staff report.

COMMISSIONER HAMILTON seconded. Lori Kosmatka, Associate Planner, called the role; all were in favor. Motion carried.

CHAIRMAN GRAY requested a motion for the Site Plan and Architectural Approval.

Motion 2 – Site Plan and Architectural Approval

COMMISSIONER HAMILTON made a motion to grant the Petitioner, Andrew Balzer of Brixmor Property Group on behalf of Centrol/IA Tinley Park Plaza, LLC, Site Plan and Architectural Approval to redevelop the property identified as “Phase 2” for the property located at 16039-16199 Harlem Avenue in the B-2 PD (Community Shopping, Tinley Park Plaza PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the August 17, 2023 Staff Report, subject to the conditions as noted in the staff report.

COMMISSIONER SEPESSY seconded. Lori Kosmatka, Associate Planner, called the role; all were in favor. Motion carried.

CHAIRMAN GRAY informed the petitioner item will go to Village Board on September 5th, 2023.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 17, 2023 REGULAR MEETING

ITEM 3: PUBLIC HEARING – GAS N WASH, 18301 LA GRANGE RD – SPECIAL USE, FINAL PLAT, VARIATIONS, AND SITE PLAN/ ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Leonard McEnery on behalf of Gas N Wash a Special Use for an Automobile Service Station and an Automobile Car Wash and Variations (Urban Design Overlay, Parking Minimum, Parking Minimum, Parking Locations, Wall/Ground Signs, etc.) to permit a gas station with a convenience store, carwash, and two drive-thru restaurant uses at the property located at 18301 La Grange Road (SEC La Grange Rd and 183rd St) in the B-3 (General Business and Commercial) zoning district. Site Plan and Final Plat approval are also being considered at the meeting.

Present Plan Commissioners:

Chairman Gray
Steve Sepessy
Kurt Truxal
Terry Hamilton
Andrae Marak

Absent Plan Commissioners:

Eduardo Mani
James Gaskill
Angela Gatto

Village Officials and Staff:

Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner
Jarell Blakey, Management Analyst
Dana West, Robinson Engineering

Petitioners:

Leonard McEnery
Chris Kalischefski

Members of the Public:

Amanda Riordan

CHAIRMAN GRAY introduced Item 3. He confirmed proof of publication.

COMMISSIONER TRUXAL made a motion to open the public hearing; COMMISSIONER HAMILTON seconded the motion. All agreed.

Dan Ritter, Community Development Director, presented the staff report.

CHAIRMAN GRAY asked whether the Petitioner would like to speak. Mr. McEnery declined.

COMMISSIONER MARAK stated that he had three comments. He said he was in favor of relocating the sidewalk. He asked how people would cross 183rd Street at both La Grange Road and White Eagle Drive. He commented on the potential pedestrian-vehicle conflicts due to visibility at drive-thru lanes. CHAIRMAN GRAY asked COMMISSIONER MARAK if he wanted a response. CHAIRMAN GRAY said the question was about sightlines at pedestrian conflict points. COMMISSIONER MARAK referred to the design of the Dunkin Donuts on 80th Avenue. CHAIRMAN GRAY said the visibility of children would be important for the design relating to landscaping. Dan Ritter noted that staff reviews for landscaping placement and said that staff would work to improve visibility.

CHAIRMAN GRAY referred to the staff report that states that roadways in the area are dangerous. He said he agreed with COMMISSIONER MARAK about safe crossings on 183rd Street. He commented that vehicle traffic appears to be channelized in the proposed site plan and that pedestrian routes seem reasonably safe. CHAIRMAN GRAY said he liked the design of vehicle traffic flow on the proposed site plan with vehicles entering from White Eagle Drive. He asked Dana West about the routing one of the drive-thrus. Dan Ritter responded that part of the purpose of the drive-thru routing was to separate the entrances of the drive-thrus.

Chris Kalischefski was sworn in and said the drive-thrus had to be designed so that vehicles approach drive-thru windows from the driver side. He also claimed that all drive-thru traffic is very slow. He said that the drive-thru lanes will have crosswalks and stop bars where pedestrians will likely cross. He said the routing also added additional stacking space. COMMISSIONER SEPESSY said drive-thru crossings can be dangerous and that something like speed bumps could help slow traffic down. He said that he frequently notices people walking on La Grange Road, despite the lack of pedestrian infrastructure. He said he ultimately liked the proposed design of the development.

COMMISSIONER TRUXAL thanked the Petitioner for revising the proposed site plan. He thanked staff for the detailed staff report. He asked whether there would be lighting issues with residential development nearby. Dan Ritter said the photometric plan for the proposed development indicates that lighting will not project far beyond project limits and that lighting will be downcast. He said most of the lighting intrusion concerns for residents will come from streets and roads, rather than this development. The COMMISSIONER commented on the high number of variances required for the project.

COMMISSIONER HAMILTON said the proposed plan was good given the constraints of the site. He asked about the purpose of the propane tank and location. Chris Kalischefski said the tank is for retail refill sales. He said the large tank is intentionally placed further from the buildings. Dan Ritter said that gas stations typically only have propane tank exchange, and the proposed development would have a large tank for refills. He also commented that the Fire Department may prefer the large propane tank to be situated further from the convenience store building.

CHAIRMAN GRAY said the proposed location was appropriate for a gas station despite the site being challenging to develop. He said the vehicle circulation is improved in the proposed site plan over previous submittals. He said he felt the number of sign variations is appropriate given the nature of the development. He noted that the staff report states that vehicle traffic in the area already causes backups, and that the development will make these issues worse. He also noted that a traffic signal may improve traffic. He commented on the Petitioner's intention to seek vehicle access from 183rd Street from Cook County, but that the Petitioner wants to seek approval for the proposed site plan rather than waiting for a response from the County. He noted that a change in access will likely require additional review by the Plan Commission. He said that the site will attract many customers.

COMMISSIONER MARAK asked about the quantity and location of parking, especially relating to the video gaming on site. Chris Kalischefski asserted that gaming customers choose to park further away from the building. He said the parking requirements for gas stations are outdated and that the proposed site plan includes enough parking when calculating only the convenience store as retail. CHAIRMAN GRAY said he felt there would be no issue with a parking variance for the project. Dan Ritter said fueling bays function as additional parking. Chris Kalischefski claimed that, when all potential sign area is calculated, the variation requests total less than the maximum gross square footage. He said the floor area ratio for the gas station was low. He said the comments from the Commission to consider a design like the Gas N Wash on 183rd Street led to the proposed redesign of the site.

CHAIRMAN GRAY said he was grateful for the collaboration between the Petitioner and the Plan Commission.

CHAIRMAN GRAY invited members of the public to speak on Item 3.

Amanda Riordan was sworn.

Amanda Riordan said that she lives near the proposed development and the only access point for her subdivision is on 183rd Street. She said the County posted "no trucks" signs on 183rd Street when the street was widened. She said that she and her neighbors drive further to Harlem Avenue to get to I-80 because the signal timing at the 183rd Street and La Grange Road intersection causes delays. She said that she and her neighbors are concerned about trucks traveling eastbound from La Grange Road on 183rd Street to access I-80. She noted the level of service for the White Eagle Drive and 183rd Street will be low. She said that she was formerly a planner for the Village and that she understands how to read traffic reports. She stated that she felt the staff report and findings of fact for granting approval of the gas station Special Use Permit were in conflict. She said the proposed standards ignored the statements by the Village Engineer that the proposed development would generate substantial traffic and potential delays. She asked that staff or the Petitioner speak to the low levels of service caused by the proposed development.

CHAIRMAN GRAY quoted the staff report language about trip generation. Dana West said coordination with the County can be challenging to modify 183rd Street, so coming up with a plan with the County is necessary. She said any plan would not be able to control truck traffic on 183rd Street. She said that several alternatives to modify 183rd Street were considered. CHAIRMAN GRAY referred to Amanda Riordan's comments about delays at the 183rd and La Grange

intersection and that the proposed development would likely worsen those delays.

CHAIRMAN GRAY asked Amanda Riordan about the potential future development of her subdivision which she previously alluded to. She said her neighborhood was planned to have an additional phase that would connect her portion of the neighborhood to 179th Street to provide additional access. She referred to her neighborhood as a 167-unit cul-de-sac with no other access besides 183rd Street.

Dan Ritter said it was likely the County would require a traffic signal at 183rd Street and White Eagle Drive, and that a potential signal would need to be coordinated with IDOT's signal at 183rd Street and La Grange Road. He said there may be some minor modifications to 183rd Street to allow traffic to clear the intersection with La Grange Road more quickly. Dan Ritter said some modifications to existing roads will improve the level of service. CHAIRMAN GRAY noted that motorist delays would worsen as a result of the development until any modifications can be made. Dan Ritter said adding a sign directing truck drivers not to turn eastbound onto 183rd Street when exiting the proposed Gas N Wash site may reduce truck traffic. CHAIRMAN GRAY said that multiple left-turning trucks would increase the time it takes to clear the 183rd Street and La Grange Road intersection. Dan Ritter said the Village and the Petitioner are awaiting the County's full review. CHAIRMAN GRAY said the coordination between the County, the Village, and the Petitioner was necessary to untangle the vehicle traffic issues. Dana West noted the County would also need to coordinate with IDOT to interconnect the existing traffic signal at 183rd Street and La Grange Road and the potential signal at White Eagle Drive. She said this coordination would take time. She also added that, today, without the development, there are vehicle backups, so, while the proposed development will worsen these backups, it may not be fair to expect the Petitioner to fully address the issue.

Amanda Riordan asked if the County provided any timeline as to when the traffic analysis would be completed and whether that timeline would impact the timeline of approval by the Village Board. Dana West said the County has not provided any timeline and the Petitioner confirmed they also had not received anything from the County. Dana West said the Village reached out to the County on a timeline. Dan Ritter said the item is conditioned to allow for the Village to make adjustments for public modifications and that waiting to hear back from the County would delay the zoning for issues that will be dealt with at the final engineering and permitting phases. Amanda Riordan said she felt it would be appropriate to wait for some information from the County to be read into the record before recommending the project for approval.

CHAIRMAN GRAY asked staff to continue to coordinate with the County. Dana West said the Village is working with the Petitioner to get the appropriate submittals to move the project forward without waiting years for the roadway modifications to be made. Dan Ritter said the County completed an initial review but that they requested a signal warrant study and signal coordination, but that the Village does not want to hold up the entitlement process for the County's review.

Amanda Riordan asked how the Village conditions approvals. She asked if conditions are made part of an ordinance as findings of fact. Dan Ritter said the recommended conditions are listed in the staff report, are part of the motions to consider by the Plan Commission and are incorporated into the ordinance for the approval. She asked if the Plan Commission drafts their own findings of

fact for each motion. Dan Ritter said recommended findings of fact are listed in the staff report for the Plan Commission's consideration. He noted the Plan Commission may make any changes to the recommended findings.

Amanda Riordan requested that the standards for a special use for the gas station be revised to add that the Village had not yet received commentary from the County on 183rd Street modifications and that concerns had been raised by the HOA president. She requested the changes be included for consideration by the Village Board to reflect the concerns about traffic generation. CHAIRMAN GRAY said that the project will go through final engineering review and Dan Ritter confirmed. CHAIRMAN GRAY said he did not feel changing the standards response was necessary because final engineering would handle issues. Dana West said the County did formally request the traffic signal warrant study which indicates the County is reviewing the project.

CHAIRMAN GRAY asked whether anyone else wished to speak on Item 3. None were present.

CHAIRMAN GRAY asked for a motion to close the public hearing. COMMISSIONER SEPESSY made a motion to close the public hearing; COMMISSIONER TRUXAL seconded the motion. All agreed.

Dan Ritter stated the standards for Variations, Special Uses, and Site Plan/Architectural Approval were listed in the staff report.

CHAIRMAN GRAY requested a motion regarding the Special Uses.

COMMISSIONER TRUXAL made a motion to recommend the Village Board grant Special Use Permits for an Automobile Service Station and an Automobile Carwash when Attached to an Automobile Service Station to the Petitioner, Leonard McEnery of Gas N Wash, at 18301 La Grange Road in the B-3 (General Business and Commercial) zoning district, in accordance with the plans submitted and adopt the Findings of Fact as proposed in the August 17, 2023 staff report, subject to the conditions proposed in said staff report. COMMISSIONER HAMILTON seconded. Lori Kosmatka, Associate Planner, called the role; all were in favor. Motion carried.

CHAIRMAN GRAY requested a motion regarding the Variations

COMMISSIONER HAMILTON made a motion to recommend the Village Board grant fourteen Variations from the Zoning Ordinance as listed in the August 17, 2023 staff report pertaining to parking, signage, trash enclosures, and urban design to the Petitioner, Leonard McEnery of Gas N Wash, to permit the construction of an Automobile Service Station and an Automobile Carwash when Attached to an Automobile Service Station at 18301 La Grange Road in accordance with the plans submitted and adopt the Findings of Fact as proposed in the August 17, 2023 staff report. COMMISSIONER SEPESSY seconded. Lori Kosmatka called the role; all were in favor. Motion carried.

CHAIRMAN GRAY requested a motion regarding Site Plan and Architectural Approval

COMMISSIONER SEPESSY made a motion to grant Site Plan/Architectural Approval to the

Petitioner, Leonard McEnery of Gas N Wash, for the development of a gas station with a convenience store, two interior drive-thrus, a truck fueling area, and a car wash at 18301 LaGrange Road in accordance with the plans submitted and adopt the Findings of Fact as proposed in the August 17, 2023 staff report, subject to the conditions proposed in said staff report. COMMISSIONER HAMILTON seconded. Lori Kosmatka called the role; all were in favor. Motion carried.

CHAIRMAN GRAY requested a motion regarding the Plat of Subdivision

COMMISSIONER MARAK made a motion to recommend the Village Board grant approval of the final plat of subdivision to the Petitioner, Leonard McEnery of Gas N Wash, for the “White Eagle Drive Subdivision” in accordance with the final plat submitted and dated May 9, 2023, subject to final review and approval by the Village Engineer and Village Attorney. COMMISSIONER TRUXAL seconded. Lori Kosmatka called the role; all were in favor. Motion carried.

CHAIRMAN GRAY informed the petitioner that the item will go to Village Board on September 5, 2023.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 17, 2023 REGULAR MEETING

ITEM 4: WORKSHOP – NORTH STREET, 67th COURT AND NORTH STREET, SEPCIAL USE, VARIATIONS, REZONING, TEXT AMENDMENT, FINAL PLAT, AND SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant West Point Builders, Inc. on behalf of Tinley Park Main Street, LLC a Special Use, Final Plat of Subdivision, Plat of Vacation, Rezoning, Variations, and a Text Amendment for the mixed-use development West Point at Harmony Square. The project includes a 5-story mixed-use building on North Street with commercial space on the first floor and 62 residential units located above. Additionally, the development includes 63 townhome units at the former site of Central Middle School. Site Plan and Final Plat approval are also being considered at the meeting.

Present Plan Commissioners:

Chairman Gray
Steve Sepessy
Kurt Truxal
Terry Hamilton
Andrae Marak

Absent Plan Commissioners:

Eduardo Mani
James Gaskill
Angela Gatto

Village Officials and Staff:

Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner
Jarell Blakey, Management Analyst
Dana West, Robinson Engineering

Petitioners:

Pat Woytek
Terry Smith
Pat Curran

Members of the Public:

LaVerne Valdez

CHAIRMAN GRAY introduced Item 4. Then welcomed staff to make their presentation.

Dan Ritter, Community Development Director presented the staff report.

CHAIRMAN GRAY asked whether the Petitioner would like to speak. Pat Woytek introduced himself and the petitioner's team.

Terry Smith introduced himself and presented the petitioner's presentation.

During the petitioner's meeting CHARIMAN GRAY asks about 67th Court one-way direction and the purpose of that design. The petitioner stated that it was due to adding parking. Dan Ritter stated that the design of the public street is not yet determined and may change in the future. Dana West stated that this proposed one-way layout was due to the potential conflicts at the intersection with 173rd Street.

CHARIMAN GRAY was curious about where the studio apartments are located in the building and which eight units did not have balconies. The petitioner stated the studios will be located on each floor in the same locations and that the studios will be the units without balconies.

CHAIRMAN GRAY asked to see the material examples. Staff presented the petitioner's samples.

After the completion of the presentation, CHAIRMAN GRAY asked each commission member if they had any questions or comments for the petitioner.

COMMISSIONER TRUXAL mentioned some concern for garbage pick up for a potential restaurant use in the mixed-use structure.

COMMISSIONER MARAK stated that he would like to ponder the request a little more and commented that the main outdoor space faces the rear and not the plaza. He also mentioned that there is potential in utilizing the existing Metra parking area for this development. Dan Ritter responded that the Village is already working on a project to install electronic pay stations which will allow for daily parking or longer stays. Metra still owns the lots but the Village is working with them for an equitable and flexible solution.

COMMISSIONER MARAK made a comment about the parks being private as opposed to public. He understands the reason for the dog park to be private but hopes the main park is open to the public.

CHAIRMAN GRAY led a discussion about the potential for outdoor seating in front of the commercial space and that he appreciated the seven tables shown in their presentation. He wants to verify that the carports will hold up in the weather and this climate.

CHARIMAN GRAY asked if there was anyone from the public who wanted to make a comment.

LaVerne Valdez was concerned about the dog park and does not believe there should be dogs in this area. The petitioner responded that they see nearly 40% of tenants wanting a dog in previous developments and wanted to provide them a space for their needs. Dan Ritter mentioned size limits are typically regulated in these types of structures and it was proposed at The Boulevard.

CHAIRMAN GRAY mentioned the many open items still left on this project and Dan Ritter stated that good progress is being made and the commission has provided good feedback. Details about the first-floor exterior along North Street is still being determined to ensure it is aesthetically appealing.

DRAFT

Good of the Order

Dan Ritter said that Don Bettenhausen retired from the Plan Commission and that his replacement would be appointed soon.

He added that Oak Park Townes and the fence variation from the previous meeting were approved by the Village Board.

Receive Comments from the Public

There were no comments from the public.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER TRUXAL made a motion to adjourn the meeting; COMMISSIONER SEPESSY seconded the motion. CHAIRMAN GRAY requested a voice vote; all were in favor. He declared the meeting adjourned at 10:20 p.m.

Petitioner

Ghassan Abdallah of
Family Dental Care
(Owner)

Property Location

7895 159th Street

PIN

27-24-100-020-0000

Zoning

B-3 (General Business &
Commercial)

Approvals Sought

- Special Use Permit
- Variation
- Site Plan/Arch.
Approval
- Plat of Easement

Project Planner

Michael O. Whalen, AICP
Associate Planner

PLAN COMMISSION STAFF REPORT

September 7, 2023 – Public Hearing

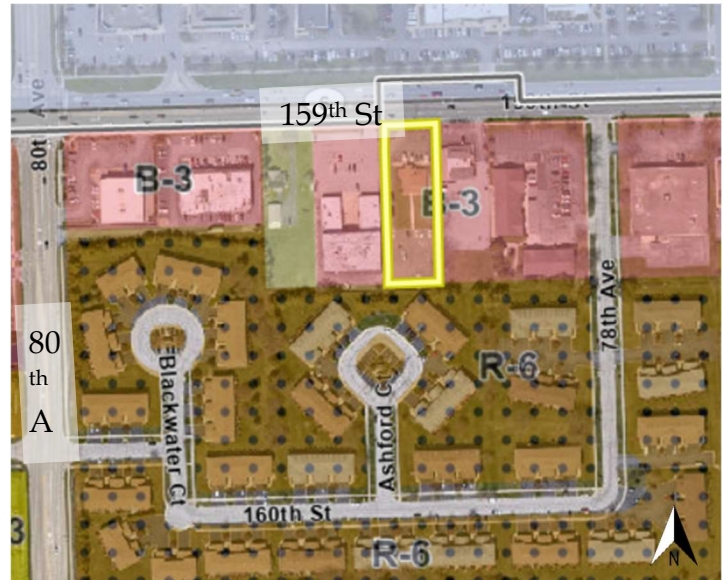
Family Dental – Mixed-Use Building Addition

7895 159th Street

**EXECUTIVE SUMMARY**

The Petitioner, Ghassan Abdallah of Family Dental Care, is requesting a Special Use Permit for a *Residence, when Located Above or to the Rear of a Principal Use* to construct a mixed-use addition with 3,333 square feet of office space on the ground level and two two-bed, two-bath apartments on the second level at 7895 159th Street in the B-3 (General Business and Commercial) Zoning District. The Petitioner is also seeking a Variation to reduce parking lot drive aisle widths.

Family Dental Care is an existing business in Tinley Park. The Zoning Ordinance requires that the proposed project requires a Special Use Permit to construct the mixed-use addition. The Zoning Ordinance also requires a Variation to reduce drive aisle width. The Petitioner is also seeking Site Plan and Architectural approval and final plat of easement.

EXISTING SITE, ZONING, AND NEARBY LAND USES*Aerial Location Map**Zoning Map*

The subject property at 7895 159th Street is an existing one-story 2,352 square foot building occupied by a dental office. The building is located between a shopping center with Rocco's restaurant as the major tenant and The Cottage Bar and Grill.

The subject property is located within the B-3 (General Business & Commercial) Zoning District. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	Village of Orland Park BIZ General Business district	Commercial Strip Center; Freestanding Commercial
East	B-3 (General Business and Commercial)	Restaurant; Freestanding Commercial
South	R-6 (Medium Density Residential)	Multi-Family Attached Housing Apartments/Condominiums
West	B-3 (General Business and Commercial) R-1 (Single Family Residential)	Commercial Strip Center Single-Family house

The Village of Orland Park is to the north across 159th Street and zoned General Business (BIZ).

The subject property is located near the intersection of 159th Street and 80th Avenue. 159th Street is a road owned and operated by the Illinois Department of Transportation. The road has a 40 mile per hour posted speed limit in the vicinity, which is hazardous to pedestrians. 80th Avenue is a road owned and operated by the Cook County Department of Transportation and Highways and has a 45 mile per hour posted speed limit in the vicinity, which is hazardous to pedestrians. There are mostly complete sidewalks in the area (excluding the subject property) and there are a handful of walkable destinations nearby. The Pace 364 bus route runs in front of the building. This route runs twice per hour, mostly on 159th Street, and connects to several other Pace, CTA bus, and Metra transit routes.

PROPOSED USE

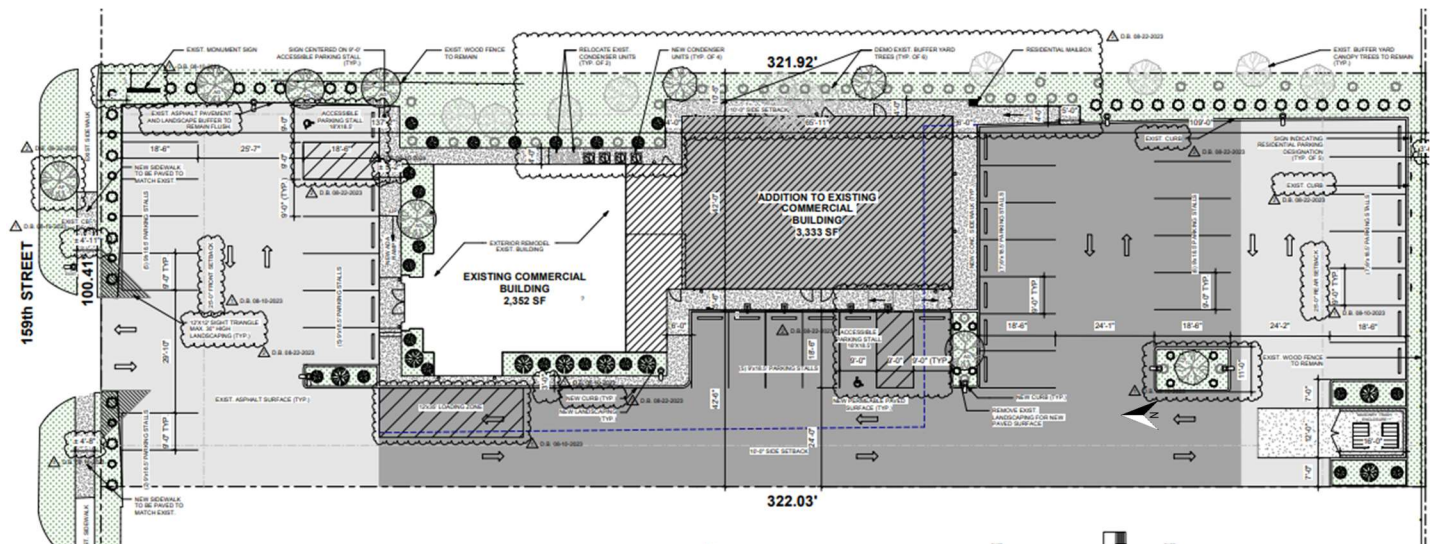
The Petitioner is proposing a two-story mixed-use building addition to the existing dental office building. On the ground floor, the proposed addition will add two additional exam rooms to the dental office. The Petitioner proposes that the remainder of the ground floor of the addition will be divided into two general office suites of similar size to be leased to other commercial tenants. The second floor of the proposed addition will include two two-bed, two-bath apartments of similar size. The apartments will have balconies.

SPECIAL USE PERMIT

A Special Use Permit is required for the construction and occupation of a *Residence, when Located Above or to the Rear of a Principal Use* in the B-3 (General Business and Commercial) Zoning District per Section V.B. Schedule I of the Zoning Ordinance. The Zoning Ordinance does not specify set performance standards for this use, but the intent is to provide quality residential units in proximity to commercial uses to improve walkability and transit accessibility. Because there are tax benefits associated with mixed-use development, it is important to consider the quality of life for residents in the apartments. Some considerations are the relationship with the principal commercial use, available resident space, access, parking, and walkability.

With the proposed apartments being located over office space, noise during non-work hours will likely be kept to a minimum. The apartment entrances are on the east side of the building, which has existing mature trees, but is also very close to the neighboring property. The units each have two exposures: one north and west and the other south and west. The northern exposure looks out onto the building's roof. The southern exposure looks out onto a parking lot. The western exposure, the side with the balconies for each unit, looks out onto a parking lot and the side wall of a strip mall. The units are proposed to have modern floorplans and amenities, like in-unit laundry and dishwashers. Walking to the apartments from off-site involves walking in vehicle drive-aisles. There is public transportation, a handful of neighborhood amenities, and many other residences within walking distance, so there is potential for future residents, customers, and guests to walk to and from the site.

SITE PLAN AND ARCHITECTURAL APPROVAL



Proposed site plan

Site Plan.

The subject property is occupied by an existing dental office building. The building has a parking lot in front and a drive-aisle leading to a rear parking lot. The drive-aisle is shared informally by the neighbor to the west to connect to the neighbor's rear parking lot. There is also an existing open grassed area between the rear parking and the rear of the building on the subject property.

The proposed site plan adds a two-story addition onto the rear of the existing building and adds additional parking between the rear of the addition and the rear property line. The additional office spaces are accessed from the rear parking lot on the western façade of the building. The apartments are accessed from the rear parking lot along the east side of the building. The proposed site plan situates a dumpster enclosure near the south and west property lines.

Because drive-aisles on both the subject site and the western neighbor cannot meet the 26-foot minimum width on either property, both parties are proposing to record an access easement to formalize the existing shared driveway agreement.

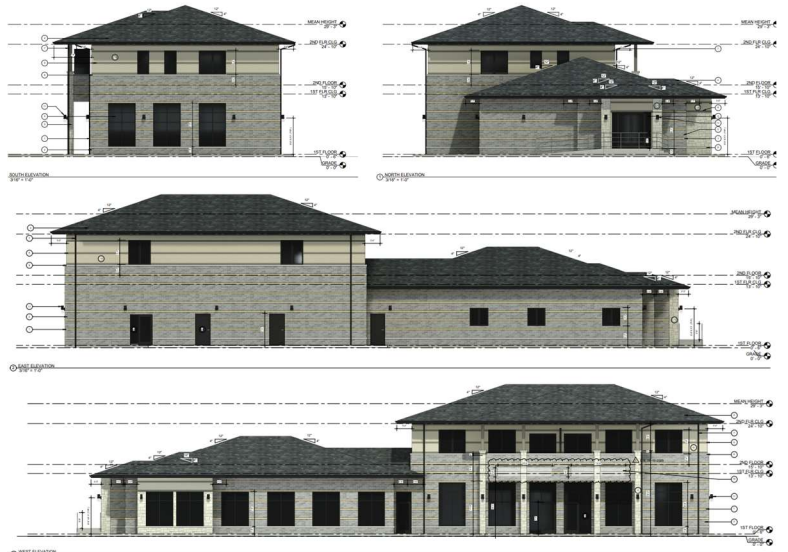
The Petitioner will complete the sidewalk on 159th Street as part of this proposal. Pedestrian circulation within the site is acceptable and sidewalks and ramps must be accessible.

Architecture.

The Petitioner proposes a roof replacement and recladding of the existing building to match the proposed addition. The roof replacement will alter the shape of the roof from its current angular design to a low hipped design. The proposed building addition will match the design of the renovated existing building. The proposed design of the building and the addition are cohesive, and it will not be discernible that part of the building is an addition.



Building rendering view looking from the southeast (top); east (middle) northeast (bottom)



Elevations view south (top left); north (top right); east (middle); west (bottom)

Parking.

The Petitioner is proposing 39 parking stalls including two accessible stalls. The table in Sec. VIII.A.10. requires a total of 30 stalls: sixteen for the dental office, nine for the professional offices, and five for the apartments. Five stalls in the rear lot will be dedicated to apartment residents and indicated by signage. A shared driveway with the western neighbor is proposed to connect to the rear lots for each property. One loading zone is proposed, as required.

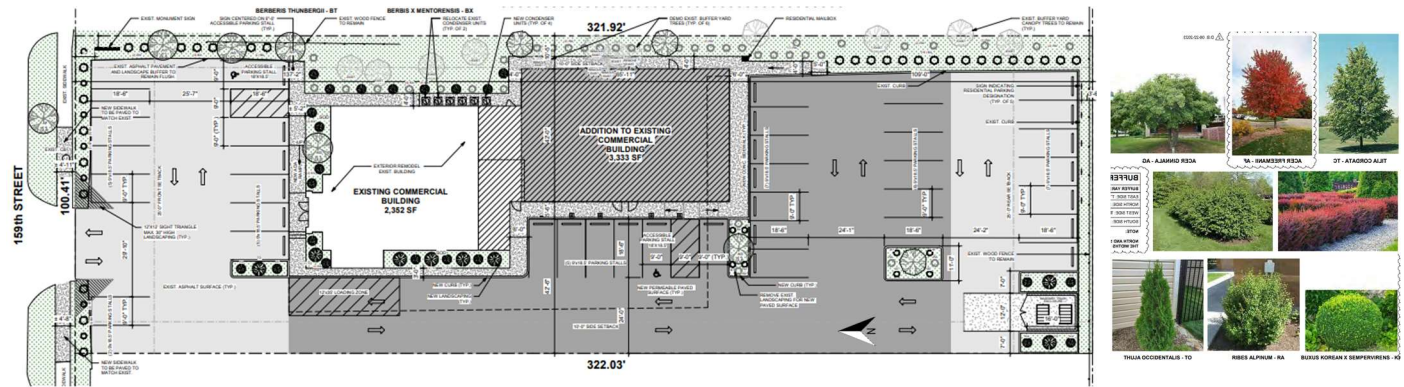
Signage.

The Petitioner is proposes retaining the existing ground sign. The existing sign is non-conforming as it does not have masonry base, has a manual changeable copy sign, and does not meet the required setbacks. With such substantial proposed changes to the site, building, and the addition of commercial users, staff recommends the sign be brought into compliance within six months of the issuance of a building permit.

The Petitioners proposal meets the lighting requirements of the Zoning Ordinance. Staff reviewed the Petitioner's photometric plan and lighting cutsheets, which are attached to this report.

Landscaping.

The site is deficient in landscaping. Given the nature of the project as a redevelopment/site addition, the Petitioner is seeking waivers from the landscape ordinance.



A five-foot-wide Type B bufferyard is required on the east and west property lines. The east property line is deficient by two canopy trees and one understory tree; eight existing trees will be retained. The west property line does not provide any landscaping because of the location of the shared driveway along the property line. A ten-foot-wide Type C bufferyard is required on the north and south property lines. The Petitioner proposes installing fifteen of the required twenty shrubs and none of the required trees. The Petitioner states that the north parking lot was recently repaved, and the property owner is unwilling to modify the parking lot to add additional landscaping. The strip of land between the pavement and the property line is roughly five feet wide. The Petitioner states that this is not sufficient room to add additional landscaping. The Petitioner states that increasing landscaping will require a reduction in parking. The south property line does not provide any landscaping and is three foot six inches wide. The Petitioner similarly states that increasing landscaping will necessitate a parking reduction. An existing fence along the south property line will be retained.

The Petitioner will add three parking lot end islands, two of which will include a shade tree. The Petitioner will also add landscaping between the existing building and the parking lot, including one shade tree. The Petitioner will add one parkway tree; meeting the code required four is not possible given the configuration of the site and location of existing utilities.

VARIATION

In order to meet the minimum amount of parking spaces required by the Table in Sec. VIII.A.10. in the Zoning Ordinance, the drive aisles must be reduced from the required 26 feet (Table 2 in Sec. VIII.B.3.) to 24 feet more or less. The Village Board granted variations for reduced drive-aisle width in the past and the width reduction is not anticipated to cause any vehicle circulation issues.

PLAT OF EASEMENT

The Petitioner, together with the neighbor to the west, proposes a plat of easement, formalizing the existing shared driveway agreement. The Petitioner is also proposing a cross access easement for a possible future connection to the property to the east.

STANDARDS FOR A SPECIAL USE

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

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - *The Special Use will not be detrimental to the Village and will provide additional housing choice for Tinley Park residents.*
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - *The Special Use is proposed in a primarily commercial area. Two additional dwelling units will not be injurious to nearby uses and will instead add potential customers to nearby businesses.*
- 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 Special Use will not be intrusive and will be compatible with the existing development pattern.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The property is already developed, and the addition will not require any additional utilities.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - *The property is already developed, and the addition will not require any additional vehicle circulation facilities.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - *The Special Use will comply with all Village ordinances.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *The Special Use will add a transit-oriented housing option to the Village's housing stock, which can generate more foot-traffic customers for local businesses in an area where there may be few.*

STANDARDS FOR A VARIATION

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

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - *By requiring the prescribed 26-foot drive-aisle requirement, the amount of parking possible decreases to a point that is difficult to operate the different uses.*
- b. The plight of the owner is due to unique circumstances.
 - *Since the project is a redevelopment, there are existing site constraints that make it difficult to comply with code regulations given the existing configuration.*
- c. The Variation, if granted, will not alter the essential character of the locality.
 - *The requested reduction of drive-aisle width will not alter the character of the neighborhood.*
- d. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

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

Architecture.

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

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

Site Design.

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

MOTION TO CONSIDER

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

Motion 1 (Special Use)

"...make a motion to recommend the Village Board grant a Special Use Permit for Residences, when Located Above or to the Rear of a Principal Use to the Petitioner, Ghassan Abdallah of Family Dental Care, at 7895 159th Street in the B-3 (General Business and Commercial) Zoning District, in accordance with the plans submitted and adopt the Findings of Fact as proposed in the September 7, 2023 staff report, subject to the following conditions:

- 1. Final engineering review and approval is required.*
- 2. The existing ground sign must be brought into compliance with the signage regulations in the Zoning Ordinance within six months of the issuance of a building permit."*

Motion 2 (Variations)

"...make a motion to recommend the Village Board grant a Variation from the Zoning Ordinance as listed in the September 7, 2023 staff report pertaining to drive-aisle width to the Petitioner, Ghassan Abdallah of Family Dental Care, to permit the construction of a mixed-use addition to include office space and Residences, when Located Above or to the Rear of a Principal Use at 7895 159th Street in accordance with the plans submitted and adopt the Findings of Fact as proposed in the staff report."

Motion 3 (Site Plan/Architectural Approval)

"...make a motion to grant Site Plan/Architectural Approval to the Petitioner, Ghassan Abdallah of Family Dental Care, for the development of a mixed-use building with apartments above offices at 7895 159th Street in accordance with the plans submitted and adopt the Findings of Fact as proposed in the September 7, 2023, staff report, subject to the following conditions:

- a) The Petitioner must submit evidence to the Village of the Petitioner's application, if necessary, to the Illinois Department of Transportation to install required parkway tree(s) prior to the issuance of any building permit.*
- b) The Petitioner must construct the required adjacent public sidewalk to Village and IDOT specifications. If the Petitioner is unable to complete the sidewalk within the public right-of-way for any reason, the sidewalk must be constructed on the Petitioner's property and a public access easement must be recorded with the Village listed as a signatory. Any such public access easement is subject to review and approval by the Village Engineer and Village Attorney.*
- c) Approval is subject to final engineering review and approval."*

Motion 4 (Plat of Easement)

"...make a motion to recommend approval of the final plat of easement to the Petitioner, Ghassan Abdallah of Family Dental Care, in accordance with the plat of easement submitted and dated July 6, 2023, subject to the condition that the plat is subject to final review and approval by the Village Engineer and Village Attorney."

LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Applications with Narrative	Petitioner	7/11/23
Zoning Submission (Site Plan, Floor Plans, Elevations and Materials, Photometric, Landscaping, Renderings, Fixture Cut Sheets)	Petitioner	8/28/23
Preliminary Engineering Documents	Petitioner	7/11/23
Preliminary Plat of Easement	R.H. Granath Surveying Service	7/6/23

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

PROJECT & PROPERTY INFORMATION

Project Name: Family Dental Cafe
Project Description: REMODEL + ADDITION OF EXISTING COMMERCIAL BUILDING
Project Address: 7895 W 159th St Property Index No. (PIN): 27-24-100-020-0000
Zoning District: B-3 Lot Dimensions & Area: 100' x 321.53' ; 32,153 SF
Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: Ghassan Abdallah Company: Family Dental cafe
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, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

I hereby authorize _____ (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regard to _____ any project or request. I agree to be bound by all terms and agreements.

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.

Property Owner Signature: _____

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

**QUIT CLAIM
DEED IN TRUST**

Reserved for Recorder's Use Only

THIS INDENTURE WITNESSETH, That the Grantors, **FAMILY DENTAL CLINIC, LLC**, an Illinois limited liability company, of the County of Cook and State of Illinois for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable considerations in hand paid, receipt of which is hereby duly acknowledged, CONVEYS and QUITCLAIMS unto **CHICAGO TITLE LAND TRUST COMPANY**, a Corporation of Illinois, whose address is 179 North Clark Street, Chicago, IL 60602, as Trustee under the provisions of a Trust Agreement dated the 1st day of December, 2011 and known as Trust Number the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As: 2795 West 159th Street, Tinley Park, Illinois 60477

Permanent Tax Number: 27-24-100-020-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said real estate with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 1st Day of December, 2011.

Seal Family Dental Clinic, LLC
By: [Signature]
Seal

Seal

Seal

State of Illinois)
County of Cook) I, _____, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **FAMILY DENTAL CLINIC, LLC BY GHASSAN ABDALLAH**, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
Given under my hand and seal this 1st day of December, 2011.

NOTARY PUBLIC

Prepared By: **FADI Y. RAFATI**
RAFATI, WARD & ASSOCIATES, P.C.
22 West Washington Street, 15th Floor
Chicago, Illinois 60602 312-228-6200

MAIL TO: **CHICAGO TITLE LAND TRUST COMPANY** SEND TAX BILLS TO:
179 NORTH CLARK STREET,
CHICAGO, ILLINOIS 60602

This project narrative elaborates on the project proposal for a remodel and addition of an existing commercial building on 7895 W. 159th St. and is to aid in the discussion on beginning the special use application process.

Project Proposal:

- Replacing existing exterior finishes/materials and remodeling interior space to meet client's needs
- Providing a new addition to serve as a mixed-use development
- First floor of new addition to be extension of dental office and new professional office spaces for rent
- Second floor of new addition to be two dwelling units

Site Development:

- Revitalize existing lot with new and diverse landscaping
- Replacing a portion of existing hardscape with permeable pavement to aid in drainage and stormwater management
- Additional customer and employee parking and designated residential parking
- New trash enclosure at south end of lot
- New site and building lighting
- New sidewalk paving

Traffic Circulation:

- Safe pedestrian access for locals and public walkways
- Minimal impact on local traffic
- Maintained driveway access from 159th Street

Community:

- Provide additional job opportunities and new living prospects
- Provide quality and value to neighborhood

Owner Signature:

A large black rectangular redaction box covering the signature of the owner.

VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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

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

☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).

☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.

☐ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.

☐ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.

☐ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.

☐ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).

☐ \$400 Special Use hearing fee.

STANDARDS AND CRITERIA FOR A SPECIAL USE

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

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

This proposed mixed use development will not affect typical day to day operations of the current dental office.

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

This Special Use will not affect day to day life of the property in that it won't bring any harm to the neighborhood. In fact, this proposed Special Use will bring in more livelihood and activity that will be welcomed by the community.

- 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.**

This proposed mixed use development will not encroach onto existing or adjacent properties, and will not increase any sort of congestion within or near the property.

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

All the necessary utilities, ways of access, drainage, and other needed facilities will be provided for the proposed development.

- 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.**

There will not be any new drives provided so ingress and egress of the property will not cause any congestion for public streets. This is not a development that would enable more congestion for the 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.**

It is intended for this development to follow all necessary regulations of the district.

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

This Special Use will provide a rich and diverse environment for this property due to the nature of it being a proposed mixed-use.

VILLAGE OF TINLEY PARK, ILLINOIS VARIATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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

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

- ☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☐ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.
- ☐ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.
- ☐ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.
- ☐ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).
- ☐ Residential Variation Hearing Fee - \$250 + \$75 per additional Variation
Commercial Variation Hearing Fee - \$500 + \$75 per additional Variation

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?**

With the required square footage provided for the proposed dwelling units, an encroachment into the south parking lot had to be done. By doing this, lot size of the existing lot decreased thus minimizing the drive aisle widths. If we were to conform to the current regulations, we would lose a significant amount of parking for both the client and the neighboring businesses that use that lot.

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

Because minimum required drive aisle width is 26', and if we were to meet that; we would lose a considerable amount of parking spaces along with square footage being taken out of the proposed building.

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

By providing the required amount of square footage for the new dwelling units, the building had to encroach into the existing parking lot.

- 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.**

This B-3 zoned lot can potentially house a new mixed-use development. The west drive-aisle s to help develop that. Also, the western drive aisle is shared between the owner's property and the adjacent west property that has been mutually beneficial for both parties.

- 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 intent of the Variance is to accommodate for the proposed mixed use development as opposed to adding an additional income source.

- 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.**

This Variance does not encroach onto any existing properties; it is solely to minimize drive aisle widths on existing lot.

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

The neighborhood is a mix of residential and business developments. This Variance aids in providing an increase in the mix of development thus not altering the essential character of the neighborhood.

H. Describe how the requested Variance will not:

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

This Variance does not encroach onto any existing properties; it is solely to minimize drive aisle widths on existing lot. because it is a Variance for an existing parking lot, there is no way to impair light and air supply to adjacent properties.

2. Substantially increase the congestion of the public streets.

This is a development that will not be causing any sort of congestion of the public streets.

3. Increase the danger of fire.

This development does not encroach on fire separation on either side of the property and adjacent properties.

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

To prevent any potential drainage impairment, permeable pavement can be installed for the lot along with any necessary additional drainage.

5. Endanger the public safety.

This is not a development that will endanger any public safety. This is meant to aid in professional development and living standards for the area.

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

This development will provide a more diverse and professional environment, thus having the potential to increase the property value of the neighborhood.

VILLAGE OF TINLEY PARK, ILLINOIS SITE PLAN ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review or meeting dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting **Site Plan** approval. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

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

- ☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied. All beneficiaries of a property must be disclosed.
- ☐ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on existing conditions, any parking requirements, property changes, landscaping, building design, proposed uses/tenants, public improvements or any other site design details should be described. Any additional requests such as a Special Use or Variation should be indicated in the narrative as well.
- ☐ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.
- ☐ Plans and Surveys including all details listed on the Site Plan checklist (next page).
- ☐ Submit all applications, plans and documents stated above electronically via email/USB drive/ShareFile upload to Community Development Staff (Note: Village email attachment size is limited to 10MB. Please utilize ShareFile if your submission exceeds 10MB). Staff may also request up to three (3) paper copy of full-size Arch D (24" x 36") plans.
- ☐ Site Plan Fee: Site Plan Review (Non-Residential & Multi-Family) - \$500 New/First Approval, \$300 Amendment
- ☐ Engineering Review Fees: Administrative Fee - \$250 (0-5 acres), \$50 (5.01-40 acres), \$2,000 + \$20/acre over 40 acres. (40.01+ acres) and Concept/Preliminary Review Fee - \$300 (0-2 acres), \$600 (2.01-4 acres), \$900 (4.01-9 acres), \$1,500 (9.01 acres+)

Required Plan Submittal Items	Applicant Submitted	Village Received
1. Site Plan Approval Application	<input type="checkbox"/>	<input type="checkbox"/>
2. Complete list and contact information for all project staff and design professionals (Architect, Engineer, Landscape Architect, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
3. Plat of Survey , including: a. Existing conditions and dimensions; b. Legal Description; c. Surveyor information; and d. Date of completion.	<input type="checkbox"/>	<input type="checkbox"/>
4. Site Plan , including: a. Fully-dimensioned property boundaries; b. All building elements and physical improvements; c. Setbacks from all property lines; d. Identification as to whether all elements are “Existing” or “Proposed”; e. Dimensioned parking spaces and drive aisles per Section VIII of the Zoning Ordinance; f. Dimensioned sidewalks (within rights-of-way and interior to the site); g. Trash enclosure location and screening/gate materials; h. Loading spaces as required by Section VIII of the Zoning Ordinance; i. Fire hydrant locations as required by the Village Fire Prevention Bureau; j. Lighting standard locations; and k. Ground signs with setbacks noted.	<input type="checkbox"/>	<input type="checkbox"/>
5. Zoning Analysis Table a. Showing existing, proposed, and required zoning conditions for all Lot and Bulk Regulations of the Zoning Ordinance, including but not limited to: i. Land area in acres and square feet (exclusive of rights-of-way); ii. Building area in square feet (including a breakdown by use for parking calculation); iii. Setbacks; iv. Floor Area Ratio (FAR); v. Lot coverage; vi. Height of all buildings and structures (see definition of height in Zoning Ordinance); vii. Percentage of greenspace; and viii. Parking spaces (with calculations).	<input type="checkbox"/>	<input type="checkbox"/>
6. Landscape Plan , including: a. Bufferyards (please include a table indicating required and proposed plant units); b. Parking lot landscape islands; c. Screening/fencing locations; d. Berms (if proposed); e. Plant lists, including: i. Latin and common names ii. Number of each planting material to be provided iii. Size at planting	<input type="checkbox"/>	<input type="checkbox"/>
7. Photometric Plan , including: a. Location of light fixtures; b. A cut sheet of light fixtures with indication of cut-offs or shielding; and c. Indicating lighting levels in foot-candles at the following locations: i. Interior of the subject property; ii. At the property lines (contact staff about maximum light levels); and iii. Ten (10) feet beyond the property lines.	<input type="checkbox"/>	<input type="checkbox"/>

8. Floor Plans , including: a. Preliminary floor plan layout of all buildings; b. Labels for the type of use of the area; and c. Labels for square footage of the area and types of uses.	<input type="checkbox"/>	<input type="checkbox"/>
9. Preliminary Engineering Plans , including but not limited to: a. Drainage and water flow patterns or routes; b. On-site detention; c. Existing and proposed roadway configurations (adjacent public streets and interior roadways/driveways); d. Utility connections and locations; e. Future roadway or access connections (if necessary); and f. Cross access easement(s).	<input type="checkbox"/>	<input type="checkbox"/>
10. Signage Plans , including: a. Dimensioned color elevations of ground, wall and directional signage b. A diagram showing the location of the proposed signage with setbacks from property lines and internal drive aisles or parking lots; and c. Include description of sign materials and method of illumination.	<input type="checkbox"/>	<input type="checkbox"/>
11. Elevations and Renderings a. Building elevations showing all four sides of all buildings. i. Elevations should be fully-dimensioned including height, width, and depth of all major building elements and components, and identify all building materials; and b. Color renderings or 3D model of site. c. Elevation of trash enclosure area with building materials identified (if applicable).	<input type="checkbox"/>	<input type="checkbox"/>
12. Building Material Samples <i>(may be submitted after initial Staff Review, but prior to placement on a Plan Commission agenda)</i> a. Samples of proposed materials including, but not limited to: i. Wall materials such as bricks, stone, and siding; ii. Roofing; iii. Light fixtures; and iv. Windows, moldings, shutters, and awnings. b. Provide final information on all building materials with vendor, color, and sizes, where relevant, in a table format.	<input type="checkbox"/>	<input type="checkbox"/>
13. Preliminary Plat(s) <i>(if applicable)</i>	<input type="checkbox"/>	<input type="checkbox"/>

The above information is intended as an outline of the Submission Requirements for Site Plan Approval and is neither mutually exclusive nor inclusive. The Village's Zoning Ordinance, Landscape Ordinance, Building Codes, and Subdivision Regulations can be found online at the Village website at <http://www.tinleypark.org>. Questions about Site Plan Approval and other Planning processes may be directed to the Planning Department at:

Village of Tinley Park
Planning Department
16250 S. Oak Park Avenue
Tinley Park, IL 60477
Phone: (708) 444-5100
Email: planning@tinleypark.org



0' 10' 20' 50'

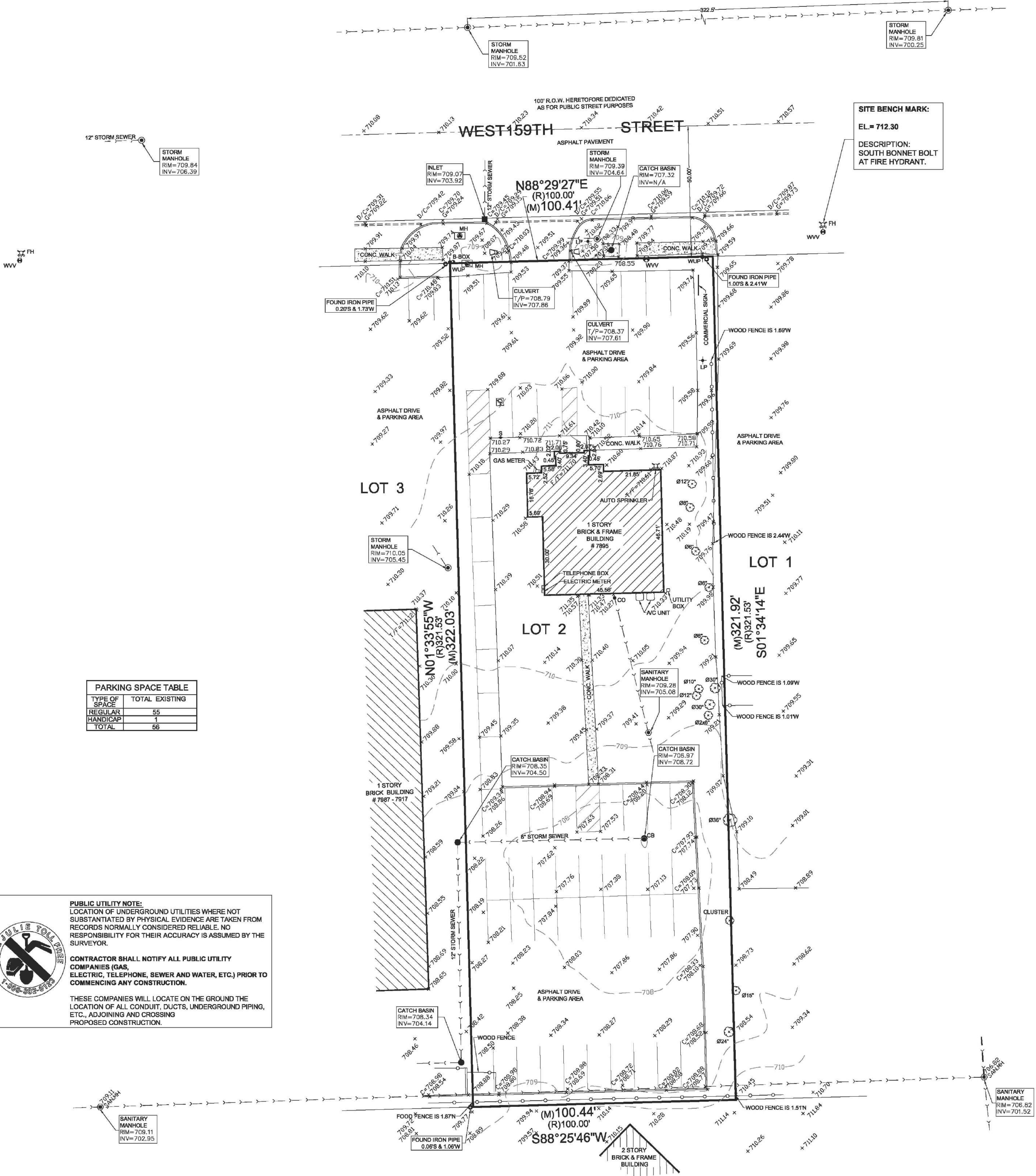
BOUNDARY AND TOPOGRAPHIC SURVEY

OF
THAT PART OF LOT 2 IN JUNGLE SUBDIVISION BEING A SUBDIVISION OF THE EAST 10 ACRES OF THE WEST 20 ACRES OF THE NORTH 30 ACRES OF THE NORTHWEST QUARTER OF 1/4 OF SECTIONS 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN MACINTOSH SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF JUNE 27, 1957 AS DOCUMENT NUMBER 18943126, IN COOK COUNTY, ILLINOIS.

KNOWN AS : 7895 W. 159TH STREET, TINLEY ARK, ILLINOIS 60477

PERMANENT INDEX NUMBER: 27 - 24 - 100 - 020 - 0000

AREA = 32,334 SQ. FT. OR 0.742 ACRE



PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	55
HANDICAP	1
TOTAL	56

PUBLIC UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL CONDUIT, DUCTS, UNDERGROUND PIPING, ETC., ADJOINING AND CROSSING PROPOSED CONSTRUCTION.

NOTE:
SURFACE DETAILS OBSCURED BY SNOW.

NOTE:
ELEVATIONS DETERMINED BY GPS METHOD.

ORDERED BY:		
SCALE : 1" = 20'		
DATE: FEBRUARY 02, 2023		
FILE No.:		
2022 - 30748	DATE	REVISION

LEGEND	ABBREVIATIONS
ST-MH	STORM MANHOLE
SAN-MH	SANITARY MANHOLE
CB	CATCH BASIN
INL	INLET
TR	TREE
WV	WATER VALVE VAULT
FH	FIRE HYDRANT
WUP	WOOD UTILITY POLE
CO	CLEANOUT
HP	HANDICAPPED PARKING SPACE
MH	MANHOLE
LP	LIGHT POLE
CUL	CULVERT
B-BOX	B-BOX
S	SIGN

STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

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

RIVER FOREST, ILLINOIS, FEBRUARY 03, A.D. 2023.

BY: *Roy G. Lawniczak*
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025





EXISTING GROUND SIGN

APPLICABLE CODES:

- 2012 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLING w/ LOCAL AMENDMENTS
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2014 ILLINOIS STATE PLUMBING CODE
- 2011 NATIONAL ELECTRIC CODE

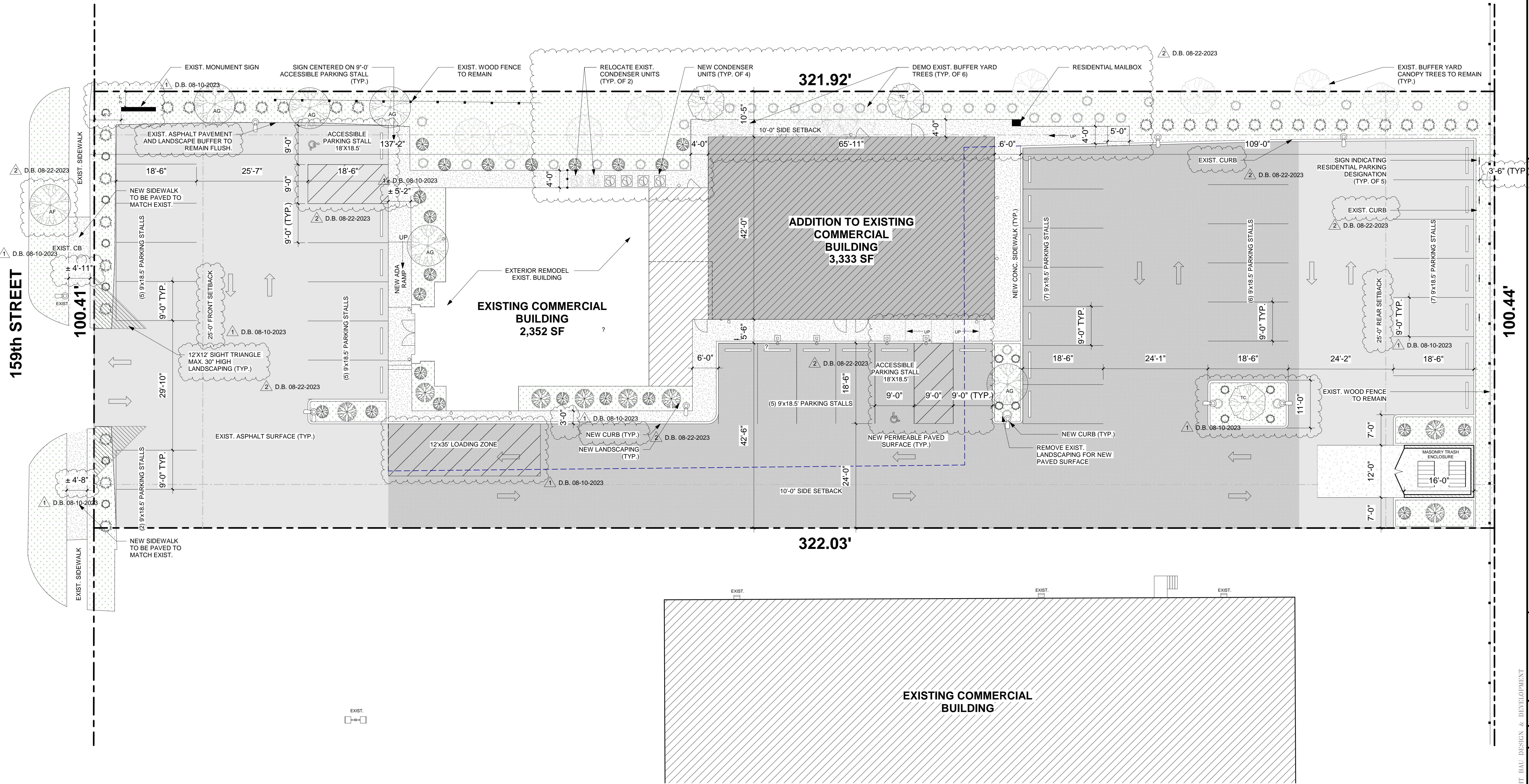
ZONING DATA			
ZONING DISTRICT	B-3		
LOT AREA:	0.74 ACRE / 32,345 SQ FT.		
BUILDING AREA (EXISTING COMMERCIAL)	2,352 SQ FT.		
BUILDING AREA (ADDITION)	3,333 SQ FT.		
-FIRST FLOOR COMMERCIAL	3,333 SQ FT.		
-SECOND FLOOR RESIDENTIAL	2,767 SQ FT.		
TOTAL BUILDING AREA	8,452 SQ FT.		
TOTAL BUILDING FOOTPRINT	5,685 SQ FT.		
F.A.R.	0.18		
LOT COVERAGE	17.075 SQ FT.		
BUILDING HEIGHT (MEAN)	29' 3"		
PERCENTAGE OF GREENSPACE	20% OF LOT		
FRONT SETBACK (EXISTING)	25.0'		
SIDE SETBACKS (EXISTING)	10.0'		
REAR SETBACK (EXISTING)	25.0'		

PARKING CALCULATIONS			
PARKING CALCULATIONS: DENTAL OFFICE			
REQUIRED: 2 PER OFFICE/EXAM ROOM PLUS 1 PER EMPLOYEE	20	STALLS	
(2) 8 OFFICES/EXAM ROOMS + 4 EMPLOYEES			
PROPOSED:	32	STALLS	
PARKING CALCULATIONS: 2+ MULTI-FAMILY DWELLING			
REQUIRED: 2.5 PER UNIT	5	STALLS	
(2.5) 2 UNITS			
PROPOSED	5	STALLS	
ACCESSIBLE PARKING CALCULATIONS			
MINIMUM REQUIRED	2	STALLS	
PROPOSED	2	STALLS	

D.B. 08-10-2023

REMODEL & ADDITION OF EXISTING COMMERCIAL BUILDING

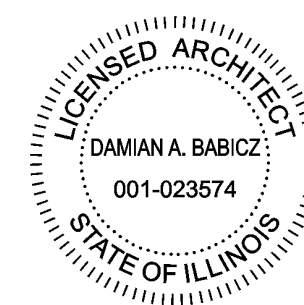
DRAWING INDEX	
Sheet Name	Sheet Number
COVER PAGE	A100
PROPOSED PLANS	A102
PROPOSED PLANS	A103
ELEVATIONS	A201
ELEVATIONS	A202
PHOTOMETRIC SITE PLAN	A501
LANDSCAPE PLAN	L101
LANDSCAPE PLAN	L102



1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb26@gmail.com

BAU
Design & Development

REMODEL & ADDITION OF EXISTING COMMERCIAL BUILDING
7895 W. 159TH STREET
TINLEY PARK, IL 60477



DATE: 08-22-2023

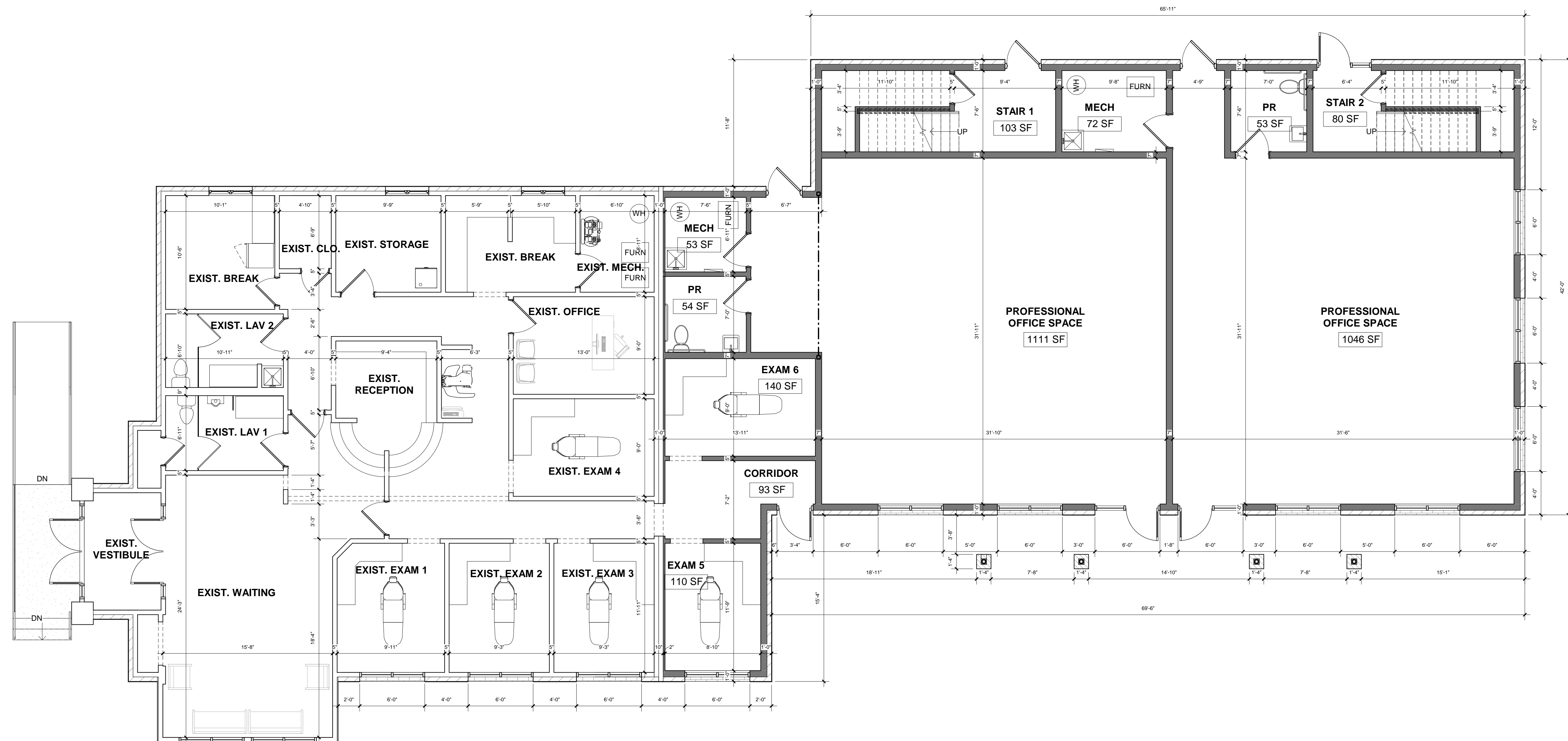
PROJECT: #23-0004 DB

SHEET NO.

A100

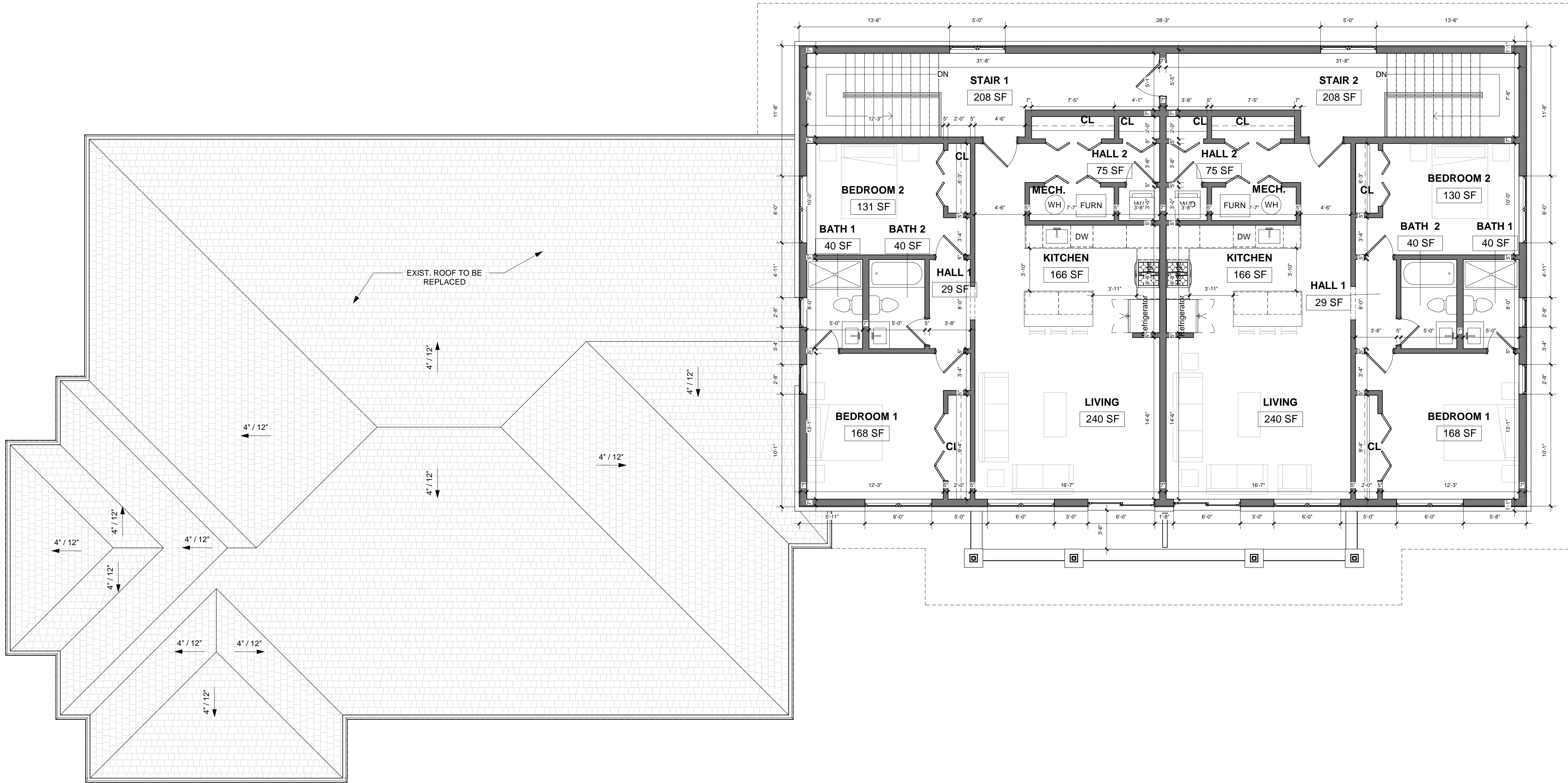
COPYRIGHT BAU DESIGN & DEVELOPMENT

8/28/2023 1:51:56 PM



② 1ST FLOOR PLAN
3/16" = 1'-0"

ISSUED FOR ZONING REVIEW 05-15-2023	
ZONING REVIEW PROGRESS 06-16-2023	
ISSUED FOR ZONING 07-11-2023	
ZONING REVISIONS 08-10-2023	
ZONING REVISIONS 08-22-2023	
<div> <div> <div> <div> <div>1302 South 5th Avenue</div> <div>Des Plaines, IL 60018</div> <div>Phone: (224) 388-8914</div> <div>Email: archdb26@gmail.com</div> </div> </div> <div> <div>BAU</div> <div>Design & Development</div> </div> </div> </div>	
<div> <div>REMODEL & ADDITION OF EXISTING COMMERCIAL BUILDING</div> <div>7895 W. 159TH STREET</div> <div>TINLEY PARK, IL 60477</div> </div>	
	
<div> <div>DATE:</div> <div>08-22-2023</div> </div>	
<div> <div>PROJECT:</div> <div>#23-0004 DB</div> </div>	
<div> <div>SHEET NO.</div> <div>A102</div> </div>	



1 2ND FLOOR PLAN
3/16" = 1'-0"



ISSUED FOR ZONING REVIEW
05-15-2023
ZONING REVIEW PROGRESS
06-16-2023
ISSUED FOR ZONING
07-11-2023
ZONING REVISIONS
08-10-2023
ZONING REVISIONS
08-22-2023

BAU

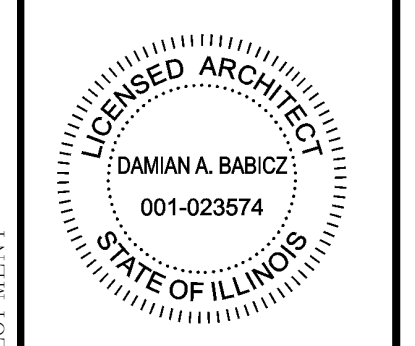
Design & Development

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Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb26@gmail.com

REMODEL & ADDITION OF EXISTING COMMERCIAL BUILDING

7895 W. 159TH STREET

TINLEY PARK, IL 60477



DATE:	08-22-2023
PROJECT:	#23-0004 DB
SHEET NO.	

A103

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MATERIAL SCHEDULE				
#	LOCATION	DESCRIPTION	REMARKS	MANUF.
1	ENEER	UTILITY BRICK - 11-5/8"X3-5/8"X3-5/8 (GOLDEN BUFF SMOOTH)		ENDICOTT
2	ENEER	UTILITY BRICK - 11-5/8"X3-5/8"X3-5/8 (MANGANESE IRONSPOT VELOUR)		ENDICOTT
3	ENEER	DIMENSIONAL SPLITFACED CUT STONE (DOVEWHITE) (SIZE VARIES)		EDEN VELDERS STONE
4	ROOFING	ASPHALT SHINGLED ROOF (CHARCOAL)		GAF
5	WINDOWS	ALUMINUM STOREFRONT (BLACK COLOR)		PER OWNER
6	ENTRY DOORS	HOLLOW METAL (BLACK COLOR)		PER OWNER
7	GUTTERS & DOWNSPOUTS	ALUMINUM (BLACK COLOR)		PER OWNER
8	ENEER	4" CASTSTONE LINTEL (LIGHT BUFF)		CUSTOM CAST STONE
9	ENEER	4" STUCCO TRIM (COBBLESTONE)		PER OWNER
10	ENEER	STUCCO (SHORELINE)		PER OWNER
11	LIGHT FIXTURE	OW2213 PLA - DOWNLIGHT ONLY (JET BLACK)		VISA LIGHTING
12	ILLUMINATED WALL SIGN	24 SF MAX. LED WALL SIGN MATERIAL: ALUMINUM WITH VINYL WRAPPING ILLUMINATION: 1,000 LUMENS MAX.		PER OWNER

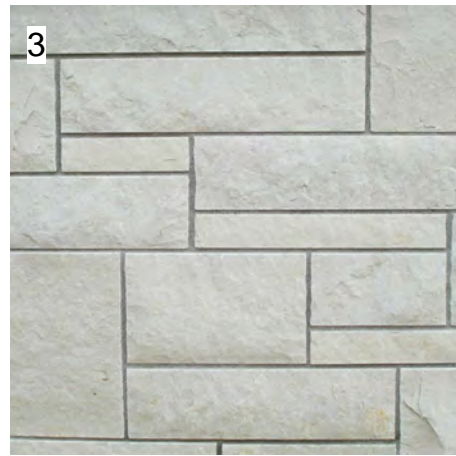
NOTE: CONTRACTOR TO VERIFY MATERIALS w/ OWNER BEFORE PURCHASE
COLORS SHOWN IN DRAWINGS MAY NOT FULLY REPRESENT ACTUAL MATERIAL SPECIFICATIONS



MANUF: ENDICOTT
TYPE: FACE BRICK
COLOR: GOLDEN BUFF
FINISH: SMOOTH
SIZE: UTILITY



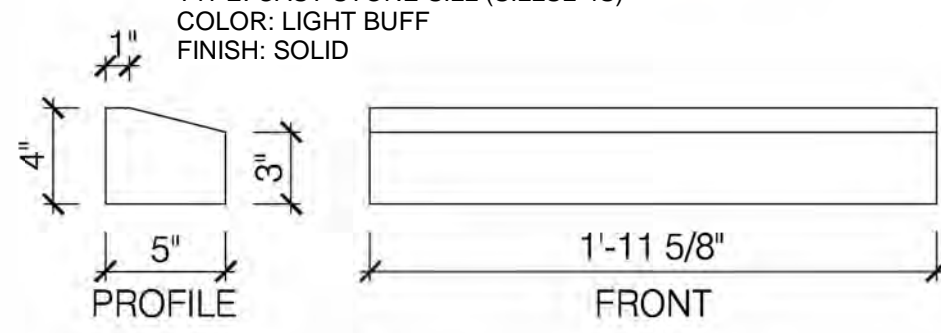
MANUF: ENDICOTT
TYPE: FACE BRICK
COLOR: MANGANESE IRONSPOT
FINISH: VELOUR
SIZE: UTILITY



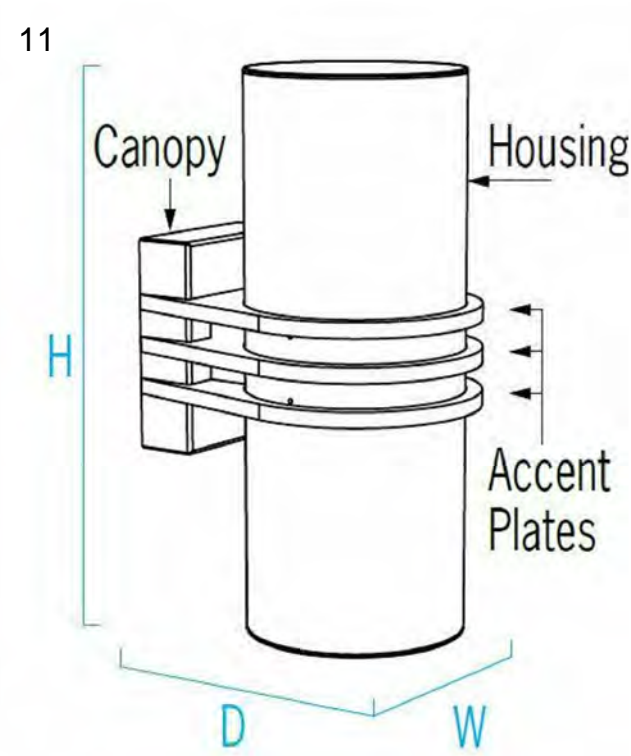
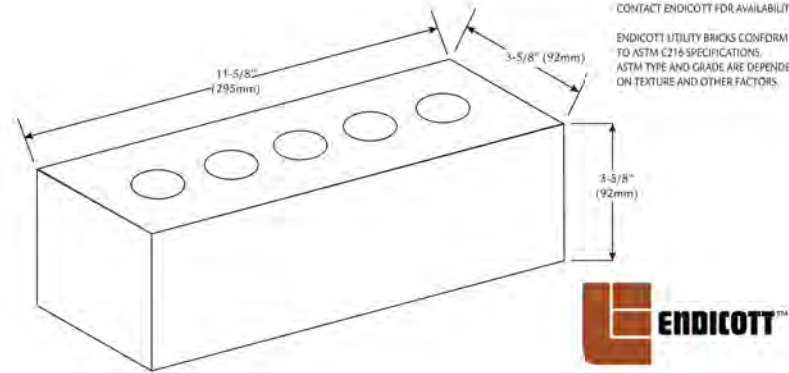
MANUF: EDEN VELDERS STONE
TYPE: DIMENSIONAL CUT STONE
COLOR: DOVEWHITE
FINISH: SPLITFACED
SIZE: VARIES



MANUF: CUSTOM CAST STONE
TYPE: CAST STONE SILL (SILLSL-4S)
COLOR: LIGHT BUFF
FINISH: SOLID



UTILITY BRICK



EXTERIOR MATERIAL CALCULATIONS

LOCATION	BRICK	STUCCO
NORTH ELEVATION	658 SF	175 SF
NORTH %:	79%	21%
SOUTH ELEVATION	747 SF	202 SF
SOUTH %:	79%	21%
EAST ELEVATION	1,876 SF	278 SF
EAST %:	87%	13%
WEST ELEVATION	1,380 SF	187 SF
WEST %:	88%	12%
TOTAL SF:	4,661 SF	842 SF
TOTAL %:	84.6%	15.4%

D.B. 08-22-2023



2 SOUTH ELEVATION
3/16" = 1'-0"



1 NORTH ELEVATION
3/16" = 1'-0"

ISSUED FOR ZONING REVIEW
05-15-2023

ZONING REVIEW PROGRESS
06-16-2023

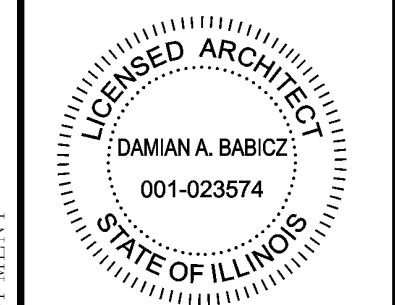
ISSUED FOR ZONING
07-11-2023

ZONING REVISIONS
08-10-2023

ZONING REVISIONS
08-22-2023

BAU
Design & Development
1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb26@gmail.com

REMODEL & ADDITION OF EXISTING COMMERCIAL
BUILDING
7895 W. 159TH STREET
TINLEY PARK, IL 60477



DATE:
08-22-2023

PROJECT:
#23-0004 DB

SHEET
NO.

A201

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ELEVATIONS

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LANDSCAPE NOTES

1. PLANTS SHALL MEET THE STANDARDS OF "AMERICAN STANDARD FOR NURSERY STOCK", ANSI Z60.1 - LATEST EDITION, AMERICAN ASSOCIATION OF NURSERYMEN.
2. PLANTS SHALL MEET ALL REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAW WITH RESPECT TO PLANT TYPE, LABELING, NURSERY OR PLANT INSPECTION, DISEASE, INSECT, AND OTHER PEST INFESTATION, AND ANY OTHER REQUIREMENTS.
3. PLANTS SHALL BE HIGH QUALITY NURSERY-GROWN STOCK.
4. SUBSTANDARD "B-GRADE" OR "PARK GRADE" PLANTS ARE NOT ACCEPTABLE.
5. FIELD-COLLECTED PLANTS ARE NOT ACCEPTABLE, EVEN IF THEY HAVE BEEN SUBSEQUENTLY PLANTED IN THE GROUND IN A NURSERY OR PLANTED IN A CONTAINER.
6. PLANTS SHALL HAVE BEEN GROWN IN A CLIMATE ZONE SIMILAR TO MOKENA'S, I.E. UNITED STATES DEPARTMENT OF AGRICULTURE ZONE 4 OR 5. PLANTS FOR ZONE 6B OR MORE, I.E., WARMER CLIMATE ZONES, ARE NOT ACCEPTABLE.
7. PLANTS SHALL BE IN A HEALTHY, VIGOROUS CONDITION, FREE OF DEAD OR BROKEN BRANCHES, SCARS THAT ARE NOT COMPLETELY HEALED, FROST CRACKS, DISFIGURING KNOTS, BROKEN OR ABRADED BARK, REDUNDANT LEADERS OF BRANCHES, RUBBING BRANCHES, OR ABBERRATIONS OF ANY KIND. PLANTS SHALL NOT HAVE MULTIPLE LEADERS, UNLESS THIS IS THE NATURAL FORM; MULTI-STEM TREES ARE NOT ACCEPTABLE FOR REQUIRED PLANTING IN PARKWAYS.
8. PLANTS SHALL HAVE FULL, EVEN, WELL DEVELOPED BRANCHING AND A DENSE, FIBROUS, AND VIGOROUS ROOT SYSTEM.
9. BALLED-AND-BURLAPPED PLANTS SHALL BE HANDLED ONLY BY THE ROOTBALL, NOT BY THE TRUNK OR BRANCHES, AS THIS MAY BREAK OR LOOSEN THE ROOTBALL AND DAMAGES THE ROOT SYSTEM.
10. BARE-ROOT SHRUBS AND GROUNDCOVER PLANTS ARE ACCEPTABLE, IF THEY ARE DUG AND INSTALLED AT THE APPROPRIATE SEASON AND HANDLED IN THE APPROPRIATE MANNER.
11. BARE-ROOT TREES ARE NOT ACCEPTABLE.
12. PLANTS SHALL BE PROTECTED FROM DRYING-OUT DURING SHIPPING WITH TARPULINS OR OTHER COVERINGS.
13. PLANTS SHALL BE PROTECTED FROM DRYING-OUT AFTER DELIVERY BY PLANTING IMMEDIATELY; IF THIS IS NOT POSSIBLE, THE ROOTBALL SHALL BE COVERED WITH PEAT MOSS OR EARTH, AND WATERED FREQUENTLY TO KEEP IT MOIST UNTIL PLANTING.
14. DO NOT HANDLE, MOVE, BIND, TIE OR OTHERWISE TREAT PLANTS SO AS TO DAMAGE THE ROOTBALL, ROOTS, TRUNK, OR BRANCHES IN ANYWAY.



TILIA CORDATA - TC



ACER FREEMANII - AF



ACER GINNALA - AG



THUJA OCCIDENTALIS - TO



RIBES ALPINUM - RA



BUXUS KOREAN X SEMPERVIRENS - KX



BERBERIS THUNBERGII - BT



BERBERIS X MENTORENSIS - BX

BUFFER YARDS

BUFFER YARD TYPE	REQUIRED PLANT UNITS	PROPOSED PLANT UNITS
EAST SIDE: TYPE "B", 5'	12 CANOPY, 4 UNDERSTORY, 65 SHRUBS	10 CANOPY (8 EXIST; 2 NEW.), 3 UNDERSTORY, 65 SHRUBS
NORTH SIDE: TYPE "C", 10'	6 CANOPY, 3 UNDERSTORY, 21 SHRUBS	0 CANOPY, 0 UNDERSTORY, 15 SHRUBS
WEST SIDE: TYPE "B", 5'	12 CANOPY, 4 UNDERSTORY, 20 SHRUBS	N/A, WOULD INTERFERE WITH SHARED DRIVE AISLE
SOUTH SIDE: TYPE "C", 10'	6 CANOPY, 3 UNDERSTORY, 21 SHRUBS	N/A, EXISTING LANDSCAPING BUFFER DOES NOT ALLOW FOR ANY PLANT UNITS

NOTE:

NORTH AND SOUTH SIDE BUFFER YARD REQUIREMENTS DO NOT APPLY BECAUSE THE EXISTING BUFFER YARD WIDTHS VARY BETWEEN 4'-5'. THE WIDTHS AND LENGTHS CANNOT ACCOMMODATE ANY TREES OR THE REQUIRED AMOUNT OF SHRUBS.

PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME (TYPE)	SIZE	ROOT	TOTAL
SOD	LOLIUM PERENNE	PERENNIAL RYEGRASS			V.I.F.
TC	TILIA CORDATA	LINDEN, LITTLELEAF (SHADE)	3" CAL.	B & B	3
AF	ACER FREEMANII	MAPLE, FREEMAN (SHADE)	3" CAL.	B & B	1
AG	ACER GINNALA	MAPLE, AMUR (ORNAMENTAL)	3" CAL.	B & B	5
TO	THUJA OCCIDENTALIS	ARBORVITAE (LG EVERGRN)	36" HGT	3 GAL.	8
KX	BUXUS KOREANA X SEMPERVIRENS	BOXWOOD (SM EVERGRN)	24" HGT	3 GAL.	23
BX	BERBIS X MENTORENSIS	BARBERRY, MENTOR (DECIDUOUS)	24" HGT	3 GAL.	31
BT	BERBERIS THUNBERGII	BARBERRY, JAPANESE (DECIDUOUS)	24" HGT	3 GAL.	15
RA	RIBES ALPINUM	ALPINE CURRANT	30" HGT	3 GAL.	38

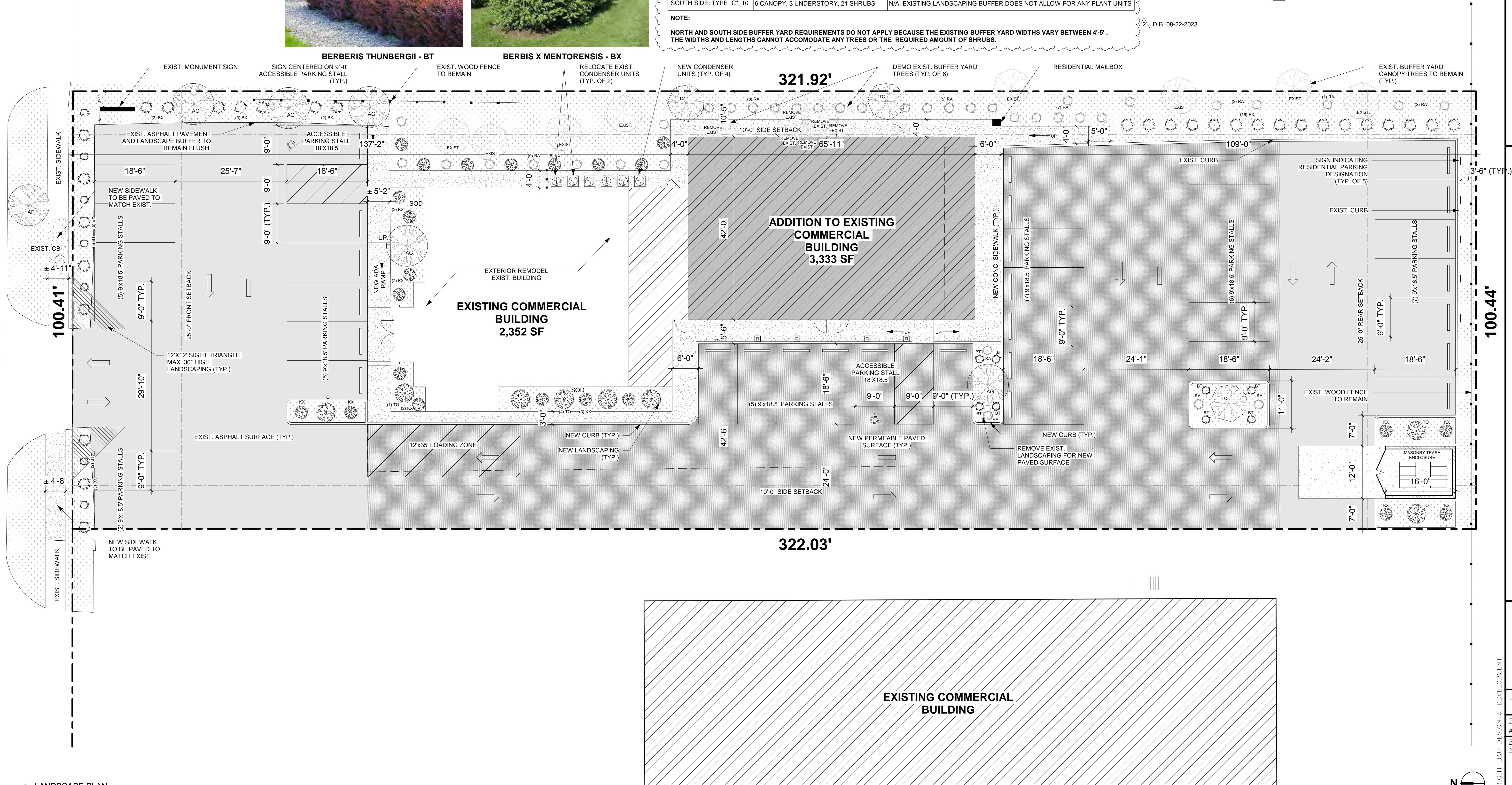
LANDSCAPE ANALYSIS

LOT AREA	32,345 SF
REQ. LANDSCAPE (15% LOT)	4,852 SF
PRO. LANDSCAPE (20% LOT)	6,418 SF
REQUIRED TREES (1 PER 10,000 SF) + (1 PER DWELLING UNIT)	6
PROPOSED TREES	8 (NEW) 10 (EXIST.)

D.B. 08-22-2023

D.B. 08-22-2023

159th STREET



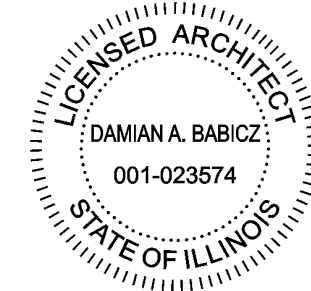
LANDSCAPE PLAN
3/32" = 1'-0"

LANDSCAPE PLAN

1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 368-8914
Email: archdb26@gmail.com

BAU
Design & Development

REMODEL & ADDITION OF EXISTING COMMERCIAL BUILDING
7895 W. 159TH STREET
TINLEY PARK, IL 60477



DATE: 08-22-2023

PROJECT: #23-0004 DB

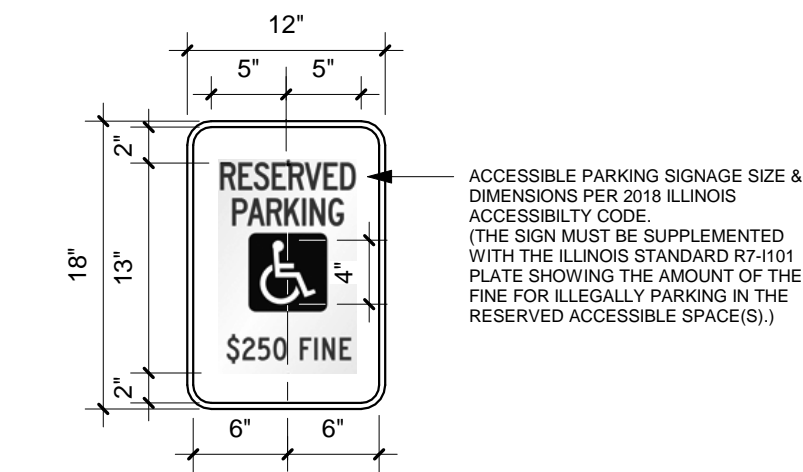
SHEET NO.

L101

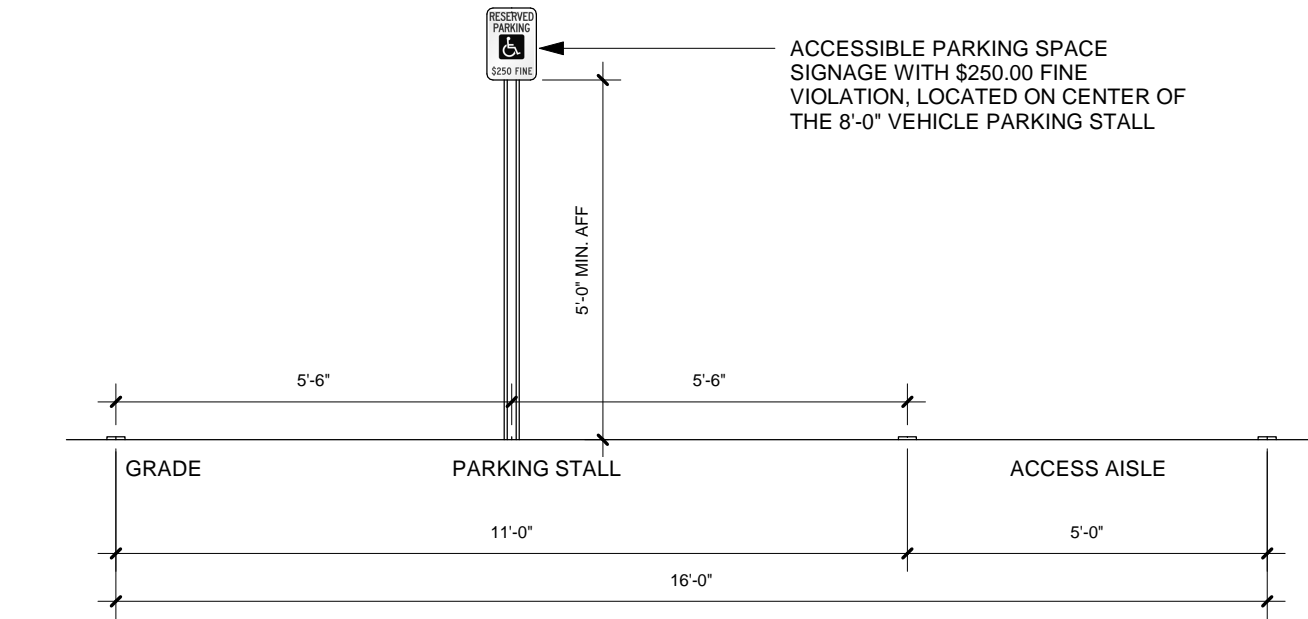
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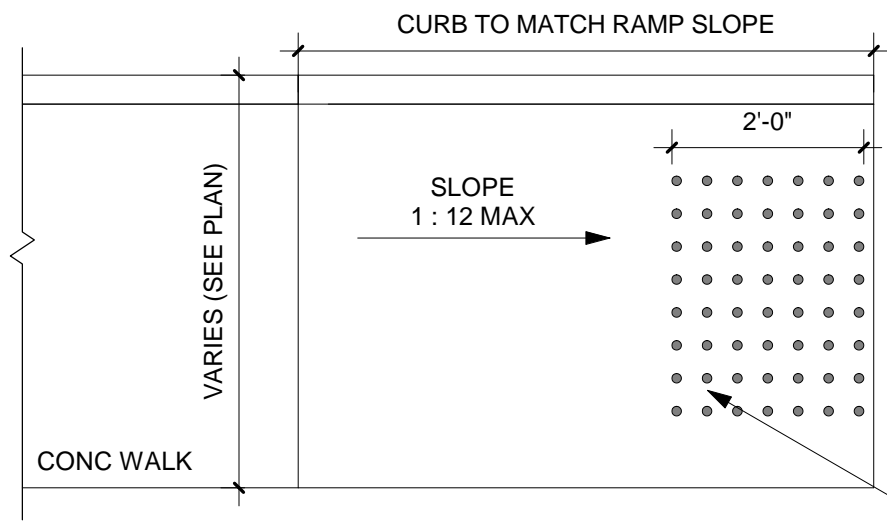
TYP. ACCESSIBLE PARKING STALL AND SIGNAGE



11 DETAIL - ACCESSIBLE PARKING SIGN
N.T.S.



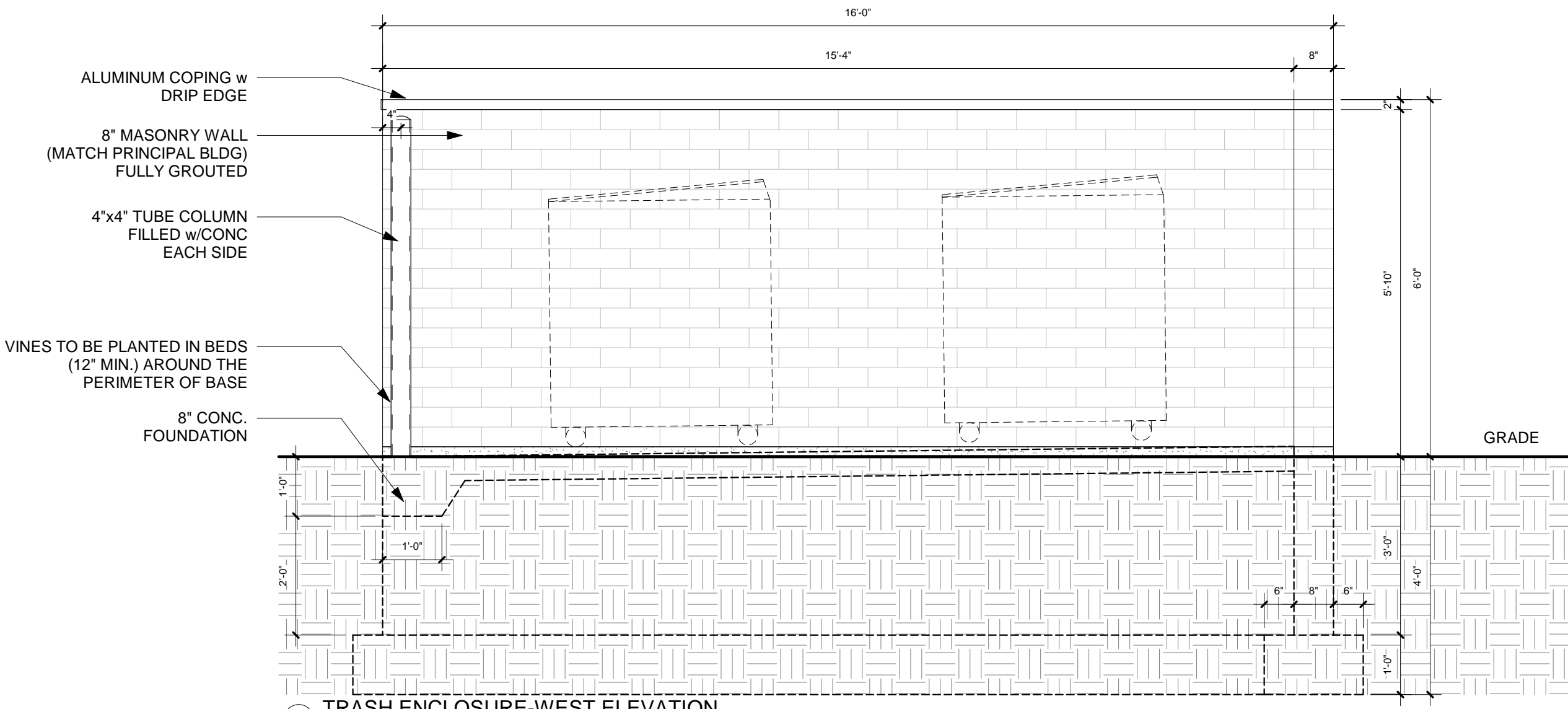
10 ACCESSIBLE PARKING SIGN
3/8" = 1'-0"



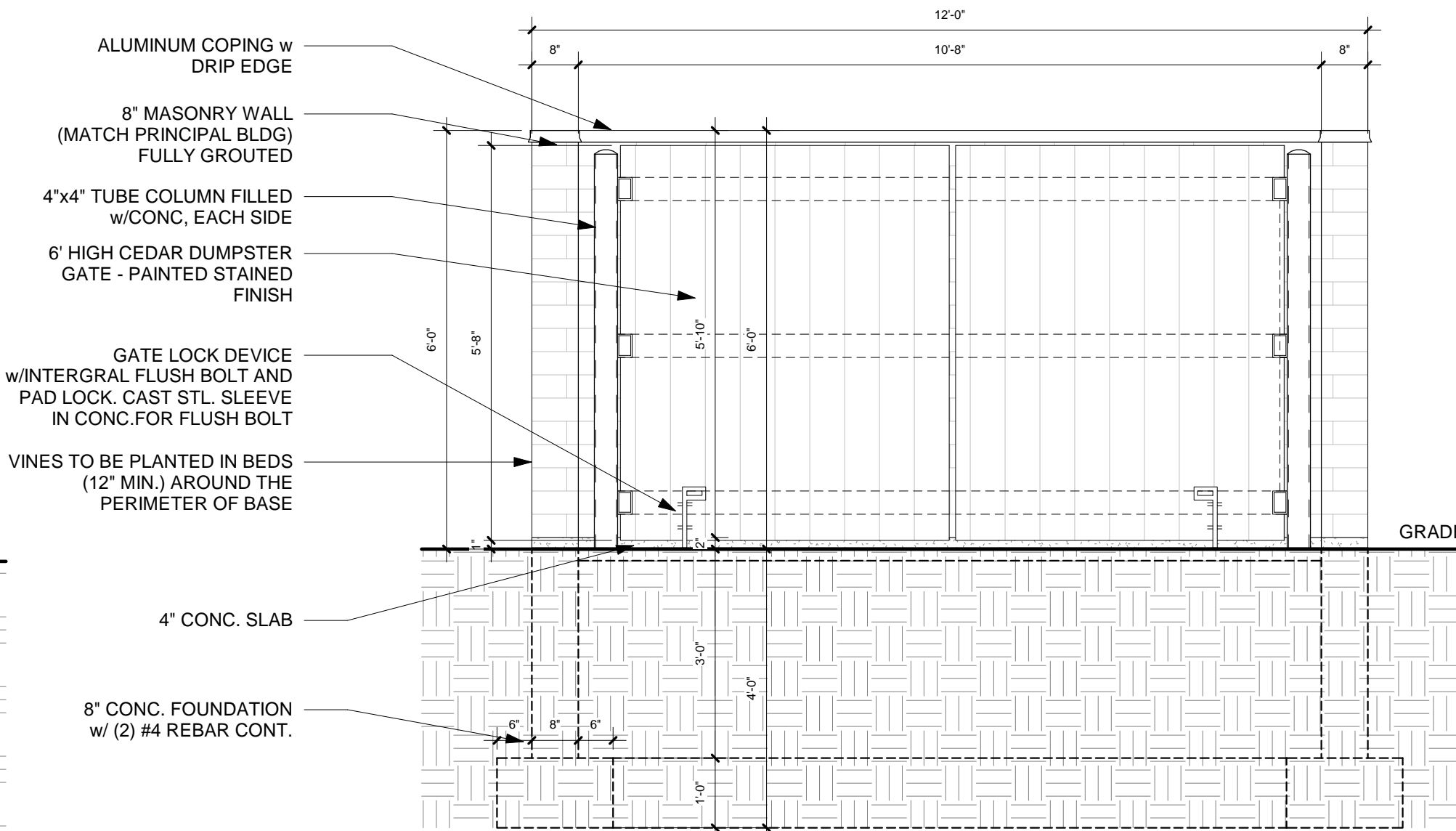
8 ACCESSIBLE RAMP - DETAIL
1/2" = 1'-0"

- NOTES:-
1. ALL CURB CUTS TO HAVE TRUNCATED DOMES
 2. USE SQUARE PATTERN ONLY
 3. TRUNCATED DOMES TO START IN LINE WITH THE 6" WIDE CURB AND EDGE
 4. MIN WIDTH OF RAMP TO BE 4'-0"
 5. SLOPE OF RAMP TO BE 1:12 MAX
 6. SLOPE OF FLARED SIDES TO BE 1:10 MAX
 7. TRUNCATED DOMES TO BE STEEL

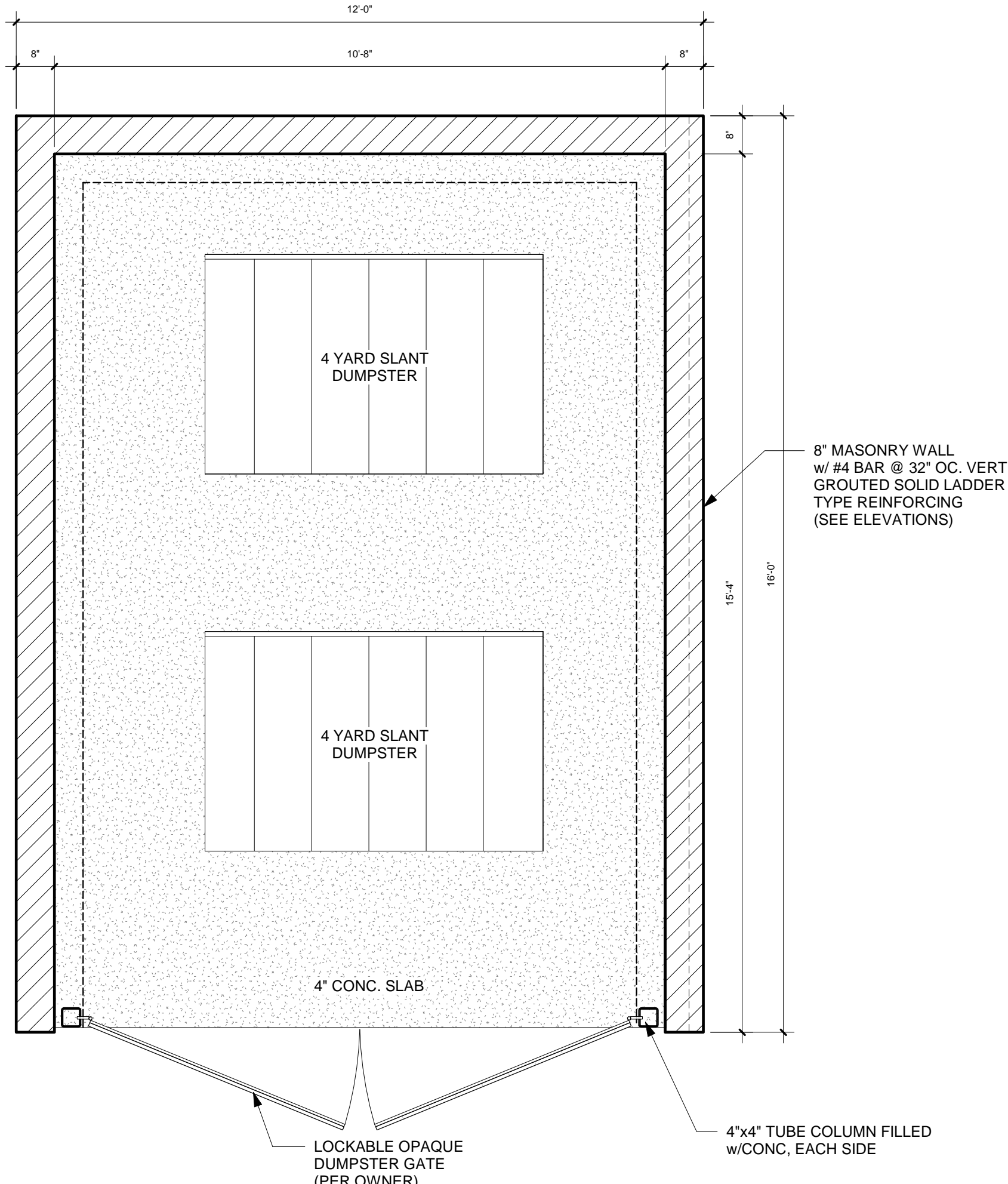
RAMP TEXTURED WITH TRUNCATED DOMES USING SQUARE PATTERNS TO START IN LINE WITH RAMP EDGE



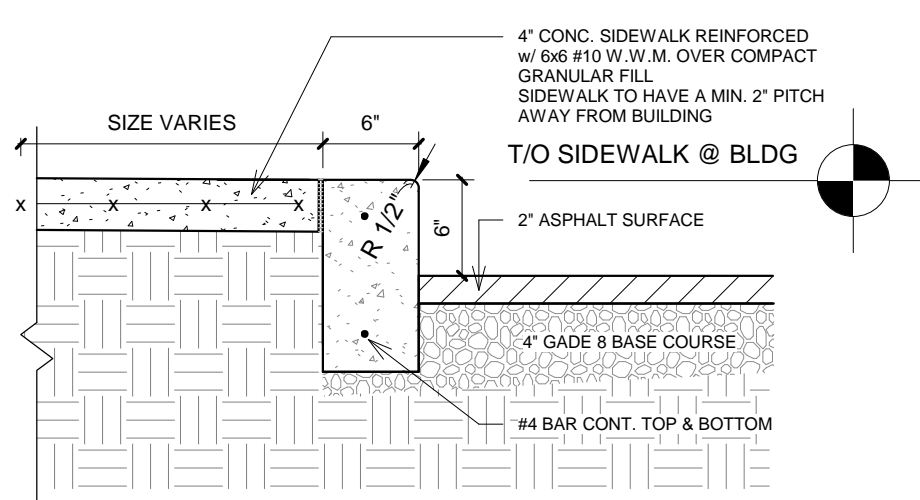
5 TRASH ENCLOSURE-WEST ELEVATION
1/2" = 1'-0"



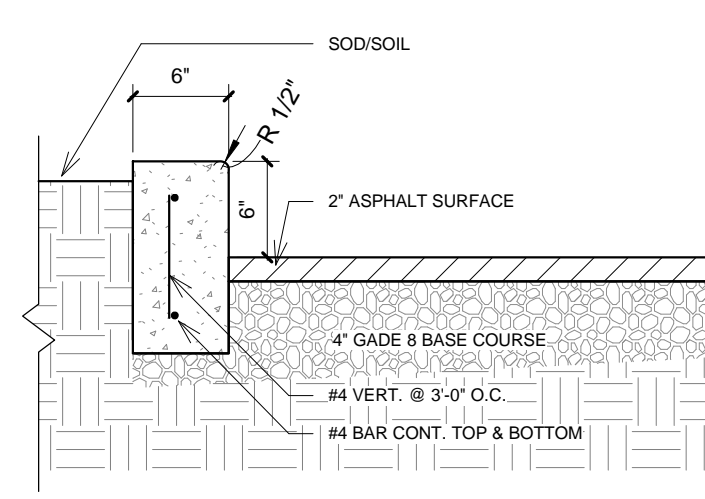
7 TRASH ENCLOSURE-NORTH ELEVATION
1/2" = 1'-0"



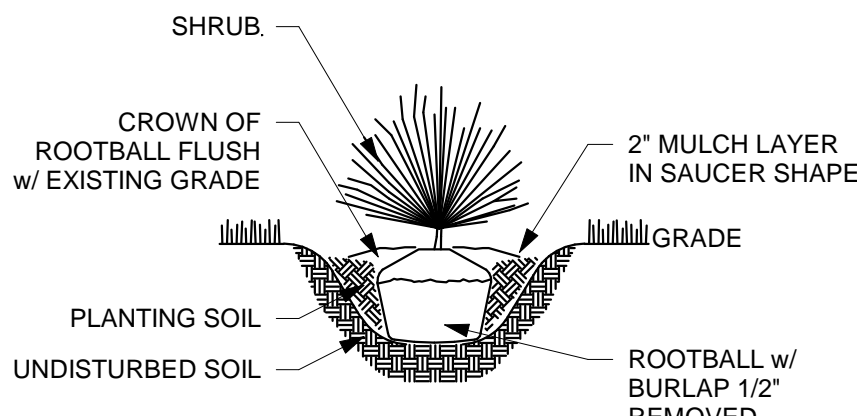
6 TRASH ENCLOSURE-PLAN
1/2" = 1'-0"



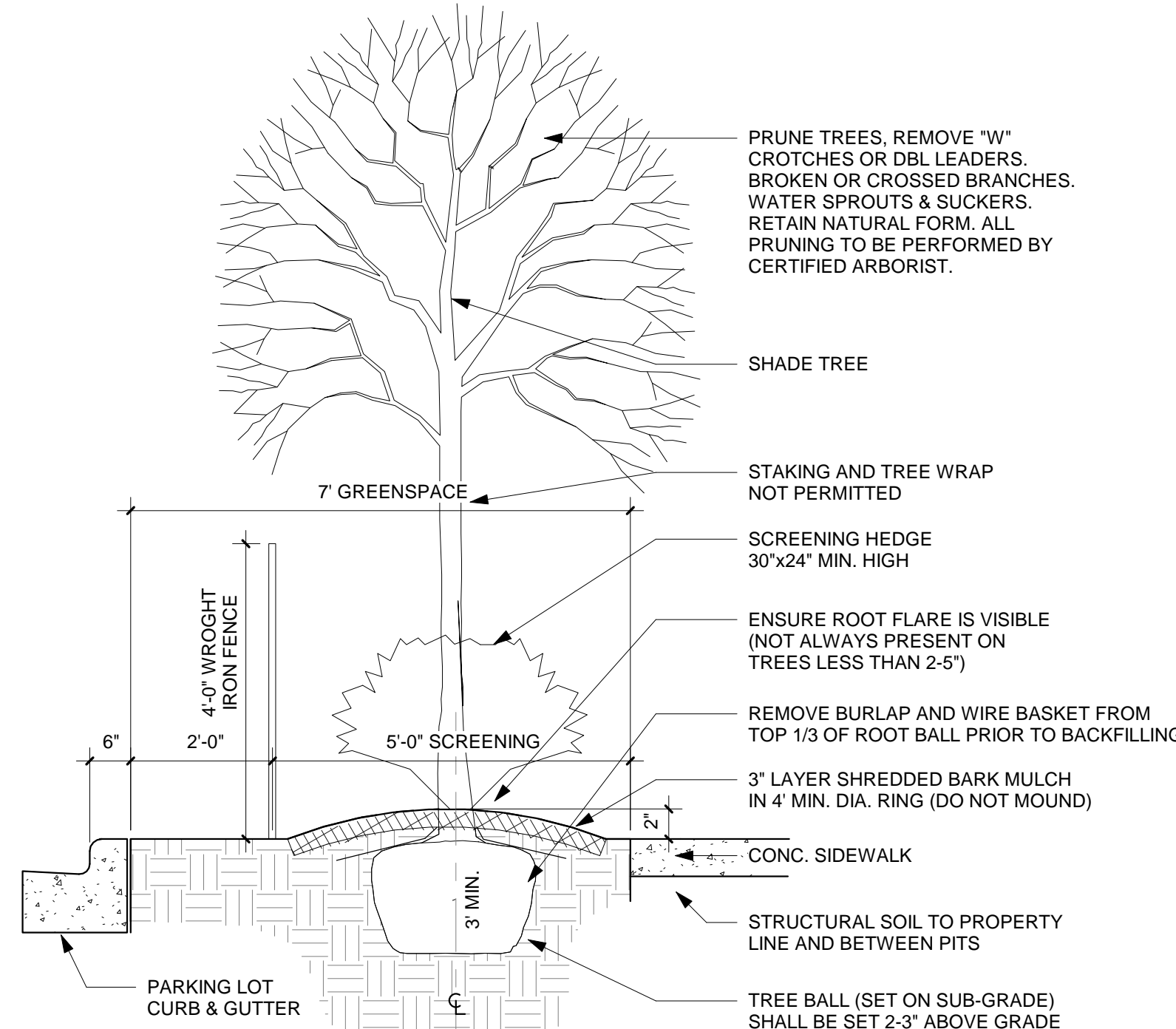
A SIDEWALK CURB DETAIL



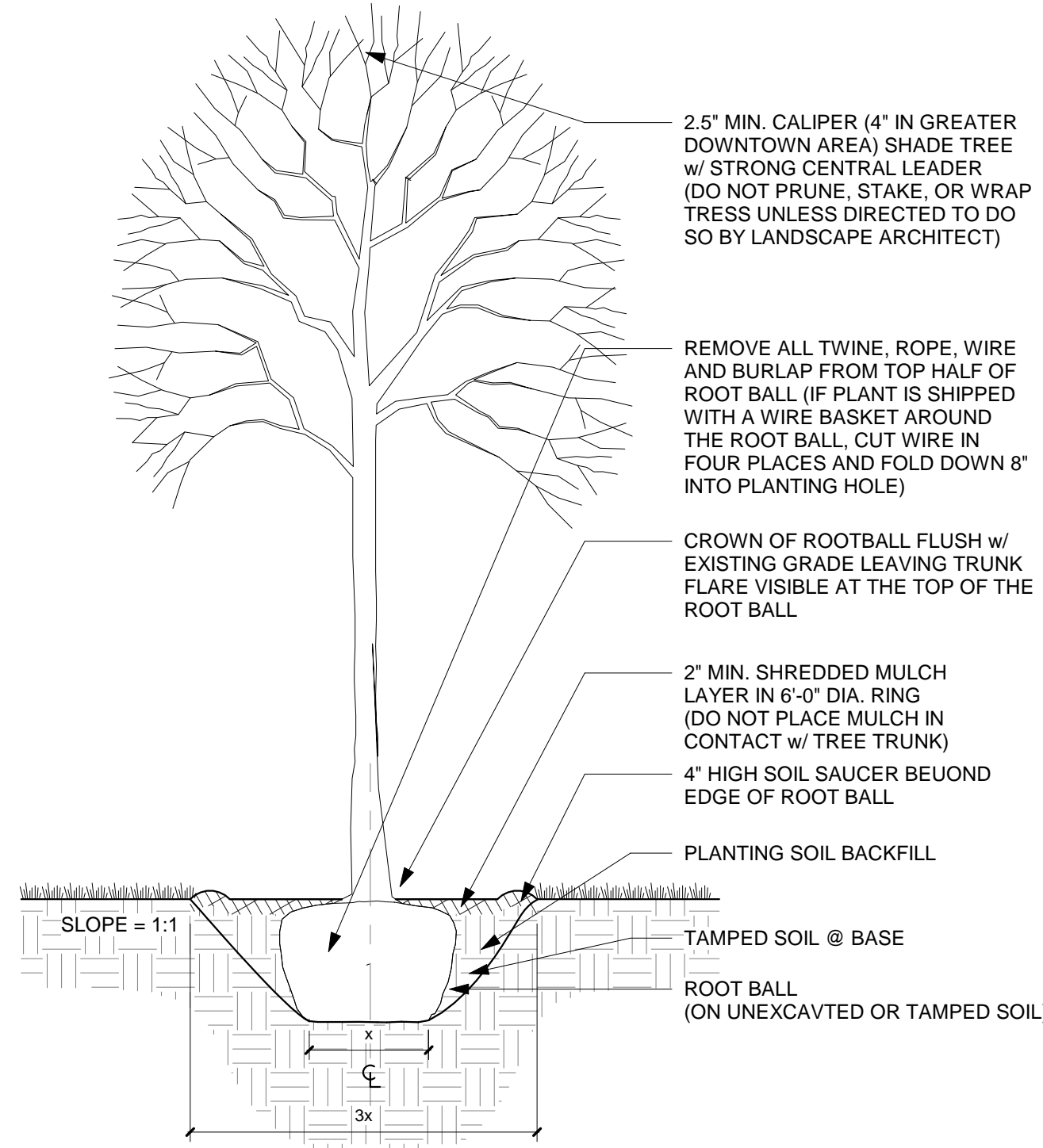
B GREEN SPACE CURB DETAIL



3 SHRUB - DETAIL
N.T.S.



2 PARKING LOT SCREENING - DETAIL
N.T.S.



1 TREE PLANTING - DETAIL
N.T.S.

LANDSCAPE PLAN

ISSUED FOR ZONING REVIEW
05-15-2023
ZONING REVIEW PROGRESS
06-16-2023
ISSUED FOR ZONING
07-11-2023
ZONING REVISIONS
08-10-2023
ZONING REVISIONS
08-22-2023

BAU Design & Development

1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb26@gmail.com

REMODEL & ADDITION OF EXISTING COMMERCIAL BUILDING
7895 W. 159TH STREET
TINLEY PARK, IL 60477

LICENSED ARCHITECT
DAMIAN A. BABICZ
001-023574
STATE OF ILLINOIS

DATE:	08-22-2023
PROJECT:	#23-0004 DB
SHEET NO.	







PK802

Pole Kit with Two 80 Watt LED Area Lights (10-20 Foot Pole Options)

Product Description

- Best-in-class, commercial grade, outdoor rated 80 Watt LED area light
- Die-cast aluminum housing with dark bronze powder coat finish
- Built-in aluminum fins maximize heat dissipation for trouble free operation
- Easily replaces any 250 Watt metal halide or high pressure sodium light
- Designed specifically for outdoor use such as parking lots and street lights
- IP66 rating allows it to endure severe weather conditions for many years

Product Specification

- Total System Power: 160 Watts
- Voltage: 120-277 Volt (345 and 480 Volt options available)
- Delivered Lumens: 21,600
- Lumens/Watt: 135
- HID Equivalent: 250 Watt metal halide or high pressure sodium
- Color Temperature: 5000K, 4000K or 3000K
- CRI: 80
- IP Rating: IP66 wet location
- Material: Die-cast aluminum
- Life Expectancy: 100,000 hours—LM70
- Dimming: Yes
- Fixture Color: Dark bronze, other color options available
- Warranty: 5 year
- Mounting: Includes pole mounting bracket
- Power Factor: 0.95
- Frequency: 50/60 hertz
- Ambient Temperature: -20° to 130°F
- LED Driver: Sosen
- LED Chips: Lumiled
- Dimensions (LxWxH): 17 x 12 x 3 1/2 inches
- Weight: 8.2 lbs.
- EPA: 0.78
- Certification: UL and DLC listed

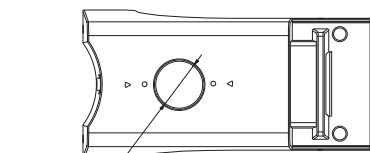
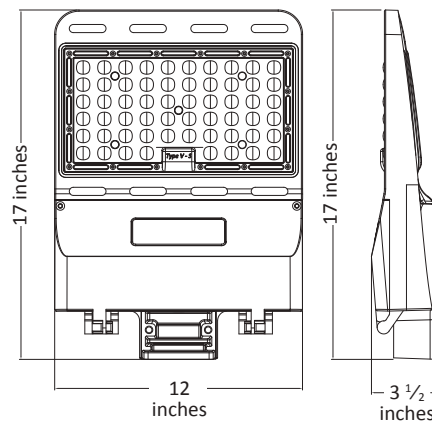
B.U.G. RATING				
TEMPERATURE	POWER	B	U	G
5000K, 4000K, 3000K	80 Watt	2	2	2



Option 1: 180 Degrees

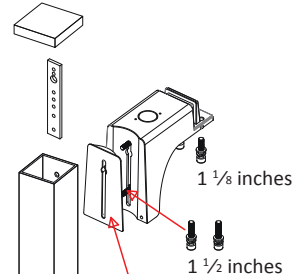
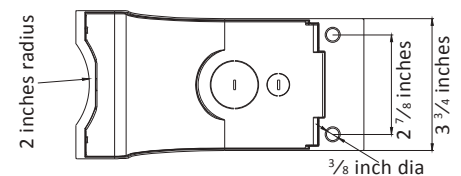
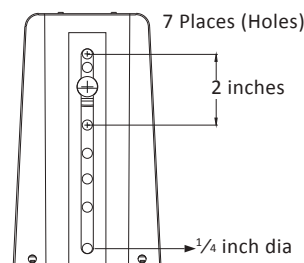
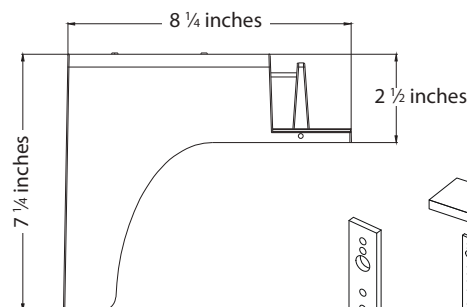
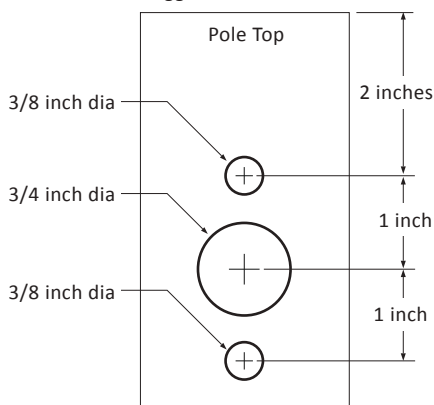


Option 2: 90 Degrees



1 1/2 inches dia

Suggested Drill Pattern



Gasket for Square Pole

Square Pole Mounting

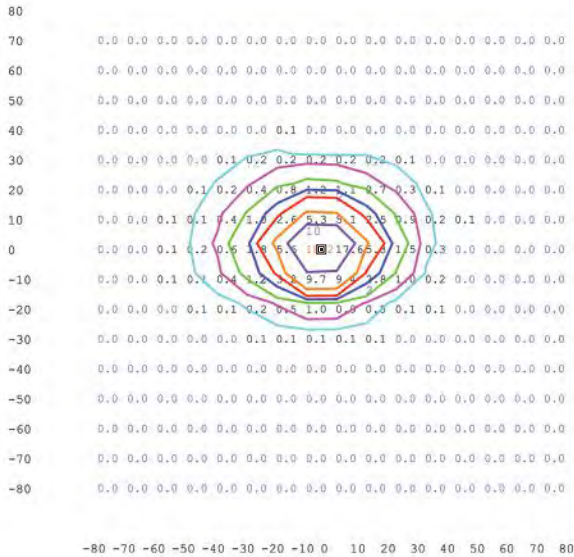
PK802

LED Pole Kit with Single 80 Watt LED Light, 10-20 Foot Pole High Options

10 Feet

Single
0° Parallel
to Ground

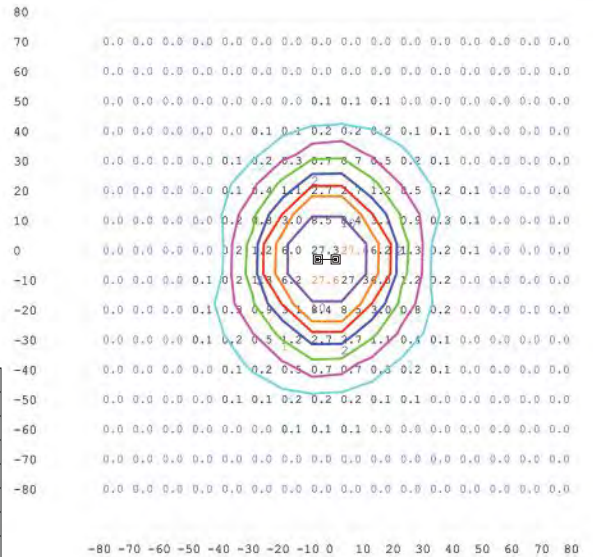
Color Key	
10.0 Footcandles	
5.0 Footcandles	
3.0 Footcandles	
2.0 Footcandles	
1.0 Footcandles	
0.5 Footcandles	
0.2 Footcandles	



10 Feet

Double 180°
0° Parallel
to Ground

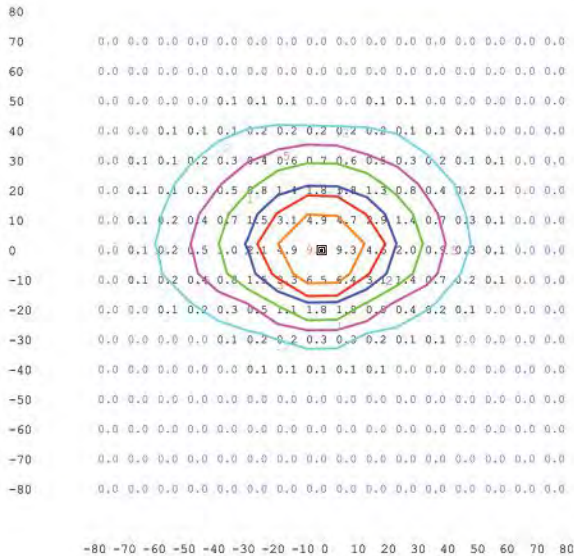
Color Key	
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5.0 Footcandles	
3.0 Footcandles	
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1.0 Footcandles	
0.5 Footcandles	
0.2 Footcandles	



15 Feet

Single
0° Parallel
to Ground

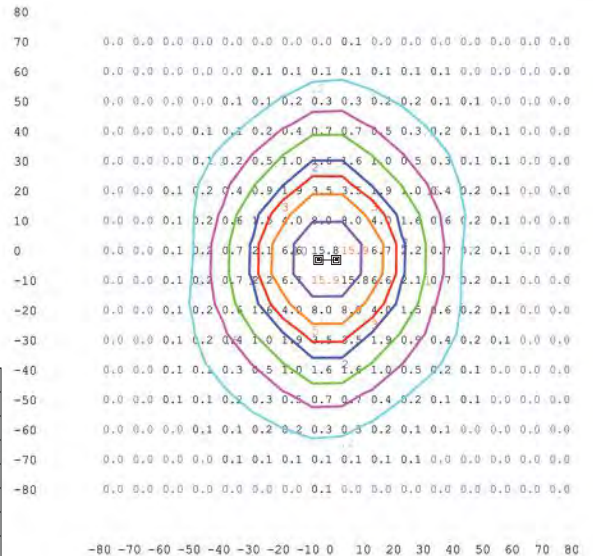
Color Key	
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5.0 Footcandles	
3.0 Footcandles	
2.0 Footcandles	
1.0 Footcandles	
0.5 Footcandles	
0.2 Footcandles	



15 Feet

Double 180°
0° Parallel
to Ground

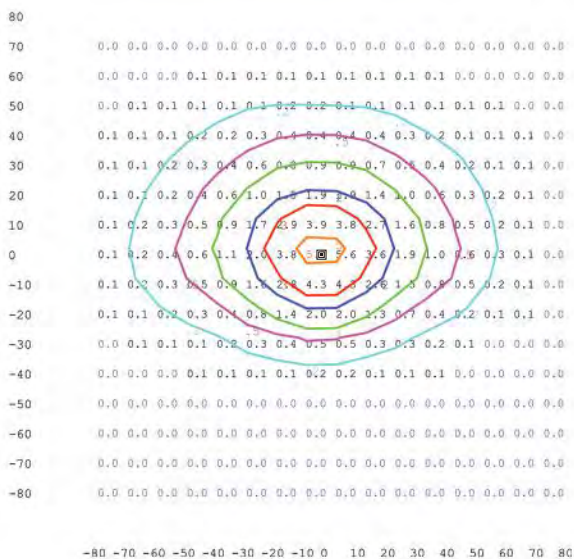
Color Key	
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5.0 Footcandles	
3.0 Footcandles	
2.0 Footcandles	
1.0 Footcandles	
0.5 Footcandles	
0.2 Footcandles	



20 Feet

Single
0° Parallel
to Ground

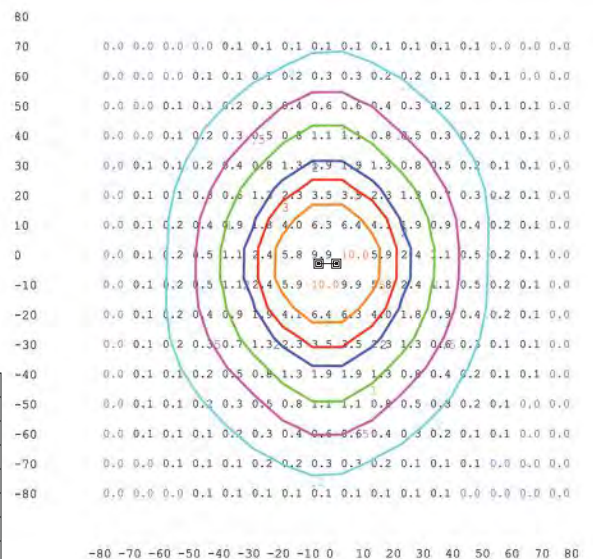
Color Key	
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5.0 Footcandles	
3.0 Footcandles	
2.0 Footcandles	
1.0 Footcandles	
0.5 Footcandles	
0.2 Footcandles	



20 Feet

Double 180°
0° Parallel
to Ground

Color Key	
10.0 Footcandles	
5.0 Footcandles	
3.0 Footcandles	
2.0 Footcandles	
1.0 Footcandles	
0.5 Footcandles	
0.2 Footcandles	



DLR56

5" & 6" Recessed LED Downlight

Product Description

The DLR56 from NICOR is a 5" & 6" recessed LED downlight that is ideal for both retrofit and new construction alike. Redesigned to boost energy efficiency, the LED light engine draws only 13 watts while producing over 800 lumens. The enriched 90+ CRI provides superior color quality, along with an R9 greater than 60*. Not only is the light quality better, but this design improvement meets new industry standards like Title 24.

- Construction**
- Spun aluminum trim routes heat away from electrical components
 - Low profile, integrated driver, allows for use in shallow housings

- Optical System**
- Polystyrene diffuser and reflector cone create a uniform light distribution that reduces glare without sacrificing lumen output

- Electrical**
- Utilizes high performing LEDs with greater than 90 CRI and an R9 greater than 60*
 - Dimmable to 5% with most standard triac dimmers
 - Operating temperature rating of 0°F to 120°F (-18°C to 49°C)
 - Input voltage of 120V
 - Lifetime rated for greater than 53,000 hours
 - LM-79, LM-80 testing performed in accordance with IESNA standards
 - Meets FCC Part 15, Subpart B, Class B standards for conducted and radiated emissions.

- Finish**
- Exterior white powder coat finish, with interior high reflective finish
 - Also available in Black, Oil-Rubbed Bronze and Nickel

- Installation**
- Compatible with most 5" and 6" recessed housings
 - Quick and easy installation with a screw-in Edison base (GU24 socket string available) and torsion spring mounting system

- Warranty**
- 5-year limited system warranty standard

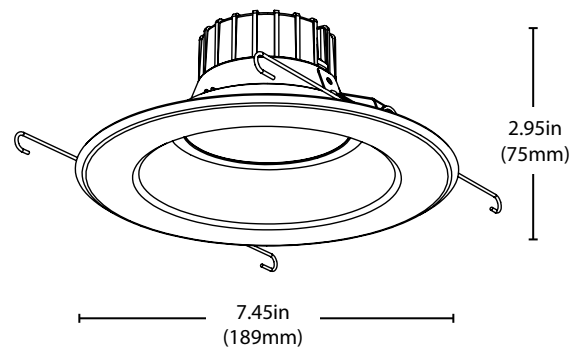
** not available in 5000K*

Project _____

Date _____

Type _____

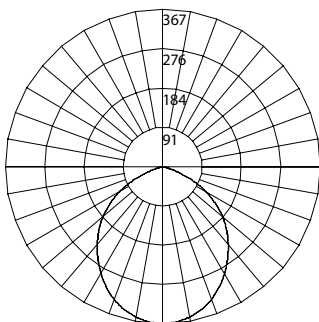
Date _____



Photometric Data

DLR56 2700K 800Lm

Input Voltage (VAC)	120V
System Level Power (W)	12.4
Delivered Lumens (Lm)	845
System Efficacy (Lm/W)	68.1
Correlated Color Temp (K)	2774
Color Rendering Index (CRI)	93
Beam Angle	98°
Spacing Criteria	1.18



Intensity Summary (Candle Power)

Angle	Mean CP
0	367
5	365
15	347
25	312
35	265
45	212
55	151
65	79
75	17
85	4
90	0

CCT Data Multiplier

DLR56-3008-120-3K	1.020
DLR56-3008-120-4K	1.072
DLR56-3008-120-5K	1.182

Cone of Light Tabulation

Mounted height (Feet)	Footcandles Beam Center	Diameter (Feet)
4	23.0	4.7
6	10.2	7.1
8	5.7	9.4
10	3.7	11.8
12	2.5	14.2
14	1.9	16.5
16	1.4	18.9

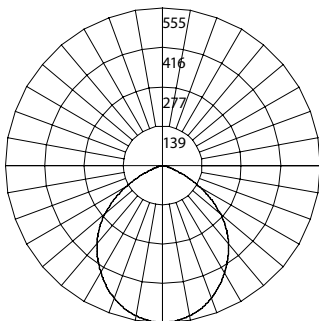
Zonal Lumen Summary

Zone	Lumens	% of Luminaire
0-30	276	32.7%
0-40	442	52.3%
0-60	741	87.6%
0-90	844	99.8%
90-180	1	0.2%
0-180	845	100.0%

Fixture tested per LM-79-08. Photometric data is of the performance of a representative fixture. Results may vary in the field.

DLR56 2700K 1200Lm

Input Voltage (VAC)	120V
System Level Power (W)	18.0
Delivered Lumens (Lm)	1230
System Efficacy (Lm/W)	68.3
Correlated Color Temp (K)	2727
Color Rendering Index (CRI)	93
Beam Angle	98°
Spacing Criteria	1.18



Intensity Summary (Candle Power)

Angle	Mean CP
0	554
5	551
15	523
25	471
35	402
45	319
55	212
65	93
75	24
85	6
90	1

CCT Data Multiplier

DLR56-3012-120-3K	1.020
DLR56-3012-120-4K	1.072
DLR56-3012-120-5K	1.182

Cone of Light Tabulation

Mounted height (Feet)	Footcandles Beam Center	Diameter (Feet)
4	34.6	4.7
6	15.4	7.1
8	8.7	9.4
10	5.5	11.8
12	3.8	14.2
14	2.8	16.5
16	2.2	18.9

Zonal Lumen Summary

Zone	Lumens	% of Luminaire
0-30	417	33.9%
0-40	668	54.3%
0-60	1101	89.5%
0-90	1230	100.0%
90-180	0	0.0%
0-180	1230	100.0%

Fixture tested per LM-79-08. Photometric data is of the performance of a representative fixture. Results may vary in the field.

Performance Data

Model Number	Lumens	Watts	Lumens/Watt
DLR56-3008-120-2K	845	12.4	68.1
DLR56-3008-120-3K	864	12.4	69.5
DLR56-3008-120-4K	905	12.4	73.0
DLR56-3008-120-5K	999	12.4	80.6
DLR56-3012-120-2K	1230	18.0	68.3
DLR56-3012-120-3K	1254	18.0	69.7
DLR56-3012-120-4K	1318	18.0	73.2
DLR56-3012-120-5K	1454	18.0	80.8

Recommended Dimmers*

Lutron Skylark SCL-153P
Lutron DIVA DVCL-153P
Lutron DIVA DVELV-300P
Lutron DIVA DVELV-303P
Lutron Skylark SELV-300P

*Not a complete list. Check compatibility before installation.

Housing Compatibility*

17014-LED-ID 6" LED IC AIRTIGHT NEW CONST. HOUSING
17014AR-LED-ID 6" LED IC AIRTIGHT REMODEL HOUSING
MOST 5" OR 6" RECESSED HOUSINGS

Ordering Information

Example: DLR56-3008-120-3K-WH

Series	Version	Voltage	CCT's	Trim Color
DLR56	3008 (800Lm)	120 (120V)	2K (2700 K)	WH (White)
	3012 (1200Lm)		3K (3000 K)	WH-BF (White Baffle)*
			4K (4000 K)	BK (Black)
			5K (5000 K)	NK (Nickel)
				OB (Oil-Rubbed Bronze)

*Baffle available on 2K and 3K only

Specifications and dimensions subject to change without notice.

Accessories

accessories sold separately

GU24 Socket String

GU24-IDEAL-SKT-STR

0W2213 Pla™

3 Round Accents


[Visalighting.com/products/Pla](https://visalighting.com/products/Pla)

Type: _____ Project: _____ Location: _____

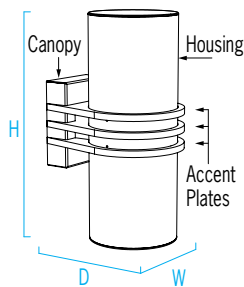


DIMENSIONS

Depth is measured from wall to front of fixture

W = Width H = Height D = Depth

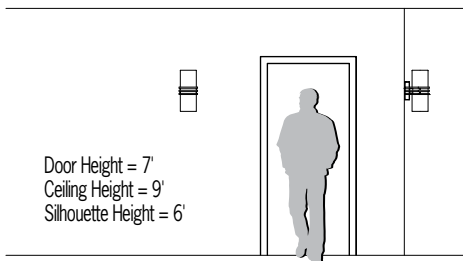
W	8"	(203 mm)
H	18"	(178 mm)
D	10-5/8"	(270 mm)



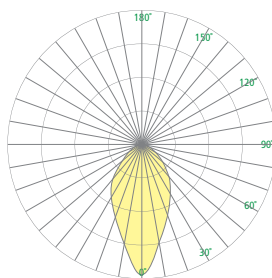
FEATURES

- Integral high power factor electronic driver with MVOLT operation in wall bracket canopy
- Modular design for replacement of LED source and power supply
- IP65 rated
- Bracket mounting system simplifies installation and maintenance
- Mounts over 4" junction box
- Tamper resistant fasteners
- Meets seismic guidelines for weight
- Cast and fabricated aluminum
- Luminous housing is clear high impact grade acrylic, inner cylinder is frosted acrylic
- No VOC powder coat paint finish

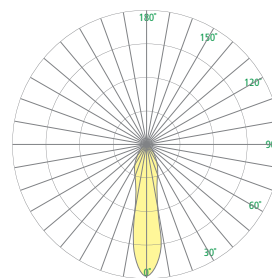
RELATIVE SCALE DRAWING



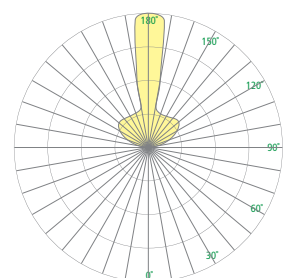
PHOTOMETRICS (per direction - up/down)



MED (50° Beam)



NRW (23° Beam)



Luminous



IP65



ETL Listed



5 Year Warranty

OW2213 Pla[̄] (cont.)

3 Round Accents

Fill in shaded boxes using information listed below

OW2213					- MVOLT		
MODEL	UPLIGHT SOURCE ¹	UPLIGHT OPTIC ²	DOWNLIGHT SOURCE ³	DOWNLIGHT OPTIC ⁴	VOLTAGE MVOLT	CANOPY & HOUSING FINISH	ACCENT PLATE FINISH
	AMB BLU L30K L35K L40K NONE	MED NRW L P NONE	AMB BLU L30K L35K L40K NONE	MED NRW L P NONE			
	AMB and BLU available in Pencil Beam Optic Only		AMB and BLU available in Pencil Beam Optic Only			See last page for finish order codes	See last page for finish order codes

SOURCES – UPLIGHT¹ & DOWNLIGHT³ (Select one each)
OPTICS – UPLIGHT² & DOWNLIGHT⁴ (Select one each)

Dimmable 0-10V to minimum 10% and are 93CRI, within 3-step MacAdam

Source	CCT	per direction (up/down)			Optic
		Delivered MED	Delivered NRW	Power (Watts)	
L30K	3000K	2200	1600	29	MED (50° Beam) NRW (23° Beam)
L35K	3500K				
L40K	4000K				

		Delivered Luminous (L)		
L30K	3000K	950	14	L (Luminous)
L35K	3500K			
L40K	4000K			

White Pencil Beam Sources are 82CRI within 3-step MacAdam
(Dimming not available with pencil beam optic)

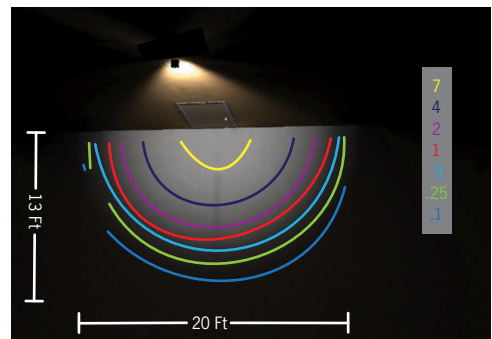
		Delivered Pencil Beam (P)	12	P (Pencil Beam) Not dimmable
AMB		670		
BLU		230		
L30K	3000K	730		
L35K	3500K	750		
L40K	4000K	790		

NONE	If an uplight or downlight source and optic is not needed, choose none
------	--

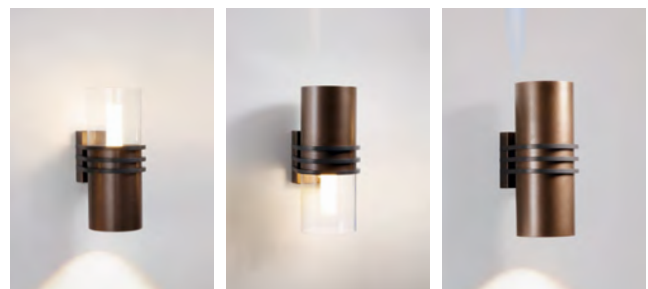
VOLTAGE

MVOLT	120-277V, 50/60 Hz
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PATH OF EGRESS



L35K, 50 degree beam spread, downlight only,
mounted 16' above grade, .70 light loss factor used

Luminous Uplight
50° (MED) DownlightPencil Beam Uplight
Luminous (L) DownlightPencil Beam Uplight
50° (MED) Downlight

0W2213 Plā (cont.)

3 Round Accents



Plā PRODUCT FAMILY

No Accents		• 0W2201
1 Accent	Square	• 0W2203
	Round	• 0W2205
4 Accents	Square	• 0W2207
	Round	• 0W2209
3 Accents	Square	• 0W2211
	Round	• 0W2213

SUGGESTED VARIATIONS

- Custom colors

See [Visalighting.com/products/Pla](https://visalighting.com/products/Pla) for more information

FINISHES

Specify color code when ordering. For accurate color matching, individual paint and finish samples are [available upon request](#).
For more information about our finishes visit visalighting.com/finishes

Powder Coat Paint Finishes (Standard)

AGGY Agate Grey	ALGN Alpine Green	BJBG Baja Beige	BMAT Bronze Matte	BRNZ Bronze	BSIL Blade Silver	CVBL Cove Blue
DEOR Deoro Gold	GLWT Glacier White	GSIL Graphite Silver	HRGR Harbor Grey	JTBK Jet Black	OCBL Ocean Blue	SHGR Shoreline Grey
SBGN Sagebrush Green	SLGR Slate Grey	SSTP Sierra Taupe	TRCN Terracotta Canyon	TRWT Traffic White	VBLK Velvet Black	VNRD Vineyard Red






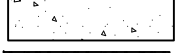


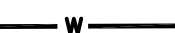
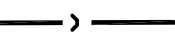
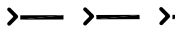



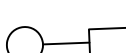



ANAS ALKHATIB
062-082076
LICENSED
PROFESSIONAL
ENGINEER
STATE OF ILLINOIS

PROJECT AT 7895 WEST 159TH STREET, TINLEY PARK, ILLINOIS 60477	
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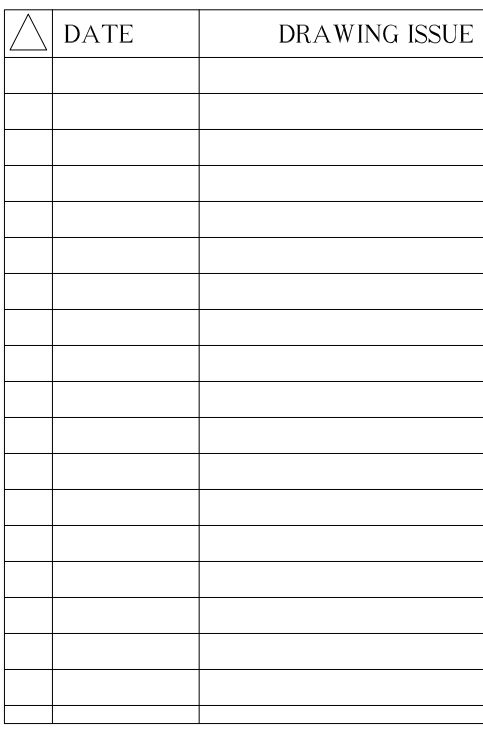
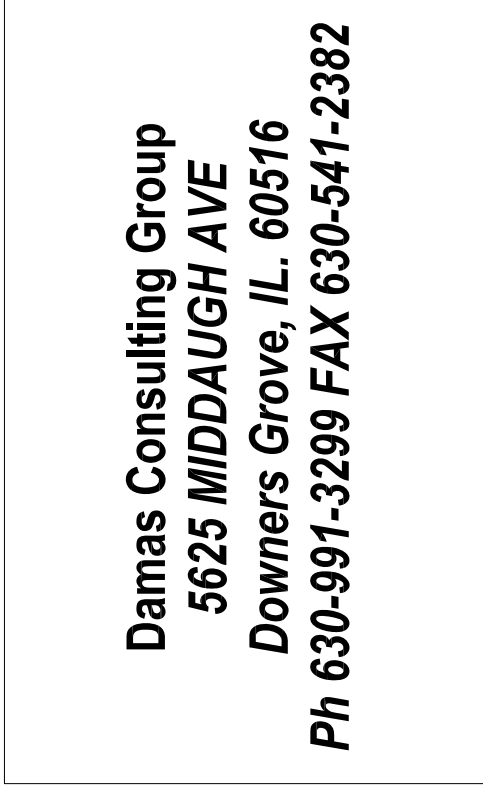
SHEET NO:

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LEGEND	ABBREVIATIONS
	COMBINATION MANHOLE
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	INLET
	WATER VALVE VAULT
	FIRE HYDRANT
	LIGHT POLE
	WOOD UTILITY POLE
	TREE
	TRAFFIC SIGNAL MANHOLE
	MANHOLE
	DOWNSPOUT
	HANDICAPPED PARKING SPACE
	F/P=FINISH FLOOR
	C=TOP OF CURB
	G=GUTTER
	D/C=DEPRESSED CURB

- | | |
|---|-------------------------------|
|  | PERMEABLE PAVERS |
|  | 8" CONCRETE PAVEMENT |
|  | 5" CONCRETE PAVEMENT |
|  | CONSTRUCTION ENTRANCE |
|  | INLET FILTER BAG |
|  | PROPOSED WATER SERVICE |
|  | PROPOSED STORM SEWER |
|  | PROPOSED SANITARY SERVICE |
|  | PROPOSED PERFORATED PIPE |
|  | SILT FENCE |
|  | CHAIN LINK CONSTRUCTION FENCE |
|  | LIGHT POLE |
|  | WALL MOUNT LIGHT FIXTURE |
|  | 100 YEAR OVERFLOW |
|  | DOWN SPOUT |

SCALE 1:20



DATE STARTED: 06-21-23	DRAWN BY: Khaled Mansour
JOB NO:	FILE NO:


SHEET NO:



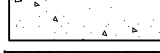
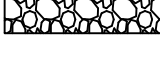

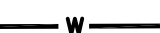
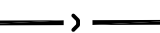
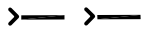




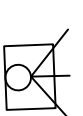


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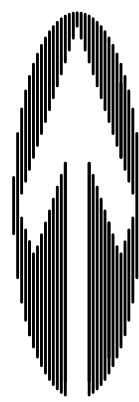


SCALE 1:20

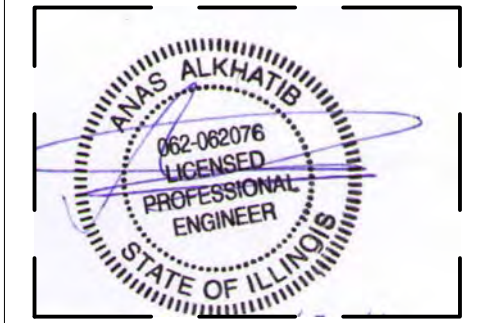


LEGEND	ABBREVIATIONS
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	PROPOSED SANITARY SERVICE
	PROPOSED PERFORATED PIPE
	SILT FENCE
	CHAIN LINK CONSTRUCTION FENCE
	LIGHT POLE
	WALL MOUNT LIGHT FIXTURE
	100 YEAR OVERFLOW
	DOWN SPOUT



Damas Consulting Group
5625 MIDDLEAUGH AVE
Downers Grove, IL. 60516
Ph 630-997-3299 FAX 630-541-2382

[illegible]

PROJECT AT 7895 WEST 159TH STREET, TINLEY PARK, ILLINOIS 60477

DATE STARTED: 06-21-23	DRAWN BY: Khaled Mansour
JOB NO:	FILE NO:

SHEET NO:

C-2.0

PLAT OF EASEMENT

of

PARCEL 1: PIN 27-24-100-020/7895 WEST 159th STREET: THAT PART OF LOT 2 IN JUNGLE'S SUBDIVISION, BEING A SUBDIVISION OF THE EAST 10 ACRES OF THE WEST 20 ACRES OF THE NORTH 30 ACRES OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN MACINTOSH SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

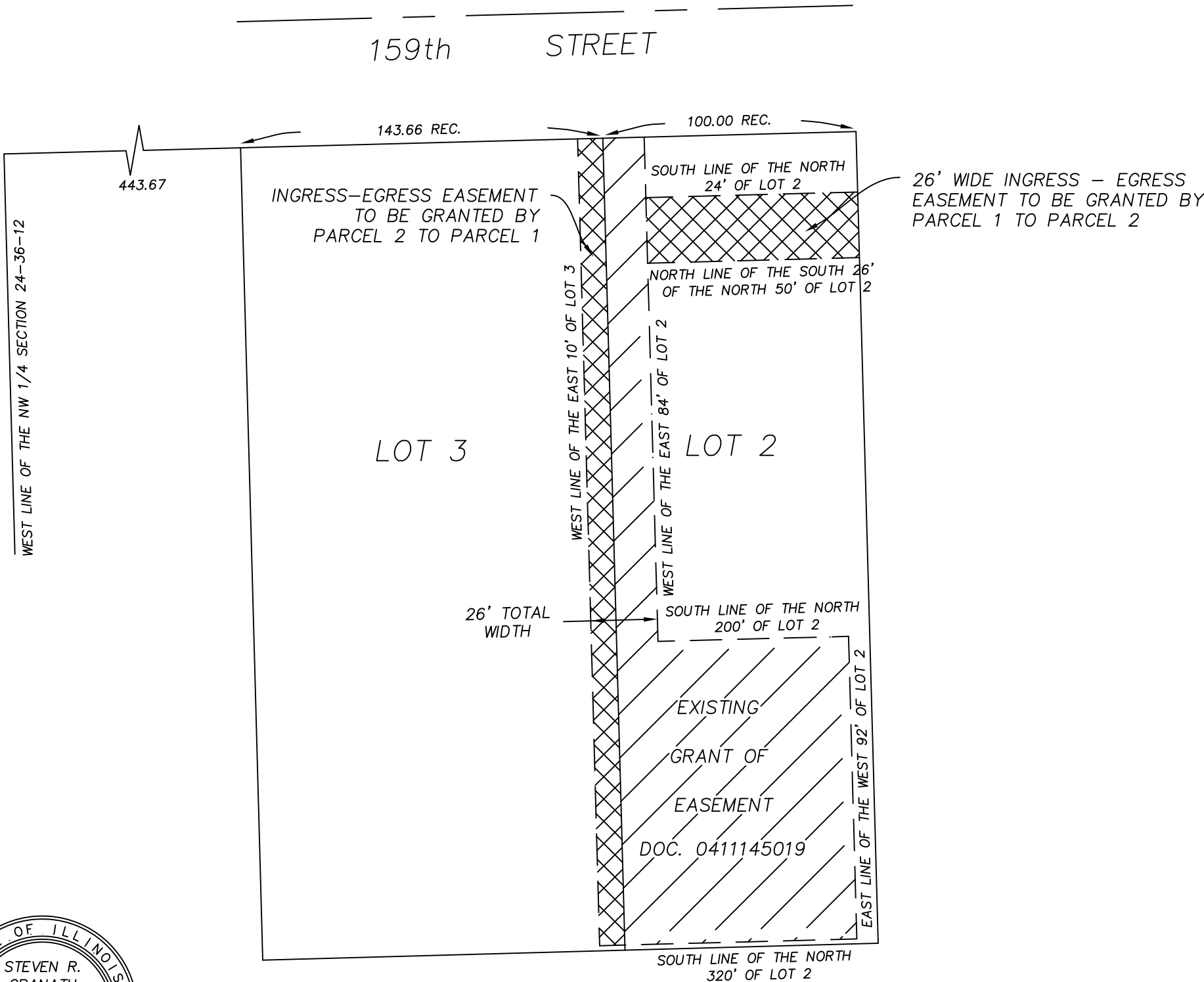
PARCEL 2: PIN 27-24-100-023/7897-7907 WEST 159th STREET: THAT PART OF LOT 3 IN JUNGLE'S SUBDIVISION, BEING A SUBDIVISION OF THE EAST 10 ACRES OF THE WEST 20 ACRES OF THE NORTH 30 ACRES OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN MACINTOSH SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

INGRESS-EGRESS EASEMENT TO BE GRANTED BY PARCEL 1 TO BENEFIT PARCEL 2: THE SOUTH 26.00 FEET OF THE NORTH 50.00 FEET OF THAT PART OF LOT 2 IN JUNGLE'S SUBDIVISION, BEING A SUBDIVISION OF THE EAST 10 ACRES OF THE WEST 20 ACRES OF THE NORTH 30 ACRES OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN MACINTOSH SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

INGRESS-EGRESS EASEMENT TO BE GRANTED BY PARCEL 2 TO BENEFIT PARCEL 1: THE EAST 10.00 FEET OF THE NORTH 320.00 FEET THAT PART OF LOT 3 IN JUNGLE'S SUBDIVISION, BEING A SUBDIVISION OF THE EAST 10 ACRES OF THE WEST 20 ACRES OF THE NORTH 30 ACRES OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN MACINTOSH SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.



SCALE 1"=50'



STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT R.H. GRANATH SURVEYING SERVICE, P.C. HAS ISSUED THIS PLAT FROM FIELD SURVEY DATA OBTAINED AT THE PROPERTY INDICATED IN THE CAPTION LEGAL DESCRIPTION AND PUBLIC RECORDS, AND THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. THIS PLAT OF SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE PER TITLE 68 CHAPTER VII, SUBCHAPTER b: SECTION 1270.56 IN THE RULES FOR THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT. NO BOUNDARY CORNERS WERE SET DURING THIS FIELD SURVEY OF THE SUBJECT PROPERTY BY CLIENT AGREEMENT (ITEM 3D OF SAID RULES). ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

Steven R. Granath

Digitally signed by Steven Granath
DN: cn=Steven Granath, o=R.H. Granath Surveying
Service, ou, email=ilps3169@aol.com, c=US
Date: 2023.07.06 08:29:25 -05'00'

STEVEN R. GRANATH I.P.L.S. No. 3169

VALID ONLY IF EMBOSSED SEAL IS AFFIXED

R.H. GRANATH
SURVEYING SERVICE, P.C.
6006 W. 159th STREET
BUILDING B UNIT 1-SOUTH
OAK FOREST, ILL. 60452
PH: (708) 371-4478
FAX (708) 371-3922

DATE: JULY 6, 2023

CLIENT: FAMILY DENTAL / ST. MARY'S PROPERTIES

R.H.G. ORDER NO. CAD 0023-06-025

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE.

PLAN COMMISSION STAFF REPORT

September 7, 2023 – Public Hearing

West Point at Harmony Square

67th Court and North Street

Petitioner

West Point Builders, Inc.
on behalf of Tinley Park
Main Street, LLC

Property Location

North St. 67th Court
and North Street

PINs

28-30-407-007-0000,
28-30-407-008-0000,
28-30-404-025-0000, &
right-of-way

Zoning

DG (Downtown General)
& DC (Downtown Core)

Approvals Sought

- Special Use Permit
- Site Plan/Arch.
Approval
- Variations
- Final Plat Approvals
- Rezoning
- Text Amendment

Project Planner

Daniel Ritter, AICP
Community
Development Director



EXECUTIVE SUMMARY

The Petitioner is requesting Site Plan/Architecture Approval, a Special Use, Final Plat of Subdivision, Plat of Vacation, Rezoning, Variations, and a Text Amendment for the mixed-use West Point at Harmony Square development. The project includes a 5-story mixed-use building on North Street with approximately 4,350 sq. ft. of commercial space (fronting the future Harmony Square Plaza) and 63 residential units. Amenities include a rooftop terrace overlooking the plaza, a fitness center, bike storage, community room, covered parking, open space, and onsite office. Additionally, the development includes 63 townhome units at the former site of Central Middle School. The project is proposed to be constructed in one phase, but construction is expected to begin on the townhome portion first.

The text amendment request is based on staff feedback and will relocate the required street-level commercial space from North Street to front the Harmony Square Plaza. The commercial space facing the plaza will help activate the space (which was not originally contemplated at this location). The project includes the vacation of approximately .531 acres of right-of-way (ROW) along 173rd Street that will be deeded to the developer and consolidated with the property to support this development. The development includes improvements to the adjacent sidewalks and streetscape areas. The development scale is consistent with the vision of the Legacy Plan and Transit Oriented Development (TOD) principles by providing residential density near mass transit. Through these principles, the Village will be able to attract stable commercial users that will serve residents of the project and the community, thereby contributing to the economic health and vitality of the downtown area and Village as a whole.

Changes to the August 17, 2023, Workshop Staff Report are noted in Red. Additional updated plans will be provided at the meeting showing proposed garage access changes.

EXISTING SITE & HISTORY

The development site consists of two areas, all currently vacant land. The first part is a rectangle area bordered by 172nd Street to the north, 173rd Street to the south, 67th Ct to the west and 67th Ave to the east. The common address of this property is 17248 67th Ave. This lot was the former location of Central Middle School, which was located on all or part of the site from the 1930's to 2003 (with multiple additions). The Village purchased the property from School District 146 in 2003 with the goal of spurring redevelopment of that site and North Street properties. Multiple Requests for Proposals (RFPs) and developments have been proposed over the years.

The second area is on North Street and comprised of multiple lots that have largely been detached single-family homes since the incorporation of the Village as the Town of Bremen. The last remaining home (present since at least the 1920s) was dilapidated and demolished in July 2023 after the Village acquired the property. The Village will be vacating .531 acres of 173rd Street right-of-way to help support the development of the mixed-use building. The new road layout is preferred to avoid cut-through traffic in the residential neighborhood and allows for a more connected development.

The Village has worked with the developer to acquire and redevelop these properties along with the Harmony Square Plaza and the Teehan's building. The Development Agreement (Ord. 2023-O-024) approved by the Village Board in May outlined the property transfer and goals for the overall development. The hope is that utility, underground, and other related work can be done simultaneously for both the plaza and this development, to be most efficient and timely for both projects.



Above: Rendering of the Harmony Square Plaza to be developed by the Village.

ZONING & NEARBY LAND USES

The subject property (outlined in red) is zoned DG (Downtown General) and DC (Downtown Core) within the Legacy District. The characteristics of these Districts are described in the Legacy Code as:

DG: “The Downtown General District consists of a variety of lot sizes and building scales, with multi-family dwellings as the primary use. Street frontages have steady street tree plantings, and buildings form a continuous street wall set close to sidewalks.

DC: “The Downtown Core District consists of the highest density and height, with the greatest variety of uses. Street frontages have steady street plantings and pedestrian amenities, and buildings form a continuous street wall set along wide sidewalks”.

Nearby land uses include:

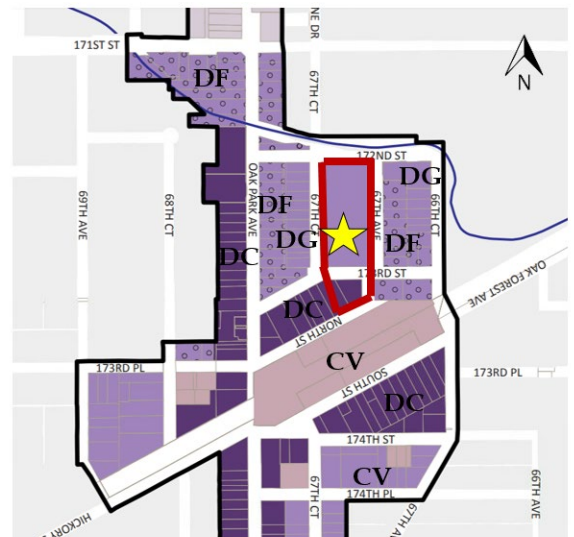
- The Oak Park Avenue Metra Station and commuter parking to the south, zoned CV (Civic)
- Vacant land proposed for Harmony Square Plaza, a four-season public plaza under development by the Village, to the east, currently zoned DC (Downtown Core) and proposed to be zoned CV (Civic) in the near future
- Townhomes and detached single family lots to the west and east of the townhome portion of the development, zoned DG (Downtown General) and DF (Downtown Flex)
- Midlothian Creek and park space (playground and baseball fields) to the North



The Downtown Core District allows for varying building heights with maximum height ranging from four (4) stories along Oak Park Avenue to seven (7) stories for the properties directly to the south and north of the train station. North Street is classified as Corridor Type D which requires on-street parking and a thoroughfare width of 30' curb to curb. In addition, buildings along North Street are required to have street-level (first floor) commercial space with a minimum depth of 50'. Buildings may not be set back further than five feet (5') from the front property line and storefronts with an enclave cannot exceed 50% of the width of the lot. Below are the required setbacks for properties in the DC (Downtown Core) District and various zoning requirements are listed in the plans.

General	
Minimum Lot Width	50'
Maximum Lot Width	n/a
Minimum Building Height	3 stories
Building Setbacks	
Front Yard (primary street)	5' max. ④
Front Yard (secondary street)	7.5' max. ④
Side Yard (interior)	5' max. ③
Side Yard (along access drive)	5' min. ③
Rear Yard (existing alley)	5' min. ③
Rear Yard (no alley required)	5' min. ③
Rear Yard (future alley)	30' min. ③

Key	
	Legacy Code Boundary
	Downtown Core (DC) District
	Corridor Type A
	Corridor Type D
	Proposed Legacy Plan Alley
	Street Level Commercial Required
	Allowable Building Height



TEXT AMENDMENT

The original Legacy Plan and Legacy Code did not anticipate a public plaza at the location where Harmony Square Plaza will be constructed or a roadway layout as proposed. Due to these changes, there is now a desire to have the required street level commercial adjacent to the Plaza and new festival street. These create a more activated plaza with potential stores, restaurants and services having an ideal location next to the plaza, which is planned for substantial pedestrian traffic and numerous special events. The request replaces the North Street frontage to be “Street Level Permitted” instead of “Street Level Required” and then place “Street Level Required” along the new festival street (67th Ct. extension) that is to the east of the plaza. The swap essentially locates the commercial in a more visible location, rather than going farther east down North Street, which will have more limited pedestrian traffic.



SITE PLAN & PROPOSED USES

The Petitioner proposes to construct a mixed-use development called West Point at Harmony Square. The development includes two different parts that will be constructed in one phase. The construction will start with the north townhome portion of the development due to the need to coordinate utilities and other construction elements with the Plaza development. The north part of the development includes 63 3-story 2-bedroom and 3-bedroom townhomes ranging in size from approximately 1,500-1,800 sq. ft. and located on approximately 2.982 acres. The development includes attached garages and a private park area.

The south part of the development includes a 5-story mixed-use building on an approximately 1.438-acre site. The building height is approximately 62.66 feet to the top of the parapet area. The height and scale of the building is similar to The Boulevard, which is 4 stories and 58 feet tall. The first floor will have an approximately 4,350 sq. ft. in commercial space fronting the Harmony Square Plaza and 63 units (5 Studio, 29 1-BR, 27 2-BR, 2 3-BR units). Most units meet the minimum size requirements—the five proposed 704 square foot studio units are below the 800 square foot minimum. Amenities include a rooftop terrace overlooking the plaza, a patio area, a fitness center, interior bike storage, a community room, covered parking, a dog park, and onsite office/package acceptance. The building includes first-story attached parking garage that includes 39 interior spaces, with an additional 37 exterior spaces (24 covered and 13 open). The mixed-use portion of the development includes excess land to be vacated from the 173rd Street right-of-way and will connect the two parts of the project.

UNIT TYPES	Rentable SF	Total Rentable SF	Total
A- Studio	704.00	3,520	5
B- One Bedroom	808.00	3,232	4
B1- One Bedroom	933.00	3,732	4
B2- One Bedroom	831.00	8,310	10
C- One Bedroom/office	880.00	2,640	3
D- One Bedroom/office	880.00	7,040	8
E- Two Bedroom	1,076.00	4,304	4
E1- Two Bedroom	1,094.00	4,376	4
F- Two Bedroom corner	1,164.00	18,624	16
G- Two Bedroom	1,271.00	3,813	3
H- Three Bedroom corner	1,476.00	1,476	1
I- Three Bedroom	1,445.00	1,445	1
TOTAL SF		62,512	
			63

Open Item #1: Discuss a Variation to permit five (5) studio apartment to be 705 sq. ft. instead of the 800 sq. ft. minimum required by code.

The Plan Commission did not express concerns about the 5 units with reduced sizes due to the low number of units and the number of common areas, amenities, and storage space available.

Other uses of the first-floor garage area include resident bike parking/storage, sprinkler room, mechanical equipment, stairwells, elevators, and trash storage area with a compactor.

No outdoor dining space has been included for use by the restaurant tenant and there is very limited excess right-of-way space. The Legacy Code permits a private frontage to have a dining alcove extend up to 50% of the frontage width.

Open Item #2: Discuss the need for outdoor dining space or patio “alcoves” for the commercial tenant spaces to attract high quality tenants.

The Petitioner submitted a plan showing the capacity for a small patio with 4-5 tables within the private lot along North Street. The Plan Commission

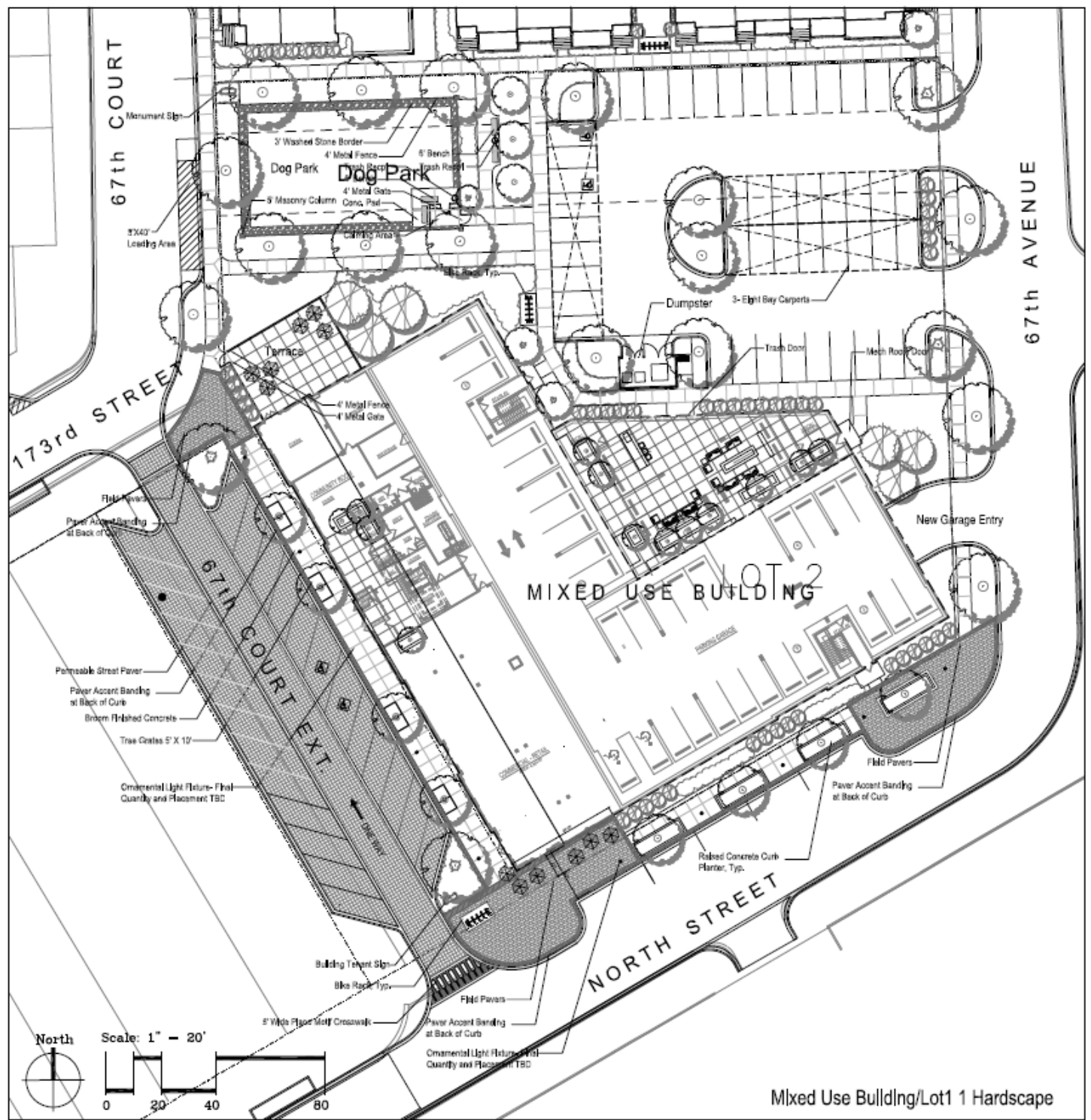
expressed a preference to expand this area, even if within the public right-of-way and replacing a parking stall. Staff's preference remains: adjusting the plan to include the space on the private lot for the primary outdoor dining area. Some right-of-way dining is possible but it cannot be used as the primary outdoor dining area due to issues with maintenance, licensing, and insurance. Public areas can be used to expand outdoor dining without becoming the primary use of the space. The current right-of-way plan is still under design and review by the Village's consultant and engineering team.

Both development areas include significant on-site and off-site improvements including on-street parking, sidewalk improvements, crosswalks, and street trees. Adjacent to the mixed-use building, the right-of-way will include a streetscape that ties into the plaza and like the streetscape in place at The Boulevard at Central Station Development. The plan includes brick paver borders, planter boxes, benches, lights, trees, and public bike racks. The design of the streetscape has not been fully reviewed yet and will be subject to review and changes by Lakota Group, who has been hired to create a uniform design for the streetscape and plaza. Staff recommend a condition clarifying that streetscape improvements are subject to review and approval at the final permitting stage. The hope for the streetscape plan is to tie in The Boulevard at Central Station, Bremen Station, North Street/Harmony Square and other future downtown developments to create a durable, attractive and consistent downtown public frontage.



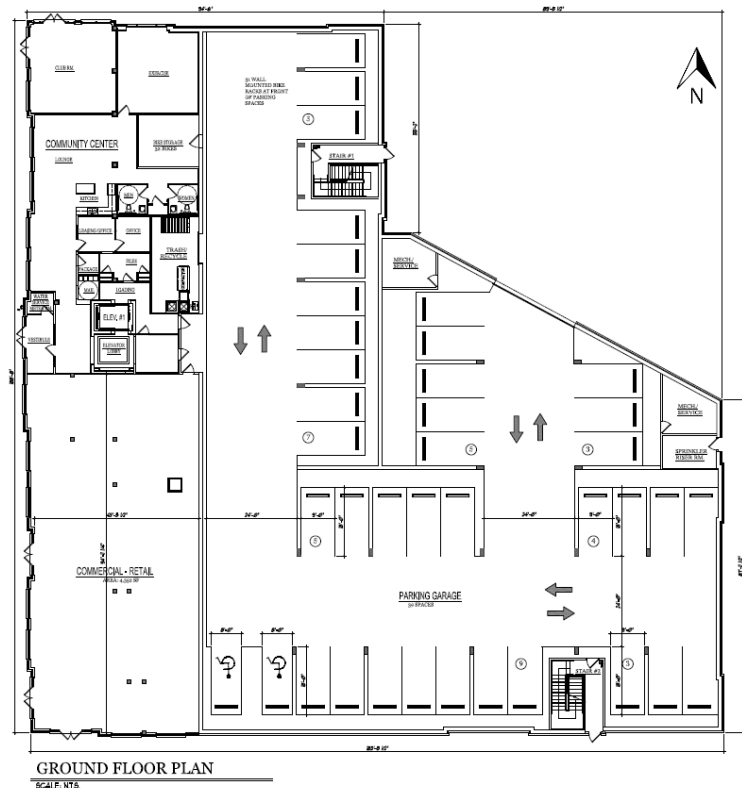
Open Item #3: Final streetscape plans are being designed and shall be incorporated into the proposed plans prior to permitting. Staff recommends this be a condition of approval.

REVISED LAYOUT



FLOOR PLANS

Shared resident amenities will include two outdoor rooftop terraces on the second floor, an exercise room, a lounge, a club room, storage lockers, and bike storage. The apartment units will be high-end luxury units, each with an in-unit washer and dryer. Most units will have a balcony, some recessed and some projecting. 8 total units are not proposed to have a balcony (5 studios and 3 1-bedroom apartments). While it might change the architectural design slightly, it is possible to have balconies on all units. Balconies will need to be added to the rear east facing façade as well as the south façade front North Street. The additional balconies may even increase the appeal of these facades and can be adjacent to an existing balcony. If space is limited, the balconies can even be a small “Juliet balcony” that just allows for someone to step outside with limited space for a table or chairs. Some second-floor units will have privately fenced patio spaces that are located next to the shared resident roof terraces. The fencing provides some defined space but will be a unique aspect to manage security and noise for those units with the roof terraces available to all residents and their guests.



Above: First-floor, amenities include lounge, club room, fitness center, patio, mailboxes, front office, parking garage, bike storage, and elevator.

Open Item #4: Discuss the need or ability to have balconies on 8 units that are currently proposed with no personal outdoor space.

Open Item #5: Discuss the management and design of fenced patios that are adjacent to the two rooftop terraces on the second floor.

The Petitioner noted the units without balconies are the smaller units and the locations were not ideal since they would be the only cantilevered balconies on the building. No other concerns were noted by the Commission.

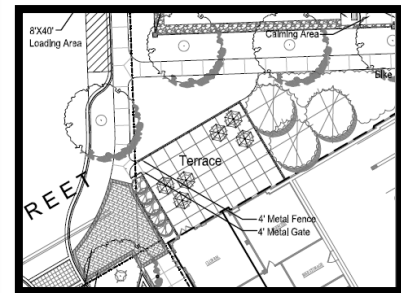
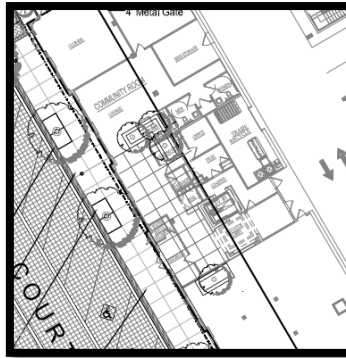
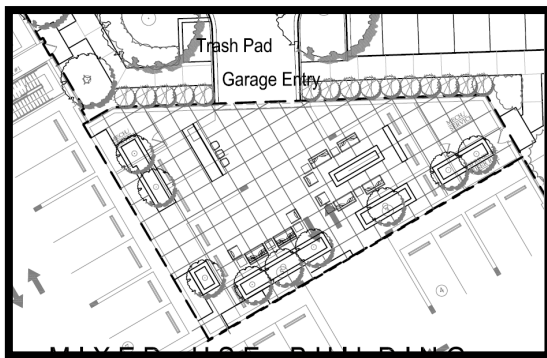
Floors 2-5 are all setback approximately 24 feet from the front property line. This setback of the floors is not required and is making for less building area on floors 2-5. The maximum setback per the Legacy Code is five feet (5'). This maximum setback (often referred to as a “build-to” line) is to create a pedestrian-friendly and inviting street wall in the downtown, maximize buildable area, and generally avoid large setbacks. The Petitioner has noted the additional building space that is difficult to incorporate into the floor plans and expected rents. The unit size changes are unlikely to substantially change income projections, while increasing construction costs. Additionally, the setback creates a unique rooftop terrace space overlooking the Harmony Square Plaza and expected to become an attractive amenity. Due to the building will be set back 24 feet on floors 2-5, a variation is required.

Open Item #6: Discuss Variation to allow floors 2-5 to be setback 24' instead of the permitted maximum of five feet (5').



Above: Second floor, rooftop terraces with private fenced patios.

The building's second floor step back was not a large concern, but the Plan Commission noted usable patio space in the front would be preferred.



Seatwall-Height Planters



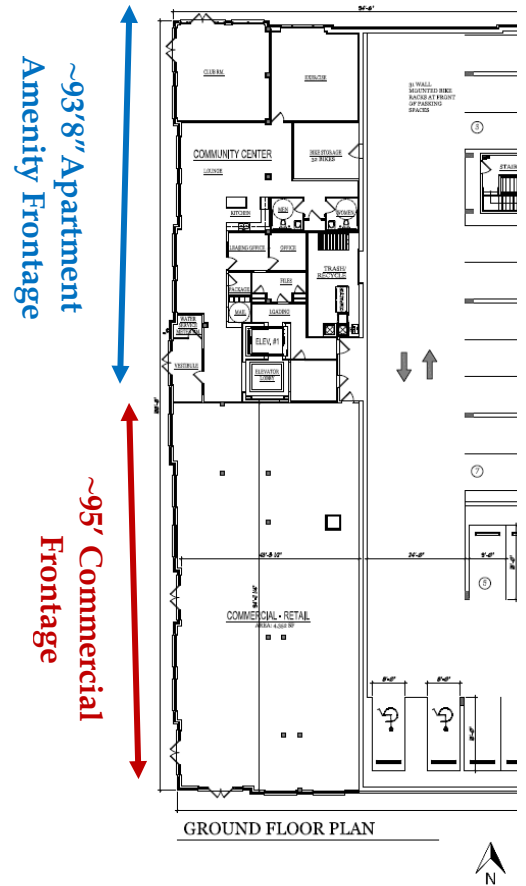
Fire Table, TV Wall, Soft Seating



BBQ Grill Island

The Petitioner is proposing to locate their common apartment entrance vestibule, lobby, fitness center, leasing office, and other accessory amenities on the first floor on the 67th Court extension adjacent to the plaza. The Legacy Code indicates that the North Street frontage requires street-level commercial. However, the Petitioner has requested to move that to 67th Ct where it fronts Harmony Square Plaza. Residential amenities are only permitted where “street-level commercial is required” with a Special Use Permit approval. The apartment entrance and amenities could be relocated in whole or in part off another frontage, where street-level commercial space is not required. The Petitioner has indicated this is due to a set interior layout and the reduction in interior parking that would occur. Relocating some amenities to the North Street frontage can also help improve that frontage’s architectural design. The apartment entrance and amenities utilize approximately 93’ 8” (49.67%) of the total frontage which is approximately 188’ 8”. The remaining frontage will be utilized by the commercial tenant space, anticipated to be at least one restaurant use.

Open Item #7: Consider the proposed location of the apartment entrance vestibule, lobby, leasing office, and other amenities on the first floor. Consider alternative locations on other frontages that don't require commercial, particularly on the North Street frontage to make for a more appealing first-floor façade that remains highly visible and important.



ACCESS

The townhomes are accessed by a set of private drives/alleys with access points on 67th Court, 172nd Street, and 67th Avenue. Access points are proposed to allow for vehicle and emergency vehicle circulation through the development. A sidewalk system is also proposed to connect the townhome units to the private park area and public sidewalks.

The mixed-use building parking garage will be accessed from 67th Avenue by a private overhead door entrance to be used by residents. Residents can then enter the building from inside the garage. Additionally, the apartments can be accessed by pedestrian traffic from the 67th Court entrance and through two parking garage/stairwell doors on the south side (along North Street) and east side (adjacent to the surface parking lot) of the building. The private surface lot will also be accessed from 67th Avenue. The access will remain accessible even when there are large events downtown and North Street is closed to vehicular traffic.

LOADING & TRASH

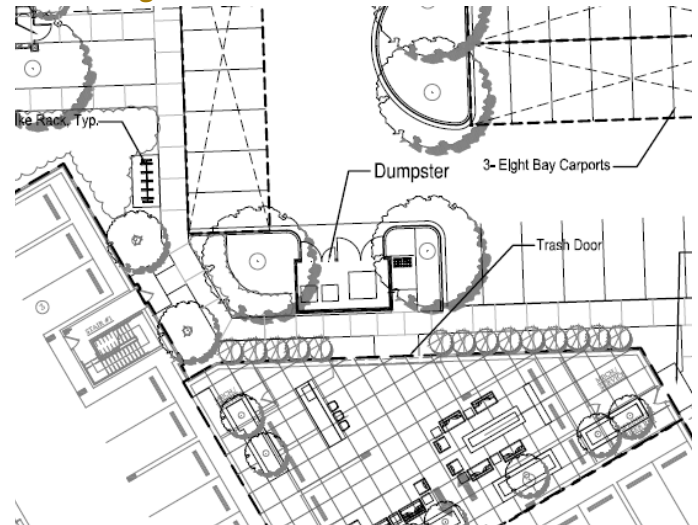
The commercial space will have multiple exterior doors, but the specific layout will depend on the number of tenants and the tenants’ internal layout. Deliveries can occur in the garage but are more likely to occur on North Street or the 67th Court extension due to the tight access for large trucks to enter the garage. The same is likely to happen for residents who are using larger trucks to move in or out of apartment units. The hope is for a restaurant user to occupy the commercial space, but with no known tenants, those delivery schedules will need to be worked out. Typically, deliveries and loading occur in off-times for short periods, so loading may only create a minor inconvenience for vehicles to maneuver around.

Resident garbage collection in the mixed-use building will be funneled to an enclosed room on the first floor of the parking garage. Garbage trucks will have access through the main garage door, but it is unlikely a garbage truck will be able to back in or maneuver the space. Garage ceiling heights may also not be adequate for a garbage truck to operate. A truck entering the garage may also cause issues with other vehicles trying to enter or leave the parking garage while a garbage truck is on-site. In addition, no separate trash area is indicated for the restaurant space and

appears to be sharing the resident garbage area. There is no access to the parking garage from the restaurant and, based on the current plan, an employee will need to exit the garage and to then go into the garbage area to empty the trash. If the garbage area is utilized by both residents and the commercial space, the trash room may not be large enough as it can easily fill up between pickups and on weekends. Due to the lack of an alley or drive-aisle on the site, there are no alternative locations for dumpster storage and the use of a public sidewalk for trash pickup is not an acceptable solution. The size of the space and operations will need to be clarified as acceptable by the applicant and the waste removal company.

Open Item #9: Clarification of the loading, receiving, and garbage operations for the commercial spaces and residents. Indicate truck locations and adequate right-of-way widths being maintained.

The Petitioner added an exterior dumpster enclosure and reconfigured the parking lot to move the garage access to the east side along North Street. This will allow additional trash storage to be used by residents or businesses. The enclosure is required to be masonry, matching the building material. Truck loading is expected to occur at off times along the streets or in the back parking lot but will be dependent on the specific businesses.



Additionally, garbage collection operations for the townhomes will need to be monitored and managed. No common dumpster enclosure spaces are proposed, and units have no exterior space for hidden can storage. With limited garage space (20-22' widths), it is not clear how tote storage will work without detracting from the development or utilizing an interior garage parking space from each unit. Consideration is needed of a common dumpster area as well as truck access to the site will occur. Conditions may be required on the Site Plan approval if operational items are required (for example, storing totes in the garages).

Open Item #10: Clarification of the on-site garbage pickup operations for both the mixed-use building and townhomes. Include residential and commercial spaces, expected pickup frequency, location and truck location/operation and clarification that a garbage truck can maneuver the space as proposed.

ARCHITECTURE

Mixed-Use Building

Staff's primary concern is the 5-story multi-use building's proposed architectural design, particularly at street-level. There are challenges creating attractive frontages, when the ground level is primarily a parking garage and mechanical equipment along three of four frontages. The prominence of the North Street frontage is important as it remains highly visible to downtown businesses, Harmony Square Plaza, the Metra station, and Oak Park Avenue. Additionally, the other facades will be highly visible from the neighboring residential developments, parks, and sidewalks.

The Legacy Code requires a minimum of 75% of all facades and roofs exclusive of glazing shall be comprised of brick, stone and fiber cement siding. Accent material can have a maximum of 25% of other materials. The proposed building will be constructed of a combination of face brick, flat-faced "renaissance stone", fiber cement panels, stucco molding/trim details, and grates for HVAC units (similar to The Boulevard). The primary material used will be manufactured "renaissance stone" for the first floor with face brick and fiber cement panels on floors 2-5. This comprises of anywhere from 75% to 80% of the overall material, excluding glazing, depending on the specific elevation, and complies with Code requirements. Exact materials percentage information still must be supplied by the Petitioner to confirm compliance. Overall, the color pallet is natural earth tones meant to complement the existing traditional architectural styles in the downtown.

Open Item #11: Supply exact exterior material percentages for all façade elevations.

Revised plans with specific material percentages will be provided at the Plan Commission public hearing. Rough calculations from the most recent submittal indicate the proposed composition of each façade would meet the building material requirements.

Plaza/67th Ct/West Front Elevation



The primary street-level frontage facing west toward Harmony Square Plaza has been designed to have a uniform commercial appearance including large windows, canopies, and areas for signage. This has been carried across the façade even though around 50% of the space on the north side is proposed to be residential amenity space. The architecture of the upper floors has been designed with vertical and horizontal breaks in the façade and materials. Balconies are proposed for most units with black railings.

North Street/South Elevation



The next most visible street-level façade is facing south towards North Street and many of the commercial elements have been replicated here including glazing and canopies. However, due to the parking garage location the windows are proposed to be opaque/darkened as they will not have a storefront behind them. While this is not preferred the petitioner had a challenge of fitting interior covered parking in a building that has all sides visible from public roadways and sidewalks. Areas for advertising of public events have been added as well, with the material on these areas unknown. Staff recommend these glazed window areas so that if unused for events or branding promotion, they look as if they are a planned part of the façade. Additionally, foundational landscaping is proposed for this façade to soften the view.

Overall, the preference is for the North Street façade to be commercial space or to be the location of the accessory residential amenities (freeing up additional space adjacent to the plaza for commercial use). The Petitioner has noted that the only way to do that is to have underground parking or a separate parking structure, both options that are not economically feasible to the developer. The proposed elevation is a mixture of components that works best to create an attractive frontage that blends with the rest of the building, while avoiding a large solid brick/stone wall.

Open Item #12: Discuss overall appearance of North Street façade and alternative options to proposed opaque windows.

Northern Elevation



Easten Elevation



The eastern and northern first-floor elevations of the building include similar opaque/darkened windows with a rhythm similar to the window spacing on the floors above it. These façades, while not the front of the building, will still be visible from public ways and neighboring properties. There are limited alternatives to adding windows or openings on the first floor due to the parking garage location. These elevations do face more residential areas and are setback from the road, with more landscaping and residential appearance as opposed to the two primary street elevations.

Open Item #13: Discuss overall appearance of northern and eastern secondary façade appearances.

Buildings with street-level commercial uses are required to have the first floor of all street-level facades with a minimum of 60% glazing that cannot be opaque or mirrored. A variation from this section will be required for the three non-primary facades (south, north, and east).

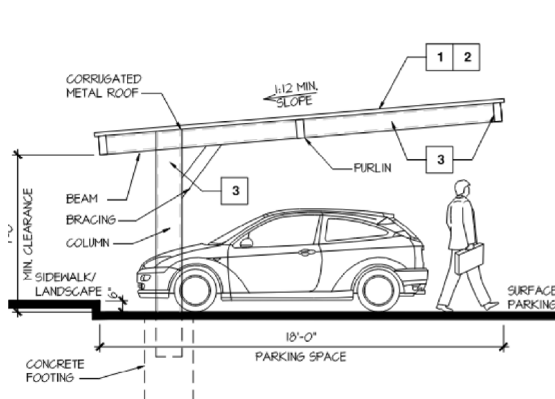
Open Item #14: Discuss variations for less than 60% glazing on street-level facades and to permit opaque glazing/windows on those façades.

Parapet and mechanical unit heights/locations have not been supplied. Staff is looking for plans or a sightline study showing that all rooftop mechanicals will be screened by the proposed parapet.

Open Item #15: provide plans and clarification indicating rooftop mounted HVAC and other mechanical equipment sizes and locations will be screened by the proposed parapet.

Three 8-unit carports are proposed over the surface parking lot to provide coverage for the minimum number of parking stalls. The proposed car port structure details have not been provided but an example has been provided for a prefabricated roof structure with a minimalist design meant to limit their visibility and allow them to blend in better with the surroundings. Staff has recommended considering constructing more traditional detached garages at these locations as they allow the use of materials that better complement the development (matching brick, roofing materials, etc.) Additionally, enclosed garages are likely to be preferred by residents and more closely meet the code, which requires enclosed parking, attached or within the building footprint.

Open Item #16: Discuss proposed carports, their appearance/design, and the desire for enclosed garage structures that match the principal building materials.



Townhomes

The townhomes have a traditional row home style with a front porch entrance and rear loaded garages. All building facades are a combination of face brick and fiber cement board siding and comply with the material specifications. Each unit has an elevated deck on the front elevation as well. The front facades are meant to front major streets, helping create an urban and walkable feel to the downtown. Where the sides of buildings front roadways, the side elevations have been given upgraded elevations with an additional balcony or door/porch to give it the appearance of a front elevation.

All townhome buildings will have a similar style within the development but vary slightly depending on if the structure is 3,4, or 5 units. However, differing material color combinations of siding and brick have been planned to avoid having buildings with the same exact colors next to each other.

Open Item #17: Review overall architectural design of the townhome elevations.

Elevations differ between the color renderings and the architectural line drawings. Specifically, the line drawings appear to show differing siding patterns (vertical and horizontal) that offer more architectural intrigue to the design on front and side elevations, as opposed to horizontal run lap siding. Clarification of the design and revised renderings will need to be supplied.

Open Item #18: Revise color renderings to have differing siding patterns (vertical, horizontal, board & batten, etc.) as depicted on the architectural line drawings rather than horizontal siding across all elevations.

Front Elevations



Traditional Side Elevations



LEFT ELEVATION
SCALE 1/8"=1'-0"



RIGHT ELEVATION
SCALE 1/8"=1'-0"

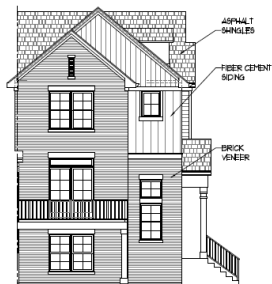


LEFT ELEVATION
SCALE 1/8"=1'-0"



RIGHT ELEVATION
SCALE 1/8"=1'-0"

Upgraded/Streetside Side Elevation



1700

PART'L. COURT ELEVATION
SCALE 1/8"=1'-0"



1700

RIGHT ELEVATION
SCALE 1/8"=1'-0"

Rear Elevation

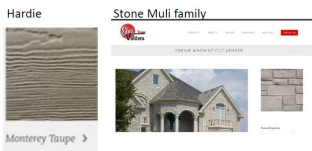


1700

REAR ELEVATION - 3 UNIT
SCALE 1/8"=1'-0"

Exterior Material/Color Packages

Package One Option



Brampton Brick- Ripley
Front Door: SW Homberg Gray 7622
Shutters: Gray



All roofs – GAF Charcoal

Package Two



Artic White
Brick General Shale- LWQ Shawdow Grey Tudor
Front Door: SW Iron Ore 7069
Shutters: Black

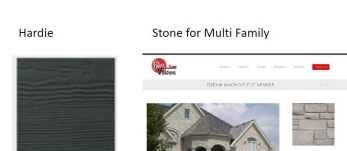
Package Three



Brampton Brick- Brownstone
Front Door: Sherwin Williams Pewter Green SW6208
Shutters: Black



Package Four



Brampton Brick- Graystone
Front Door: Sherwin Williams Auric 6692 | Safer Choice Sherwin Williams Cityscape SW7061
Shutters: Pale Gray

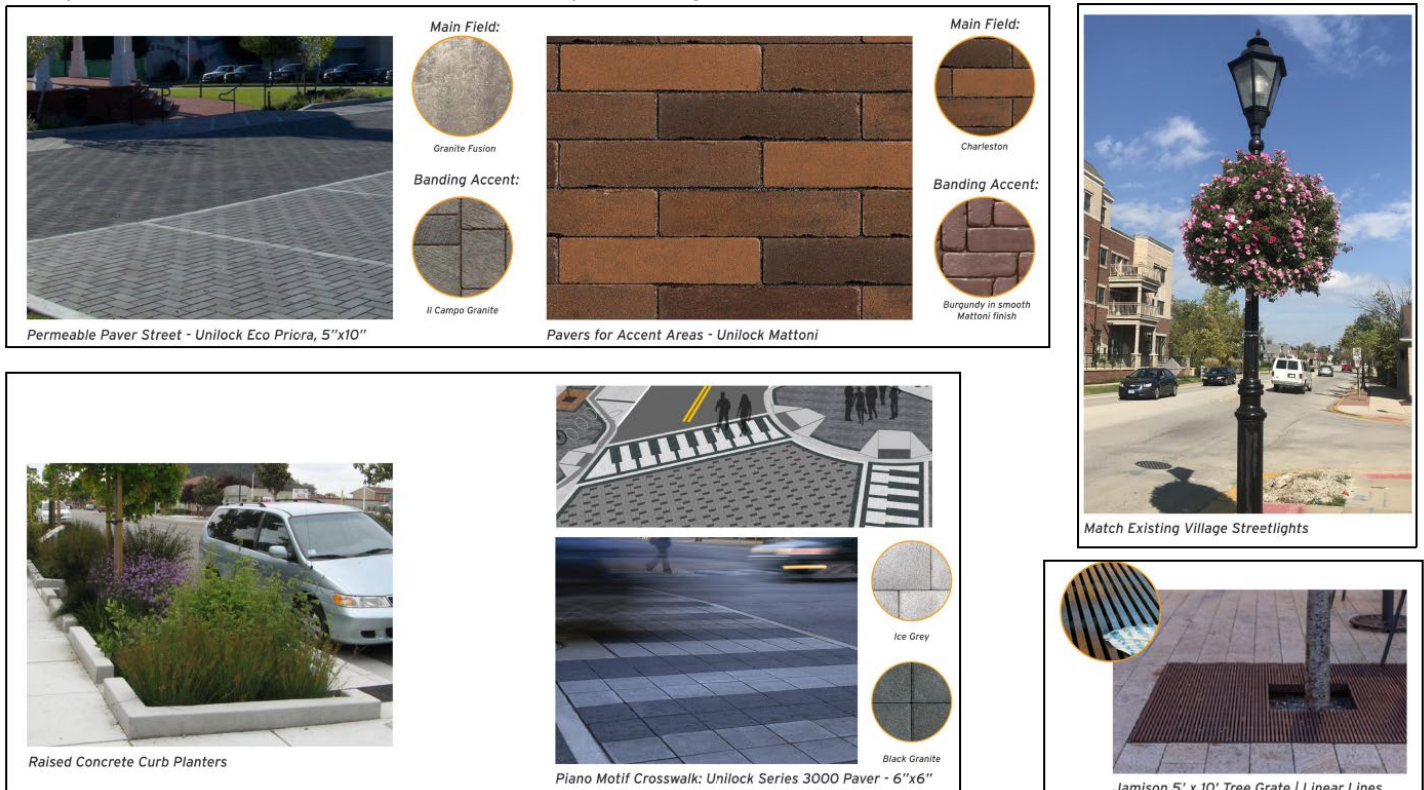


LANDSCAPE

The overall development works to maximize the buildable footprint of the lot while still maintaining an attractive streetscape and landscaping where space is available. The developer proposes an outdoor dog recreational area on the mixed-use lot. Overall, the proposal includes a variety of species types that will create an attractive and interesting development. Species are generally hearty and salt-tolerant to ensure limited maintenance and long-term health.

The proposed streetscape is generally in line with what the Village would like to see regarding landscaping, trees, benches, and streetlights. A Village consultant is actively designing and preparing a streetscape plan for downtown. Staff has recommends that the landscape and site plans be subject to meeting all streetscape requirements laid out in the Village's future streetscape plan or any changes the Village sees fit prior to permitting.

Example North Street and 67th Court Streetscape Frontage



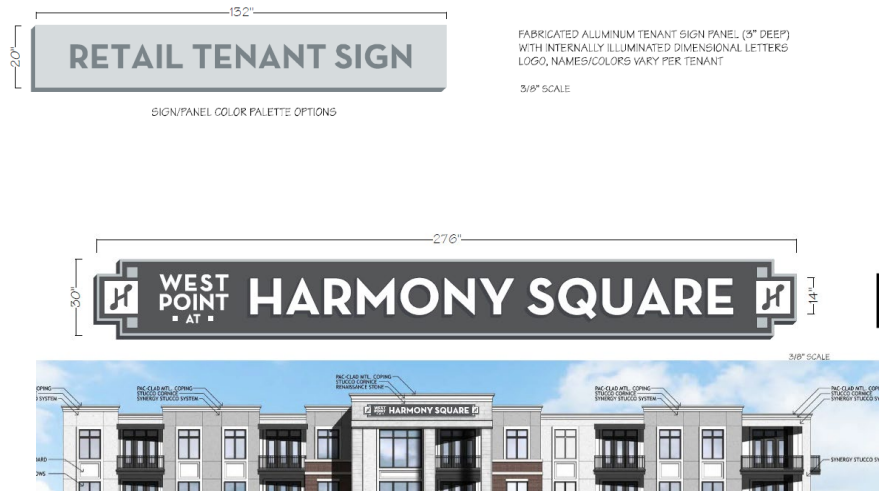
Landscaping is placed throughout the townhome portion of the development where there is available space and around the parking lot. The tree locations have been maximized to provide canopy cover and shade within the development. Foundational landscaping is provided at the base of the buildings and helps to create an attractive appearance from the public roadways and internal to the site.

The mixed-use building has proposed some foundational landscaping to help create an attractive street-level appearance despite the existence of a parking garage on 3 of the elevations. Rooftop landscaping is also proposed on the second-floor rooftop terraces and around the ground floor patio.

Open Item #19: Discuss the proposed landscape plan, and the treatment of the North Street façade foundational landscaping. Clarify if the North Street foundational landscaping will be on the private lot or public right-of-way.

SIGNAGE

The plan indicates various sign band locations on the building which will allow for commercial tenant signage to be an aluminum sign frame/backer with internally illuminated letter or logos. The sign will keep a consistent location and appearance while still allowing unique colors, fonts, and logos specific to the tenant.



The Petitioner proposed to have development signage indicating the name of the development. The development signage is customary in newer urban style development that allows for each building/development to be known. The signage designs are meant to complement the architecture of the buildings.

For the mixed-use building wall signs are proposed on all four elevations of the building. These building signs were not anticipated in the code and are not permitted to advertise the residential development. They also exceed the size and height that commercial wall signs are permitted in the Legacy District. The following requests are needed based upon the Petitioner's submittal:

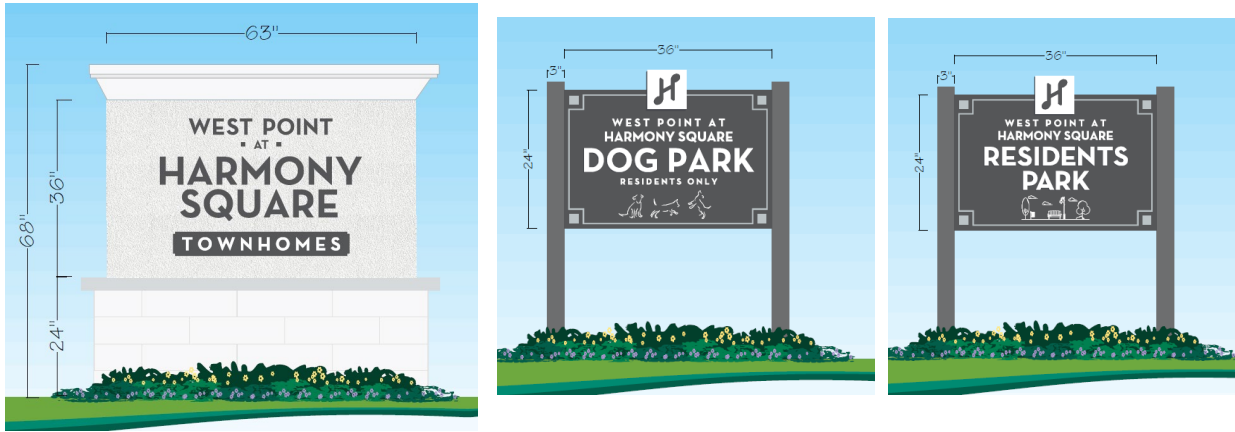
- All development wall signs – Allow for residential development and not a commercial business.
- Wall signs shall not extend higher than the second floor windowsills, where the proposed sign extends to the top of the fifth floor.
- The traditional wall signs are proposed at 57.5 sq. ft. for all four elevations.

Staff has recommended limiting the development signage to only one sign on the west and south elevations that are the primary frontages, facing the train station and downtown area. The other two elevations face towards residential areas and do not have as strong an identification purpose needed. If it is decided that the signs are to remain on those elevations, they will need to be non-illuminated.

Open Item #20: Discuss the proposed mixed-use building development wall signage and required variations. Discuss removal for development wall signs on the north and eastern elevations that face towards residential subdivisions. Open Item #20: Discuss the proposed ground (monument) sign locations and variation to the ten foot minimum setback.

For the townhomes, an entrance sign has been proposed at the southwest and northeast corners of the development. Specific setbacks have not been shown on the plans and need to be clarified, however it is likely less than the 10' min. setback and will require a variation. Signs are also not permitted for residential developments and require variations approval. Subdivision signs are common in other areas of town but not common in the downtown area. However, this development is in the DG (Downtown General) Zoning District, which is a transitional and primarily residential District. The proposed signs blend in with the architectural style of the buildings. 6 sq. ft. in area and 4 ft. high non-illuminated ground signs are also proposed for the resident park and the dog park for informational purposes. Identification signs are only permitted at a maximum of 5 sq. ft. and 2 ft. in height, requiring a variation. The signs have a similar style, font, and colors as the other development signage and are meant to complement the development architecture.

Open Item #21: Discuss the proposed townhome development signage and required variations for residential signage to be permitted and for a reduced setback (to be clarified by Petitioner).



PARKING

The DC (Downtown Core) and DG (Downtown General) Districts do not require parking for street-level commercial uses. That parking is supplemented by the on-street and available public parking, including the centralized Metra commuter lot. However, it does require one enclosed space (located within, or attached to, the building envelope) for each residential unit. The proposed project provides the required amount of residential parking spaces but does not provide them inside of the building for all units in the mixed-use building.

For the townhome portion of the development, each unit has a 2-car attached garage. For the mixed-use building, there are 39 parking stalls provided internal to the building and 45 additional stalls on an exterior surface lot. Of those 45 stalls, 24 will be covered by a carport to ensure the minimum number of required stalls are at least covered parking. Staff has recommended considering the use of fully enclosed detached garage structures. A garage structure is more appealing and tie into the overall development, while also being preferred by the residents. Surface parking lots are generally considered a waste of available building space and run counter to the goal of maximizing building footprints.

Open Item #22: A Variation is required to allow for some required stalls to be located in a surface lot that are not "below or within the building footprint".

The Village restricts on-street parking from 2-5 am, which can limit parking for guests. Additionally, the commuter lot currently requires a monthly pass to park between 5am-10:30am. There are some upcoming changes that will allow for daily pay during those commuter lot hours. Staff is further evaluating whether some stalls may be able to be leased separately to residents, or private developers who want additional stalls. While these changes are in the works, it's important to note that the developer will need to ensure residents operate within the allowable parking, which may be the stalls being provided on site.

The state adopted a recent law requiring all new residential developments to make required stalls "EV charging compatible". This means that the developer will need to ensure there is adequate electrical panels supply and conduit running to any required parking stalls.

Open Item #23: Discuss state requirement to make any "required" parking spaces electrical vehicle charging compatible including proper electrical service panel and conduit installation.

Bike Parking

The Legacy Code requires one bike stall per dwelling unit and .2 per 1,000 sq. ft. of Street Level Commercial. The total required minimum number of bike stalls is one stall for the commercial tenant space and 126 stalls for the residential units. The bike storage for the residential units is in the mixed-use parking garage (on the wall in front of each parking space, and in a separate bike locker) and in the attached garages of the townhome units. A bicycle rack is also

proposed in the public streetscape along North Street. The final location and number of these bike racks will be determined when the final streetscape plan is approved.

LIGHTING

Various building lighting fixtures are shown on the architectural renderings. The cut sheets for the lights and wall sconces were not provided and will need to comply with the allowable light fixture styles, including ensuring the light source is not visible. Column style lights to the Village's specifications are required in the rights-of-way.

Open Item #24: Supply all light fixture cut sheets and a final photometric plan needs to be provided.

PLAT OF VACATION AND SUBDIVISION/CONSOLIDATION

The project includes the vacation of a .531-acre area of the right-of-way and consolidation of that land with the existing south private lot to allow for the development of the mixed-use building and connection between the two parts of the development. The drafted Plat of Vacation and Plat of Subdivision are attached and under review by the Village Engineer and Village Attorney.

Open Item #25: Discuss Plat of Vacation and Plat of Subdivision/Consolidation, both will be subject to final approval by the Village Engineer and Village Attorney.

VARIATIONS

The list of requested variations include:

1. Five studio units to be permitted at a minimum of 705 sq. ft. instead of the minimum 800 sq. ft. size. For a residential dwelling (Sec. V.C.2)
2. Permit residential parking that is not within or below the building envelope or an attached parking structure. 24 required stalls are required to still have a carport covering or approved parking structure (Sec. XII.3.C.3.d.)
3. Permit floors 2-5 to be setback 24' instead of the permitted maximum of five feet (5') (Sec. XII.2.A.2.9.)
4. Permit a reduction of the required 60% of all street frontage facades on a commercial building to be transparent windows. Opaque, non-mirrored" windows shall be permitted on the three-non-primary facades (Sec. XII.3.B.6.a.)
5. Permit 57.5 sq. ft. development wall signs on the west (67th Ct.) and south (North Street) facades to be placed at the top of the 5th floor parapet as shown on the elevation (Sec. XII.4.E.8.)
6. Permit 6 sq. ft. in size, 4 ft. high identification signs at the private park and dog park areas (Sec. XII.4.E.16.)
7. Permit two 15 sq. ft. large and 68 inch high townhome development entrance ground signs to be setback a minimum of two feet from the property lines (Sec. XII.4.E.14.)
8. Permit Commercial Depth of 45' instead of the minimum 50' where street-level commercial is required (Sec. XII.2.A.4.)

ADDITIONAL LEGACY CODE STANDARDS

In addition to any other specific standards set forth herein the Plan Commission shall not recommend a Special Use, variance, appeal, or map amendment from the regulations of this ordinance unless it shall have made findings of fact, based upon evidence presented to it, in each specific case that the following standards are met. Staff has provided draft Findings for the Commission's review. The Commission may adopt the Findings as provided or make any additions, deletions, or modifications based on testimony provided at the hearing.

- a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance.
 - *The Legacy Plan specifically calls for maximizing the number of people living within walking distance of the train station. The project will have the potential to bring, at a minimum, 126 new residents to the downtown area near the commuter line. The new commercial storefronts adjacent to the Harmony Square Plaza and overall site design are in conformance with the goal of having a walkable downtown with a strong economic center.*
- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties.
 - *The mixed-use building and townhomes are permitted within their respective Zoning Districts and are compatible with the commercial service uses preferred in the downtown area.*
- c. Any improvement meets the architectural standards set forth in the Legacy Code.
 - *The mixed-use and townhome buildings provide for a consistent style of architecture without being monotonous. The first-floor retail storefront provides for varying materials with the use of brick, stone, fabric and metal awnings, light fixtures, and recessed doorways. The upper floors utilize balconies and a mixture of brick, stone, fiber cement panel siding, cornices, and trim to create interest. The overall appearance is traditional in nature to help complement the existing downtown buildings.*
- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
 - *The proposed improvements provide new commercial space, increasing the availability of downtown commercial space, and will add residents within walking distance to support downtown businesses. The Village will be able to attract commercial users that will serve residents of the project, the community and beyond, thereby contributing to the economic health of the downtown area and the village overall.*

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has provided the following draft Findings for the Commission's review. The Commission may adopt the Findings as provided or make any additions, deletions, or modifications based on testimony provided at the hearing.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - *The incorporation of ground-floor residential amenities will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The uses are incorporated with the overall design of the first-floor lobby area and will be built to meet all building codes.*

- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - *The inclusion of ground-floor residential amenities will not be injurious to the use and enjoyment of other properties in the immediate vicinity. There is a train station across the street and a mix of commercial and residential uses surrounding the property.*
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - *Having residential amenities on the first floor will not impede the normal development of the downtown, however these uses will not generate sales tax revenue the community hopes to achieve with downtown redevelopment. In the future, the amenity space could be converted in whole or part to commercial space.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *As part of this development, the adjacent roadways will be reconstructed according to the Village's streetscape and roadway plans. A regional pond, which was established on the Panduit Site, is providing the necessary stormwater management that normally would have been required on site.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - *The residential amenities will only be accessed from the interior lobby area of the mixed-use building. Since these areas will only be utilized by the residents living in the apartments, there will not be any issues of increased traffic on the public streets.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - *The DC (Downtown Core) District for this area requires first floor commercial space. The residential amenity space is permitted by Special Use.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *The Special Use will add required commercial space along the future 67th Court extension at the corner of South Street, adjacent to the future Harmony Square Plaza. The DC (Downtown Core) District requires ground floor commercial space. Although a portion of the ground floor of the mixed-use building will be occupied by resident amenity space, the development adds available commercial space downtown. The amenity space will not generate additional foot traffic for businesses; however it will enhance the living experience of future residents of the building.*

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

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff has provided the following draft Findings for the Commission's review. The Commission may adopt the Findings as provided or make any additions, deletions, or modifications based on testimony provided at the hearing.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - *The Variations are based upon the existing market conditions and available space on the property. The requests have been minimized whenever possible but allow the preferred development pattern to occur. Resident amenities have been maximized where there is available space.*
2. The plight of the owner is due to unique circumstances.
 - *Most of the Legacy and Zoning Code requirements have been met by the Petitioner with only a few changes that have been minimized where possible that allow for the project to be financially viable and fit within the site's size constraints. The overall proposal fits within the visions and plan for their respective Districts.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *The Variations do not change the character of the area and have been minimized where possible to keep in line with the existing development pattern, Legacy Plan and Legacy Code requirements.*
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

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

Architectural

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

Site Design

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

MOTIONS TO CONSIDER

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

"...make a motion to recommend the Village Board amend Sec. XII.2.A.3. of the Zoning Ordinance (Legacy District) "Downtown Core Regulating Plan" to relocate a segment of the frontage designated as "Street-Level Commercial Required" from a certain segment of North Street to a certain segment of the 67th Court extension as proposed in the September 7, 2023 staff report."

Motion 2 (Zoning)

"...make a motion to recommend the Village Board grant West Point Builders, Inc., on behalf of Tinley Park Main Street, LLC, a rezoning of the vacated portion of the 173rd Street right-of-way to the DC (Downtown Core) Zoning District, subject to the condition that the Plat of Vacation is reviewed and approved by the Village Attorney, Village Engineer, and Village Board."

Motion 3 (Special Use)

"...make a motion to recommend the Village Board grant a Special Use Permit to allow "Accessory Residential Uses on the Street Level in a mixed-use building" to the Petitioner, West Point Builders, Inc., on behalf of Tinley Park Main Street, LLC, in the DC (Downtown Core) Zoning District, where street-level commercial is required in accordance with the plans submitted and adopt the Findings of Fact as proposed in the September 7, 2023 staff report, subject to the following conditions:

- a) The "Accessory Residential Uses on the Street Level in a mixed-use building" must not occupy more than 93 feet 8 inches of the proposed building frontage on the 67th Court extension.*
- b) Approval is subject to final engineering reviews and approval.*
- c) Approval is subject to approval by the Village Board of all other related zoning requests.*
- d) As required by Village Ordinance, any changes in ownership require a new Special Use Approval.*
- e) The commercial architectural character of the residential uses must be maintained to create a uniformed commercial frontage appearance. The architecture and character of the exterior frontage of the "Accessory Residential Uses on the Street Level in a mixed-use building" must be designed and maintained to give the appearance of a storefront substantially similar to that of the commercial spaces occupying the ground floor.*

Motion 4 (Variations)

"...make a motion to recommend the Village Board grant eight Variations from the Zoning Ordinance as listed in the September 7, 2023, Staff Report to the Petitioner, West Point Builders, Inc., on behalf of Tinley Park Main Street, LLC, to permit the construction of a development consisting of townhomes and a mixed-use five-story building at North Street and 67th Court, in accordance with the plans submitted and adopt the Findings of Fact as proposed in Staff Report, subject to the following conditions:

- a) Revised plans with updates to the design of the parking lot, garage entrances, and elevations as noted in the staff report and discussed during the public hearing must be revised prior to the Village Board approval.*
- b) Approval is subject to final engineering review and approval, and may, at the sole discretion of the Village, require revisions to the proposed streetscape to comply with the Village's forthcoming streetscape plan.*
- c) All required parking stalls for dwelling units must be covered, situated within the mixed-use building garage, or, if approved by the Village, covered by carport canopies or within accessory garages. either interior to the building,*
- d) "Faux"/opaque windows specifications and design must be reviewed and approved by staff prior to permitting and installation. Windows must not be mirrored.*
- e) Commercial signage must be of a consistent style and mounting design as noted on the plans.*

Motion 5 (Site Plan/Architectural Approval)

“...make a motion to grant Site Plan/Architectural Approval to the Petitioner, West Point Builders, Inc., on behalf of Tinley Park Main Street, LLC, for the development of 63 townhomes and a 5-story mixed-use building with commercial space and 63 units at North Street and 67th Court in accordance with the plans submitted and adopt the Findings of Fact as proposed in the September 7, 2023 staff report, subject to the following conditions:

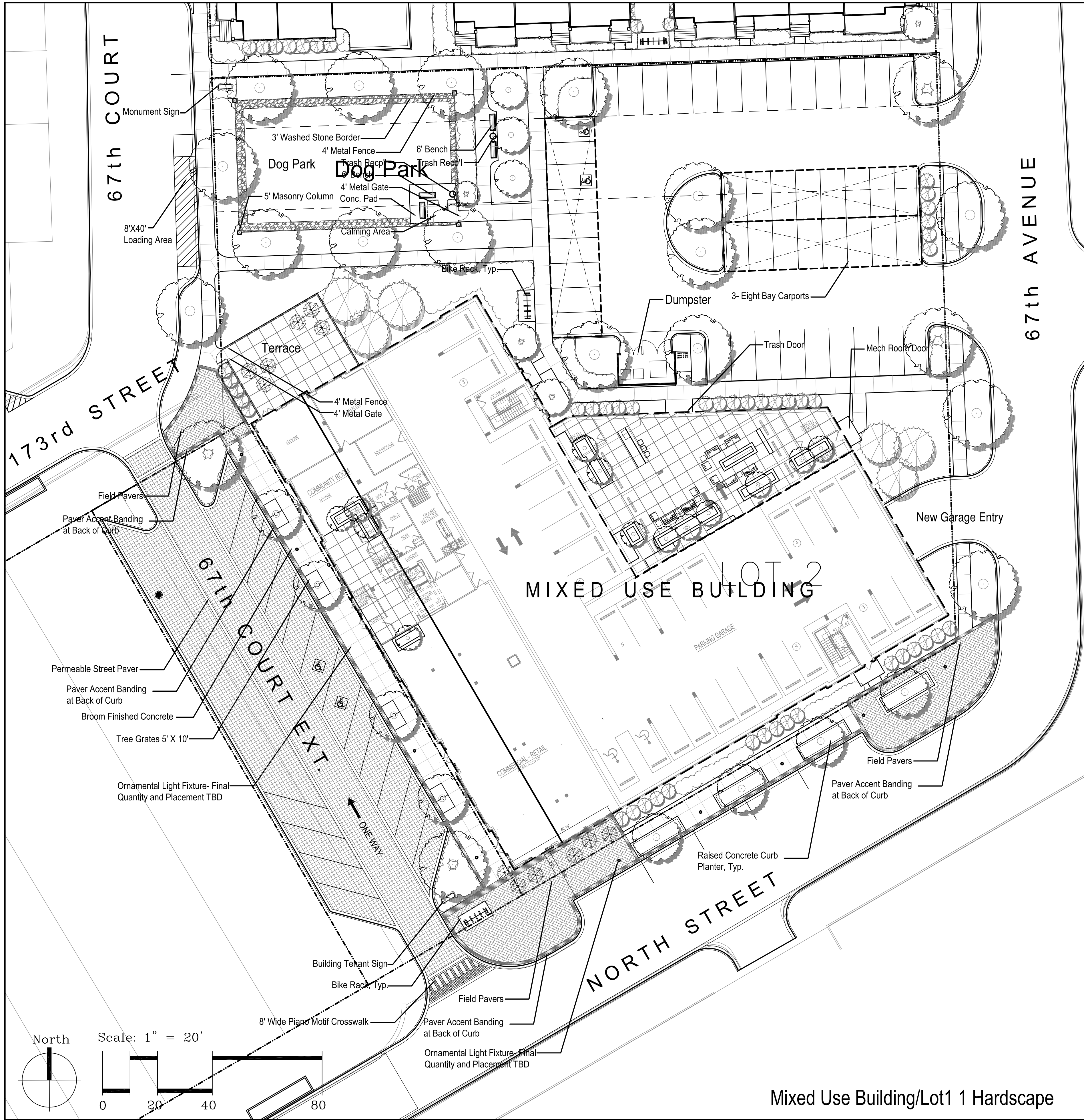
- a) Revised plans with all updates to the parking lot, garage entrance, and elevations as noted in the staff report and public hearing, must be revised prior to the Village Board approval.*
- b) “Public Event signage” areas on the North Street facade must be comprised of glazing to give the appearance of windows when not utilized.*
- c) “Public Event Signage” must not be used for commercial signage purposes and must be left empty when not utilized by the Village, or other public agency.*
- d) Approval is subject to final engineering reviews and approval, and may, at the sole discretion of the Village, require revisions to the proposed streetscape to comply with the Village’s forthcoming streetscape plan. Site-work, grading, and utility permits require prior approval by MWRD, as well as submittal of the Final Plat with all applicable signatures for recording. Foundation-only permits are not permitted unless complying with the Village’s policy and are approved by the Village Board.*
- e) The developer must obtain the necessary construction easements from the Village for the use of their property during construction.*
- f) A minimum of one parking space to one residential unit must be provided on-site for the duration of the construction process.*
- g) All lighting fixtures and the photometric plan are subject to Village review to confirm compliance with all applicable standards.*
- h) All rooftop HVAC and mechanical equipment must be located in a manner to be screened by the parapet wall and must not be visible at ground level.*

Motion 6 (Plat of Vacation and Subdivision)

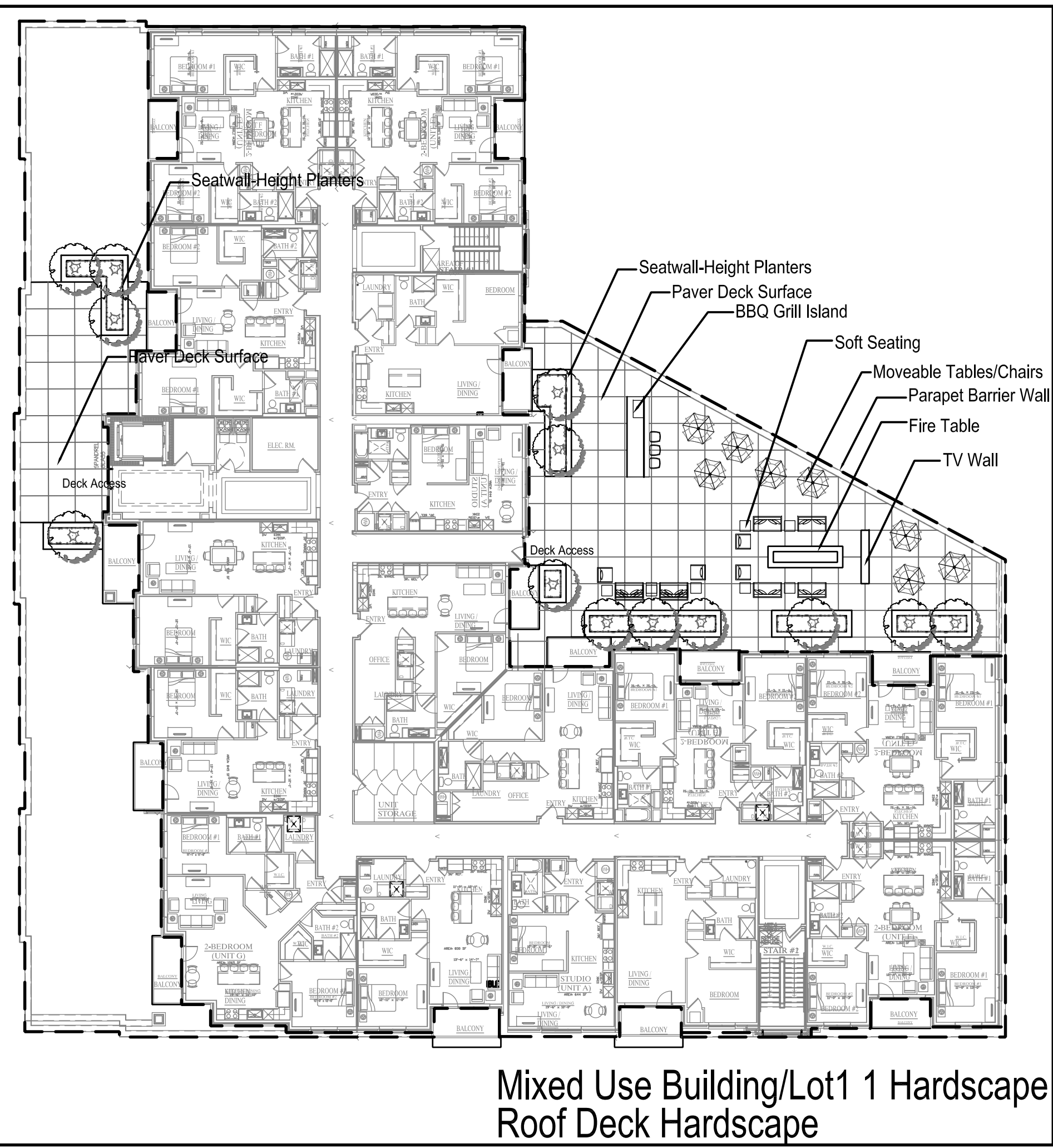
“...make a motion to recommend approval of the Final Plat of Vacation dated June 7, 2023 and the Harmony Square Final Plat of Subdivision dated August 16, 2023 to the Petitioner, West Point Builders, Inc. on behalf of Tinley Park Main Street, LLC, subject to the following condition that it is subject to final review and approval by the Village Engineer and Village Attorney.”

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Application	WPB	6/19/23
2	Illustrative Plan and Landscape Plan	WPB/SL	7/27/23
3	Combined Arch and Elevations 20230811	SL	7/27/23
4	Tinley Park Exteriors with Brick	Eleni	
5	Townhome Elevations and Floor Plans	SL	7/27/23
6	Townhome Anti-monotony plan	SL	7/27/23
7	Final Plat of Subdivision	WMA	7/18/23
8	Plat of Vacation Harmony Square 2023-06-19	Robinson	6/7/23
9	Overall Site Plan	WMA	7/19/23
10	Lot 1 Engineering	WMA	7/19/23
11	Lot 2 Engineering	WMA	7/19/23
12	Sight Distance Exhibit	WMA	7/19/23
13	Photometric Plan and Fixture Cut Sheets	ITG	7/27/23
14	Harmony Square Sign Package 20230810	VanBruggen	8/10/23
15	Workshop Presentation	WestPoint/Petitioner	8/17/23
16	Updated Mixed-Use Layout with Trash Enclosure and Garage Access	WPB/SL	8/27/23



Mixed Use Building/Lot1 1 Hardscape



Mixed Use Building/Lot1 1 Hardscape
Roof Deck Hardscape



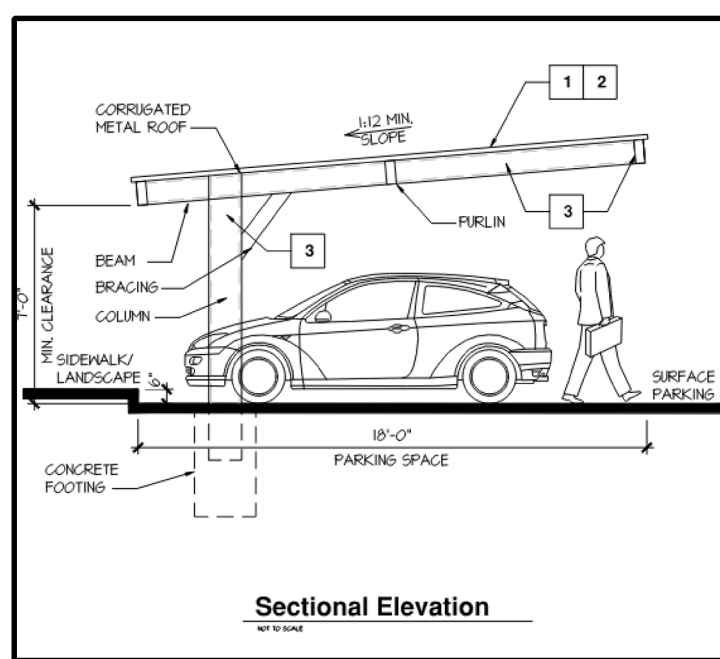
Seatwall-Height Planters



Fire Table, TV Wall, Soft Seating



BBQ Grill Island
Mixed Use Building
Second Floor Roof Deck Character



Car Port Character

22023-06-15 - Project Submittal Issued

ISSUE DATE: 06-15-2023	
REVISIONS	
July 11, 2023	Village Comments
Aug. 27, 2023	Village Comments



West Point at Harmony Square
Tinley Park, Illinois

JOB NO: LP230045.00 PROJ MGR: TJS
DRAWN: TJS CHECKED: ...
MIXED USE BLDG HARDSCAPE



S I T E D A T A

Lot		1			2		
Zoning		DG			DC		
Land Area		2.98 acres			1.44 acres		
Use		Townhomes			Mixed Use		
		Allowable	Proposed	Total Units	Allowable	Proposed	Total Units
FAR							
Building Height		Min. 3 Stories	3 stories		Min. 3 stories	5 stories	
Building Setback	Front (67th Ave)	5'-15'	10.8'		5' Max. (North St.)	8'	
	Front (67th Ct.)	5'-15'	8.7'		5' Max. (Cut Thru)	1'	
	Front (172nd St.)	5'-15'	9.3'		5' Max. (67th)	1.2'	
	Side	N/A			5' Min. (north)	81'	
	Rear (south)	5' Min.	13.3'				
Parking Setback	Front	N/A			20'	5'	
	Corner Side Yard	N/A					
	Side	N/A			0'	0'	
	Rear	N/A			5'		
MF TH Unit Size		1,200 SF Min.	1,500 SF to 1,800 SF	63			
MF Apt. Unit Size					UNIT TYPES	Rentable SF	Total Rentable SF
					A, Studio	704.00	3,520
					B- One Bedroom	808.00	3,232
					B1- One Bedroom	933.00	3,732
					B2- One Bedroom	831.00	8,310
					C- One Bedroom/office	880.00	2,640
					D- One Bedroom/office	880.00	7,040
					E- Two Bedroom	1,076.00	4,304
					E1- Two Bedroom	1,094.00	4,376
					F- Two Bedroom corner	1,164.00	18,624
					G- Two Bedroom	1,271.00	3,813
					H- Three Bedroom corner	1,476.00	1,476
					I- Three Bedroom	1,445.00	1,445
Apartment SFTotal					TOTAL SF		62,512
Unit Total							63
Average Apt. SF						(Avg SF/Unit)	992.3
Commercial SF							4,352.0
Aisle Width		Two-way - Max 20'	22'		One-way Max 20'	25'	
Parking							
		TH-1 per unit Req. (63 Spaces)			MF-1 per unit Req. (63 spaces) Commercial - None		
Garage - TH			126				
Shared Surface Spaces with Lot One			8				
Total TH Parking			134	2.1/Unit			
		*TH Parking Total Excludes 21 On Street Spaces					
		65 Bike Stalls					
Garage - Apartment						39	
Carport Parking						24	
Surface- Apartments						13	
Total Apt. Parking						76	1.2/Unit
						68 Bike Stalls	1/Unit
						(63 interior/ 5 exterior)	
Commercial						29 Spaces	7/1,000 sf
Total Comm. Parking						5 Bike Spaces	
						1- 40' X 8' Loading Space	

22023-06-15 - Project Submittal Issued

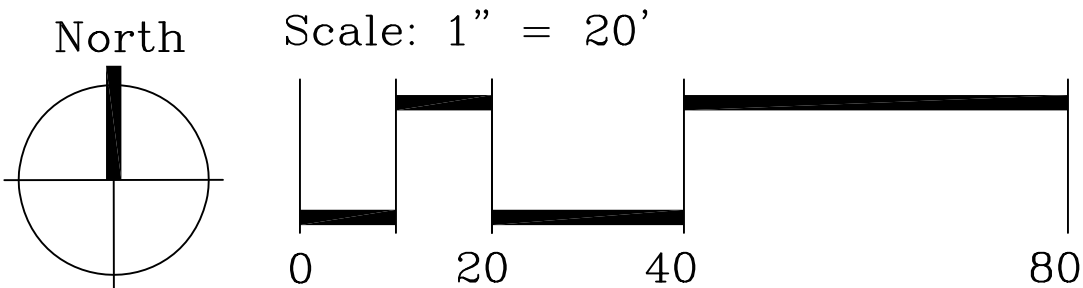
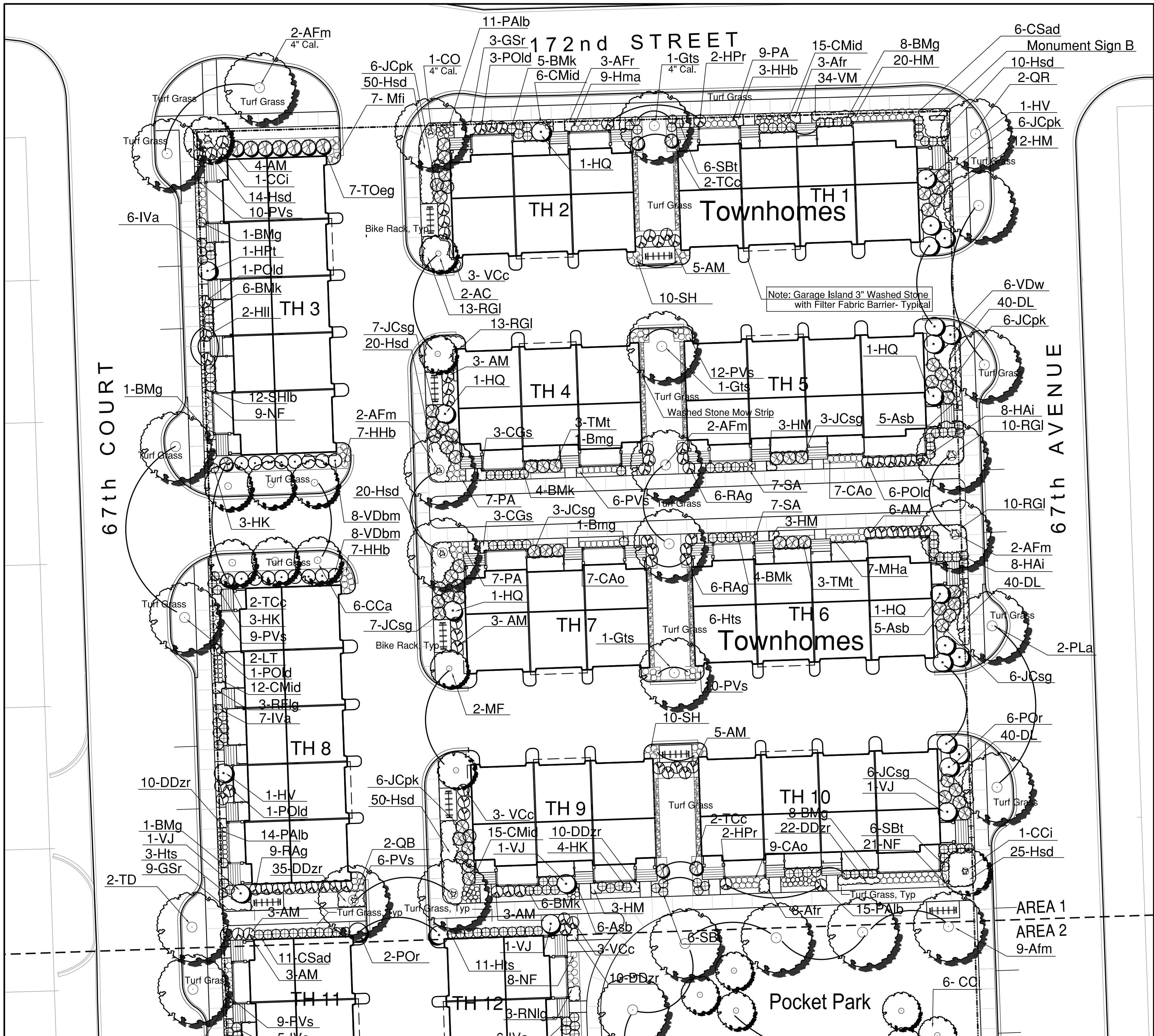
ISSUE DATE:	06-15-2023
	REVISIONS
July 17, 2023	Δ Village Comments



West Point at Harmony Square
Tinley Park, Illinois

JOB NO: LP230045.00	PROJ MGR: TJS
DRAWN: TJS	CHECKED: --

ILLUSTRATIVE PLAN



SHADE TREES			
U	SCIENTIFIC NAME	COMMON NAME	SIZE
AFm	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	2.5" BB Typ. 4.0" BB Special
CO	Celtis occidentalis 'Ultra'	Ultra Hackberry	2.5" BB Typ. 4.0" BB Special
GTls	Gleditsia tricanthos inermis 'Skyline'	Skyline Honey Locust	2.5" BB Typ. 4.0" BB Special
LT	Liriodendron tulipifera	Tulip Tree	2.5" BB
PLa	Platanus acerifolia	London Planetree	2.5" BB
QB	Quercus bicolor	Swamp White Oak	2.5" BB
QI	Quercus imbricaria	Shingle Oak	2.5" BB
QRu	Quercus rubra	Red Oak	2.5" BB
UAh	Ulmus americana 'Homestead'	Homestead Elm	2.5" BB

INTERMEDIATE AND EVERGREEN TREES		
KEY	SCIENTIFIC NAME	COMMON NAME
AC	Amelanchier canadensis	Serviceberry
CCa	Carpinus carolina	Carolina Hornbeam
CCI	Craetegus crus-galli inermis	Thornless Cockspur Hawthorn
HV	Hamamelis vernalis	Vernal Witchhazel
MF	Malus floribunda (Standard-Tree Form)	Floribunda Crab
Mrr	Malus 'Royal Raindrops'	Royal Raindrop's Crab
OV	Ostrya virginiana	Hornbeam
VP	Viburnum prunifolium	Blackhaw Viburnum
PGd	Picea glauca 'Densata'	Black Hills Spruce

SHRUBS		
KEY	SCIENTIFIC NAME	COMMON NAME
AM	Aronia melanocarpa	Black Chokeberry
BMk	Buxus microphylla 'Koreana'	Korean Littleleaf Boxwood
BMg	Buxus microphylla 'Green Mountain'	Green Mountain Boxwood
CS	Cornus sericea	Redtwig Dogwood
CSad	Cornus sericea 'Allemen's Dwarf'	Allemen's Dwarf Redtwig Dogwood
DRk	Diervilla rivularis 'Kodiak'	Kodiak Black Bush Honeysuckle
HAI	Hydrangea arborescens 'Invincibelle'	Invincibelle Hydrangea
HPHt	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
HPr	Hydrangea paniculata 'Rendia'	Rendia Hydrangea
HPI	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea
HL	Hydrangea 'Little Lamb'	Little Lamb Hydrangea
Hts	Hydrangea 'Tuff Stuff'	Tuff Stuff Hydrangea
HQ	Hydrangea quercifolia	Oakleaf Hydrangea
HK	Hypericum kalmianum	Kalm St. John's Wort
Iva	Ilex verticillata 'Red Sprite' (Include One Male Plant / Planting)	Red Sprite Holly
JCSg	Juniperus chinensis 'Sea Green'	Sea Green Juniper
POld	Physocarpus opulifolius 'Little Devil'	Little Devil Nine Bark
POs	Physocarpus opulifolius 'Seward'	Seward Nine Bark
RAg	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant
Rgl	Rhus aromatica 'Grow-Low' (36" On Center)	Grow-Low Sumac
SBt	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea
TCc	Taxus cuspidata 'Capitata'	Upright Yew
TMT	Taxus medii 'Tauntoni'	Tauntoni's Yew
TOT	Thuja occidentalis 'Technyi'	Technyi Arborvitae
TOeg	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae
VDbm	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrow Wood Vib.
VDw	Viburnum dentatum 'Synnesvedt'	Synnesvedt Arrowwood Vib.
VJ	Viburnum judii	Judd Viburnum
VCC	Viburnum carlesii 'Compactum'	Compact Koreanspice Vib.
VOC	Viburnum opulus 'Compactum'	Compact Euro. Cranberry Vib.

PERENNIALS AND GROUNDCOVER			
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
AH	Amsonia hubrichtii	Blazing Star	1 Gal. 24" On Center
Afr	Astilbe 'Fanal Red'	Fanal Red Astilbe	1 Gal. 24" On Center
CMid	Carex morrowi 'Ice Dance'	Ice Dance Sedge	1 QT Cont. 18" On Center
CP	Carex pennsylvanicum	Pennsylvania Sedge	1 QT Cont. 18" On Center
Asb	Allium 'Summer Beauty'	Summer Beauty Onion	1 QT Cont. 18" On Center
GSr	Geranium sanguineum 'Rosanne'	Rosanne Geranium	1 Gal. 24" On Center
HMa	Hakonechloa macra	Japanese Forest Grass	1 Gal. 24" On Center
Hsd	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1 Gal. 24" On Center
Hhb	Hosta 'Hadsen Blue'	Hadsen Blue Hosta	1 Gal. 24" On Center
HM	Heuchera 'Cherry Truffles'	Cherry Truffles Heuchera	1 Gal. 24" On Center
MFi	Monarda didyma 'Raspberry Wine'	Raspberry Wine Bee Balm	1 Gal. 24" On Center
NF	Nepeta fasseni 'Walker's Low'	Walker's Low Catmint	1 Gal. 24" On Center
PA	Pennisetum alopecuroides	Fountain Grass	1 Gal. 24" On Center
PAIb	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 Gal. 18" On Center
PVs	Panicum virgatum 'Shennandoah'	Shennandoah Switch Grass	1 Gal. 24" On Center
RNG	Rudbeckia neumanii 'Little Goldstar'	Little Goldstar Blackeyed Sus.	1 Gal. 24" On Center
SHt	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1 Gal. 24" On Center
SH	Sporobolus heterolepis	Prairie Dropseed	1 Gal. 24" On Center
VM	Vinca minor	Periwinkle	1 Qt. 12" On Center

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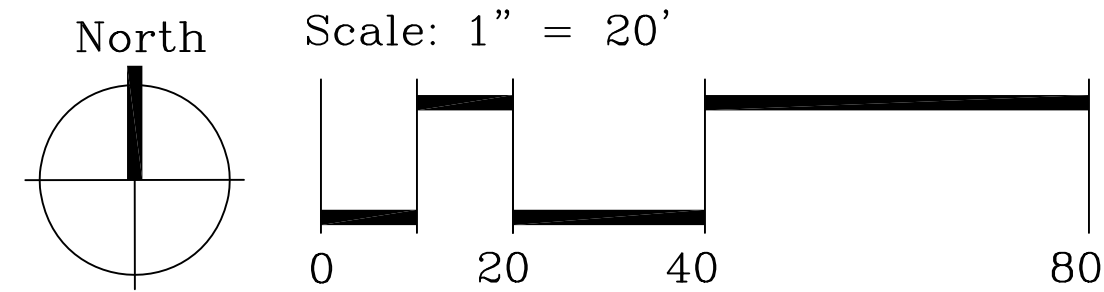
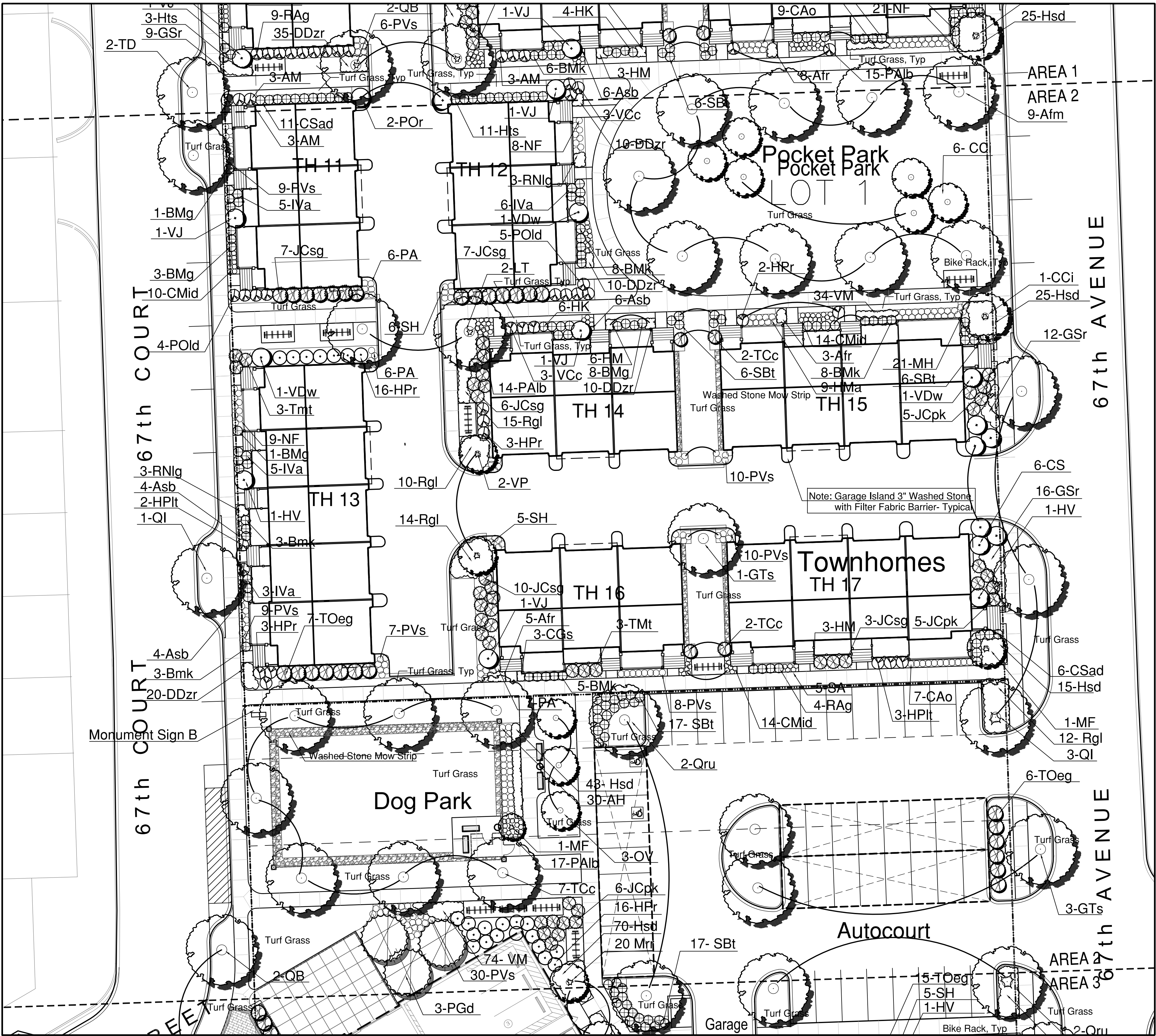


West Point at Harmony Square

Tinley Park, Illinois

JOB NO: LP230045.00 PROJ MGR: TJS
DRAWN: TJS CHECKED: ...
AREA ONE LANDSCAPE PLAN

L1.1



SHADE TREES			
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
U			2.5" BB Typ.
AFm	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	4.0" BB Special
CO	Celtis occidentalis 'Ultra'	Ultra Hackberry	2.5" BB Typ.
GTls	Gleditsia tricanthos inermis 'Skyline'	Skyline Honey Locust	4.0" BB Special
LT	Liriodendron tulipifera	Tulip Tree	2.5" BB
PLa	Platanus acerifolia	London Planetree	2.5" BB
QB	Quercus bicolor	Swamp White Oak	2.5" BB
QI	Quercus imbricaria	Shingle Oak	2.5" BB
QRu	Quercus rubra	Red Oak	2.5" BB
UAh	Ulmus americana 'Homestead'	Homestead Elm	2.5" BB

INTERMEDIATE AND EVERGREEN TREES		
KEY	SCIENTIFIC NAME	COMMON NAME
AC	Amelanchier canadensis	Serviceberry
CCa	Carpinus carolina	Carolina Hornbeam
CCi	Craetegus crus-galli inermis	Thornless Cockspur Hawthorn
HV	Hamamelis vernalis	Vernal Witchhazel
MF	Malus floribunda (Standard-Tree Form)	Floribunda Crab
Mrr	Malus 'Royal Raindrops'	Royal Raindrop's Crab
OV	Ostrya virginiana	Hornbeam
VP	Viburnum prunifolium	Blackhaw Viburnum
PGd	Picea glauca 'Densata'	Black Hills Spruce

SHRUBS		
KEY	SCIENTIFIC NAME	COMMON NAME
AM	Aronia melanocarpa	Black Chokeberry
BMk	Buxus microphylla 'Koreana'	Korean Littleleaf Boxwood
BMg	Buxus microphylla 'Green Mountain'	Green Mountain Boxwood
CS	Cornus sericea	Redtwig Dogwood
CSad	Cornus sericea 'Alleman's Dwarf'	Alleman's Dwarf Redtwig Dogwood
DRk	Diervilla rivularis 'Kodiak'	Kodiak Black Bush Honeysuckle
HAI	Hydrangea arborescens 'Invincibelle'	Invincibelle Hydrangea
HPit	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
HPr	Hydrangea paniculata 'Rendia'	Rendia Hydrangea
HPT	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea
Hil	Hydrangea 'Little Lamb'	Little Lamb Hydrangea
Hts	Hydrangea 'Tuff Stuff'	Tuff Stuff Hydrangea
HQ	Hydrangea quercifolia	Oakleaf Hydrangea
HK	Hypericum kalmianum	Kalm St. John's Wort
Iva	Ilex verticillata 'Red Sprite'	Red Sprite Holly
JCsg	Juniperus chinensis 'Sea Green'	Sea Green Juniper
POld	Physocarpus opulifolius 'Little Devil'	Little Devil Nine Bark
POs	Physocarpus opulifolius 'Seward'	Seward Nine Bark
RAg	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant
Rgl	Rhus aromatica 'Grow-Low' (36" On Center)	Grow-Low Sumac
SBt	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea
TCc	Taxus cuspidata 'Capitata'	Upright Yew
TMT	Taxus medii 'Tauntoni'	Tauntoni's Yew
TOl	Thuja occidentalis 'Techny'	Techny Arborvitae
TOeg	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae
VDm	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrow Wood Vib.
VDw	Viburnum dentatum 'Synnesvedt'	Synnesvedt Arrowwood Vib.
VJ	Viburnum judii	Judd Viburnum
VCC	Viburnum carlesii 'Compactum'	Compact Koreanspice Vib.
VOC	Viburnum opulus 'Compactum'	Compact Euro. Cranberry Vib.

PERENNIALS AND GROUNDCOVER			
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
AH	Amsonia hubrichtii	Blazing Star	1 Gal. 24" On Center
Afr	Astilbe 'Fanal Red'	Fanal Red Astilbe	1 Gal. 24" On Center
CMid	Carex morrowi 'Ice Dance'	Ice Dance Sedge	1 QT Cont. 18" On Center
CP	Carex pennsylvanicum	Pennsylvania Sedge	1 QT Cont. 18" On Center
Asb	Allium 'Summer Beauty'	Summer Beauty Onion	1 QT Cont. 18" On Center
GSr	Geranium sanguineum 'Rosanne'	Rosanne Geranium	1 Gal. 24" On Center
HMa	Hakonechloa macra	Japanese Forest Grass	1 Gal. 24" On Center
Hsd	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1 Gal. 24" On Center
Hhb	Hosta 'Hadsen Blue'	Hadsen Blue Hosta	1 Gal. 24" On Center
HM	Heuchera 'Cherry Truffles'	Cherry Truffles Heuchera	1 Gal. 24" On Center
MFi	Monarda didyma 'Raspberry Wine'	Raspberry Wine Bee Balm	1 Gal. 24" On Center
NF	Nepeta fasseni 'Walker's Low'	Walker's Low Catmint	1 Gal. 24" On Center
PA	Pennisetum alopecuroides	Fountain Grass	1 Gal. 24" On Center
PAIb	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 Gal. 18" On Center
PVs	Panicum virgatum 'Shennandoah'	Shennandoah Switch Grass	1 Gal. 24" On Center
RNG	Rudbeckia neumanii 'Little Goldstar'	Little Goldstar Blackeyed Sus.	1 Gal. 24" On Center
SHt	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1 Gal. 24" On Center
SH	Sporobolus heterolepis	Prairie Dropseed	1 Gal. 24" On Center
VM	Vinca minor	Periwinkle	1 Qt. 12" On Center

22023-06-15 - Project Submittal Issued

West Point at Harmony Square

Tinley Park, Illinois

ISSUE DATE: 06-15-2023

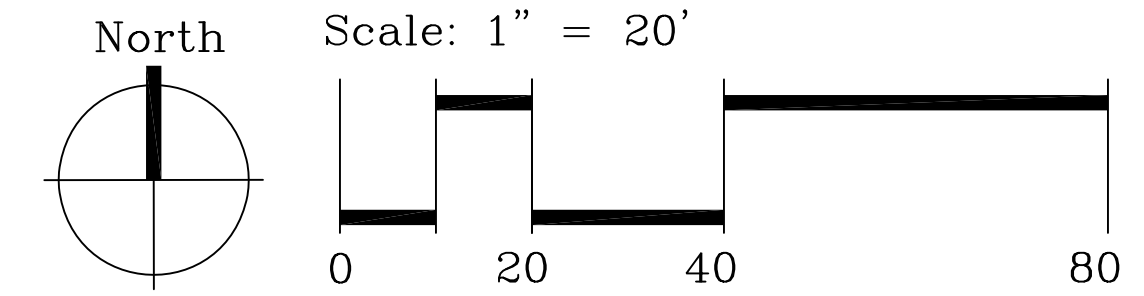
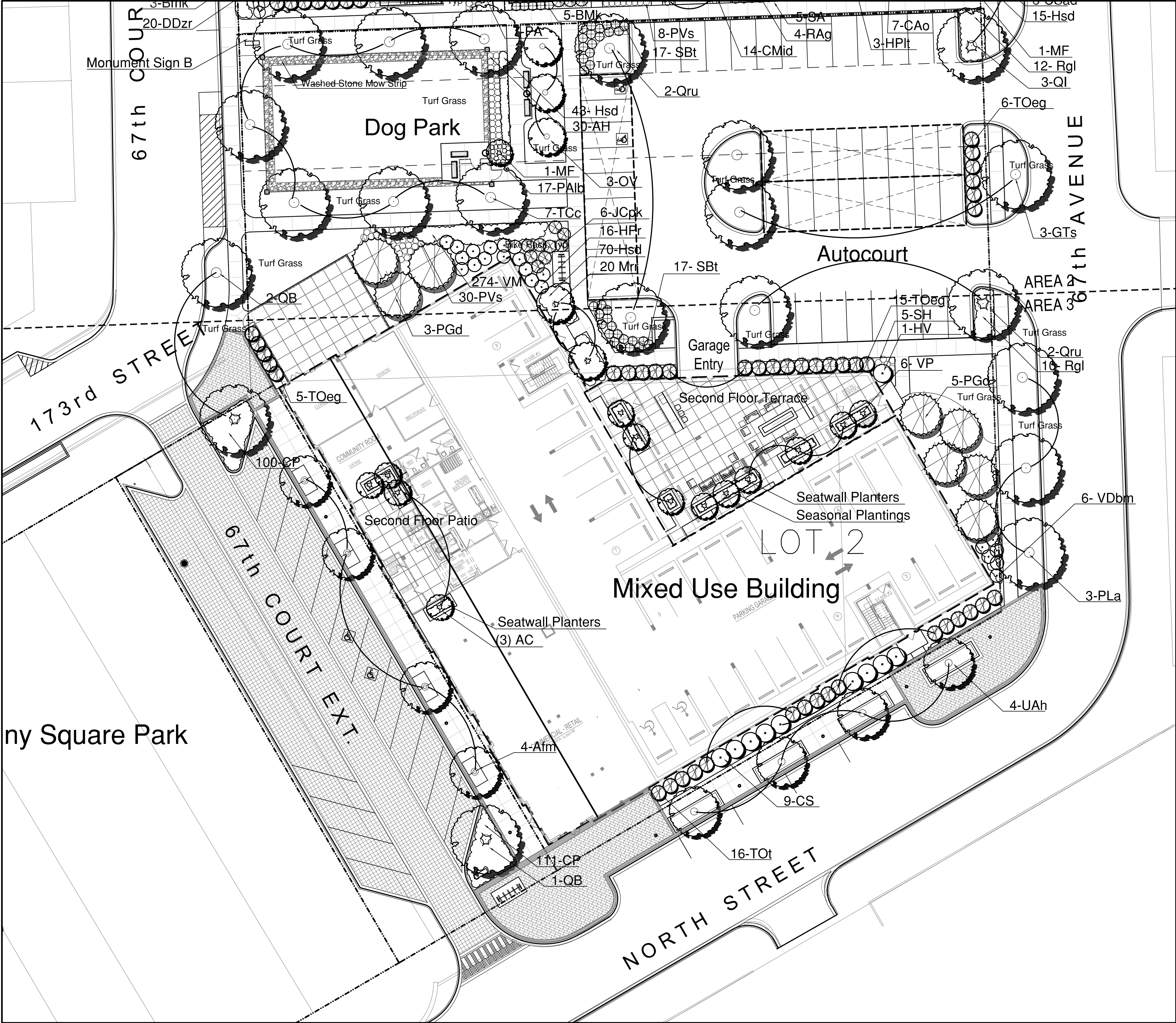
REVISIONS

July 11, 2023 Village Comments



JOB NO: LP230045.00 PROJ MGR: TJS
DRAWN: TJS CHECKED: --
AREA TWO LANDSCAPE PLAN

L1.2



SHADE TREES			
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
U			2.5" BB Typ.
AFm	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	4.0" BB Special
CO	Celtis occidentalis 'Ultra'	Ultra Hackberry	2.5" BB Typ.
GTls	Gleditsia tricanthos inermis 'Skyline'	Skyline Honey Locust	4.0" BB Special
LT	Liriodendron tulipifera	Tulip Tree	2.5" BB
PLa	Platanus acerifolia	London Planetree	2.5" BB
QB	Quercus bicolor	Swamp White Oak	2.5" BB
QI	Quercus imbricaria	Shingle Oak	2.5" BB
QRu	Quercus rubra	Red Oak	2.5" BB
UAh	Ulmus americana 'Homestead'	Homestead Elm	2.5" BB
INTERMEDIATE AND EVERGREEN TREES			
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
AC	Amelanchier canadensis	Serviceberry	10' CL. BB
CCa	Carpinus carolina	Carolina Hornbeam	2.5" BB
CCi	Craetegus crus-galli inermis	Thornless Cockspur Hawthorn	2.5" BB
HV	Hamamelis vernalis	Vernal Witchhazel	6' HT. BB
MF	Malus floribunda (Standard-Tree Form)	Floribunda Crab	2.5" BB
Mrr	Malus 'Royal Raindrops'	Royal Raindrop's Crab	2.5" BB
OV	Ostrya virginiana	Hornbeam	2.5" BB
VP	Viburnum prunifolium	Blackhaw Viburnum	8' BB
PGd	Picea glauca 'Densata'	Black Hills Spruce	10' HT BB- Spec
SHRUBS			
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
AM	Aronia melanocarpa	Black Chokeberry	3 Gal Cont.
BMk	Buxus microphylla 'Koreana'	Korean Littleleaf Boxwood	3 Gal Cont.
BMg	Buxus microphylla 'Green Mountain'	Green Mountain Boxwood	3 Gal Cont.
CS	Cornus sericea	Redtwig Dogwood	5 Gal Cont.
CSad	Cornus sericea 'Alleman's Dwarf'	Alleman's Dwarf Redtwig Dogwood	3 Gal Cont.
DRk	Diervilla rivularis 'Kodiak'	Kodiak Black Bush Honeysuckle	3 Gal Cont.
HAI	Hydrangea arborescens 'Invincibelle'	Invincibelle Hydrangea	3 Gal Cont.
HPit	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	5 Gal Cont.
HPr	Hydrangea paniculata 'Rendia'	Rendia Hydrangea	5 Gal Cont.
HPT	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	5 Gal Cont.
Hil	Hydrangea 'Little Lamb'	Little Lamb Hydrangea	3 Gal Cont.
Hts	Hydrangea 'Tuff Stuff'	Tuff Stuff Hydrangea	3 Gal Cont.
HQ	Hydrangea quercifolia	Oakleaf Hydrangea	5 Gal Cont.
HK	Hypericum kalmianum	Kalm St. John's Wort	3 Gal Cont.
Iva	Ilex verticillata 'Red Sprite' (Include One Male Plant / Planting)	Red Sprite Holly	3 Gal Cont.
JCsg	Juniperus chinensis 'Sea Green'	Sea Green Juniper	7 Gal Cont.
POId	Physocarpus opulifolius 'Little Devil'	Little Devil Nine Bark	3 Gal Cont.
POs	Physocarpus opulifolius 'Seward'	Seward Nine Bark	5 Gal Cont.
RAg	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	3 Gal Cont.
Rgl	Rhus aromatica 'Grow-Low' (36" On Center)	Grow-Low Sumac	3 Gal Cont.
SBt	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	3 Gal Cont.
TCc	Taxus cuspidata 'Capitata'	Upright Yew	36" BB
TMT	Taxus medii 'Tauntoni'	Taunton's Yew	18" BB
TOt	Thuja occidentalis 'Technyi'	Techny Arborvitae	6' Ht. BB
TOeg	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6' Ht. BB
VDbm	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrow Wood Vib.	3 Gal Cont.
VDw	Viburnum dentatum 'Synnesvedt'	Synnesvedt Arrowwood Vib.	5 Gal Cont.
VJ	Viburnum judii	Judd Viburnum	3 Gal Cont.
VCC	Viburnum carlesii 'Compactum'	Compact Koreanspice Vib.	3 Gal Cont.
VOC	Viburnum opulus 'Compactum'	Compact Euro. Cranberry Vib.	24" BB
PERENNIALS AND GROUNDCOVER			
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
AH	Amsonia hubrichtii	Blazing Star	1 Gal. 24" On Center
Afr	Astilbe 'Fanal Red'	Fanal Red Astilbe	1 Gal. 24" On Center
CMid	Carex morrowi 'Ice Dance'	Ice Dance Sedge	1 QT Cont. 18" On Center
CP	Carex pennsylvanicum	Pennsylvania Sedge	1 QT Cont. 18" On Center
Asb	Allium 'Summer Beauty'	Summer Beauty Onion	1 QT Cont. 18" On Center
GSr	Geranium sanguineum 'Rosanne'	Rosanne Geranium	1 Gal. 24" On Center
HMa	Hakonechloa macra	Japanese Forest Grass	1 Gal. 24" On Center
Hsd	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1 Gal. 24" On Center
Hhb	Hosta 'Hadsen Blue'	Hadsen Blue Hosta	1 Gal. 24" On Center
HM	Heuchera 'Cherry Truffles'	Cherry Truffles Heuchera	1 Gal. 24" On Center
MFi	Monarda didyma 'Raspberry Wine'	Raspberry Wine Bee Balm	1 Gal. 24" On Center
NF	Nepeta fasseni 'Walker's Low'	Walker's Low Catmint	1 Gal. 24" On Center
PA	Pennisetum alopecuroides	Fountain Grass	1 Gal. 24" On Center
PAIb	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 Gal. 18" On Center
PVs	Panicum virgatum 'Shennandoah'	Shennandoah Switch Grass	1 Gal. 24" On Center
RNg	Rudbeckia neumanii 'Little Goldstar'	Little Goldstar Blackeyed Sus.	1 Gal. 24" On Center
SHt	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1 Gal. 24" On Center
SH	Sporobolus heterolepis	Prairie Dropseed	1 Gal. 24" On Center
VM	Vinca minor	Periwinkle	1 Qt. 12" On Center

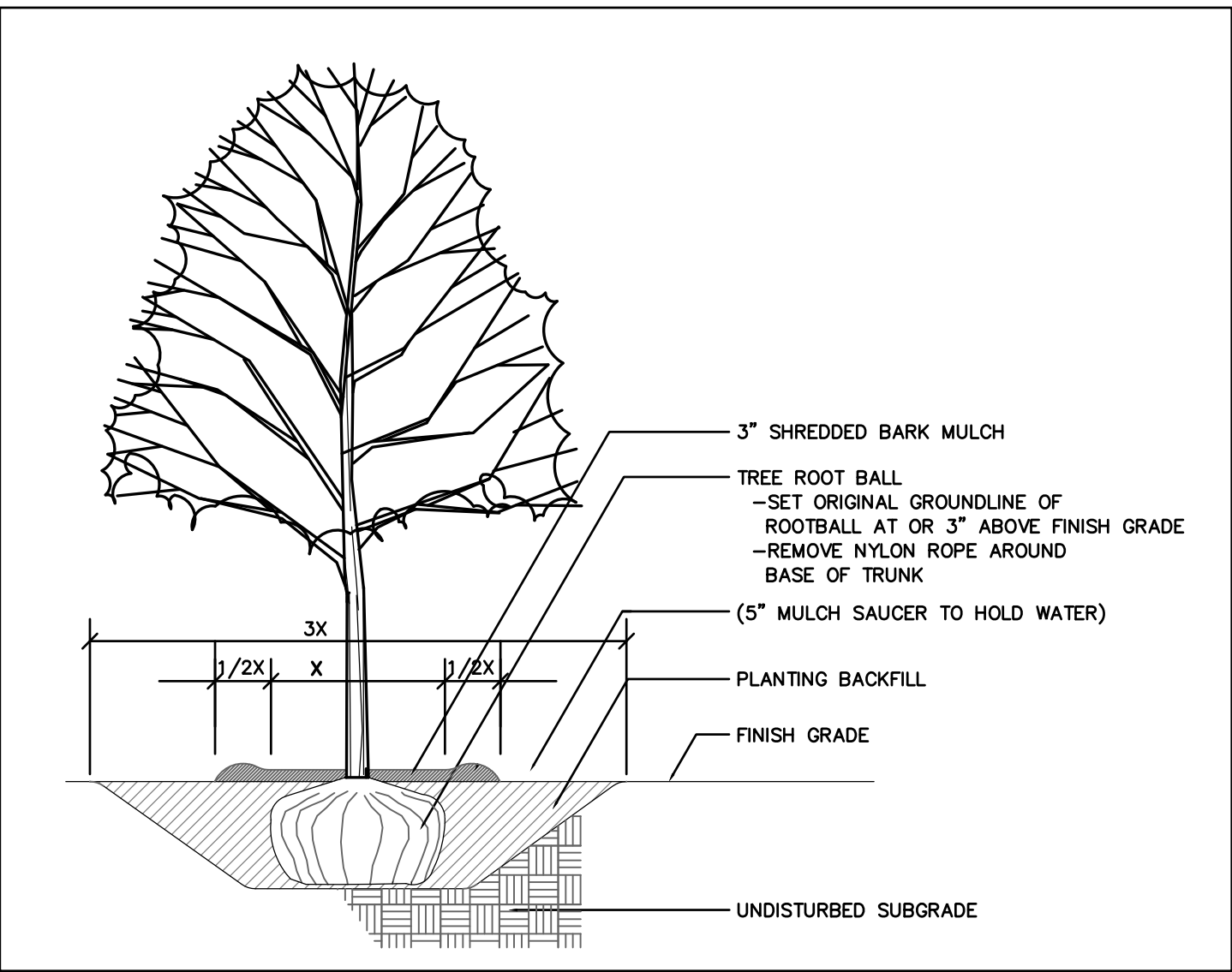
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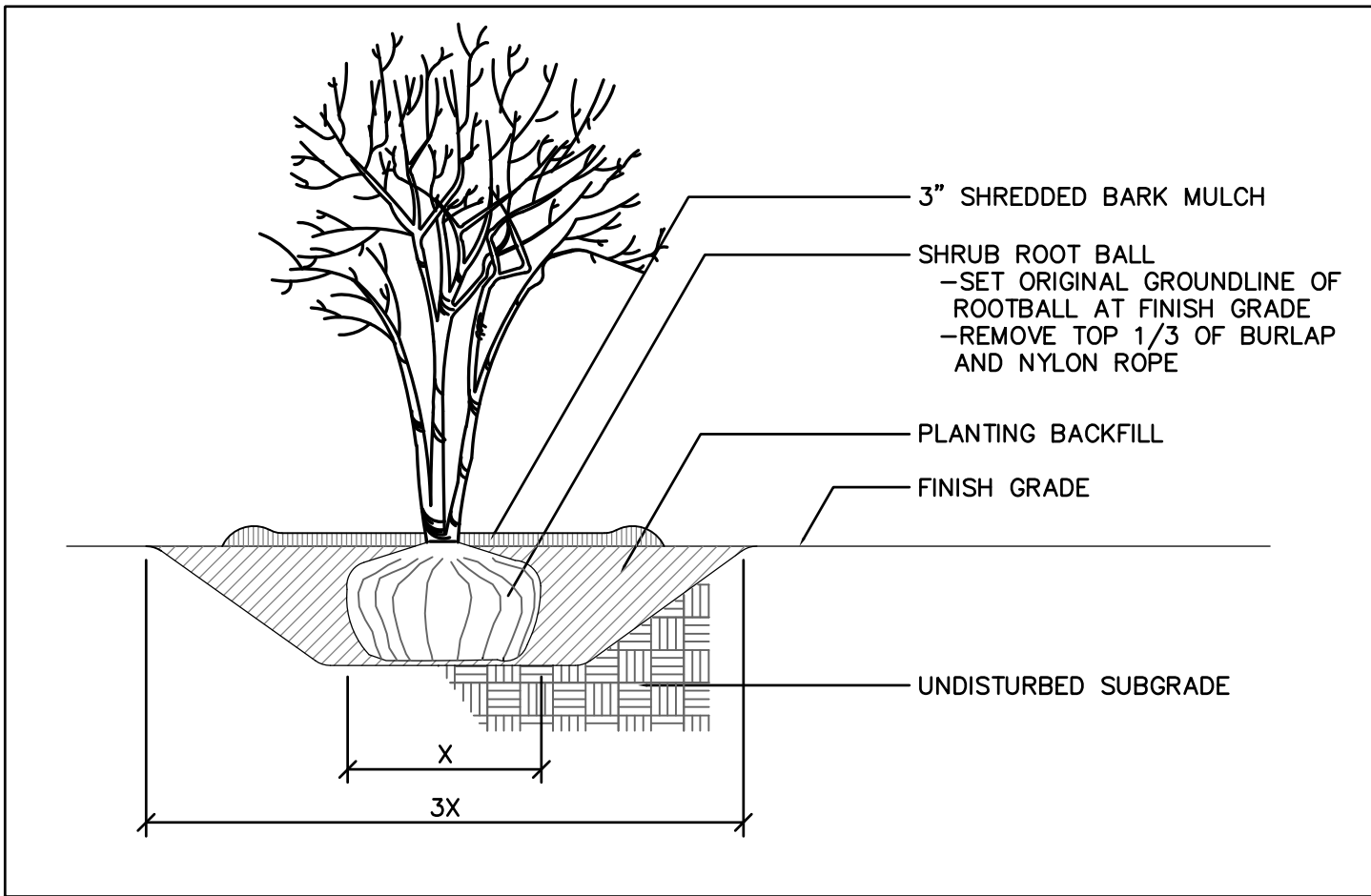


West Point at Harmony Square
Tinley Park, Illinois

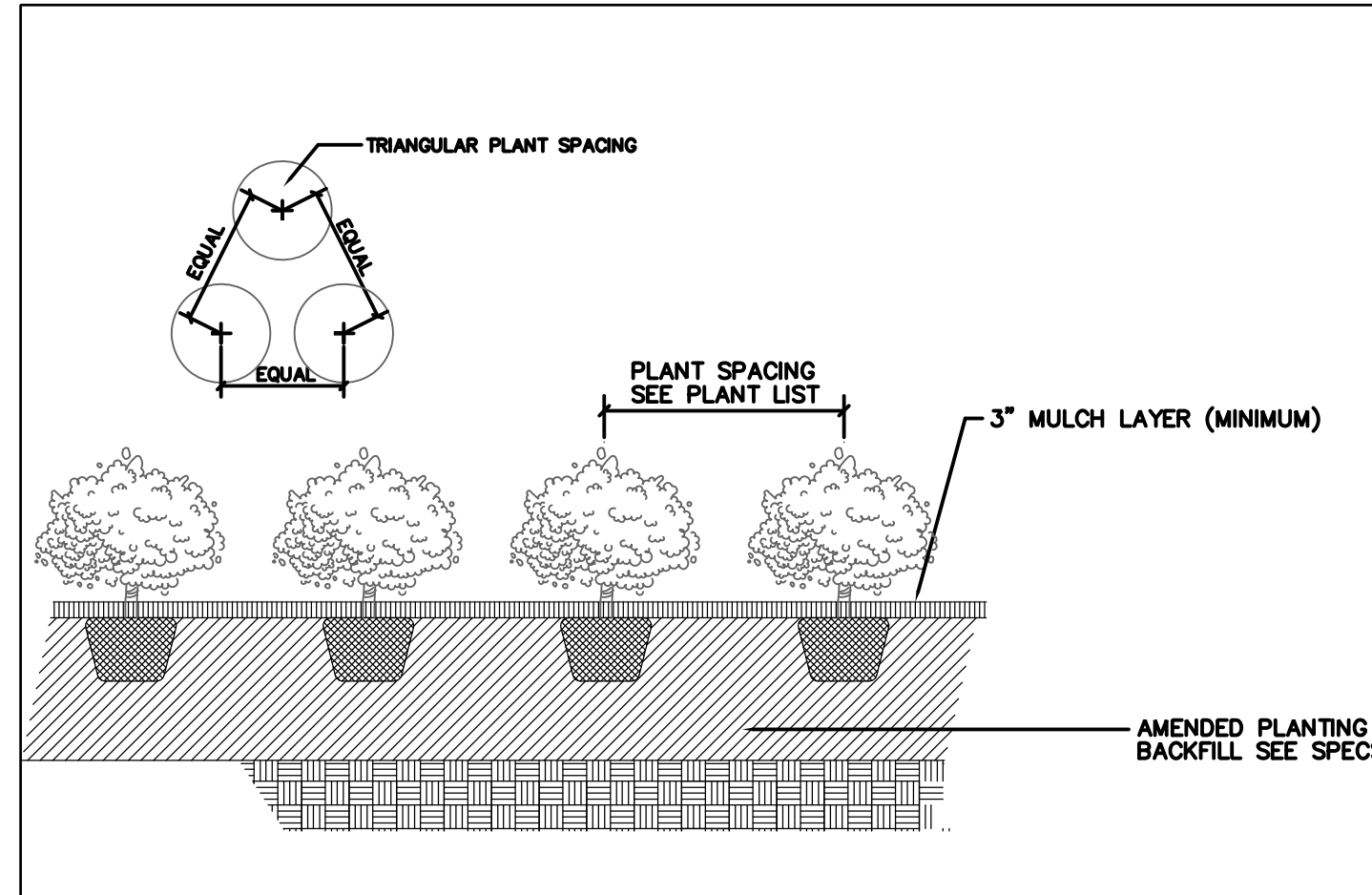
JOB NO: LP230045.00 PROJ MGR: TJS
DRAWN: TJS CHECKED: ...
AREA THREE LANDSCAPE PLAN



1 SHADE TREE PLANTING
L2.4 TREE GRATE DETAIL PENDING VILLAGE STREETScape PLAN
NO SCALE



2 SHRUB PLANTING
L2.4 --
NO SCALE



3 PERENNIAL AND G'DCOVER PLTG.
L2.4 --
NO SCALE

1.1. GENERAL CONDITIONS

A. Included by reference are the "General Conditions of the Contract for Construction", Current Edition, Standard AIA Document A-201-recent edition of the American Institute of Architects, which form is hereby specifically made a part of the Contract Documents with the same force and effect as though set forth full in full.

B. CONTRACTORS LIABILITY INSURANCE

Contractor's liability insurance shall include the coverage's stipulated as minimum amounts in the following sub-subparagraphs:

1.02 CONTRACTOR USE OF PREMISES

A. General: During the construction period the Contractor shall have full use of the premises for construction operations, including use of the site. The Contractor's use of the premises is limited only by the Owner's right to perform construction operations with its own forces or to employ separate contractors on portions of the project.

1. Confine operations to areas within Contractor limits indicated. Portions of the site beyond areas in which construction operations are indicated are not to be disturbed.
2. Keep driveways and entrances serving the premises clear and available to the Owner and the Owner's employees at all times. Do not use these areas for parking or storage of materials. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on site.
3. Storage of materials, location of construction trailers, contractor parking will all be limited to the area within the project work limits.
4. Contractor shall take care to assure access for emergency vehicles at all times to adjacent residences.
5. No material or equipment may be stored on the public street and driving and parking areas within the school site that interferes with safe usage of the street and drives or creates a dangerous condition, and unless approved in advance by the Owner's Representative.
6. Areas used for storage shall be restored to original condition and to the satisfaction of the Owner's Representative.

1.03 COOPERATION OF UTILITIES

A. The Contractor shall notify all utilities (J.U.L.I.E. - 811 OR, (800) 892-0123) including the Owner, all affected utility companies and local authorities at least 48 hours prior to commencement of any construction which may interfere with existing utility lines, conduits, cables, etc. The Contractor shall make his own investigation to determine the existence, nature and location of all utility lines and appurtenances within the limits of the improvement.

B. Contractor shall stake plant locations in field and thereafter inform Owner's Representative AND Irrigation Consultant before beginning planting operations. No planting operations may begin until after Owner's Representative and Irrigation Consultant has reviewed staked locations of plant material;

1.04 COORDINATION

- A. Coordination: Coordinate construction activities included under various Sections of these Specifications to assure efficient and orderly installation of each part of the Work. Coordinate construction operations included under different Sections of the Specifications that are dependent upon each other for proper installation, connection, and operations.
- B. Where availability of space is limited, coordinate installation of different component to assure maximum accessibility for required maintenance, service and repair.

1.05 GENERAL INSTALLATION PROVISIONS

- A. Inspection of Conditions: Require the Installer of each major component to inspect both the substrata and conditions under which Work is to be performed. Do not proceed until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Inspection by Owner: The construction shall be under the observation of the Owner's Representative. No work requiring the Owner's Representative's observation shall be performed no earlier than 7:00 a.m. or after 5:00 p.m. or on Saturdays, Sundays or legal holidays, without the approval of the Owner's Representative.
- C. Inspect materials or equipment immediately upon deliver and again prior to installation. Reject damaged and defective items.
- D. Install each component during weather conditions and Project status that will ensure the best possible results. Isolate each part of the completed construction from incompatible material as necessary to prevent deteriorations.

1.06 CLEANING AND PROTECTION

- A. During handling and installation, clean and protect construction in progress and adjoining materials in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.
- B. Clean and maintain completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.

1.07 JOB SAFETY AND PROTECTION

- A. Protect all products and equipment from damage.
- B. Methods:
 1. Store off grade and cover with impervious material all moisture or water vulnerable materials.
 2. Store finished products and equipment in an enclosed building, on or off site.
 3. Maintain integrity or shipping cartons until ready for installation.
 4. Provide separate storage for combustible and non-combustible products.
 5. Follow storage recommendations of product and equipment manufacturers.
 6. Other methods shall be subject to Owner's prior written approval.
- C. The Contractor shall take the necessary precautions when working near or above existing utilities to protect these utilities from an damage resulting from his operations. All work and material necessary to repair or replace any sewer that is damaged due to non-compliance with the provision shall be provided, as directed by the Owner's Representative, at the Contractor's expense, with no extra compensations being allowed.

D. The Contractor shall be entirely responsible for all injuries to water pipes, irrigation lines, electric conduits, or cables, drains, sewers, gas mains, poles, telephones and telegraph lines, streets, pavements, sidewalks, curbs, culverts, retain walls or other structures of any kind met with during the progress of the Work, and shall be liable for damages to public or private property resulting therefrom.

E. Lawn areas shall be left in as satisfactory condition as before the starting of the Work. Where sod is removed, it shall be carefully removed and later replaced, or the area where sod has been removed shall be restored by seeding or sodding the manner described under the appropriate work section. All ruts created by heavy equipment shall be repaired by the Contractor at his expense.

1.9. APPLICATIONS FOR PAYMENT:

- A. Payment for the work included in this contract will be authorized upon its completion and acceptance on behalf of the Client. No payment will be made for work which is found to be unacceptable. The Client reserves the right to replace or otherwise correct, after thirty (30) days of its rejection, any portion of the Work that has been deemed unacceptable by the Client and remains uncorrected by the Contractor be deducted from monies due or to become due the Contractor.
- B. Waivers of Mechanics Lien: With each Application for Payment submit waivers of mechanics liens from subcontractors and suppliers for the construction period covered by the previous application.
 1. Submit partial waivers on each item for the amount requested, prior to deduction for retainage, on each item.
 2. When an application shows completion of an item, submit final or full waivers.
 3. The Owner reserves the right to designate which entities involved in the Work must submit waivers.
 4. Waiver Delays: Submit each Application for Payment with the Contractor's waiver of mechanics lien for the period of construction covered by the applications.
 - a. Submit final Application for Payment with or preceded by final waivers from every entity involved with performance of Work covered by the application who could lawfully be entitled to a lien.
 5. Waiver Forms: Submit waivers of lien on forms, and executed in a manner, acceptable to Owner.
- C. Payments by Owner: The owner will pay ninety percent (90%) of the amount due the Contractor on the account of progress payments, until Work is one hundred percent (100%) complete. .
- D. Final Payment Application: Administrative actions and submittals which must precede or coincide with submittal of the final payment Application for Payment include the following:

1. Completion of Project closeout requirements.
2. Completion of items specified for completion after Substantial Completion.
3. Assurance that unsettled claims will be settled.
4. Assurance that Work not complete and accepted will be completed without undue delay.
5. Transmittal or required Project construction records to Owner.
6. Proof that taxes, fees and similar obligations have been paid.
7. Removal of temporary facilities and services.
8. Removal of surplus materials, rubbish and similar elements.

1.10 SUBMITTALS

A. Unless otherwise stated, prior to commencement of work, submit for review and approval by the Owner, three copies of certificates for all landscape materials used on the project. Provide sources for all plant materials and photographs of all plant material being used. The Owner reserves the right to field tag shade, intermediate and evergreen tree materials once the Contractor has identified the plant sources.

1.11 GENERAL LANDSCAPE NOTES

A. Unless stated otherwise herein, all seeding, sodding and landscape planting work shall be performed in accordance with the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction (latest edition) as specified in Section 200 (Earthwork, Landscaping and Erosion Control).

B. Unless stated herein, all materials shall meet the requirements of the following Articles of Standard the IDOT Specifications for Road and Bridge Construction Section 1000 - Materials.

Item	Article
Trees, Shrubs, Vines and Seedlings	1081.01
Topsoil	1081.05a
Mulch Material	1081.06b
Lawn Seeding	1081.04 (Class 1)
Sodding	1081.03
Fertilizer	1081.08

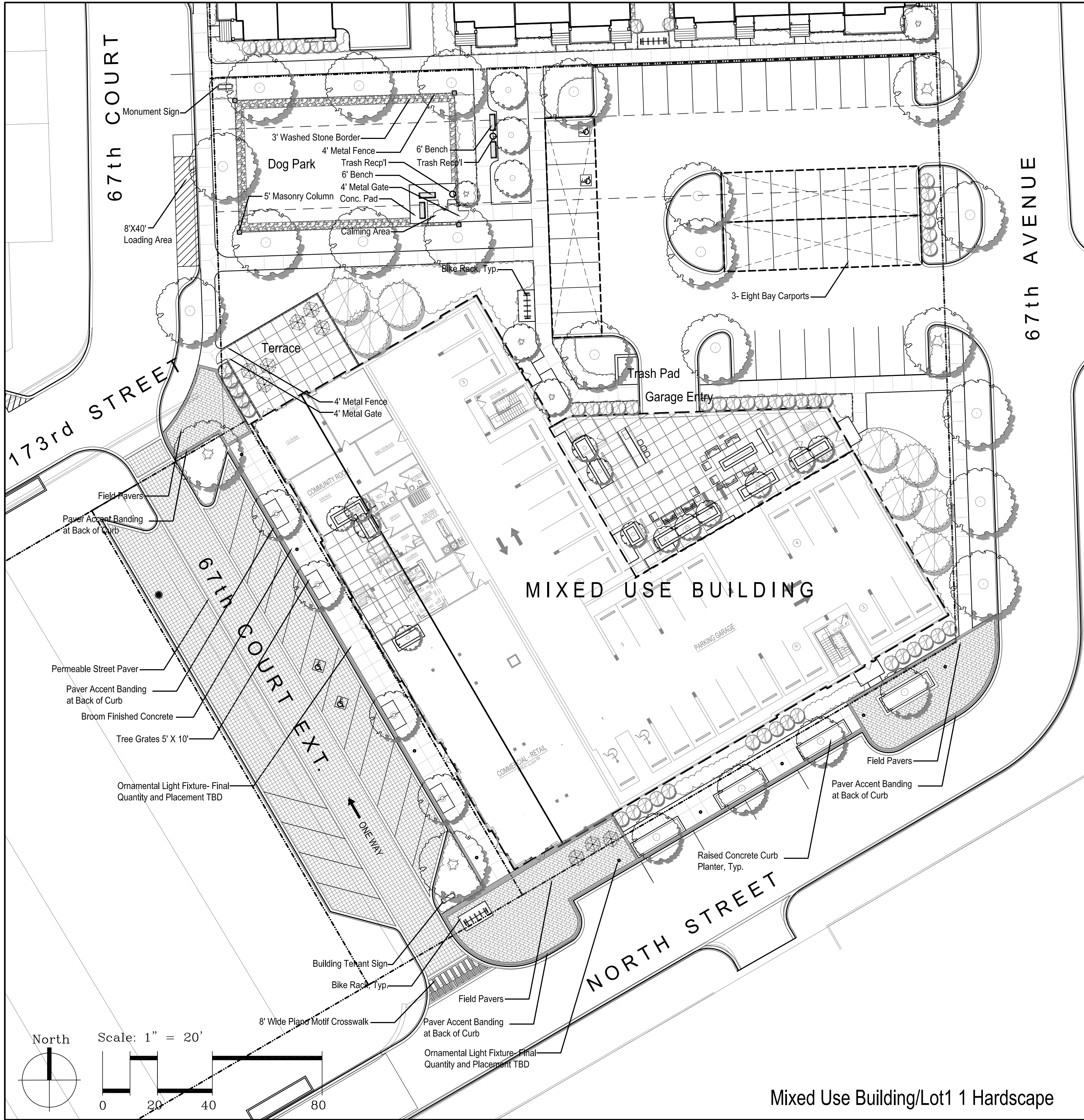
1.12 TOPSOIL/FINE GRADING

- A. Approved topsoil shall be supplied and installed at the following depths:
 - a. Seeded and sodded areas - 6" depth
 - b. Shrub bed areas and landscaped islands - 12" depth
 - c. Groundcover/perennial areas - 12" depth (amended soil mix as shown in detail)
- B. Approved topsoil shall be free of roots, noxious weed seeds, sticks, rocks or miscellaneous debris which may impair plant growth. Topsoil shall not be worked or graded while frozen or in an excessively wet or dry condition. Topsoil shall not be accessibly acidic or alkaline and shall not contain any herbicide residue. The Owner reserves the right to have representative samples of the topsoil tested by a qualified soil testing laboratory at no cost to the Owner.
- C. All top-soiled areas shall be fine graded to elevations indicated on the grading plan prior to receiving sod or landscaping. All areas shall drain properly so that there are no puddles or standing water in any lawn or plant bed areas. Areas improperly graded shall be regarded at the Contractor's expense.
- D. Remove rocks, stones and other foreign debris while spreading and grading. If necessary, had spread topsoil around buildings, structures, walks, drives or trees to avoid damage.
- E. Where graded areas interface with non-graded undisturbed edges, remove turf along edge to create a straight smooth transition line between graded and non-graded areas. Fine grade transition area so that finis grades of graded and non graded areas are flush.

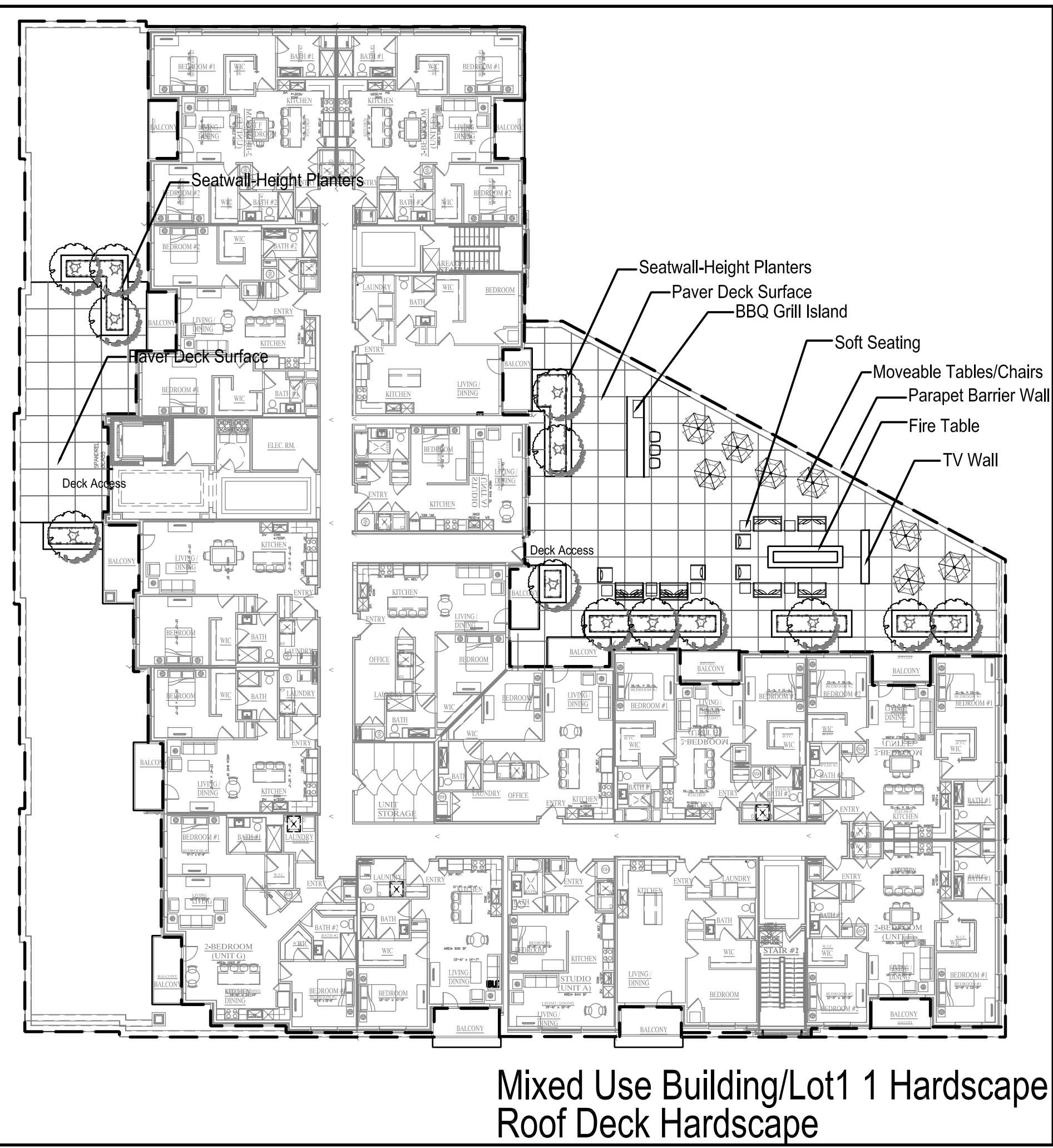
- A. Seeding work shall conform to Class 1 Seeding described in Section 250 of IDOT Standard Specifications for Road and Bridge Construction. , latest edition. Mulching of seeded areas shall conform to Method 2 described in Section 251 of IDOT Standard Specifications for Road and Bridge Construction
- B. Prior to work, submit three copies of seed vendor's certificate for grass seed mixture, indicating weight, and percentages of purity, germination and weed seed.
- C. Sodding work shall conform to standard Sod (a) as described in Section 252 of IDOT Standard Specifications for Road and Bridge Construction, latest edition. .
- D. Prior to work, submit three copies of sod grower's location for approval. Sod shall be from a locally grown source. Sod shall be in healthy growing condition, free of weeds, pests and out to the specified thickness. The Owner has the right to reject unacceptable sod at the growing site.
- E. All fine grading for seeded and sodded areas shall be approved by the Owner prior to work.
- F. Install seeding on prepared, finished graded areas and in favorable weather conditions within the following periods: April 1st through May 31st; and August 15th through October 15th.
- G. Install sodded areas per Section 252.04 of the IDOT Standard Specifications for Road and Bridge Construction.
- H. Fertilize seeded areas per Section 250.04 of the IDOT Standard Specifications for Road and Bridge Construction..
- I. Fertilize sodded areas per Section 252.03 of the IDOT Standard Specifications for Road and Bridge Construction.
- J. Guarantee all seeding and sodding work for a period of one year following final acceptance. Areas not accepted upon completion of the guarantee period shall be resodded to fill in voids and areas not covered in seed or sod.
- K. Maintain seeded and sodded areas for a period of 45 days following installation. Maintenance shall consist of watering, mowing and weeding. Repair and reseed bare spots or seeded and sodded areas that have not established or have washed out due to erosion.
- L. Initial mowing shall be done at a 3" cutting height so than not more than 33% of the grass is removed in a single mowing. Cutting heights on follow up mowings can be readjusted to a 2.5" grass blade height.

1.14 TREE, SHRUB AND GROUNDcover PLANTING

- A. The Owner reserves the right to inspect all material at the nursery. Only nursery grown stock will be permitted to be used on the Project.
- B. All tree, shrub and groundcover planting shall be performed between the dates of March 15 and May 31, and August 15 and October 15. Actual planting shall be performed only during periods within this season when weather and soil conditions are suitable and in accordance with locally accepted practice, as approved by the Owner's Representative.
- C. Location for all trees, intermediate trees and evergreen trees shall be staked and outlines of bed areas shall be clearly marked on the ground by a qualified landscape representative of the Contractor, and shall be subject to approval by the Owner's Representative prior to commencement of planting.
- D. All shrub beds shall be mulched with 3" of shredded hardwood bark mulch. Groundcover beds shall be mulched with 2" of mushroom compost. Provide shredded hardwood bark mulch rings (3" depth) for all shade and flowering trees. Diameter of mulch rings shall be equal to diameter of root ball.
- E. Mulch shall comprise partially decomposed shred hardwood bark. Mulch shall be a brown-black color, and, free of oversized pieces (1/2" x4") and fine particles. Prior to work, Contractor shall submit three mulch samples for approval for use prior to work.
- F. Imported topsoil, if necessary, shall consist of fertile, friable natural topsoil typical for this locality. It shall not contain a mixture of subsoil or slag and free of lumps, stones, plants and their roots, stalks and other extraneous matter and shall not be used while in a frozen or muddy condition. Topsoil shall have a pH range of 6.0-7.0 and shall not contain less than 12 percent organic matter. .
- G. Tree, Shrub and Groundcover Establishment Period, Inspections and Guarantees.
 1. Establishment Period. For a period of 60 days after planting of trees, shrubs, and groundcovers, (not including dormancy periods), the Contractor shall properly care for all plants, and planning beds including watering, weeding, fertilizing, cultivating, adjusting or bracings or other maintenance work which is necessary to keep the plants in a healthy condition and in a plumb position. All plants shall be watered as season conditions require, and as directed by the Owner, until provisional acceptance of the planting.
 2. Provisional Acceptance. At the end of the Establishment period, the planting shall be inspected by the Owner for provisional acceptance of the planting. Any plant material which is dead, damaged, untrue to natural form of the species, or otherwise unhealthy, shall be replaced by the Contractor at his expense. The Owner shall accept maintenance responsibilities of the planting after the provisional acceptance.
 3. Guarantee and Final Acceptance. The Contractor shall guarantee that all plants shall be in a healthy and vigorous condition one full growing season after the provisional acceptance. The planting shall be inspected by the Owner at the end of the guarantee period. Any plant material which is dead, damaged, untrue to natural for of the species, or otherwise unhealthy, shall be replaced by the Contractor at his expense.
 4. Provisional acceptance and guaranteed periods of landscaped plantings may be in part or whole.



Mixed Use Building/Lot1 1 Hardscape



Mixed Use Building/Lot1 1 Hardscape
Roof Deck Hardscape



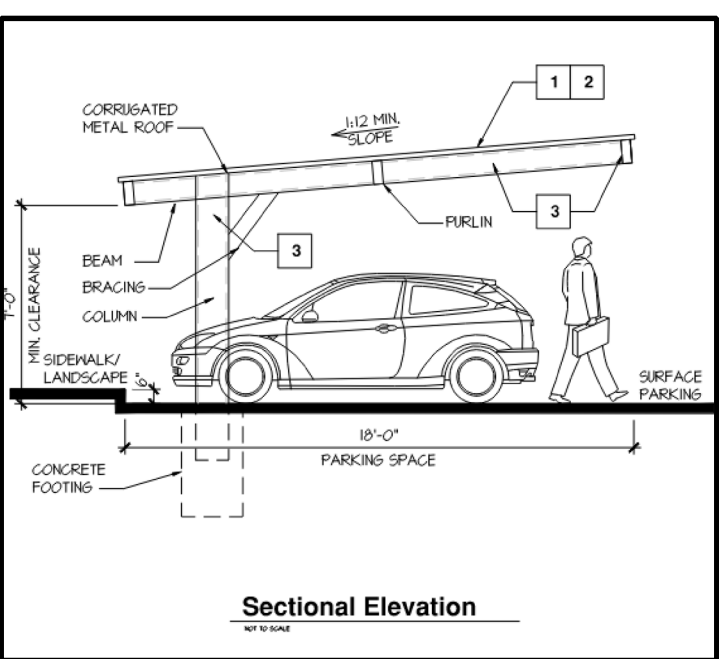
Seatwall-Height Planters



Fire Table, TV Wall, Soft Seating



BBQ Grill Island
Mixed Use Building
Second Floor Roof Deck Character



Sectional Elevation



Reference Photo


Car Port Character

ISSUE DATE:	06-15-2023
REVISIONS	
July 11, 2023	Village Comments




West Point at Harmony Square
Tinley Park, Illinois

JOB NO: LP230045.00 PROJ MGR: TJS
DRAWN: TJS CHECKED: ...
MIXED USE BLDG HARDSCAPE




Permeable Paver Street - Unilock Eco Priora, 5"x10"

Main Field:




Granite Fusion

Banding Accent:

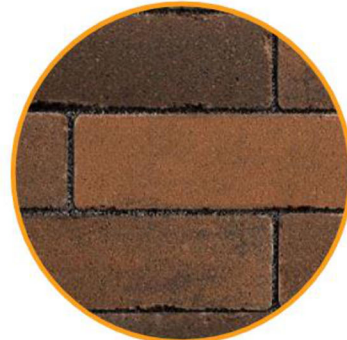


Il Campo Granite




Pavers for Accent Areas - Unilock Mattoni

Main Field:



Charleston

Banding Accent:



Burgundy in smooth Mattoni finish



Raised Concrete Curb Planters




Piano Motif Crosswalk: Unilock Series 3000 Paver - 6"x6"



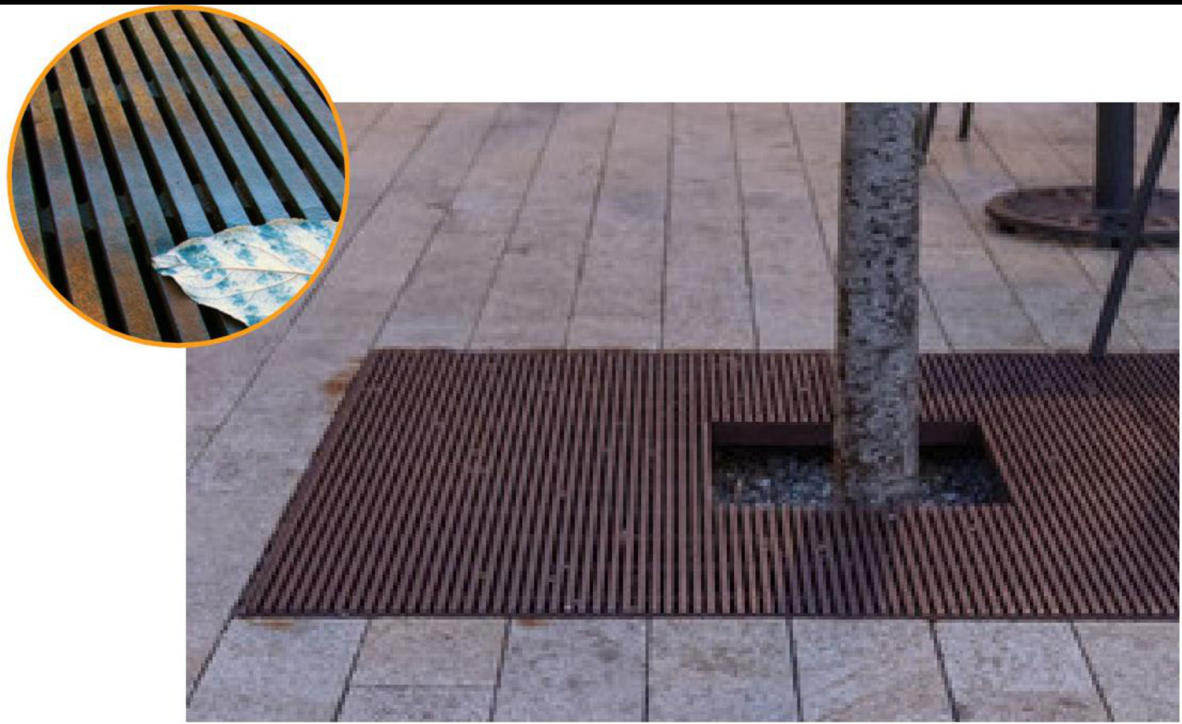
Ice Grey



Black Granite



Match Existing Village Streetlights



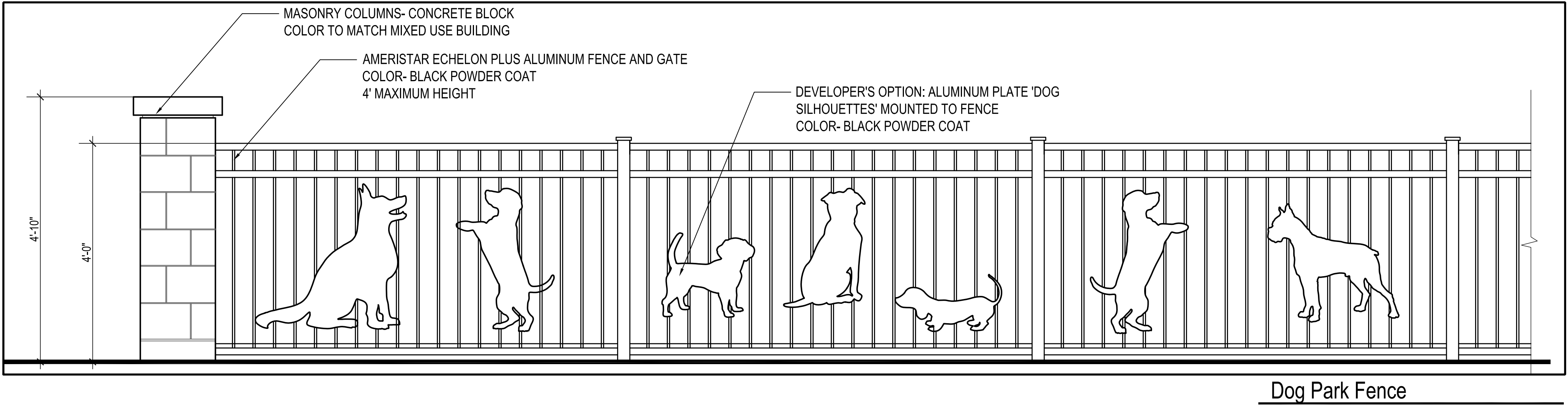
Jamison 5' x 10' Tree Grate | Linear Lines

Note: Bench and Trash Receptacle Selection TBD

Mixed Use Building Streetscape Details

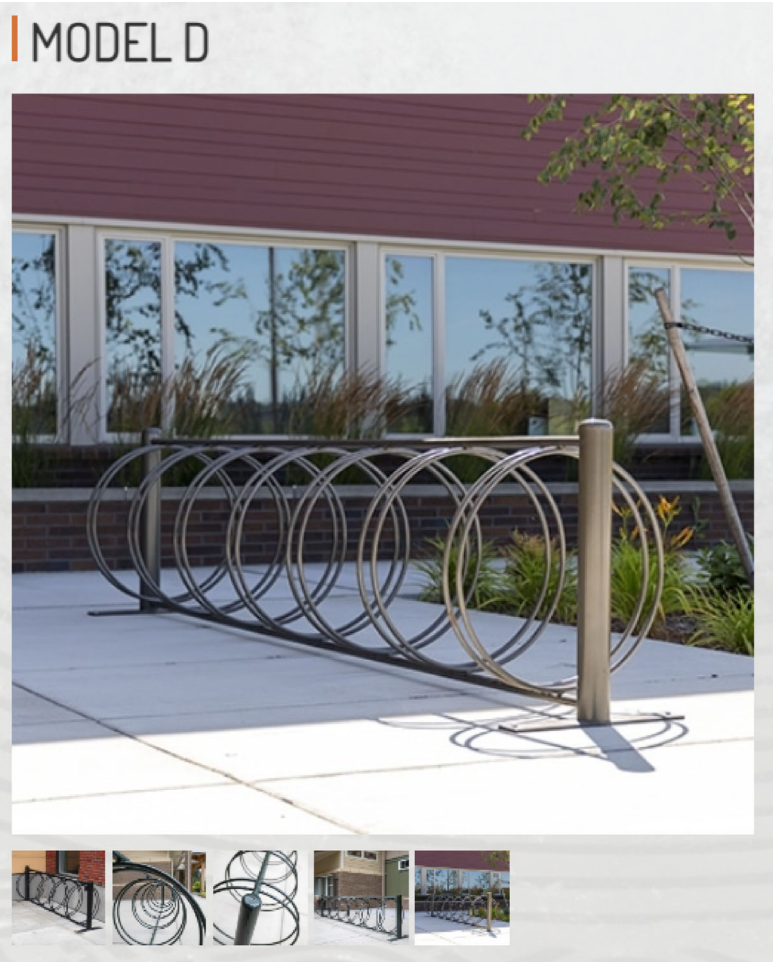
DETAILS PER LAKOTA STREETScape PLAN - 01/31/2019

No Scale



Dog Park Fence

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



Bike Rack- (5 Stall)

Urban Accessories - Model D- Black Finish

No Scale

22023-06-15 - Project Submittal Issued

ISSUE DATE:	06-15-2023
REVISIONS	
July 11, 2023	Δ Village Comments

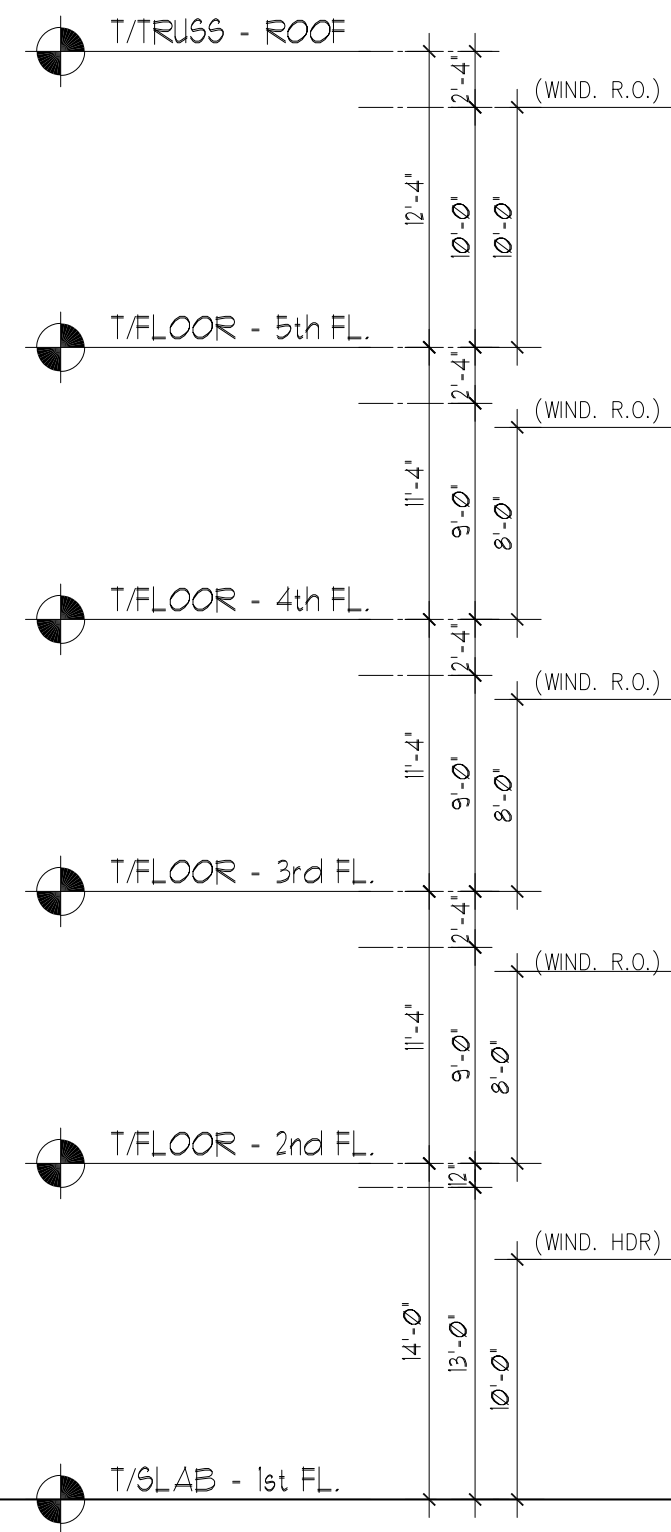


West Point at Harmony Square
Tinley Park, Illinois

JOB NO: LP230045.00 PROJ MGR: TJS
DRAWN: TJS CHECKED: ...
HARDSCAPE MATERIALS



- ① BRICK - BRAMPTON BRICK COMPANY
COLOR RIPLEY WITH GRAY MORTAR
- ② MANUFACTURED STONE
COLOR WHITE
- ③ MANUFACTURED STONE TRIM COLOR WHITE
- ④ FIBER CEMENT PANELS WITH FRY
REGLET SYSTEM
COLOR MONTEREY TAUPE
- ⑤ FIBER CEMENT PANELS
COLOR PEARL GRAY
- ⑥ FIBER CEMENT PANELS
COLOR ARTIC WHITE
- ⑦ HARDIE SMOOTH TRIM
COLOR ARTIC WHITE
- ⑧ 2" HARDIE SMOOTH TRIM
COLOR MIDNIGHT BOOT
- ⑨ WINDOWS, DOORS AND STORE FRONT
COLOR BLACK
- ⑩ DOORS
COLOR WHITE
- ⑪ ALUMINUM GRILLE
COLOR WHITE
- ⑫ ALUMINUM GRILLE TO MATCH BRICK OR
MONTEREY TAUPE
- ⑬ STUCCO TRIM WITH ALUMINUM COPING
COLOR WHITE
- ⑭ ALUMINUM HAND RAILS
COLOR BLACK
- ⑮ FABRIC AWNINGS
COLOR SUNBELLIA FOREST GREEN
- ⑯ ALUMINUM AWNINGS
COLOR BLACK



WEST ELEVATION (HARMONY SQUARE)
SCALE: 1/8"=1'-0"



WEST POINT AT HARMONY SQUARE

MIXED USE
08.09.23

SCHWARZ • LEWIS

S

SCHWARZ LEWIS
Design Group, Inc.
1550 Spring Rd., Suite 100
Oak Brook, IL 60523
630-537-1416
www.schwarzlewis.com



WEST POINT AT HARMONY SQUARE

MIXED USE
07.27.23

SCHWARZ • LEWIS

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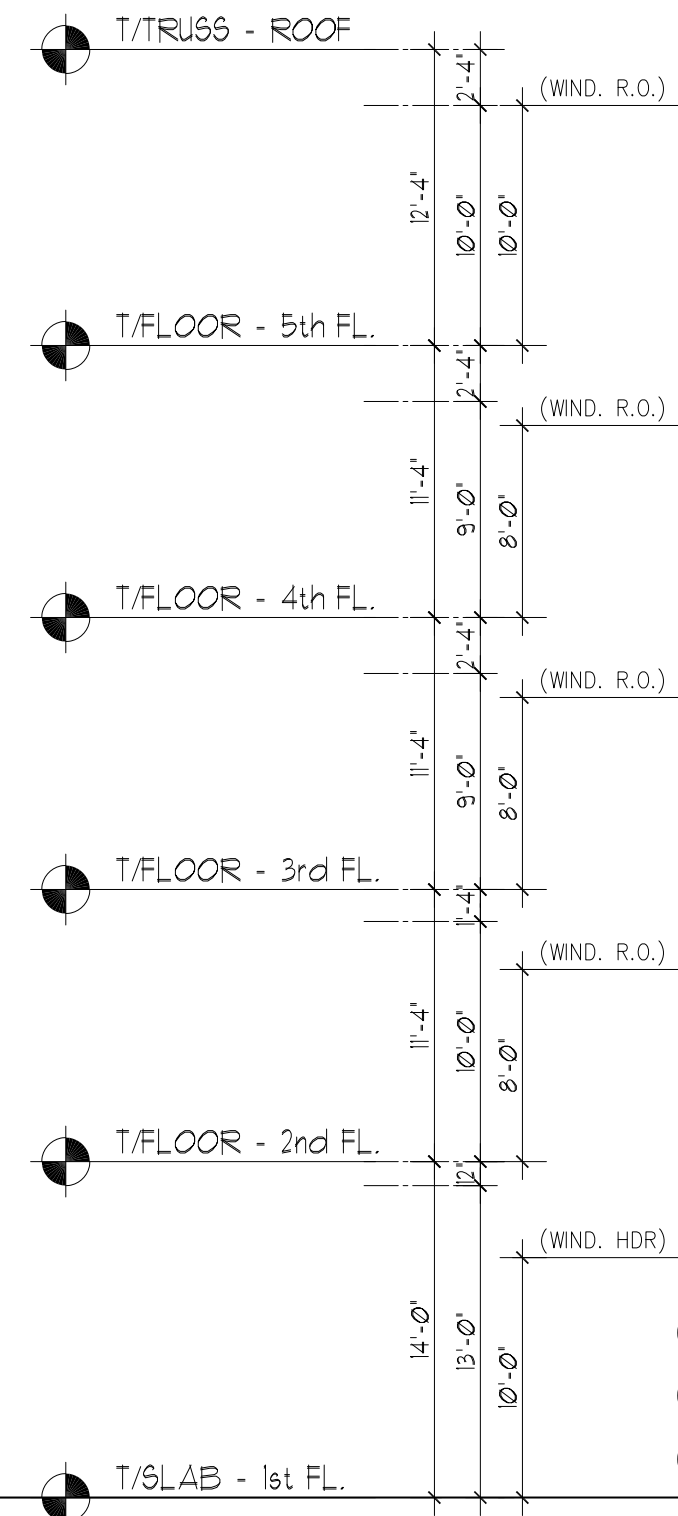
- 1 BRICK - BRAMPTON BRICK COMPANY
COLOR RIPLEY WITH GRAY MORTAR
- 2 MANUFACTURED STONE
COLOR WHITE
- 3 MANUFACTURED STONE TRIM COLOR WHITE
- 4 FIBER CEMENT PANELS WITH FRY
REGLET SYSTEM
COLOR MONTEREY TAUPE
- 5 FIBER CEMENT PANELS
COLOR PEARL GRAY
- 6 FIBER CEMENT PANELS
COLOR ARTIC WHITE
- 7 HARDIE SMOOTH TRIM
COLOR ARTIC WHITE
- 8 2" HARDIE SMOOTH TRIM
COLOR MIDNIGHT SOOT
- 9 WINDOWS, DOORS AND STORE FRONT
COLOR BLACK
- 10 DOORS
COLOR WHITE
- 11 ALUMINUM GRILLE
COLOR WHITE
- 12 ALUMINUM GRILLE TO MATCH BRICK OR
MONTEREY TAUPE
- 13 STUCCO TRIM WITH ALUMINUM COPING
COLOR WHITE
- 14 ALUMINUM HAND RAILS
COLOR BLACK
- 15 FABRIC AWNINGS
COLOR SUNBRELLA FOREST GREEN
- 16 ALUMINUM AWNINGS
COLOR BLACK





SOUTH ELEVATION (NORTH ST.)
SCALE: 1/8"=1'-0"

- 1 BRICK - BRAMPTON BRICK COMPANY
COLOR RIFLEY WITH GRAY MORTAR
- 2 MANUFACTURED STONE
COLOR WHITE
- 3 MANUFACTURED STONE TRIM COLOR WHITE
- 4 FIBER CEMENT PANELS WITH FRY
REGLET SYSTEM
COLOR MONTEREY TAUPE
- 5 FIBER CEMENT PANELS
COLOR PEARL GRAY
- 6 FIBER CEMENT PANELS
COLOR ARTIC WHITE
- 7 HARDIE SMOOTH TRIM
COLOR ARTIC WHITE
- 8 2" HARDIE SMOOTH TRIM
COLOR MIDNIGHT SOOT
- 9 WINDOWS, DOORS AND STORE FRONT
COLOR BLACK
- 10 DOORS
COLOR WHITE
- 11 ALUMINUM GRILLE
COLOR WHITE
- 12 ALUMINUM GRILLE TO MATCH BRICK OR
MONTEREY TAUPE
- 13 STUCCO TRIM WITH ALUMINUM COPING
COLOR WHITE
- 14 ALUMINUM HAND RAILS
COLOR BLACK
- 15 FABRIC AWNINGS
COLOR SUNBRELLA FOREST GREEN
- 16 ALUMINUM AWNINGS
COLOR BLACK
- 17 PUBLIC EVENT SIGNAGE



SOUTH ELEVATION (NORTH ST.)
SCALE 1/8"=1'-0"



NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

- ① BRICK- BRAMPTON BRICK COMPANY
COLOR RIPLEY WITH GRAY MORTAR
- ② MANUFACTURED STONE
COLOR WHITE
- ③ MANUFACTURED STONE TRIM COLOR WHITE
- ④ FIBER CEMENT PANELS WITH FRY
REGLET SYSTEM
COLOR MONTEREY TAUPE
- ⑤ FIBER CEMENT PANELS
COLOR PEARL GRAY
- ⑥ FIBER CEMENT PANELS
COLOR ARTIC WHITE
- ⑦ HARDIE SMOOTH TRIM
COLOR ARTIC WHITE
- ⑧ 2" HARDIE SMOOTH TRIM
COLOR MIDNIGHT SOOT
- ⑨ WINDOWS, DOORS AND STORE FRONT
COLOR BLACK
- ⑩ DOORS
COLOR WHITE
- ⑪ ALUMINUM GRILLE
COLOR WHITE
- ⑫ ALUMINUM GRILLE TO MATCH BRICK OR
MONTEREY TAUPE
- ⑬ STUCCO TRIM WITH ALUMINUM COPING
COLOR WHITE
- ⑭ ALUMINUM HAND RAILS
COLOR BLACK
- ⑮ FABRIC AWNINGS
COLOR SUNDERELLA FOREST GREEN
- ⑯ ALUMINUM AWNINGS
COLOR BLACK



EAST ELEVATION (67TH AVE.)
SCALE: 1/8"=1'-0"



WEST POINT AT HARMONY SQUARE

MIXED USE
08.09.23

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Oak Brook, IL 60523
630-537-1416
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GROUND FLOOR PLAN

SCALE: N.T.S.

WEST POINT AT HARMONY SQUARE

MIXED USE
07.27.23

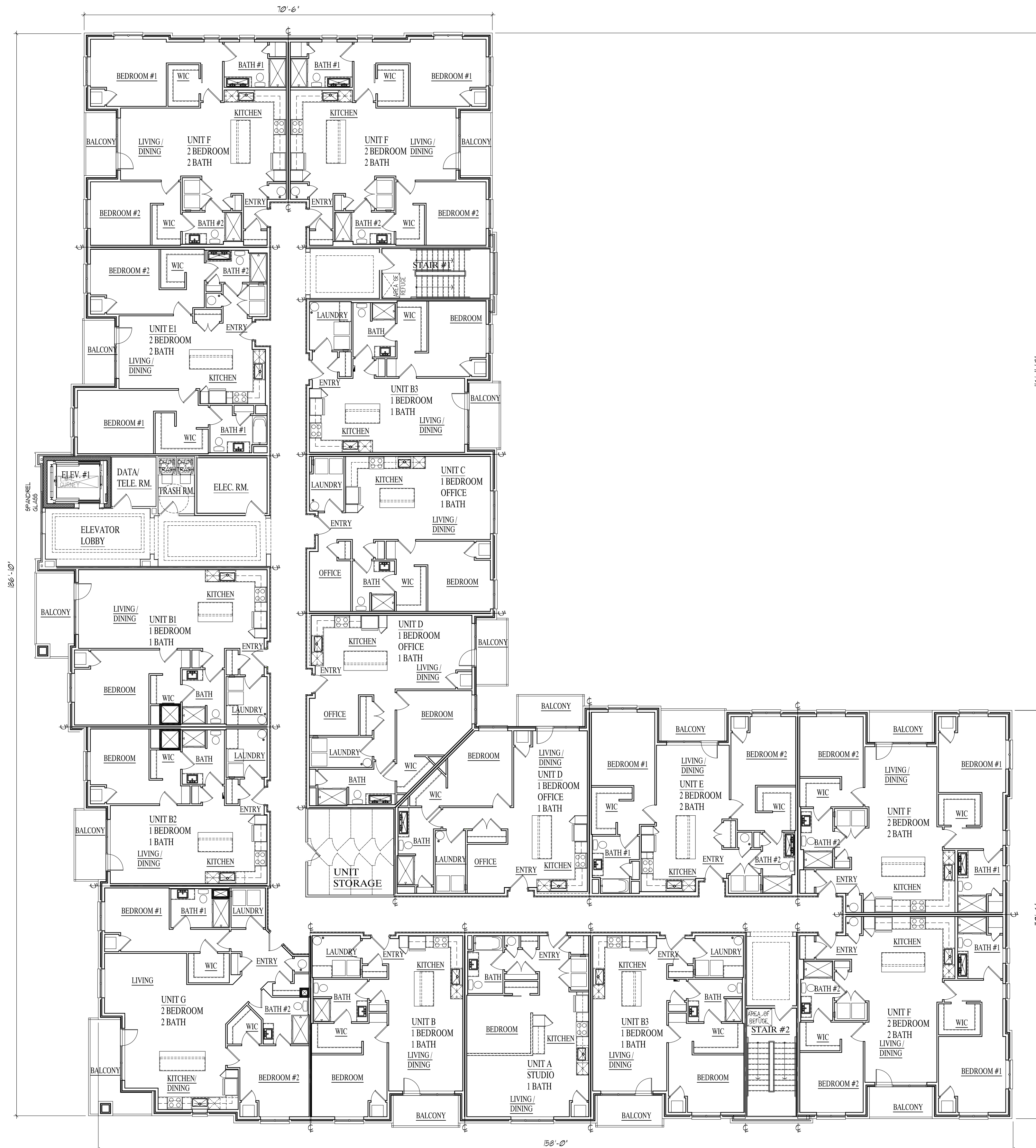


SECOND FLOOR PLAN

SCALE: N.T.S.

WEST POINT AT HARMONY SQUARE

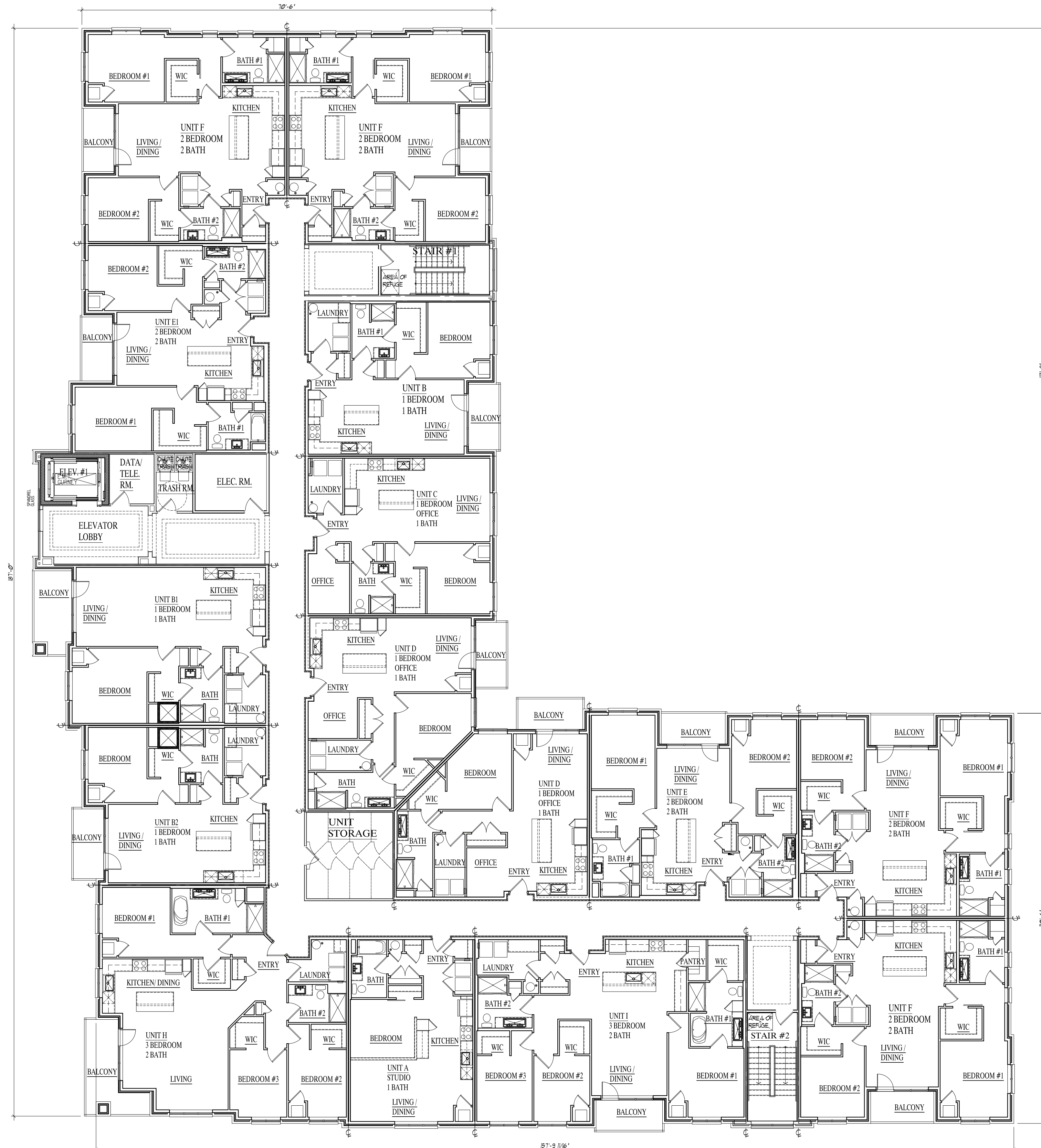
MIXED USE
07.27.23



THIRD & FOURTH FLOOR PLANS

SCALE: N.T.S.

WEST POINT AT HARMONY SQUARE



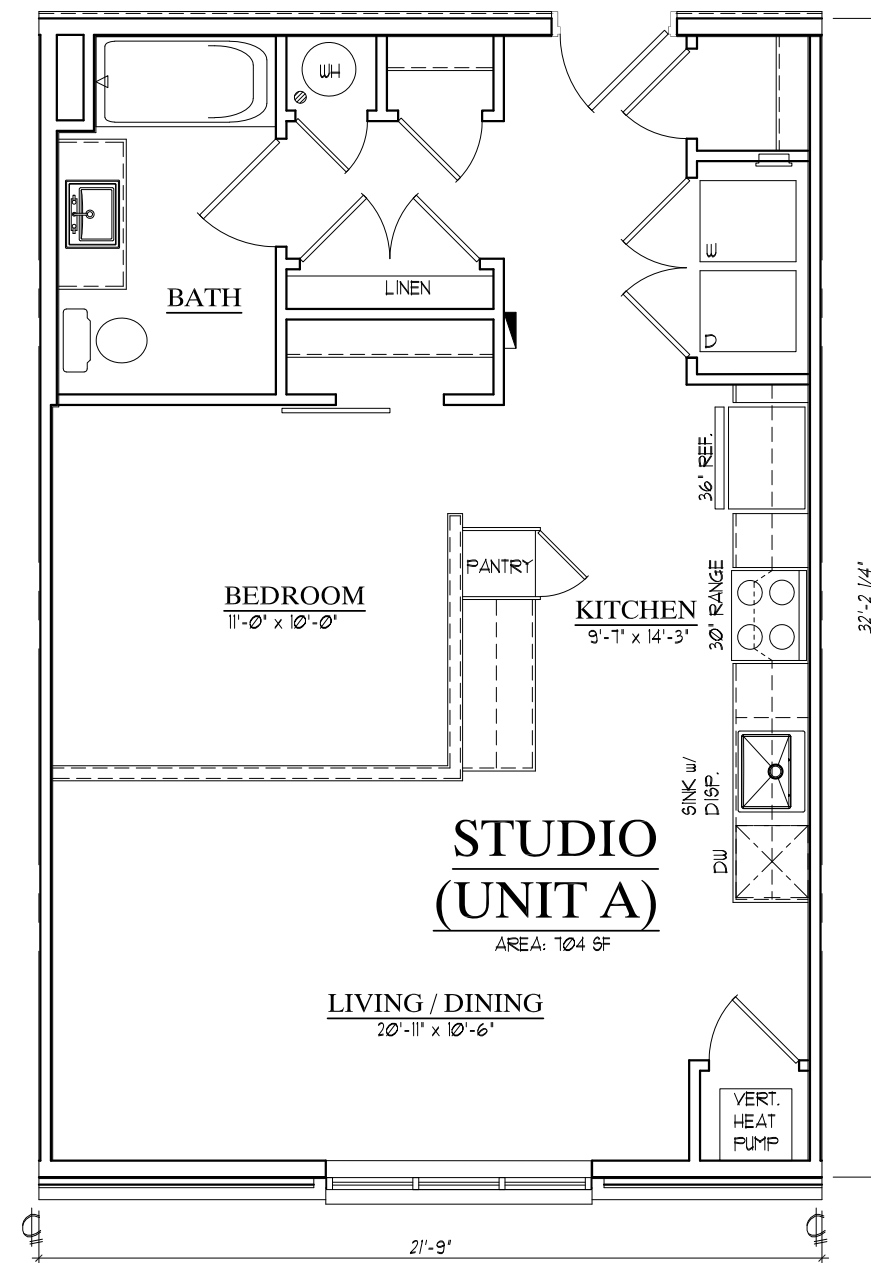
FIFTH FLOOR PLAN

SCALE: N.T.S.

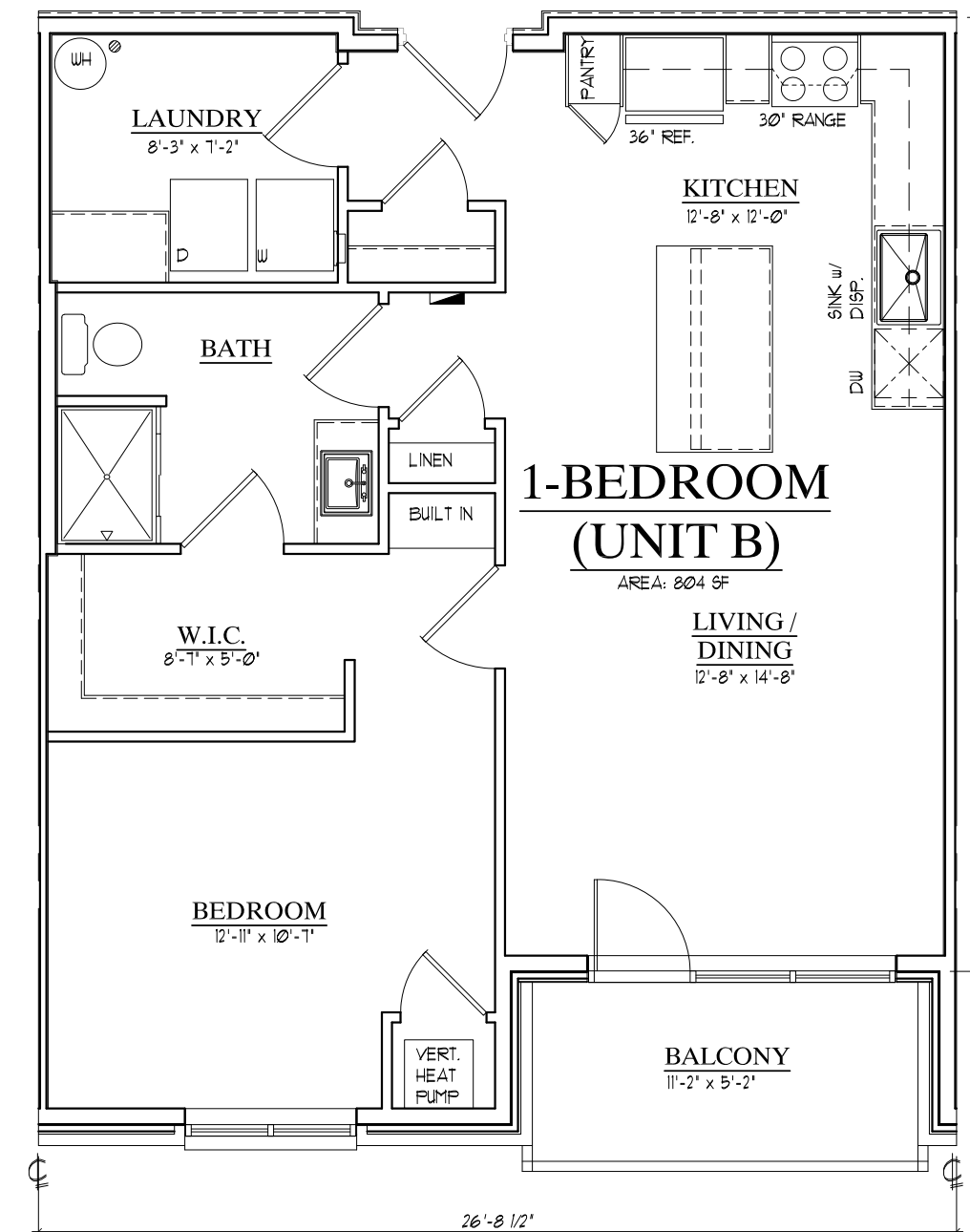
WEST POINT AT HARMONY SQUARE

MIXED USE
07.27.23

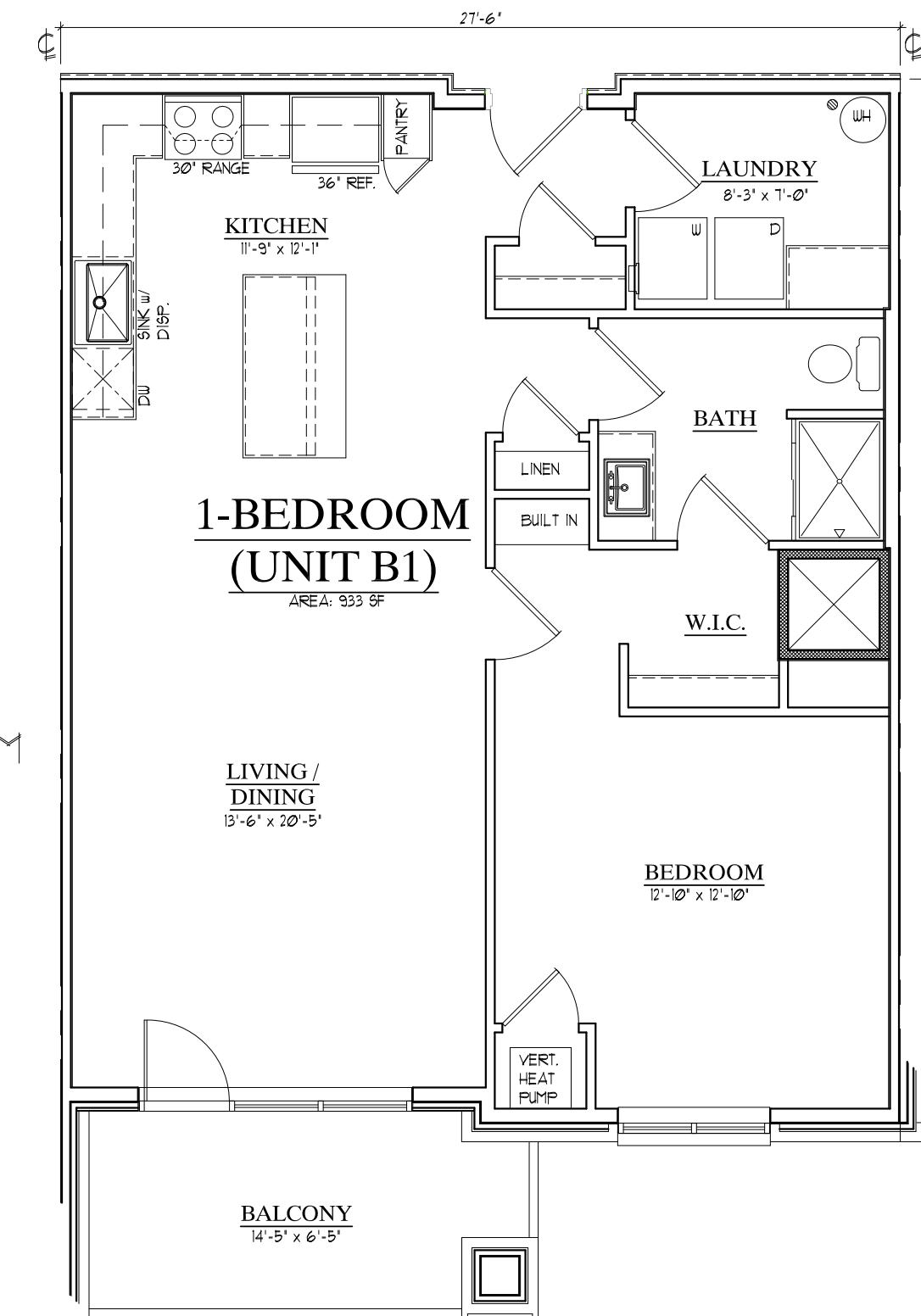
STUDIO/ CONVERTIBLE
-UNIT A
104 sq. ft.



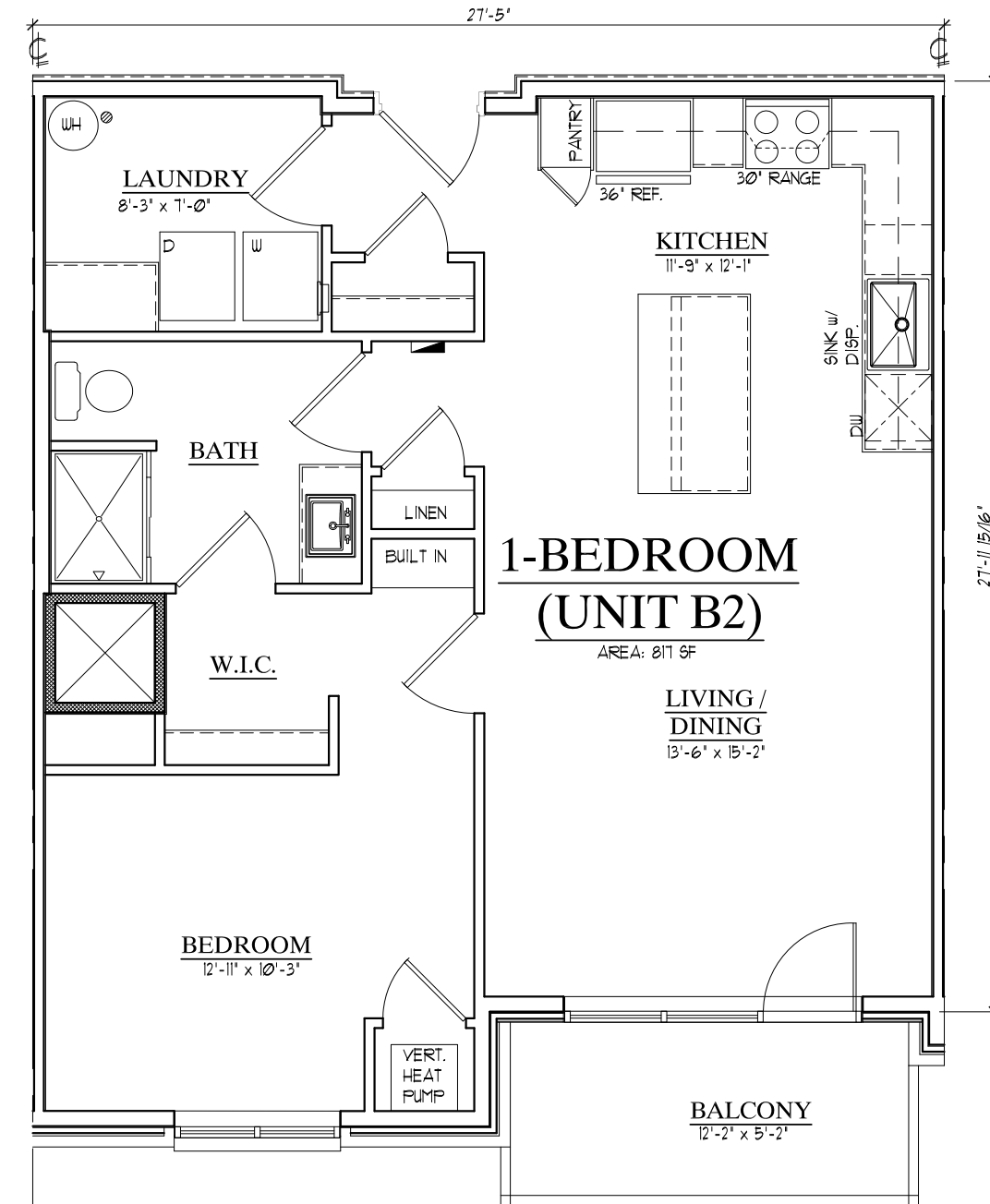
ONE BEDROOM
-UNIT B
808 sq. ft.



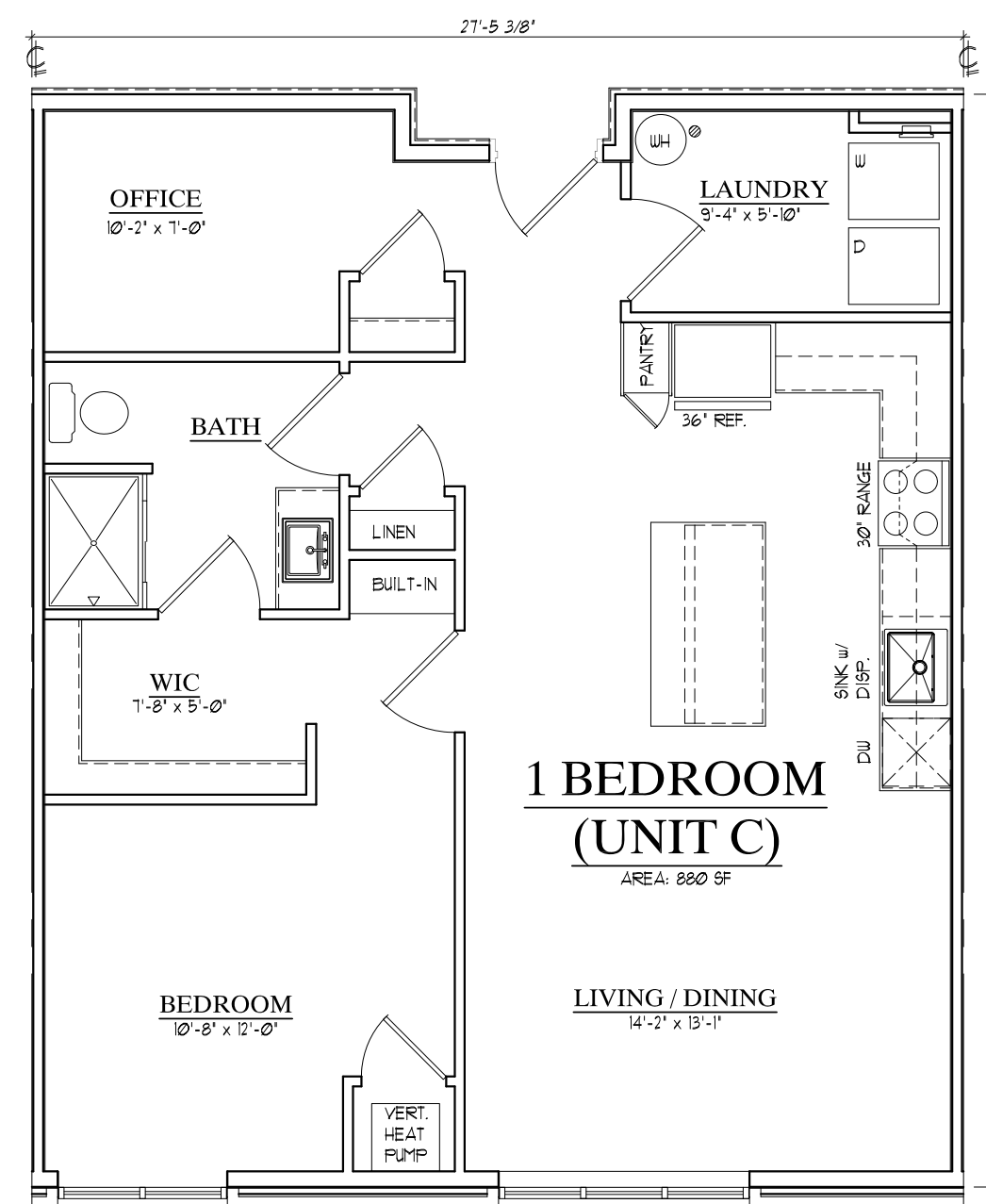
ONE BEDROOM
-UNIT B1
933 sq. ft.



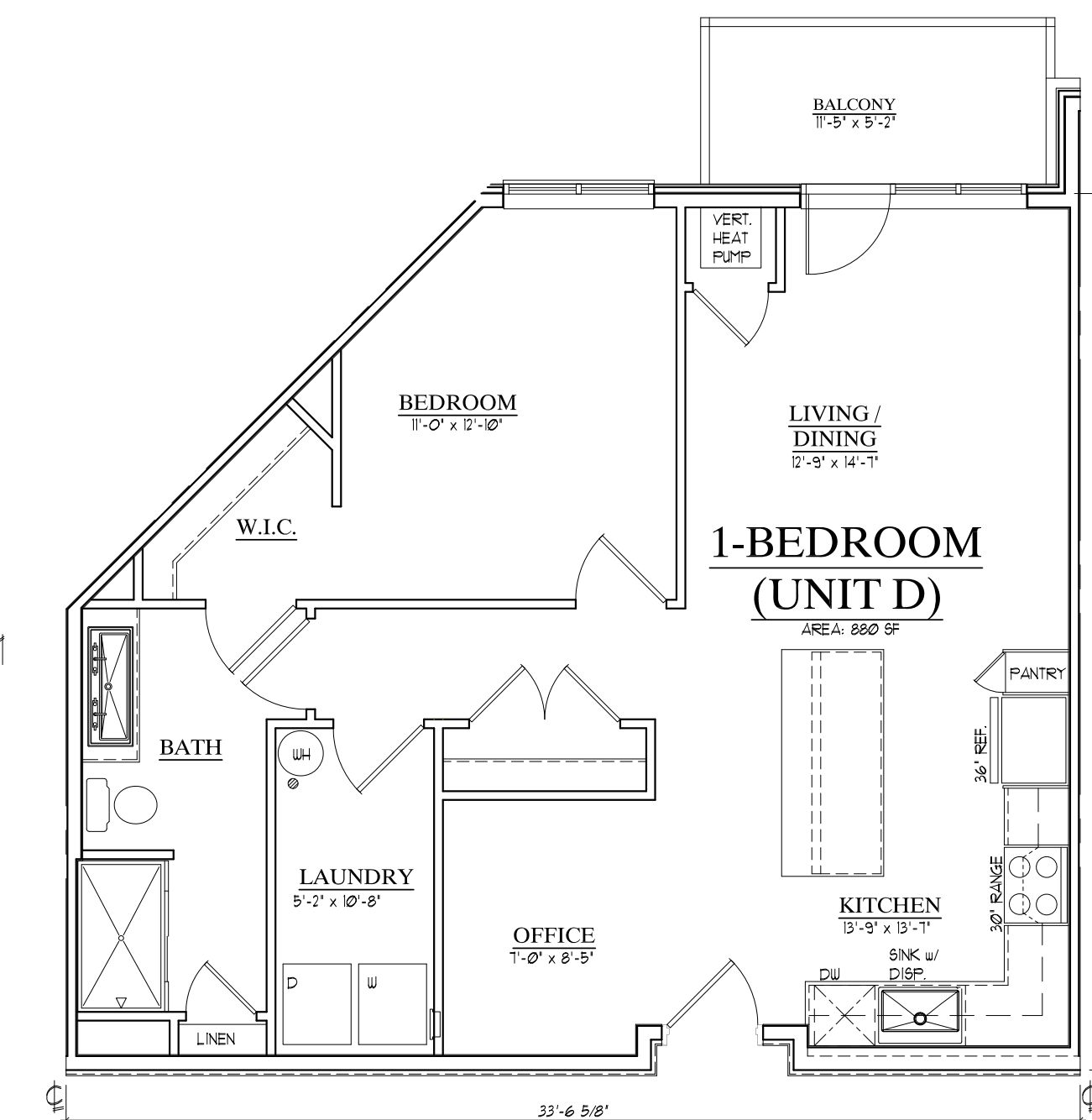
ONE BEDROOM
-UNIT B2
817 sq. ft.



1 BEDROOM
-UNIT C
880 sq. ft.



ONE BEDROOM
-UNIT D
880 sq. ft.



Floor plan for Unit E, a 2-bedroom apartment. The plan shows a central living/dining area (12'-5" x 12'-2") with a fireplace and access to a balcony (10'-0" x 5'-3"). To the left is Bedroom #1 (10'-0" x 12'-6") with a walk-in closet (W.I.C. 7'-0" x 8'-0"). To the right is Bedroom #2 (11'-3" x 11'-2") with a walk-in closet (W.I.C.). The kitchen (12'-0" x 14'-2") includes a sink, range, and pantry. There are two bathrooms: Bath #1 (top left) and Bath #2 (top right). A central hallway provides access to all rooms. The overall dimensions are 36'-0" wide by 36'-0" deep.

36'-0"

BATH #1
7'-0" x 5'-0"

W.C.
7'-0" x 5'-0"

BEDROOM #1
10'-0" x 9'-0"

BALCONY
11'-0" x 5'-3"

LIVING / DINING
12'-5" x 12'-1"

KITCHEN
10'-0" x 14'-2"

SINK w/ D.S.P.
30" RANGE
36" REF.
PANTRY
L.I.V.I.N.
D.W.

BATH #2
7'-0" x 5'-0"

W.C.
6'-6" x 7'-5"

BEDROOM #2
11'-0" x 11'-5"

VER. HEAT P/2-HP

2-BEDROOM
(UNIT E1)
AREA: 1,094 SF

35'-10" x 36'-1"

35" REFR

30" RANGE

KITCHEN
9'-2" x 10'-0"

PANTRY

W.C.
6'-0" x 4'-0"

BATH #2

W.C.
1'-1" x 5'-3"

BATH #1

2-BEDROOM
(UNIT F)
AREA: 164 SF

LIVING /
DINING
12'-4" x 13'-0"

BEDROOM #2
10'-0" x 10'-3"

BEDROOM #1
11'-0" x 13'-0"

BALCONY
10'-0" x 9'-2"

VERT.
HEAT
RISER

36' 0" 10 1/4"

BEDROOM #1
11'-1" x 10'-0"

BATH #1

LAUNDRY
5'-3" x 6'-0"

VERT. HEAT PUMP

LIVING
14'-1" x 10'-3"

W.I.C.
1'-0" x 3'-0"

LINEN

BATH #2

W.I.C.
5'-3" x 6'-1"

BEDROOM #2
11'-10" x 12'-2"

VERT. HEAT PUMP

BALCONY
5'-2" x 10'-3"

2-BEDROOM
(UNIT G)

AREA: 111.56

KITCHEN/DINING
15'-6" x 14'-10"

36' 11 5/8"

WEST POINT AT
HARMONY SQUARE

MIXED USE
07.27.23



THREE BEDROOM
-UNIT I
1,429 sq. ft.

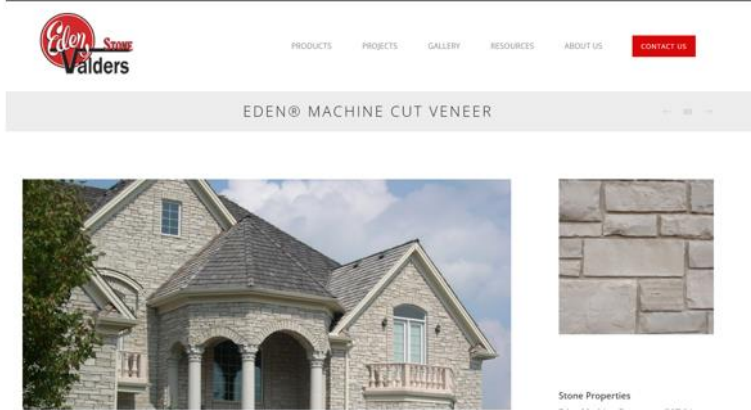


Package One Option

Hardie



Stone Multi family



Brampton Brick- Ripley
Front Door: SW Homberg Gray 7622
Shutters: Gray



Package Two

Hardie



Artic White

Brick General Shale- LWQ Shawdow Grey Tudor
Front Door: SW Iron Ore 7069
Shutters: Black



All roofs – GAF Charcoal

Package Three

Hardie



Brampton Brick- Brownstone

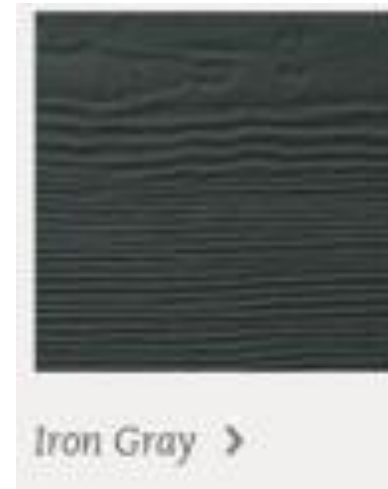
Front Door: Sherwin Williams Pewter Green SW6208

Shutters: Black



Package Four

Hardie



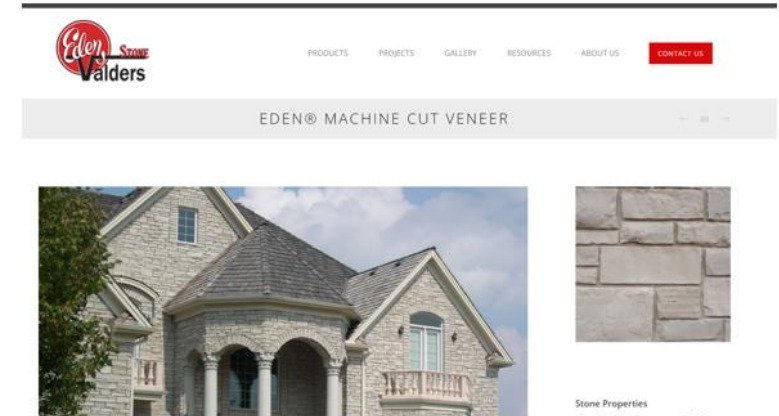
Brampton Brick- Graystone

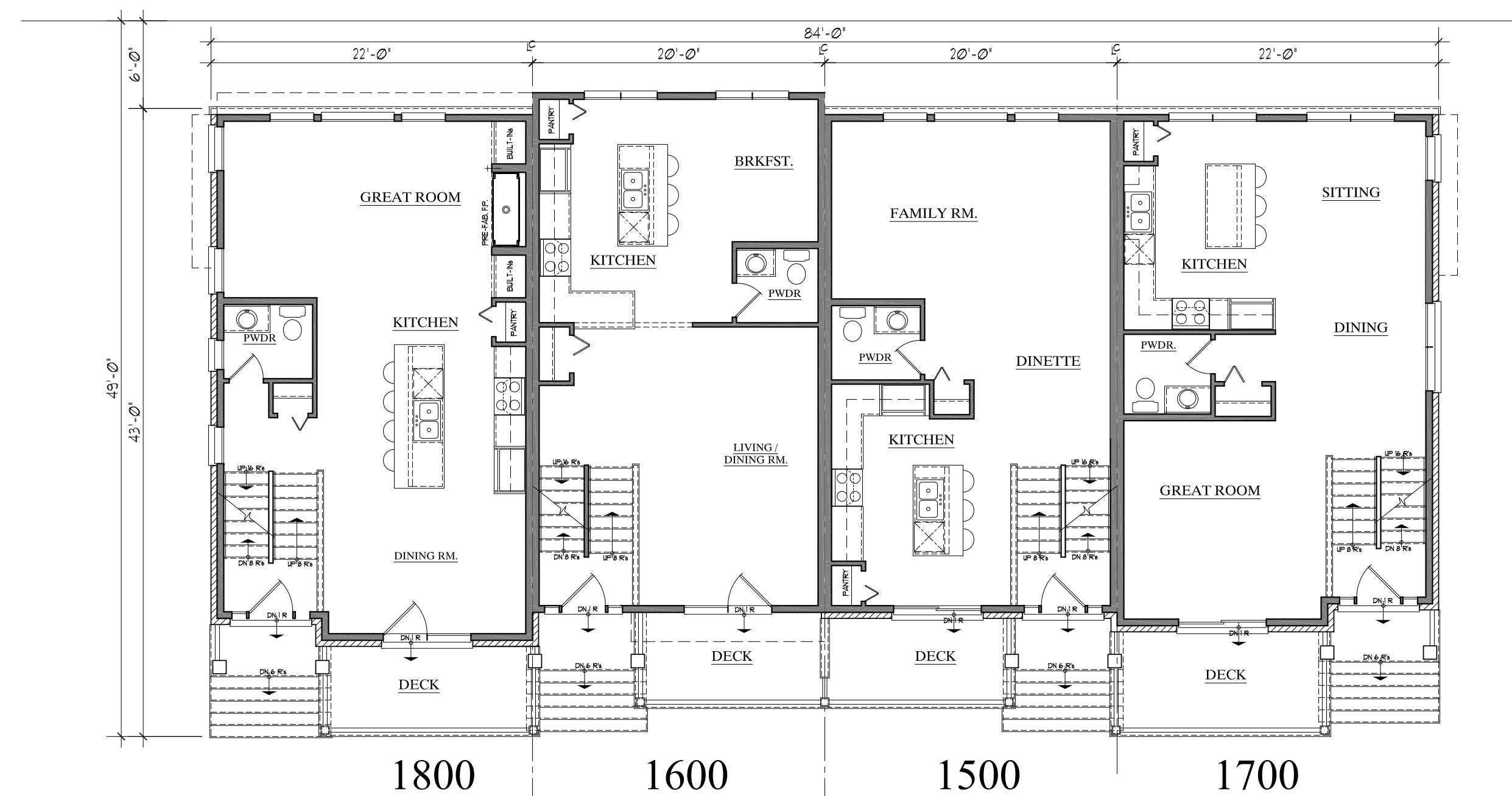
Front Door: Sherwin Williams Auric 6692 | Safer Choice Sherwin Williams Cityscape SW7061

Shutters: Pale Gray

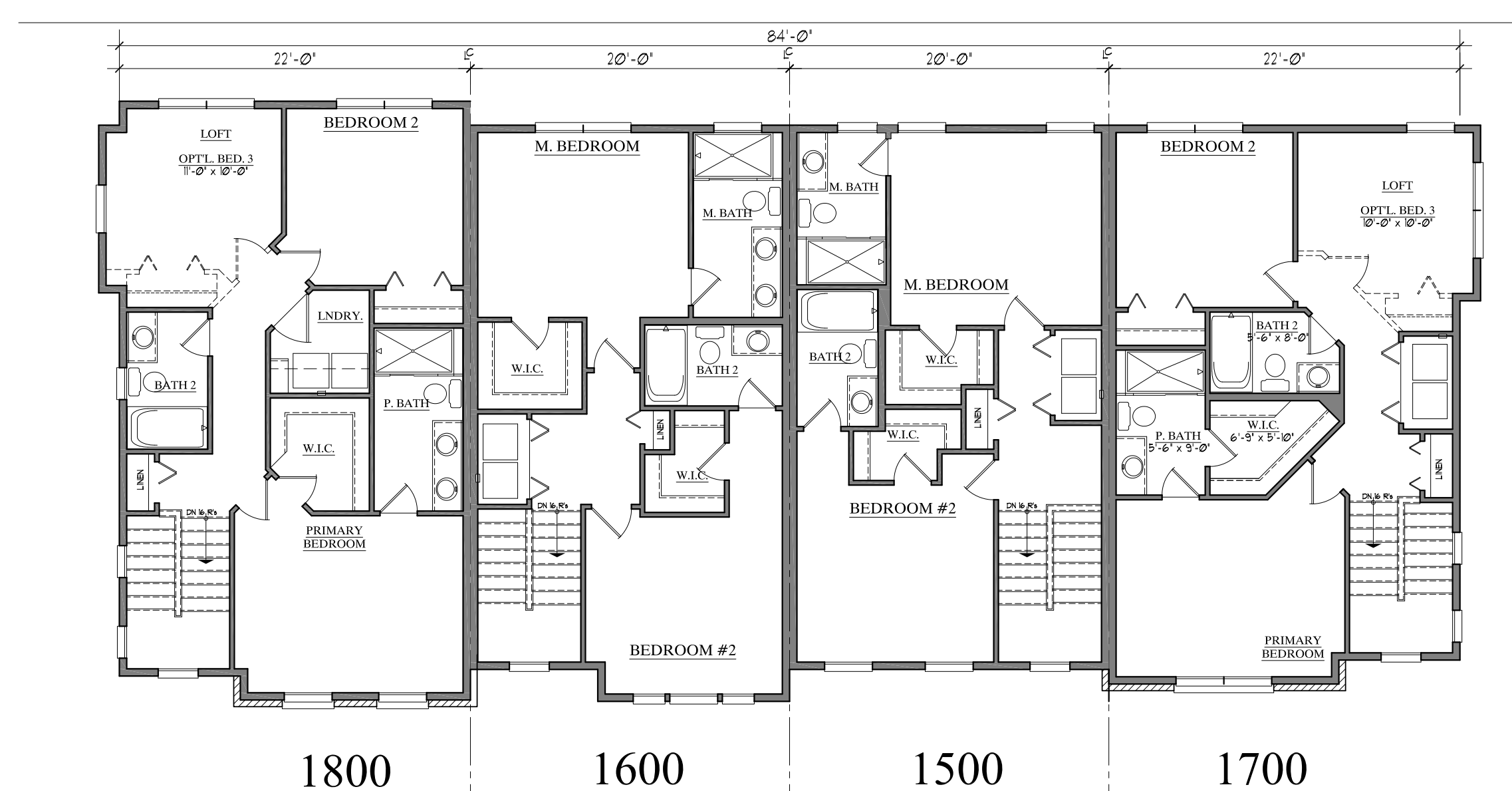


Stone for Multi Family

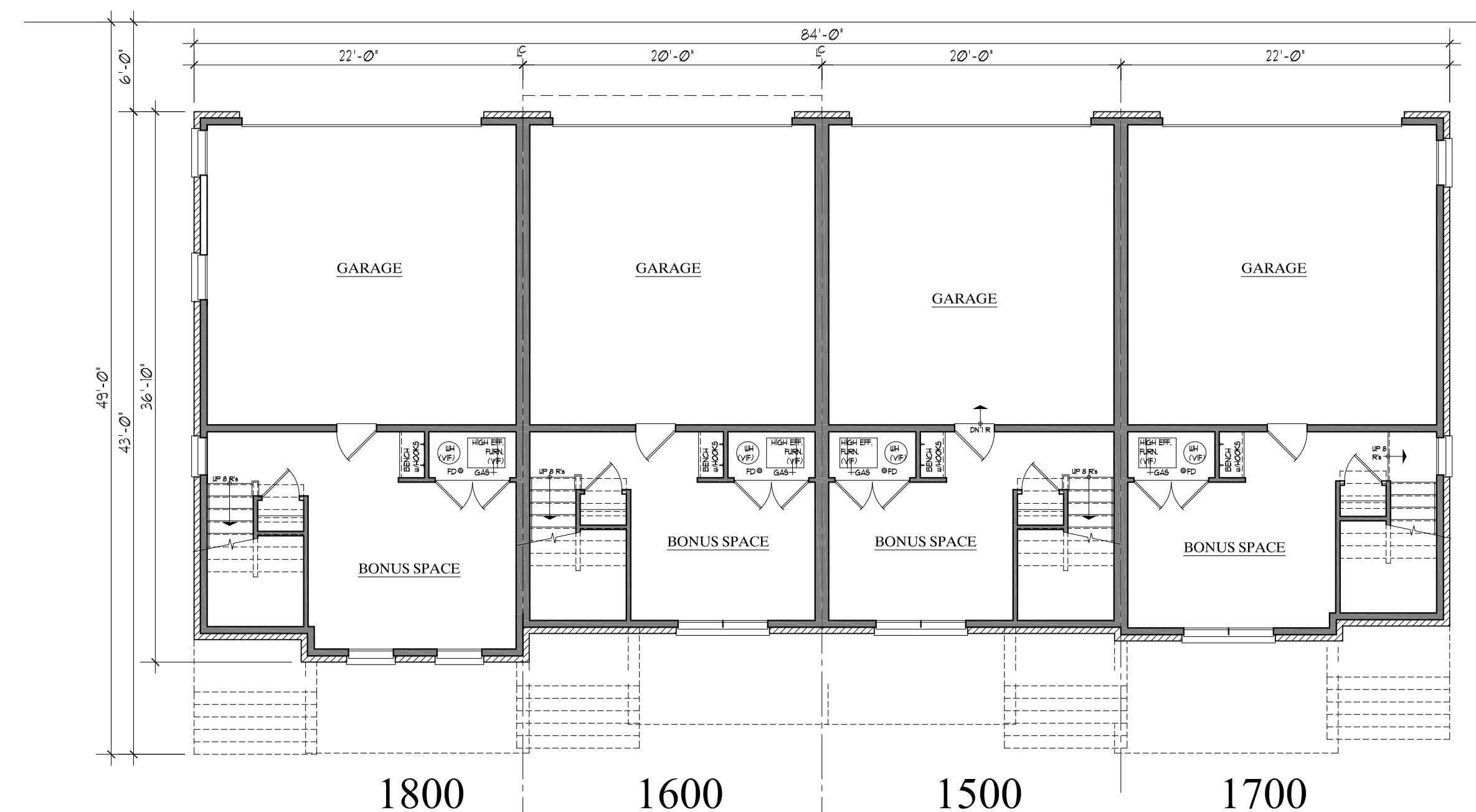




FIRST FLOOR CONTROL PLAN ~ 4 UNIT
SCALE: 1/8"=1'-0"



SECOND FLOOR CONTROL PLAN ~ 4 UNIT
SCALE: 1/8"=1'-0"



LOWER LEVEL CONTROL PLAN ~ 4 UNIT
SCALE: 1/8"=1'-0"



COURT ELEVATION ~ 4 UNIT

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



COURT ELEVATION ~ 4 UNIT
SCALE: 1/4"=1'-0"



LEFT ELEVATION

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



RIGHT ELEVATION

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



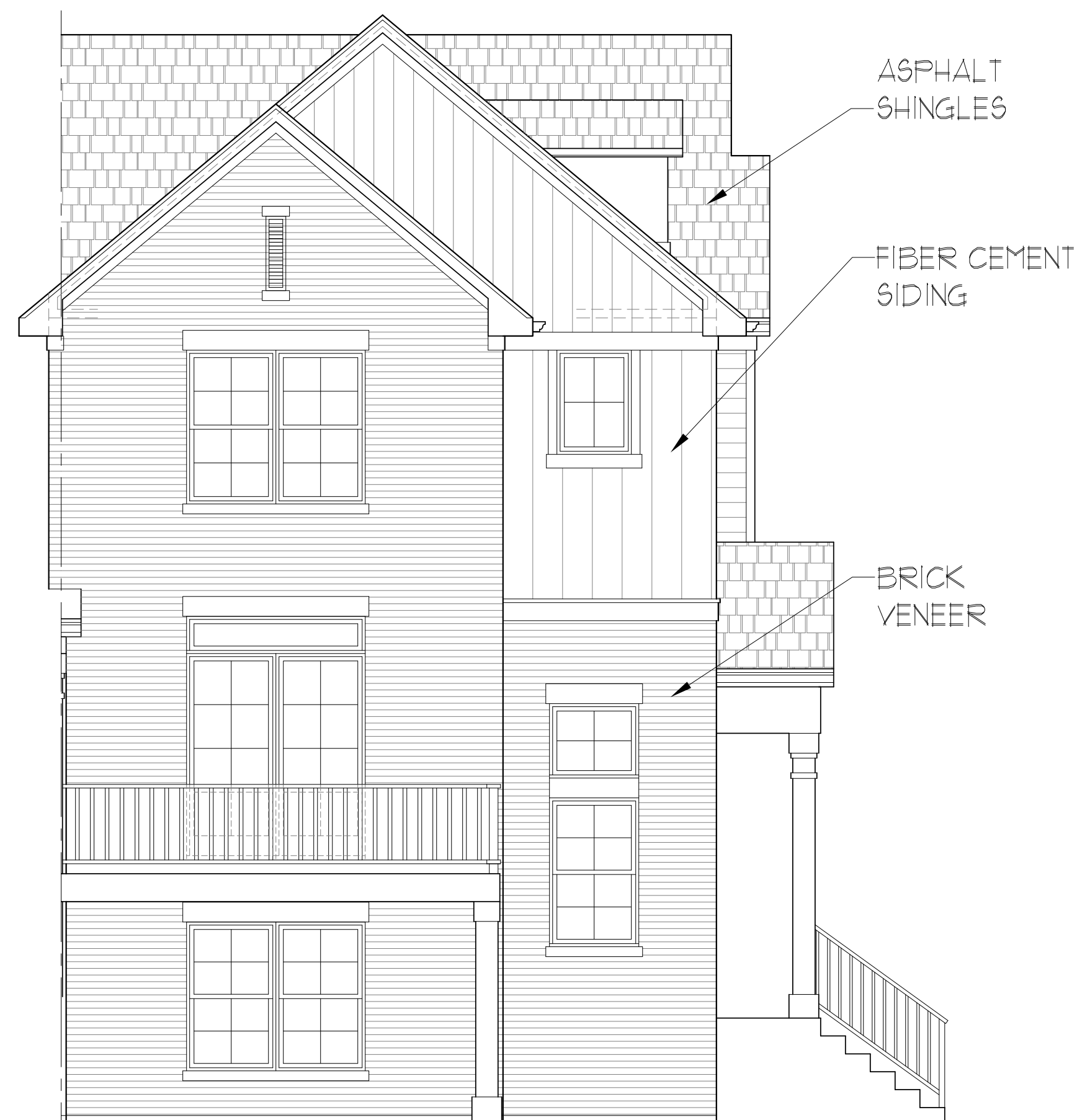
LEFT ELEVATION

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



RIGHT ELEVATION

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



1700

PART'L. COURT ELEVATION

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



1700

RIGHT ELEVATION

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

ALTERNATE END
CONDITION

WEST POINT AT HARMONY SQUARE



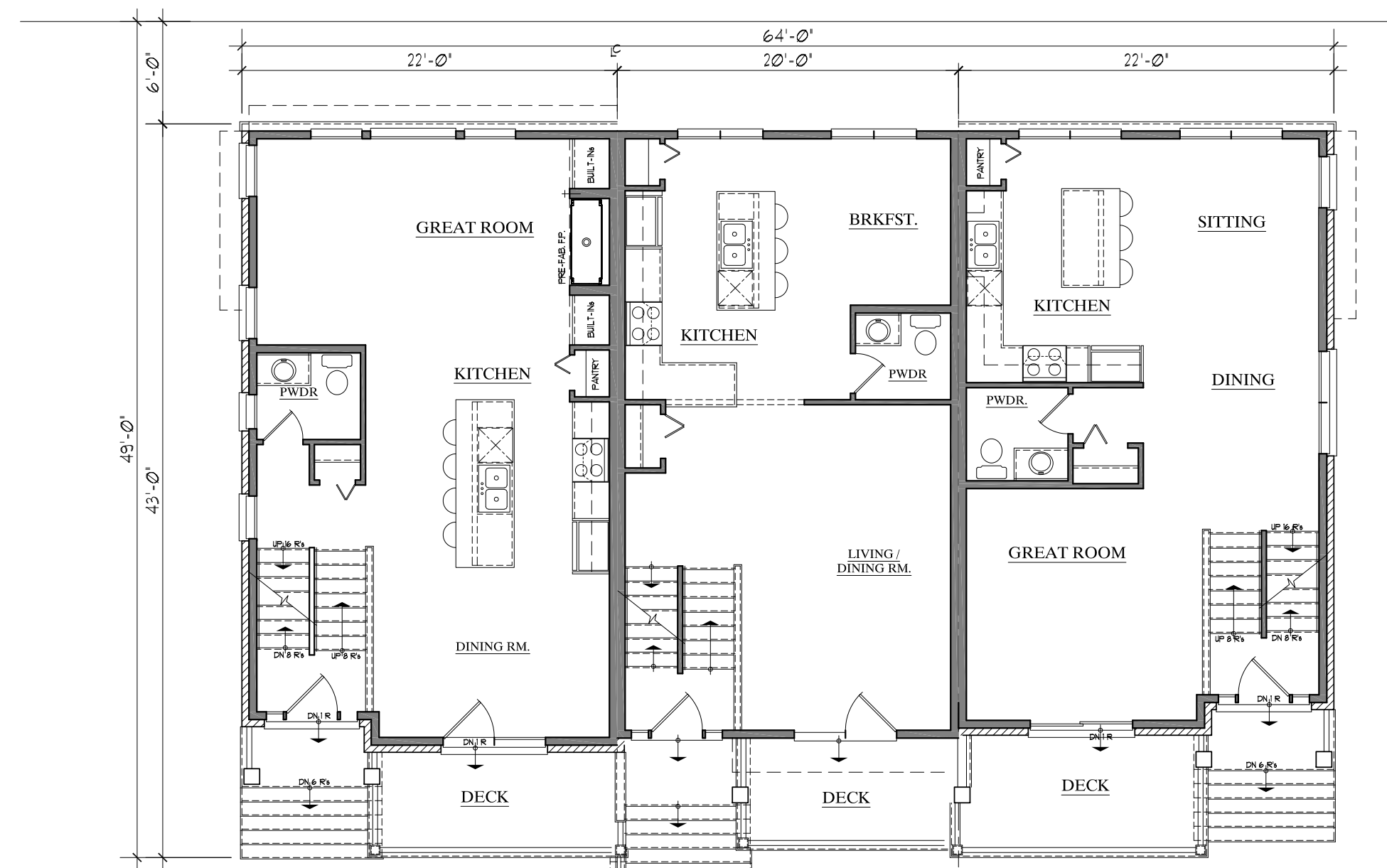
REAR ELEVATION ~ 4 UNIT

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

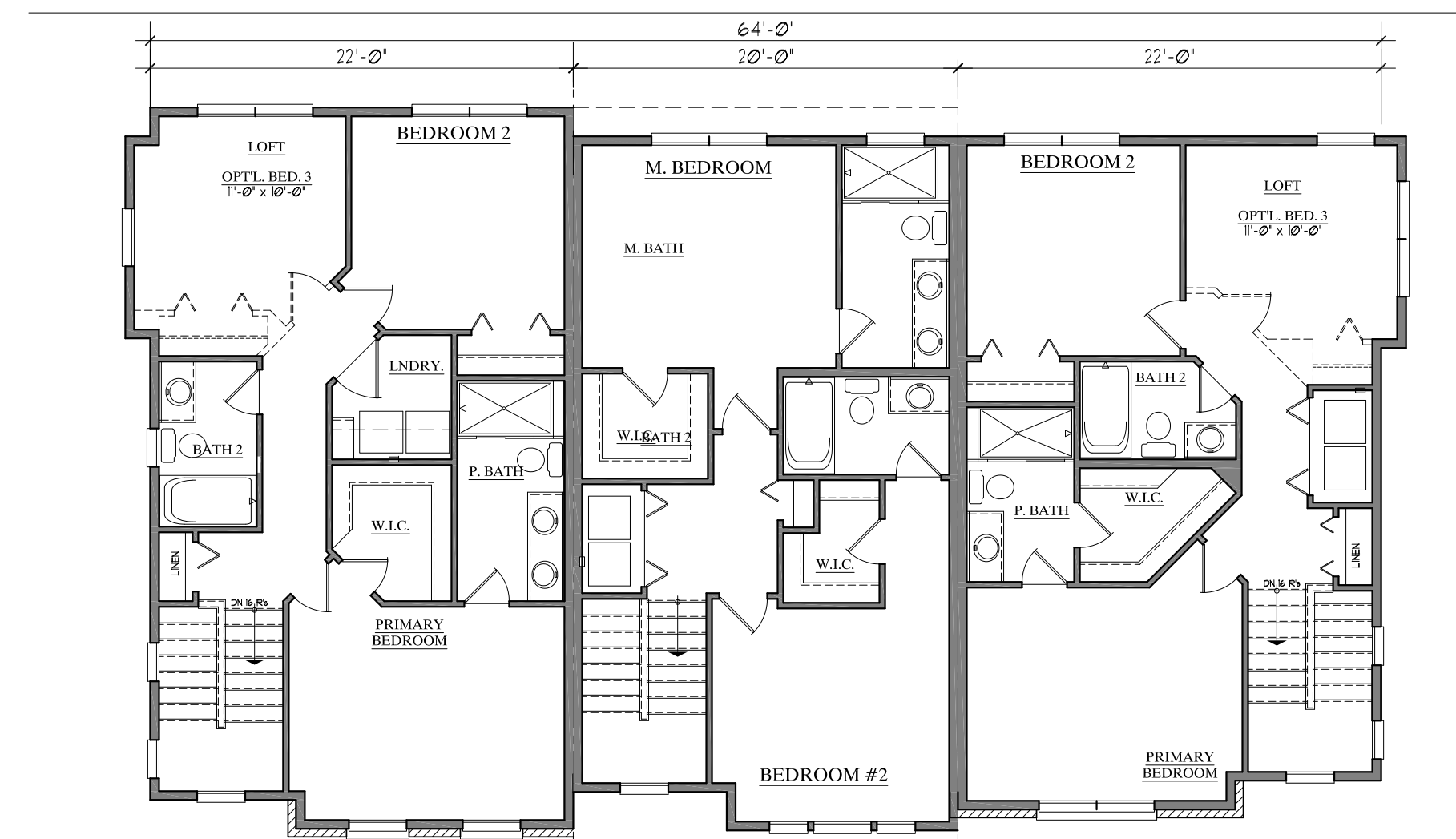


REAR ELEVATION ~ 4 UNIT

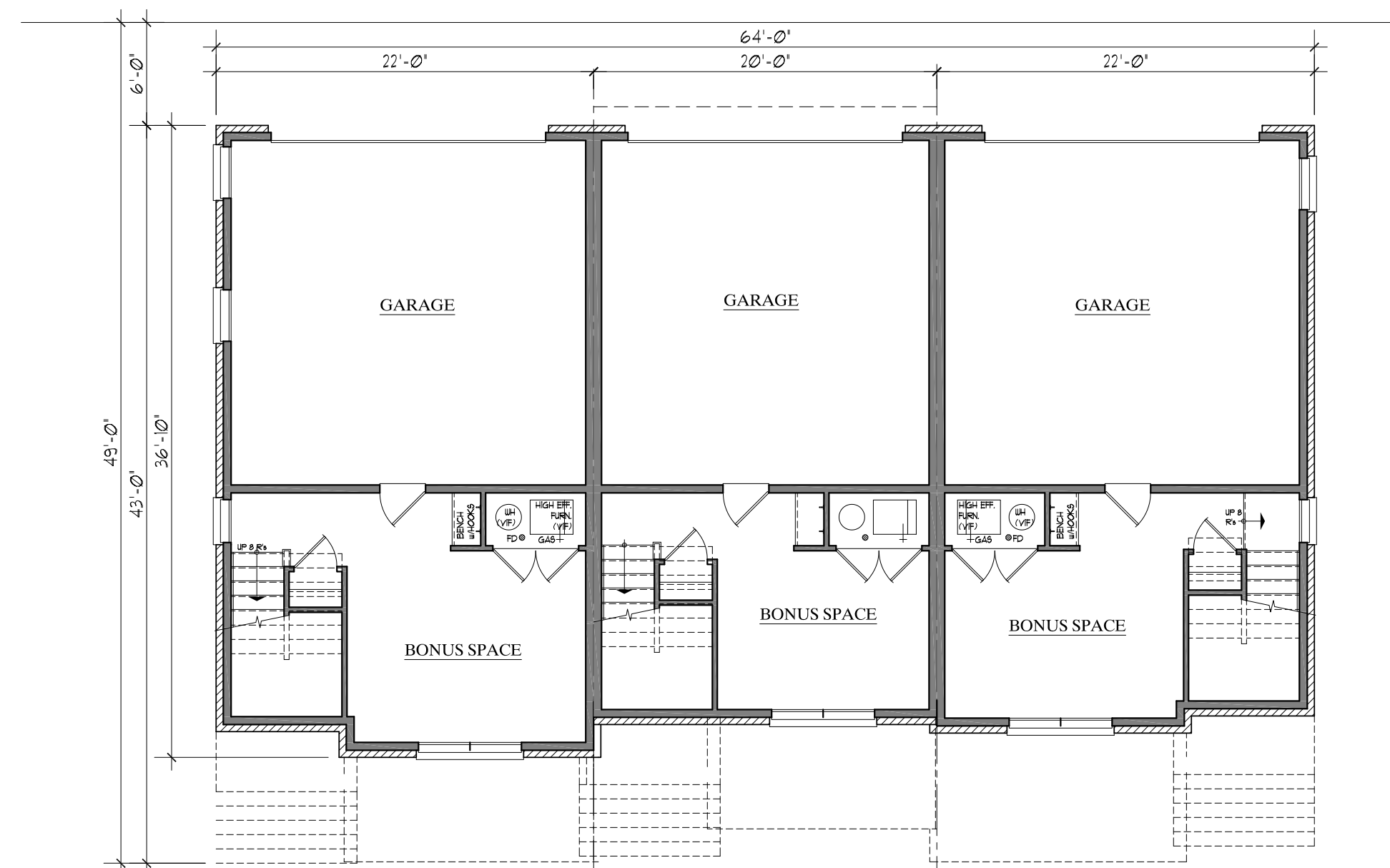
SCALE: 1/4"=1'-0"



1800 1600 1700
FIRST FLOOR CONTROL PLAN ~ 3 UNIT
 SCALE: 1/8"=1'-0"



1800 1600 1700
SECOND FLOOR CONTROL PLAN ~ 3 UNIT
 SCALE: 1/8"=1'-0"



1800 1600 1700
LOWER LEVEL CONTROL PLAN ~ 3 UNIT
 SCALE: 1/8"=1'-0"



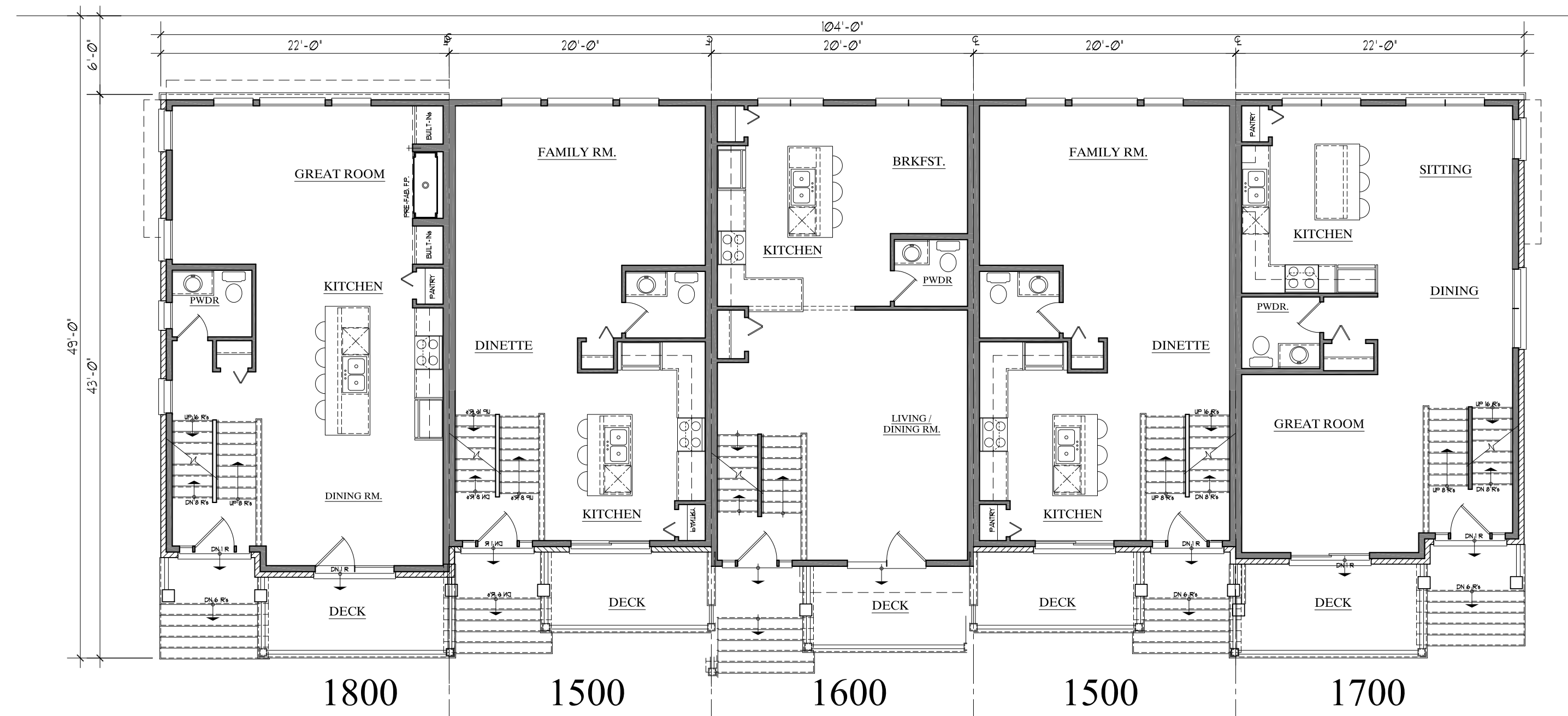
COURT ELEVATION ~ 3 UNIT

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

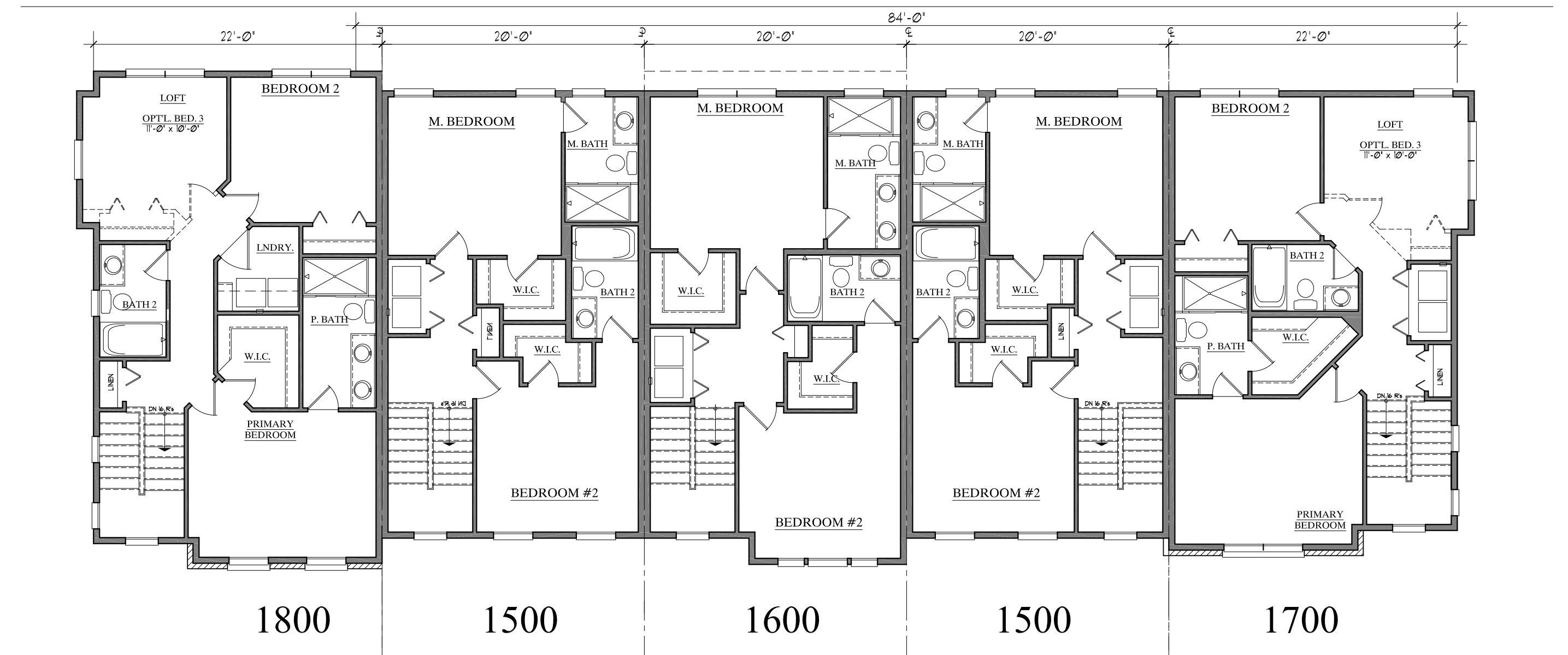


REAR ELEVATION ~ 3 UNIT

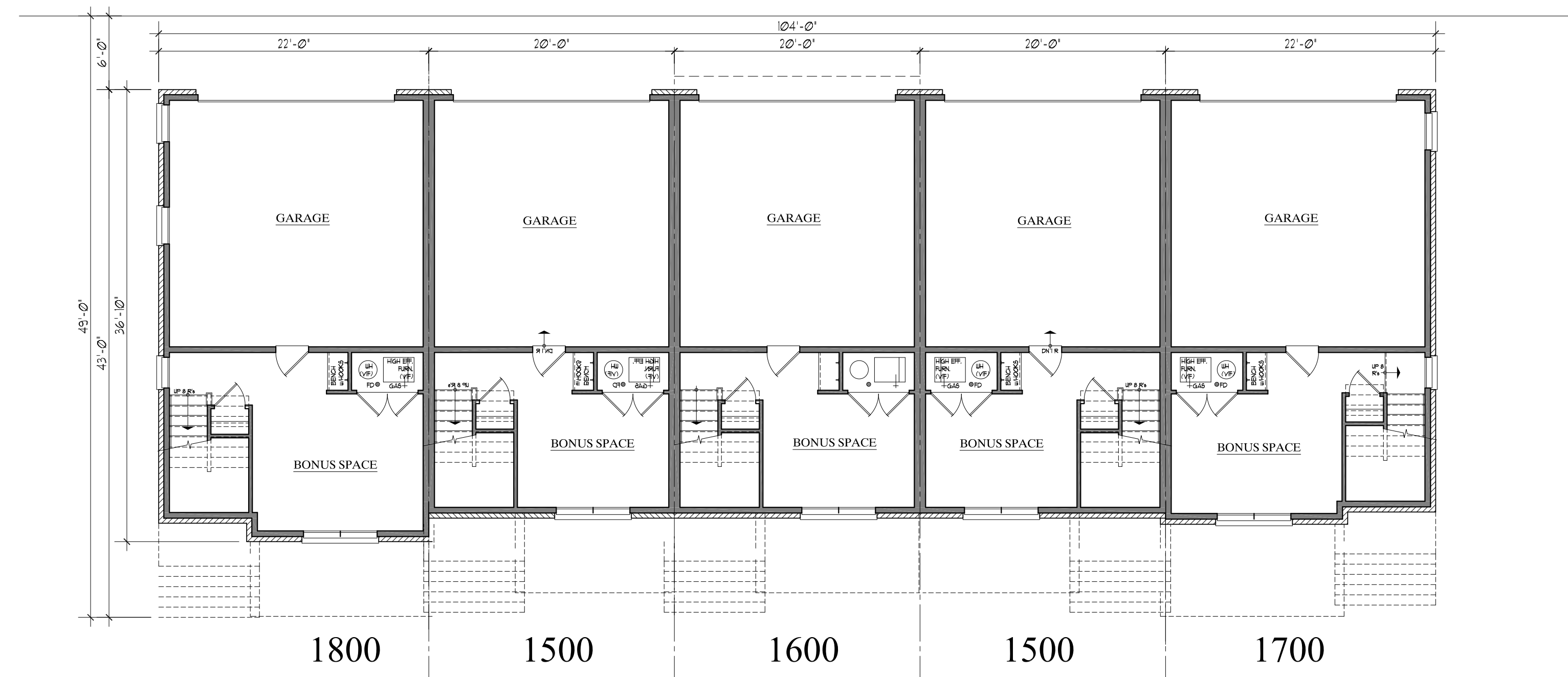
SCALE: 1/4" = 1'-0"



FIRST FLOOR CONTROL PLAN ~ 5 UNIT
SCALE: 1/8"=1'-0"



SECOND FLOOR CONTROL PLAN ~ 5 UNIT
SCALE: 1/8"=1'-0"



LOWER LEVEL CONTROL PLAN ~ 5 UNIT
SCALE: 1/8"=1'-0"



1800

1500

1600

1500

1700

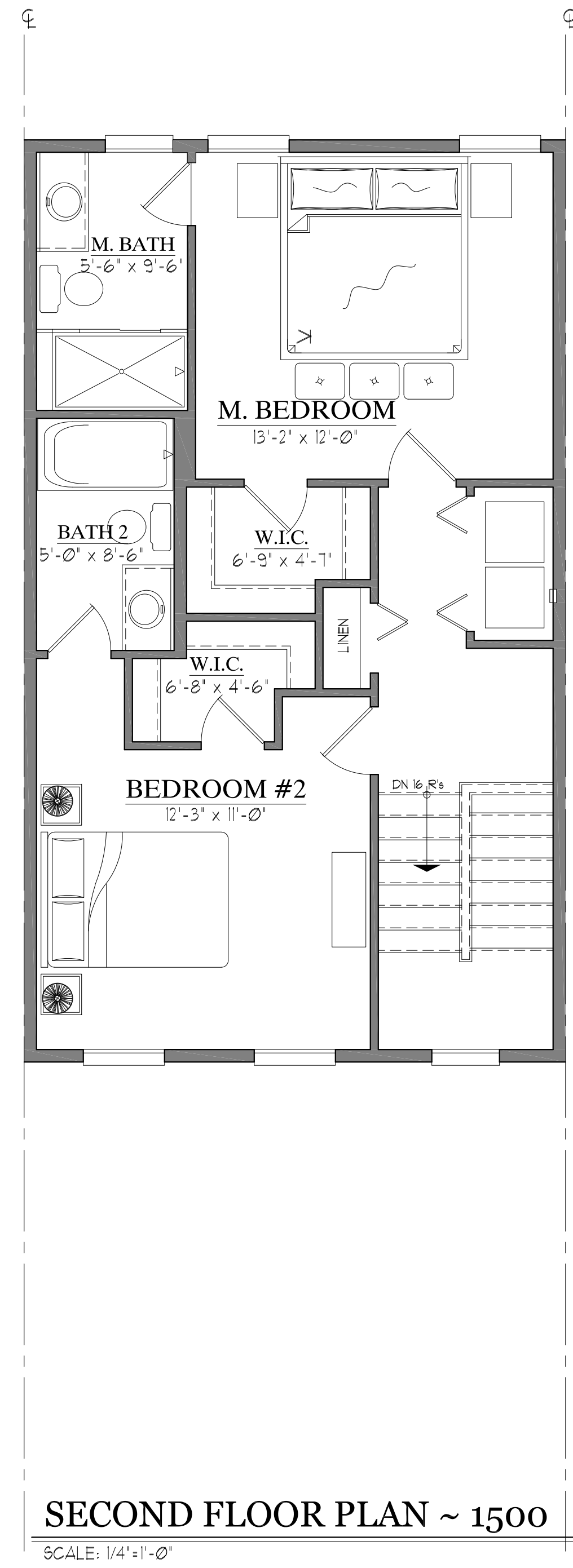
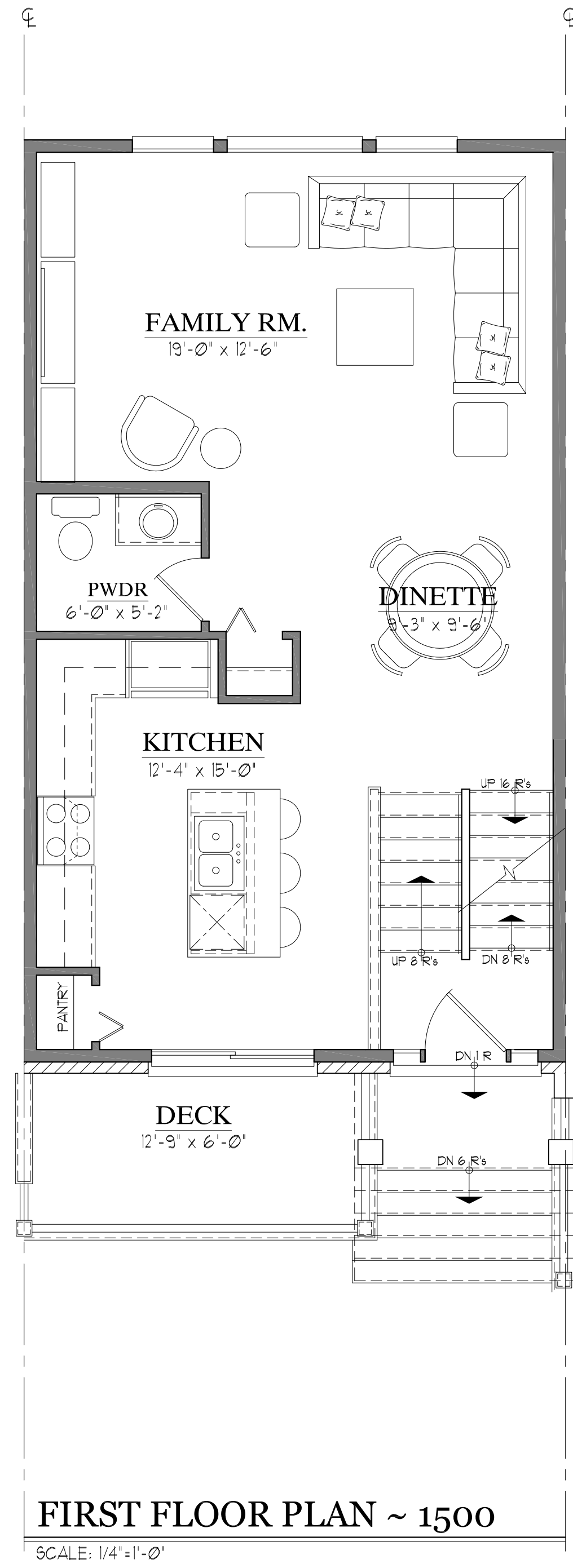
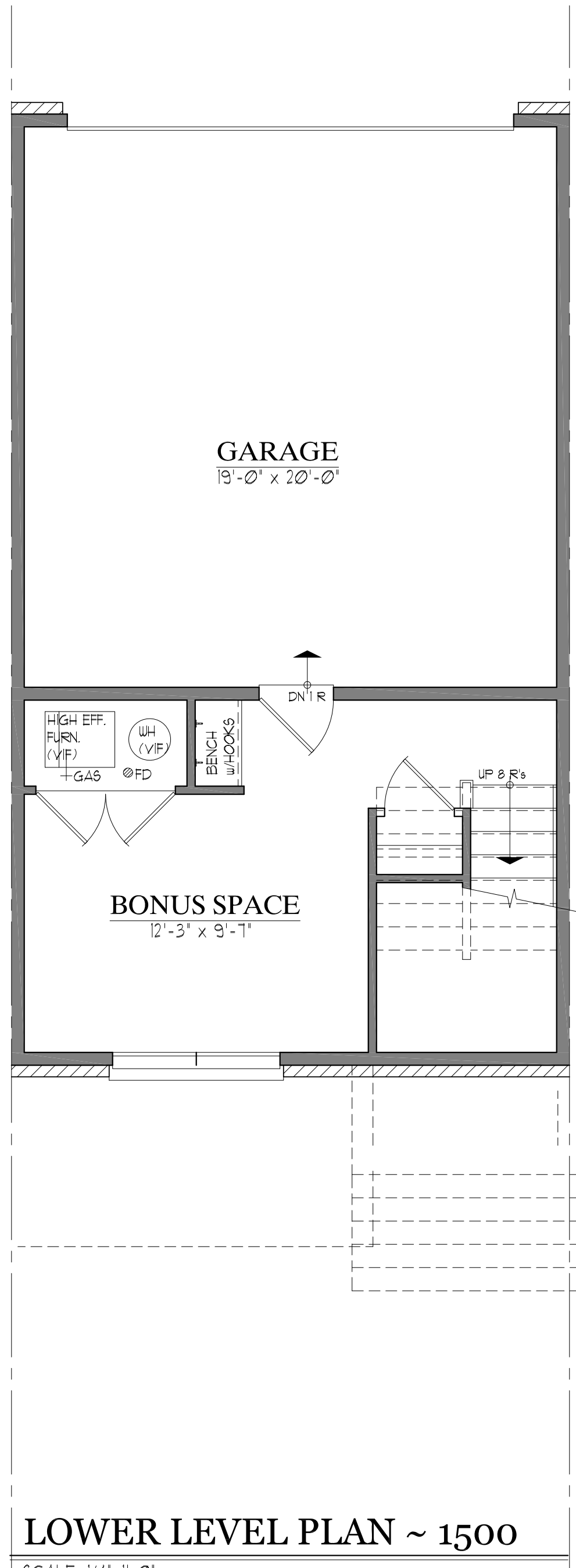
COURT ELEVATION ~ 5 UNIT

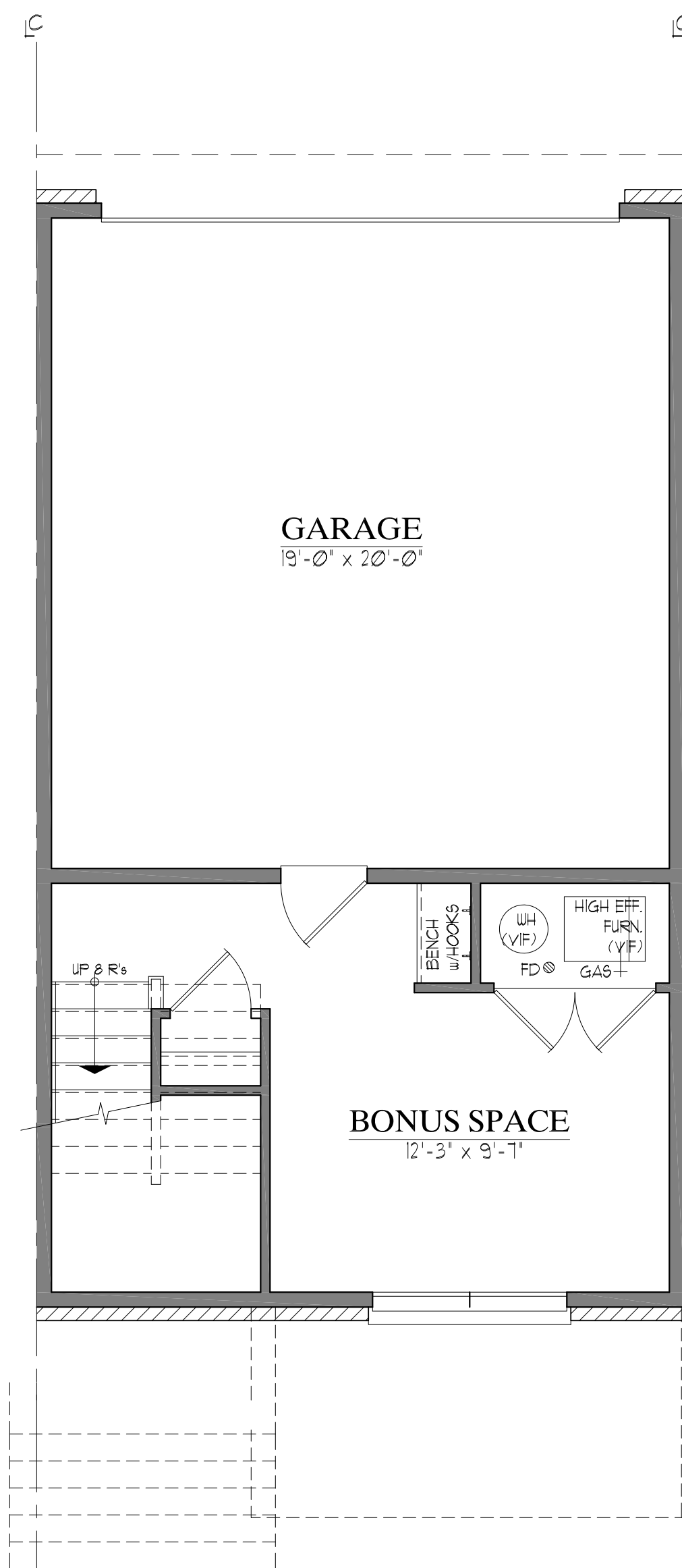
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REAR ELEVATION ~ 5 UNIT

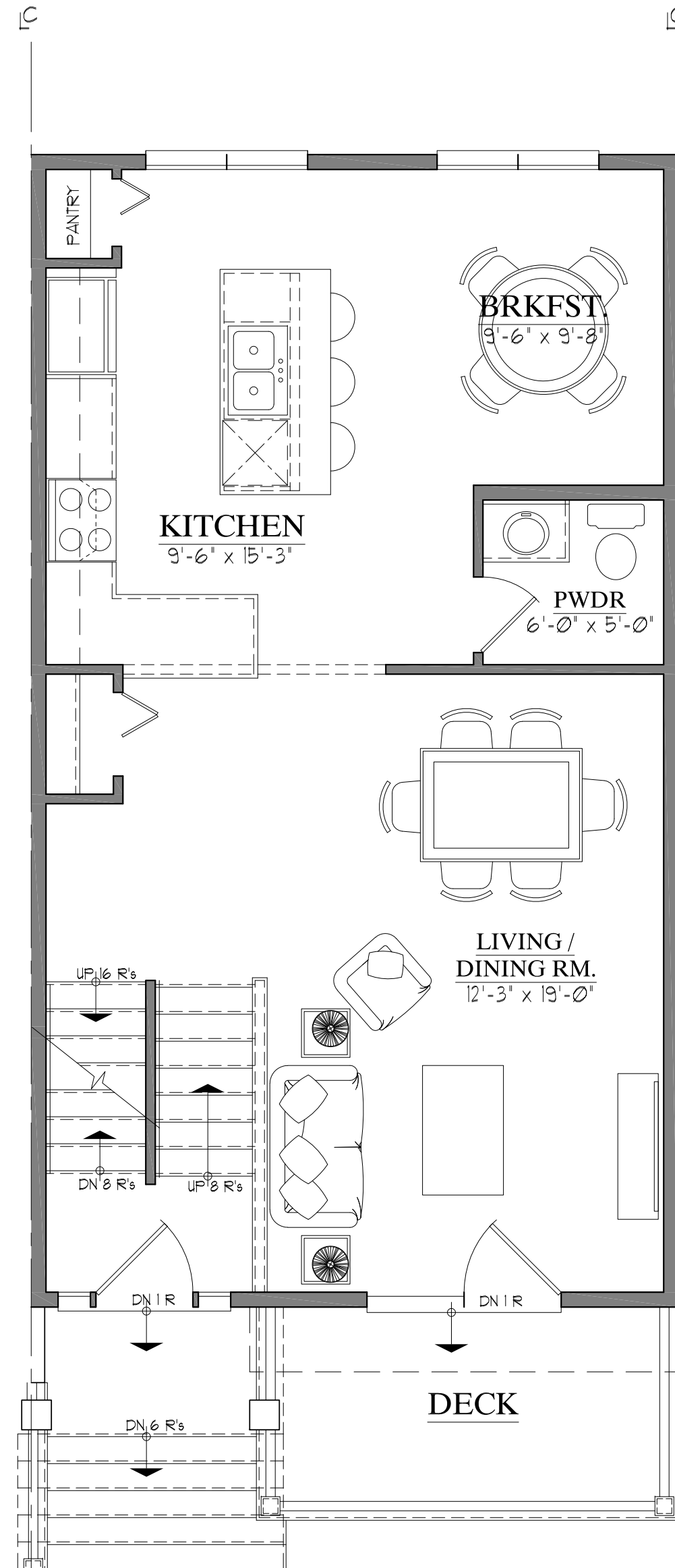
SCALE: 1/4"=1'-0"





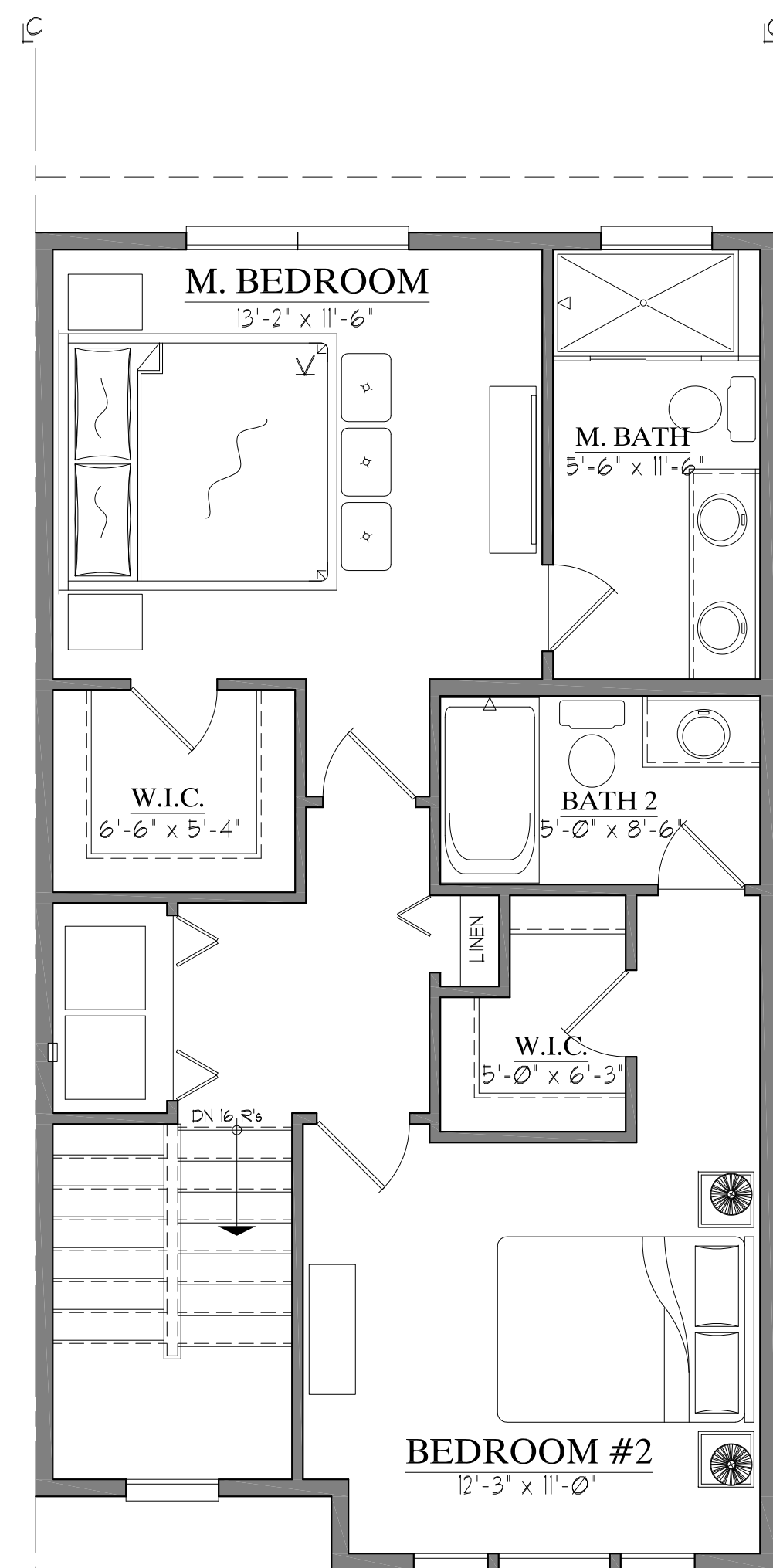
LOWER LEVEL PLAN ~ 1600

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



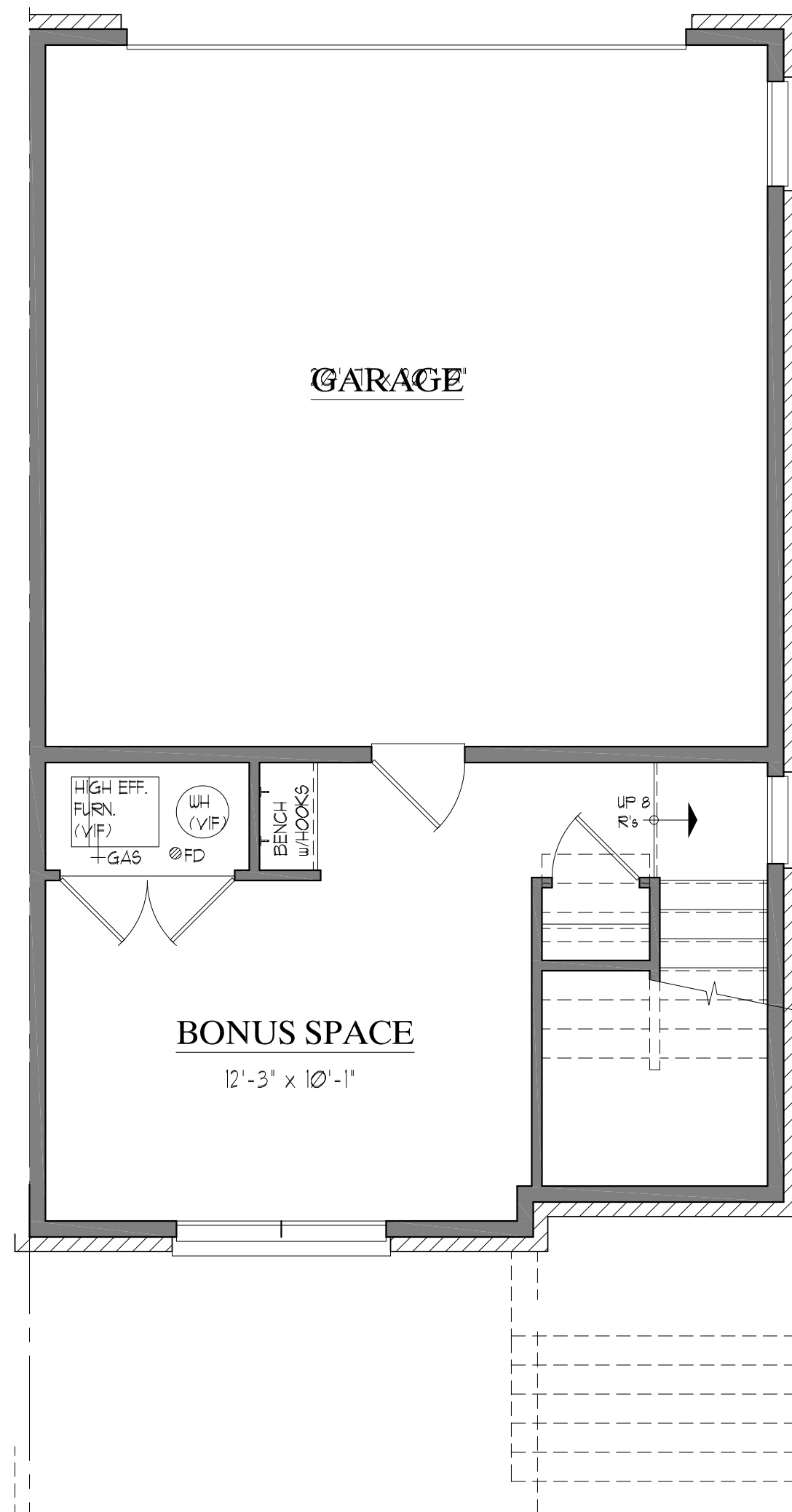
FIRST FLOOR PLAN ~ 1600

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



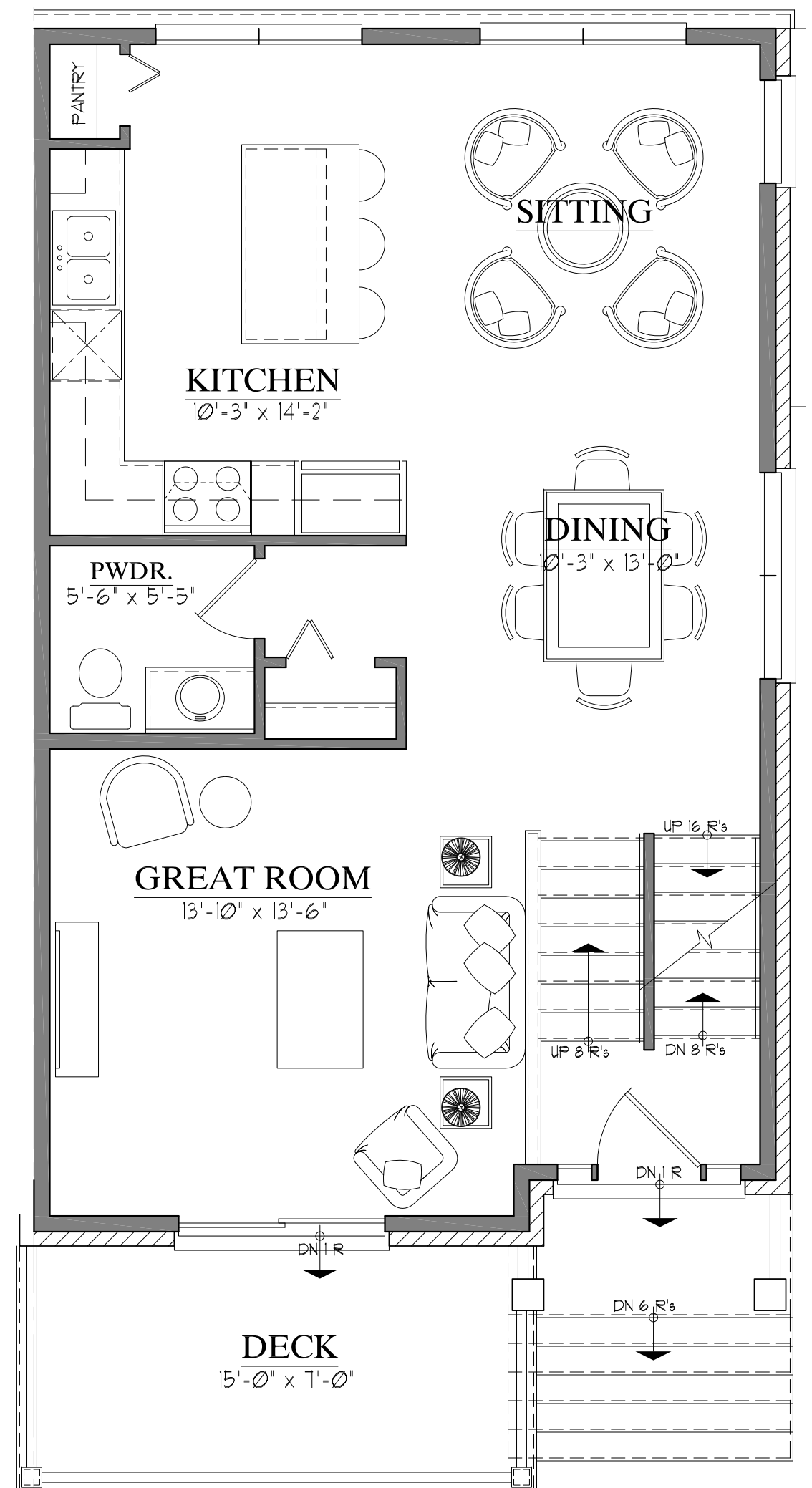
SECOND FLOOR PLAN ~ 1600

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



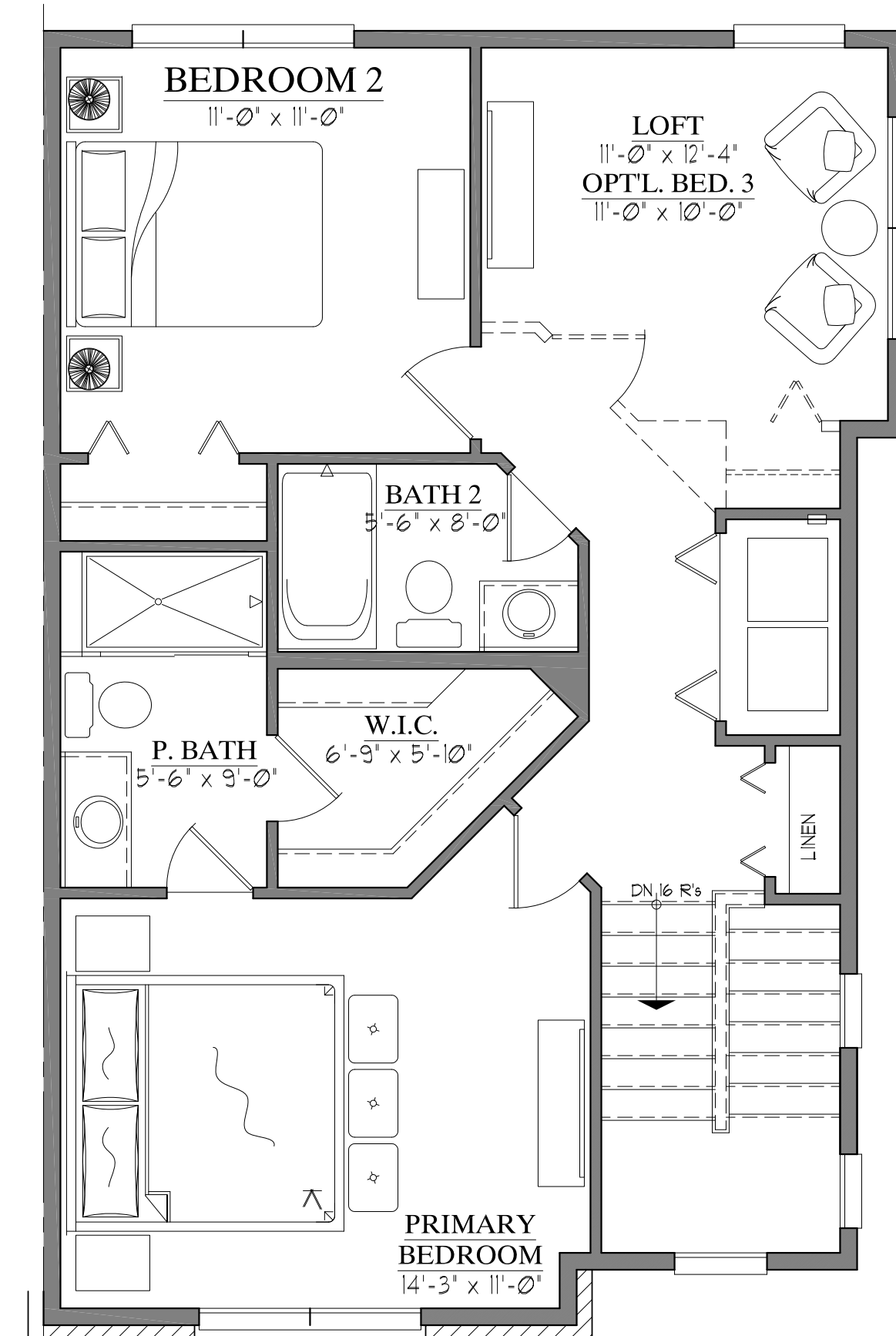
LOWER LEVEL PLAN ~ 1700

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



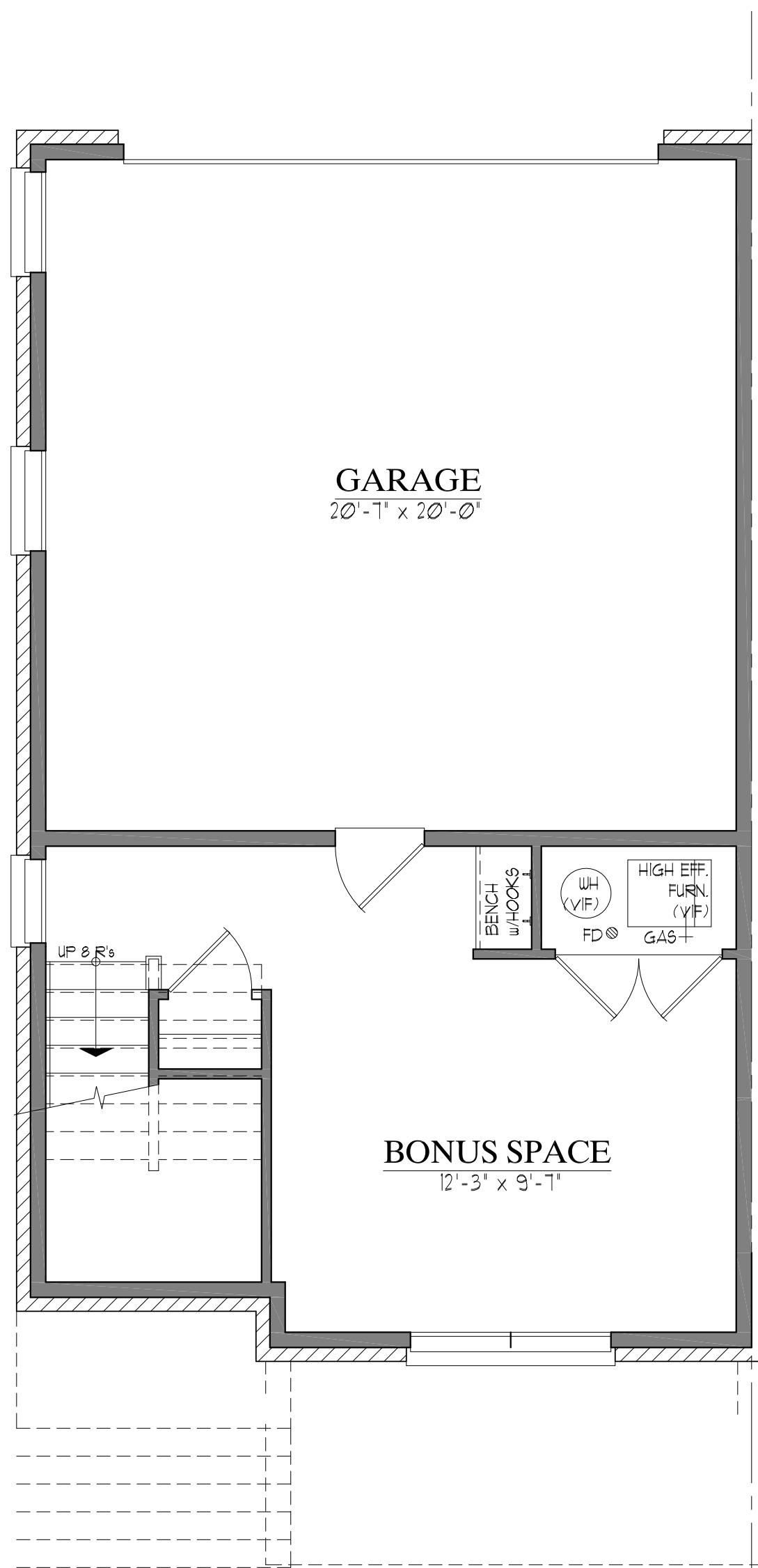
FIRST FLOOR PLAN ~ 1700

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



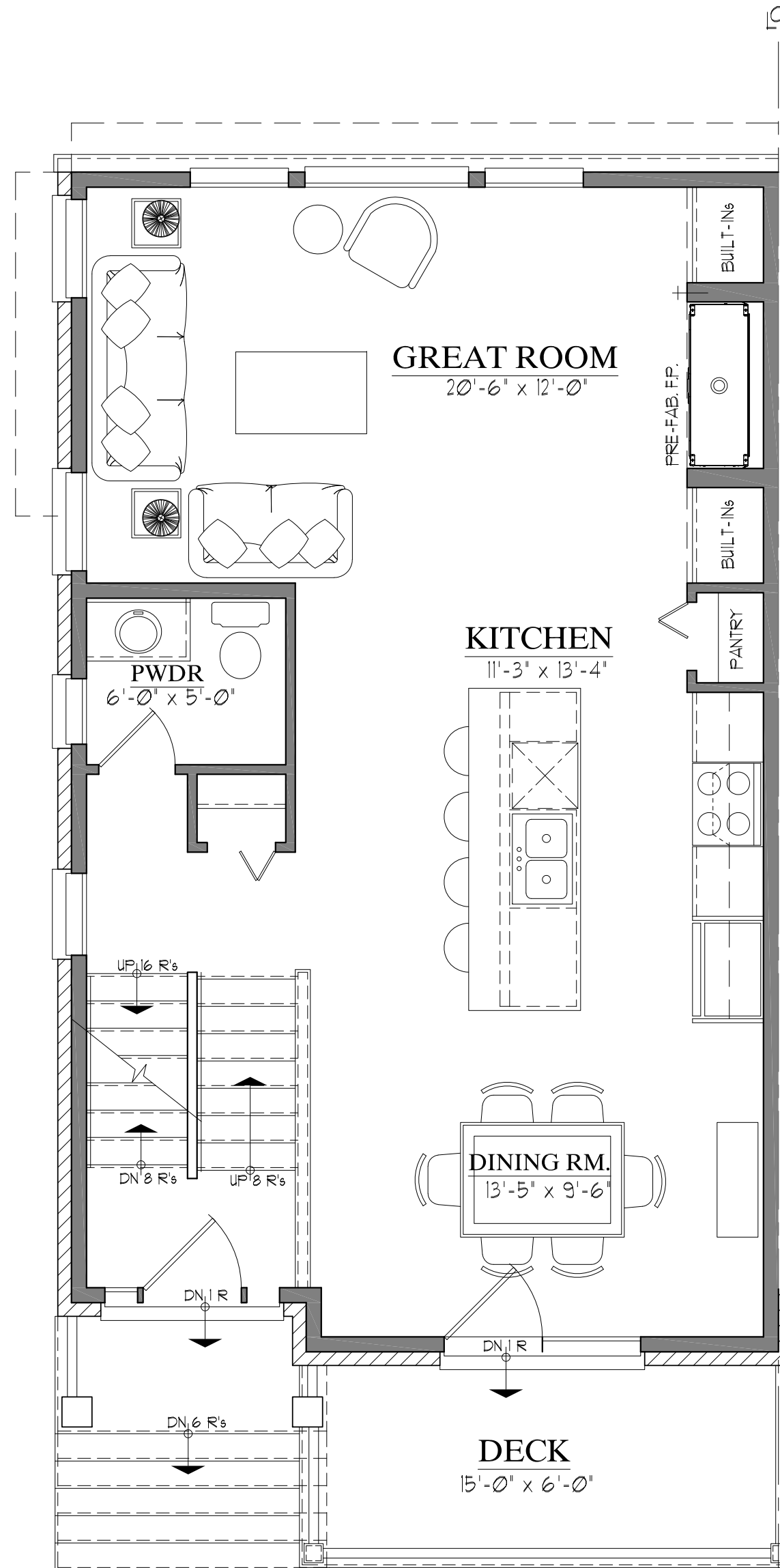
SECOND FLOOR PLAN ~ 1700

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



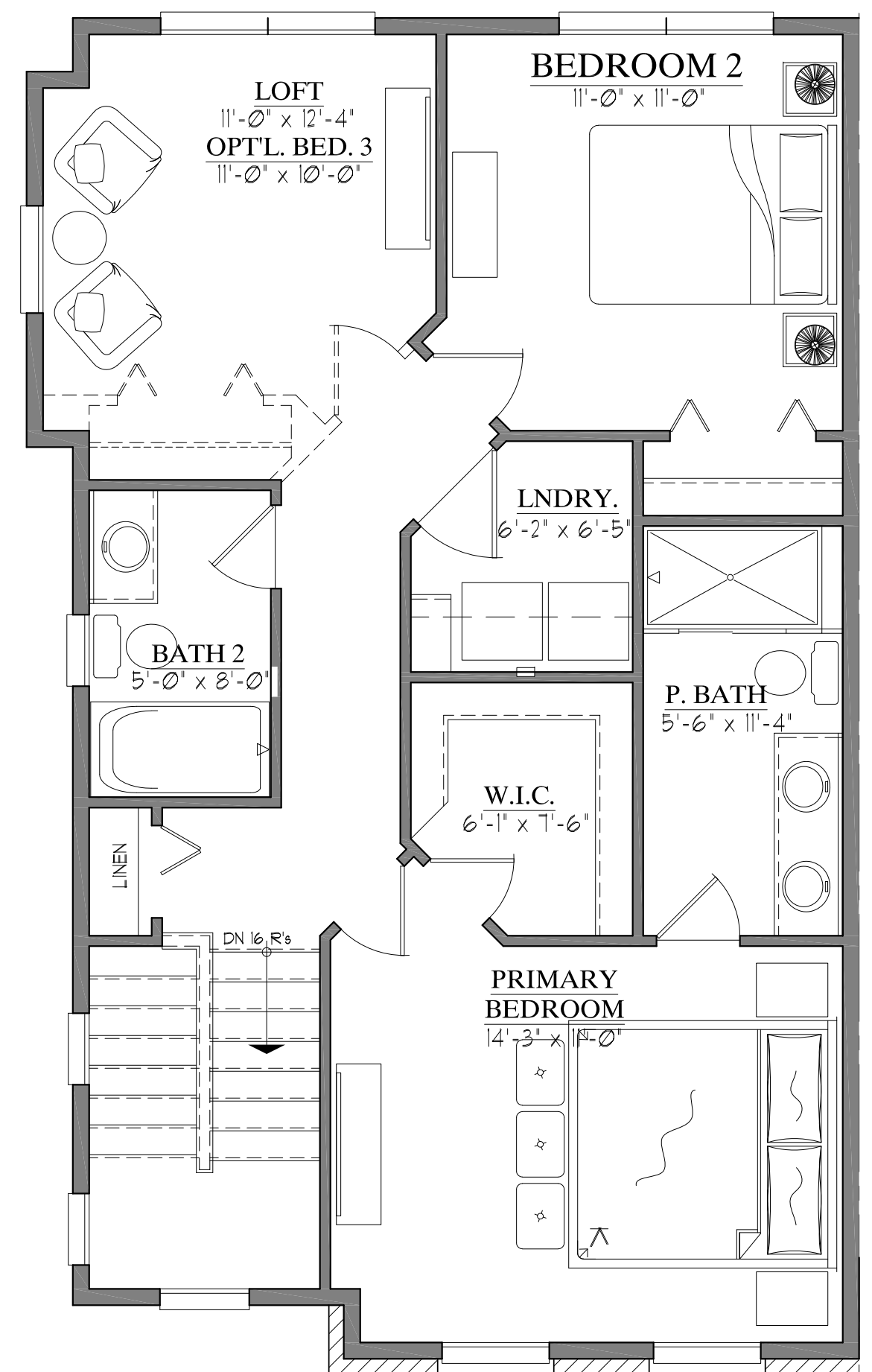
LOWER LEVEL PLAN ~ 1800

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



FIRST FLOOR PLAN ~ 1800

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



SECOND FLOOR PLAN ~ 1800

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



ANTI-MONOTONY PLAN

SCALE: 1:30

UNIT MIX	
UNITS	# OF UNITS
1800	17
1700	17
1600	14
1500	14

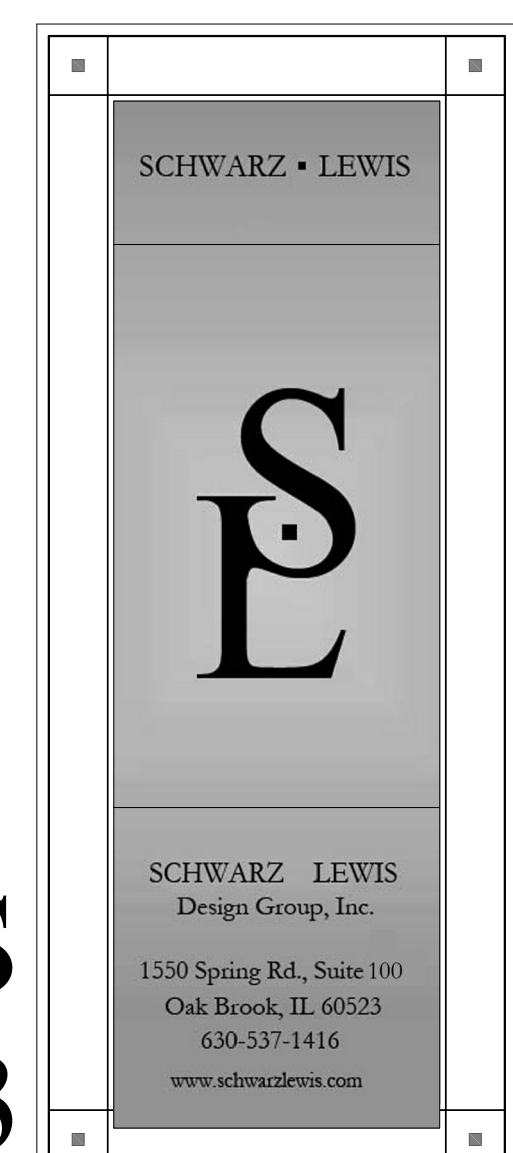
COLOR PACKAGE

COLORS	# OF BUILDINGS
①	5
②	4
③	4
④	4



WEST POINT AT HARMONY SQUARE

TOWNHOMES
07.27.23



PLAT OF VACATION

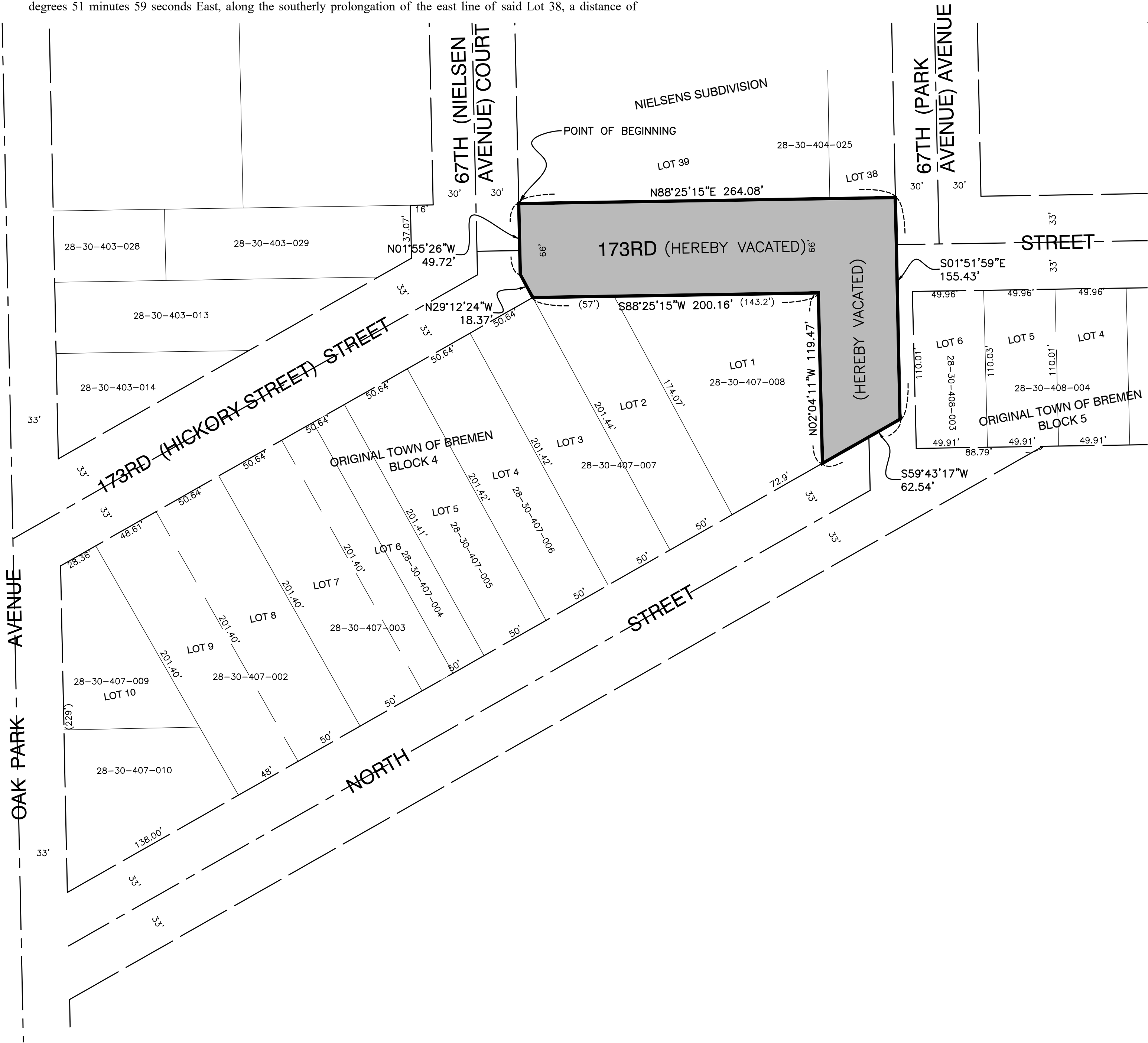
Of:

That part of Hickory Street (commonly known as 173rd Street) along with that part of North Street heretofore dedicated in the Original Village of Bremen (being a subdivision in the Southeast Quarter of Section 30 and in the Northeast Quarter of Section 31, all in Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, as per plat thereof recorded June 9, 1853 as document number 42671 in Book of Maps 49 Page 70) described as follows:

Beginning at the southwest corner of Lot 39 in Nielsen's Subdivision (being a subdivision of Block 2 in Original Village of Bremen (except the south 200 feet of the west 266 feet thereof) in the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, as per plat thereof recorded October 16, 1894 as document number 2118155; thence North 88 degrees 25 minutes 15 seconds East (bearings as referenced to the Illinois State Plane Eastern Zone Coordinate System (NAD '83 (2011)), along the south line of said Lot 39 and the south line of Lot 38 in said Nielsen's Subdivision, to the east line of said Lot 38; thence South 01 degrees 51 minutes 59 seconds East, along the southerly prolongation of the east line of said Lot 38, a distance of

155.43 feet, to the northeasterly prolongation of the southeasterly line of Lot 1 in Block 4 of said Original Village of Bremen; thence South 59 degrees 43 minutes 17 seconds West, along said northeasterly prolongation, 62.54 feet, to the east line of Lot 1 in Block 4 of said Original Village of Bremen; thence North 02 degrees 04 minutes 11 seconds West, along said east line, 119.47 feet, to the north line of Lot 1 in Block 4 of said Original Village of Bremen; thence South 88 degrees 25 minutes 15 seconds West, along said north line and the north line of Lot 2 in Block 4 of said Original Village of Bremen, 200.16 feet, to the southwest line of said Lot 2; thence North 29 degrees 12 minutes 24 seconds West, along the northwesterly prolongation of the southwest line of Lot 2 in Block 4 of said Original Village of Bremen, 18.37 feet, to the southerly prolongation of the west line of Lot 39 in said Nielsen's Subdivision; thence North 01 degrees 55 minutes 26 seconds West, along said southerly prolongation, 49.72 feet, to the Point of Beginning.

Containing 0.531 acres or 23129 square feet, more or less



N



50 0 50
SCALE 1" = 50'

Ordinance No. _____ adopted the _____ day of 20 _____

Approved by the President and Board of Trustees of the VILLAGE OF TINLEY PARK, ILLINOIS at a meeting

held this _____ day of _____ 20 _____

By: _____ Village President Attest: _____ Village Clerk

I hereby certify that I find no deferred installments of outstanding unpaid special assessments due against the property described hereon.

By: _____ Village Clerk

The hereon described vacation is subject to utility and access easements of record over and across the property described hereon.

The Village of Tinley Park, Illinois reserves unto itself as a corporate municipality and to any public utility, their successors or assigns, the right to maintain and relocate their respective facilities in, under, across and along those parts of the public streets as herein vacated, with the right of access thereto at any and all times for any and all such purposes as may be reasonably required for the efficient operation of said facilities.

State of Illinois }
County of Cook } SS

I, Randell E. Gann, an Illinois Professional Land Surveyor, do hereby state that I have prepared the hereon drawn plat for the purpose of vacating public streets in the manner shown hereon. I hereby designate the Village of Tinley Park, Illinois to record this Plat of Vacation.

South Holland, Illinois June 7, 2023

Randell E. Gann
Certificate No. 035-03241 / Expires November 30, 2024



Do not fold original plat.

Upon recordation of this document, return signed original or copy thereof to the following:

Robinson Engineering, Ltd.
17000 South Park Avenue
South Holland, Illinois
(708) 331-6700

Attention: Survey Department

DISCLAIMER:

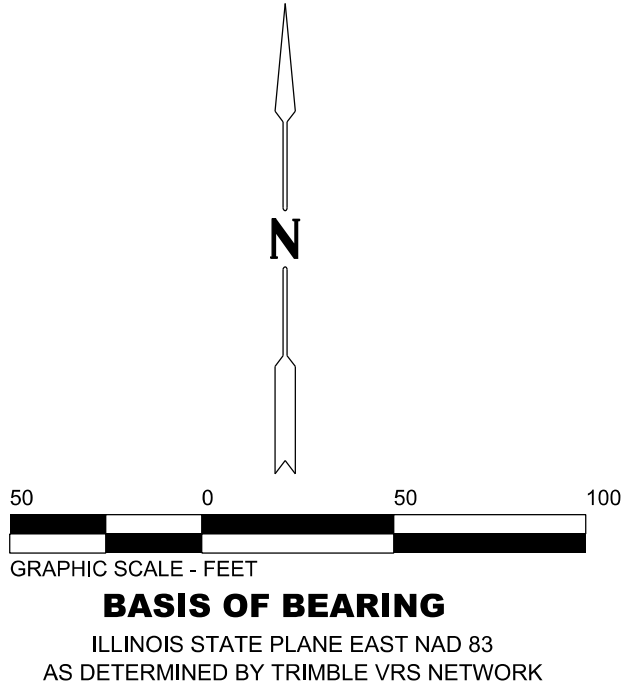
Robinson Engineering, Ltd., and its employees do not warrant or guarantee the accuracy of the information relative to the ownership of the property covered by this instrument.

A thorough search of the title should be made prior to any reliance on the ownership indicated herein. Use of this instrument as evidence of title is done at the user's risk.

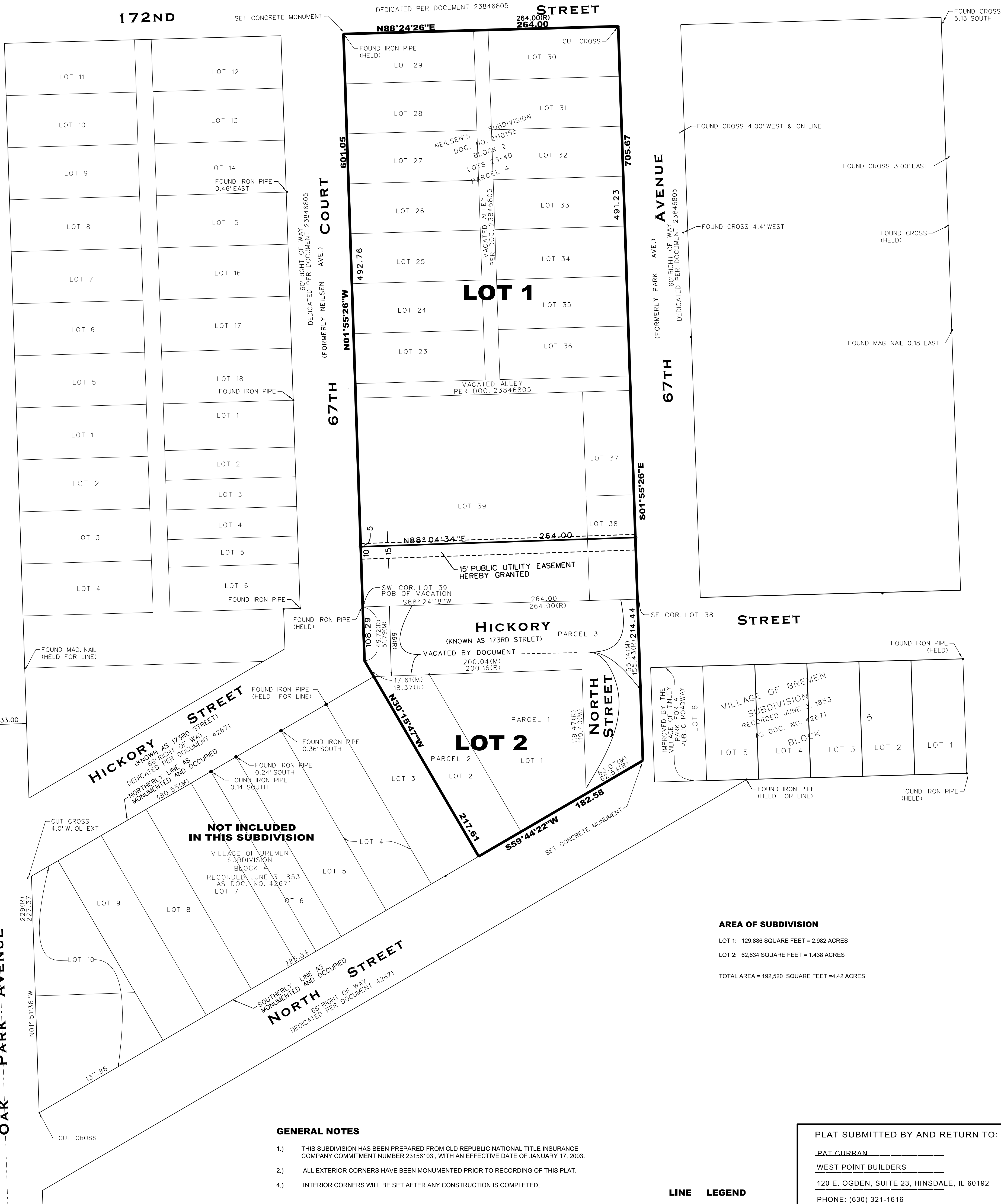
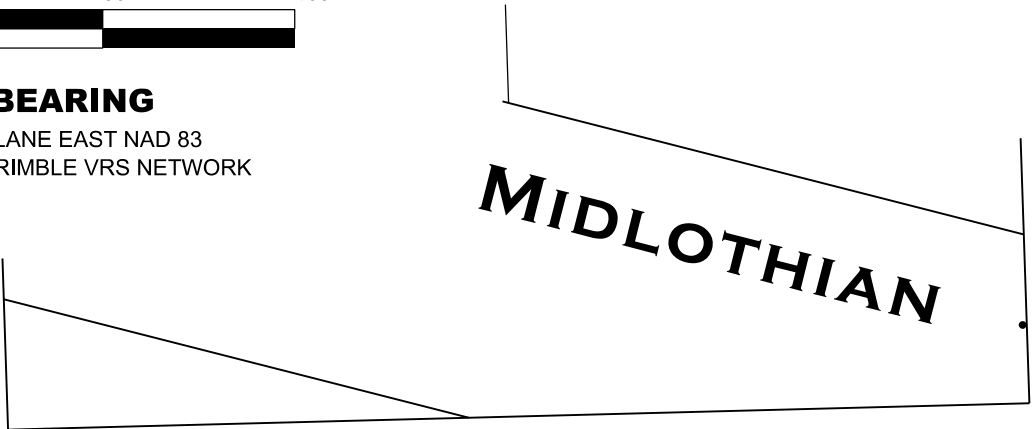
ROBINSON ENGINEERING, LTD.		
CONSULTING REGISTERED PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS		
17000 SOUTH PARK AVENUE SOUTH HOLLAND, ILLINOIS 60473		
(708) 331-6700 © COPYRIGHT 2018 FAX (708) 331-3826		
ILLINOIS DESIGN FIRM REGISTRATION NO. 184001128		
FOR:		
VILLAGE OF TINLEY PARK		
16250 SOUTH OAK PARK AVENUE		
TINLEY PARK, ILLINOIS 60477		
Drawn by: KM	Date: 9-6-18	
Checked by: REG	Scale: 1"=50'	
Sheet 1 of 1	Project No. 18-R0616.01	

REVISIONS		
No.	Date	Remarks
1	06/07/2023	Revision of dates for certificates

BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST 1/4 OF SECTION 30,
TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.



P.I.N.
28-30-404-025
28-30-407-006 (PART OF)
28-30-407-007
28-30-407-008



- GENERAL NOTES**
- THIS SUBDIVISION HAS BEEN PREPARED FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 23156103, WITH AN EFFECTIVE DATE OF JANUARY 17, 2003.
 - ALL EXTERIOR CORNERS HAVE BEEN MONUMENTED PRIOR TO RECORDING OF THIS PLAT.
 - INTERIOR CORNERS WILL BE SET AFTER ANY CONSTRUCTION IS COMPLETED.

LINE	LEGEND
—	= BOUNDARY LINE
---	= LOT LINE
- - - -	= EASEMENT LINE
- . - . -	= SECTION LINE

PLAT SUBMITTED BY AND RETURN TO:

PAT CURRAN
WEST POINT BUILDERS
120 E. OGDEN, SUITE 23, HINSDALE, IL 60192
PHONE: (630) 321-1616

AFTER RECORDING SUBMIT TAX BILL TO:

Rev	Date	Description	By	PLAT OF SUBDIVISION		
1	7-18-23	REVISED PER VILLAGE REVIEW	JCV	LOCATION: 6712 NORTH STREET TINLEY PARK, ILLINOIS 60477		
2	8-16-23	REVISED PER REVIEW	JCV	PREPARED FOR: WEST POINT BUILDERS 120 E. OGDEN, SUITE 23 HINSDALE, IL 60192		
WEBSTER, McGRATH & AHLBERG LTD.				JOB #:	44741	DATE: 6-15-2023
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE				SCALE:	1"=50'	
2100 Manchester Road, Building A, Suite 203 Whitton, Illinois 60187 ph: (630) 958-7603 web: www.wmahltd.com Design Firm License No. 184-003101				SURV:	JCV	DRAWN: JCV
				DESIGN:	XXX	
				FILE #:	COOK CO. 30-36-13	SHEET #:
						1 of 2

I. Lighting

1. Intent

The intent of these lighting standards is to increase safety and provide clear views both to and within a site while preventing unnecessary light pollution and promoting pedestrian-scaled fixtures.

2. Applicability

The lighting standards herein shall apply to all districts and developments within the Legacy Code Area.

3. Location

Figure 3.I.1 and Table 3.I.1 show the permitted location on the lot of light sources based upon the height and style of the fixture. Minimum and maximum lighting standards shall be determined by the Village as based upon a submitted photometric plan. The following standards also apply to each of the lighting zones identified:

a. Alley Lighting Zone:

All lots with alleys shall have lighting fixtures within 7 feet of the alley's edge of pavement. When a structure in the lot is within 7 feet of the alley's edge, the lighting fixture shall be attached to the structure and not to a freestanding pole.

b. Parking Lot Lighting Zone:

All lots with surface parking facilities shall have free standing lighting fixtures located no closer than 3 feet to any property line or alley. When a parking lot abuts a structure in the lot, the lighting fixture shall be attached to the structure and not to a freestanding pole.

c. Public Frontage Lighting Zone:

Pedestrian street lights must be placed 2 feet from the back of curb on each side of the street with a maximum average spacing (per block face) of 60 feet on center.

d. Building Lighting Zone:

Exterior lights shall be mounted between 6 feet and 14 feet above adjacent grade.

4. Lighting Elements

Lighting elements shall be compact fluorescent, metal halide, LED, or halogen only.

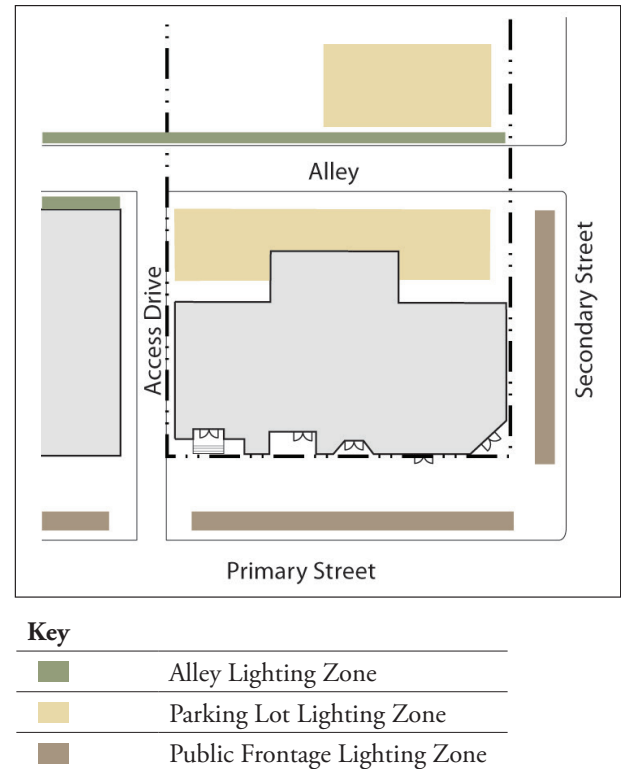


Figure 3.I.1

5. Glare

Fixtures where light is visible to the public in a clear or frosted lamp shall be equipped with refractors to direct light downward and prevent glare.

6. Spillage

All fixtures shall include refractors to direct light away from property lines. The maximum allowable footcandles at any property line shall be 0.5 footcandles, unless it can be demonstrated to the satisfaction of the Village that:

- a. Additional illumination is required for security, outdoor dining, or other use.
- b. Such illumination can be provided without negative impacts on adjacent properties.

7. Standards

The Village shall keep on file, and provide to property owners, the specifications for all lighting fixtures and components located on public property and/or maintained by the Village.






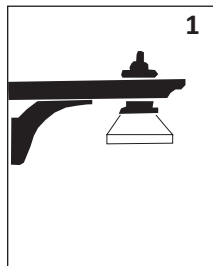
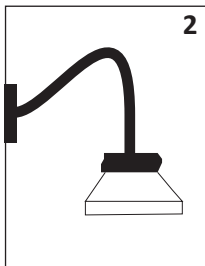
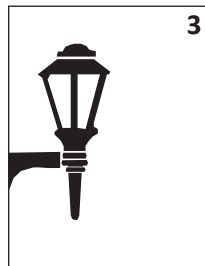
Light Type	Permitted Location				Standards
	Alley	Parking Lot	Public Frontage	Building	
 Cobra Head	●				Height: 20' max. Color: No restrictions
 Pipe	●	●			Height: 20' max. Color: Black or copper
 Post		●			Height: 15' max. Color: Black or copper
 Column		●	●		Height: 12' max. Color: Black or copper
 Bollard		●			Height: 4' max. Color: no restrictions
Building Mounted Examples				●	1. Structure mounted alley or parking lot light. 2. Commercial Structure mounted accent light. 3. Residential Structure mounted accent light
 1	 2	 3			

Table 3.I.1

PROJECT INFORMATION:

PROJECT NAME:	FIXTURE TYPE:
COMPLETE CATALOG #:	DATE:
COMMENTS:	



LumaLens
All Wattages, T5 Only



Open Frame
Full Cutoff, 80w



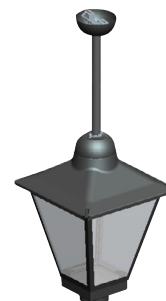
Open Frame
Full Cutoff, 19w



Open Frame
Full Cutoff, 36 & 53w



Wall Mount,
ENHRWS20Q



Pendant Mount,
ENHRP20Q

The Endeavor Stella Post Top Historic Series are available in Type I, II, III, IV or V distributions designed to replace HID lighting systems up to 250w MH or HPS. The fixture mounts to a pole top tenon. Typical area lighting applications include parking areas, walkways, and street lighting applications. Mounting heights of 12 to 30 feet can be used based on light level and uniformity requirements.

Specifications and Features:

Housing:
Die Cast Aluminum Housing, Integral Heat Sinking. Photocell Adaptable.

Listing & Ratings:
CSA: Listed for Wet Locations, ANSI/UL 1598, 8750; IP66 Sealed LED Engine.

Finish:
Black Powdercoat Finish Over a Chromate Conversion Coating. Custom Colors Available Upon Request.

Lens:
Clear UV-Stabilized Polycarbonate Vandal-Resistant Array Lens with Integral Optics or SoftLED LumaLens Opal UV-Stabilized Polycarbonate Vandal-Resistant Array Lens. Gasketed to Seal LED Array.

Mounting:
Post Top Accommodates "P3" 2 7/8" O.D. x 3" Tenon, Wall Mount Includes Cast Aluminum Arm (Wall Attachment Hardware NOT Included, Must be Selected and Provided By Contractor), and Pendant Mount Includes 15" Swivel Stem for Mounting on Flat or Sloped Ceilings.

EasyLED LED:
Aluminum Boards

Wattage:
19w Array: 19w, System: 20w; (35-50w HID Equivalent)
36w Array: 36w, System: 39w; (70-100w HID Equivalent)
53w Array: 53w, System: 58w; (100-150w HID Equivalent)
80w Array: 80w, System: 87w; (150-250w HID Equivalent)

Driver:
Electronic Driver, 120-277V, 50/60Hz or 347-480V 50/60Hz; Less Than 20% THD and PF>0.90. Standard Internal Surge Protection 6kV. 0-10V Dimming Standard for a Dimming Range of 100% to 10%; Dimming Source Current is 150 Microamps.

Controls:
Fixtures Ordered with Factory-Installed Photocell or Motion Sensor Controls are Internally Wired for Switching and/or 1-10V Dimming Within the Housing. Remote Direct Wired Interface of 1-10V Dimming is Not Implied and May Not Be Available, Please Consult Factory. Fixtures are Tested with Endeavor Controls and May Not Function Properly With Controls Supplied By Others. Fixtures are NOT Designed for Use with Line Voltage Dimmers.

Warranty:
5-Year Warranty for -40°C to +50°C Environment.

See Page 4 for Projected Lumen Maintenance Table.

CERTIFICATION & LISTINGS:



225,000 HOURS

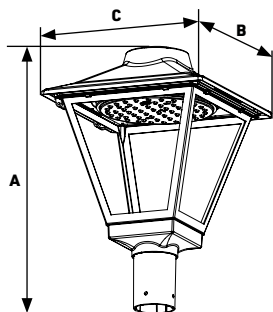
SoftLED

ORDERING

MODEL	OPTICS	WATTAGE	DRIVER	CCT	LENS	COLOR	OPTIONS
ENHR20Q =EasyLED Stella Post Top ENHRWS20Q =EasyLED Wall Mount Stella ENHRP20Q =EasyLED Pendant Mount Stella (15" Pendant)	A =Type I* B =Type II C =Type III D =Type IV F =Type V *80w Models Only	1X19 =19w 1X36 =36w 1X53 =53w 1X80 =80w	U =120-277V H =347-480V	3K =3000K 4K =4000K 5K =5000K	O =Open Frame Full Cutoff Optics L =SoftLED LumaLens Opal UV-Stabilized Polycarbonate Lens* *Type V Models Only	B =Black C =Custom (Consult Factory)	P2AB =ENPSRTN Tenon Adaptor, Black P2AC =ENPSRTN Tenon Adaptor, Custom Color (Consult Factory) SF =Single Fuse* DF =Double Fuse* SP =Surge Protection R3 =3-Pin Twist Lock Photocell Receptacle R5 =5-Pin Twist Lock Photocell Receptacle R7 =7-Pin ANSI C136.41-2013 Twist Lock Photocell Receptacle S5 =Microwave Sensor with Dimming for Mounting Heights of 8' to 26'* BU =Battery Backup, 90 Minutes (Up to 65w Max)* BUC =Cold Start Battery Backup, -20°C, 90 Minutes (Up to 65w Max)* HS =Factory Installed House Side Shield *120-277V Models Only. *19, 36, & 53w Models Only.

ORDER INFORMATION EXAMPLE: ENHR20QF1X53U5KOBSP

DIMENSIONS



Height (A)	24 3/4" (628mm)
Length (B)	16 1/4" (415mm)
Width (C)	16 1/4" (415mm)

FACTORY INSTALLED HOUSE SIDE SHIELD



"HS" Factory Installed House Side Shield is mounted inside fixture arms around Light Engine, Black finish

ACCESSORIES & REPLACEMENT PARTS:

MOUNTING ACCESSORIES (ORDER SEPARATELY, FIELD INSTALLED)

ENPSRTN*	Retrofit Tenon Adaptor, Die Cast with Powdercoat Finish, Hardware Included. Converts a 2 3/8" x 4" Pole Tenon to a 2 1/2" x 3" Tenon.
-----------------	---

*Specify Color: B=Black, C=Custom (Consult Factory)



ENPSRTN

ACCESSORIES (ORDER SEPARATELY, FIELD INSTALLED)

ENP18131	Twist Lock Non-Shorting (Open) Cap Disconnects Service to Fixture for Temporary or Permanent Disabling (Fixture Always Off). IP65, 480V Maximum.
ENP18132	Twist Lock Shorting Cap Provides Fixed Service to Fixture (Fixture Always On). IP65, Rated Load 7200w Tungsten.
ENP18140	110-120VAC Instant Twist Lock Photocell
ENP18152	277VAC Time Delay Twist Lock Photocell
ENP18156	120-277VAC Universal Twist Lock Photocell
ENP18157	480VAC Time Delay Twist Lock Photocell. For 480V use only.
ENP17126	Remote Programming Tool for ENP17125



Optional Twist Lock Photocell mounts to top of housing.



ENP18131



ENP18132



ENP18140



ENP18152



ENP18156, ENP18157



ENP17126

REPLACEMENT PARTS (ORDER SEPARATELY, FIELD INSTALLED)

ENHR20PCLL	SoftLED LumaLens Opal UV-Stabilized Polycarbonate Vandal-Resistant Lens
ENPK3415	Pendant Mount Kit Includes Top & Bottom Cover, Brackets, 3/4" Dia X 15" L Downrod, and Hardware. Powdercoat Finish
ENP17125	Internal Microwave Sensor with Dimming for Mounting Heights of 8 to 26'. 120-277VAC, 50/60Hz

For Replacement Battery Backup, see the Endeavor LED Battery Backup Specification Sheet.



ENHR20PCLL





ENPK3415

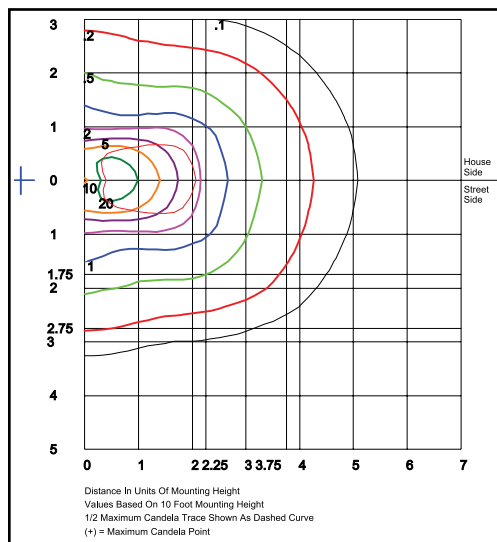


ENP17125

EPA (EFFECTIVE PROJECTED AREA)

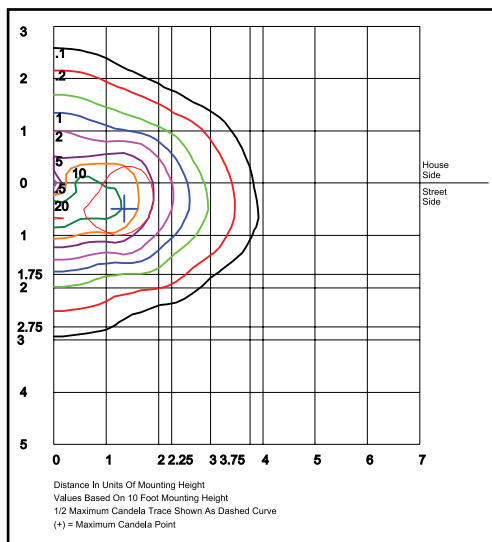
CONFIGURATION	EPA (SQ. FT.)	WEIGHT (LBS.)
 Open Frame	1.2	28 Lbs
 LumaLens	1.6	28 Lbs

PHOTOMETRIC DATA



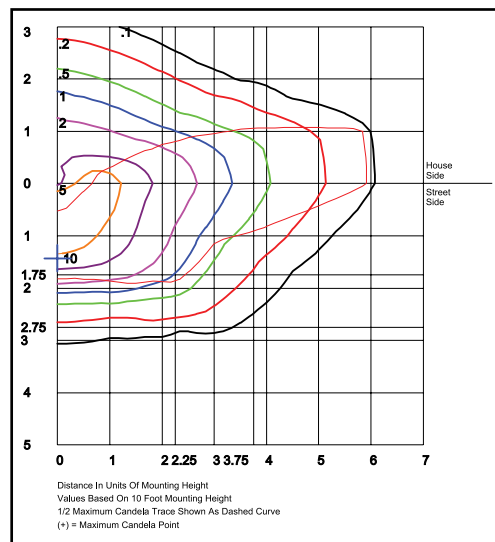
ENHR20QA1X80U5K0
Type I, Open

Grid in MH
MH=10 Feet



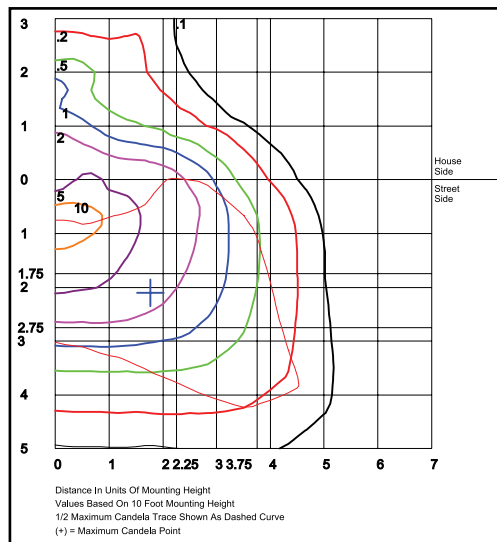
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Type II, Open

Grid in MH
MH=10 Feet



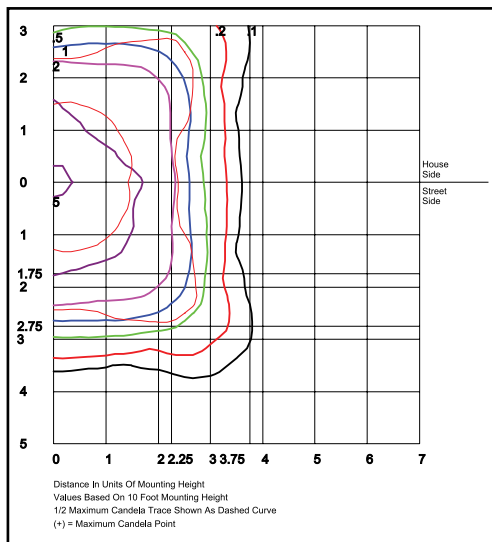
ENHR20QC1X80U5K0
Type III, Open

Grid in MH
MH=10 Feet



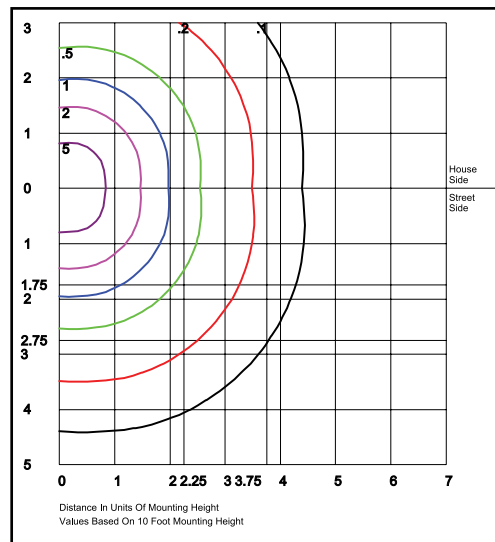
ENHR20QD1X80U5K0
Type IV, Open

Grid in MH
MH=10 Feet



ENHR20QF1X80U5K0
Type V, Open

Grid in MH
MH=10 Feet



ENHR20QF1X80U5KL
Type V, LumaLens

Grid in MH
MH=10 Feet

PHOTOMETRIC PERFORMANCE

		WATTAGE (CATALOG LOGIC)	19W (1X19)	36W (1X36)	53W (1X53)	80W (1X80)
		INPUT WATTS	20.4	38.5	56.4	87.3
OPTIC	CCT	DELIVERED LUMENS				
Type I Optic Open Frame	3000K	-	-	-	-	9,058
	4000K	-	-	-	-	9,349
	5000K	-	-	-	-	9,714
	BUG Rating	-	-	-	-	B3-U0-G3
Type II Optic Open Frame	3000K	3,334	4,211	6,317	9,534	
	4000K	3,441	4,347	6,520	9,841	
	5000K	3,575	4,516	6,774	10,224	
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G1	B2-U0-G2	
Type III Optic Open Frame	3000K	3,412	4,309	6,464	9,933	
	4000K	3,521	4,448	6,672	10,253	
	5000K	3,658	4,621	6,931	10,652	
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	
Type IV Optic Open Frame	3000K	3,482	4,398	6,597	9,920	
	4000K	3,594	4,540	6,810	10,239	
	5000K	3,734	4,717	7,075	10,638	
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	
Type V Optic Open Frame	3000K	3,580	4,522	6,783	10,527	
	4000K	3,695	4,668	7,001	10,865	
	5000K	3,839	4,850	7,274	11,289	
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B4-U0-G2	
Type V Optic LumaLens	3000K	1,992	3,774	5,556	8,386	
	4000K	2,056	3,895	5,735	8,656	
	5000K	2,136	4,047	5,958	8,993	
	BUG Rating	B1-U3-G2	B2-U4-G3	B2-U5-G3	B3-U5-G4	

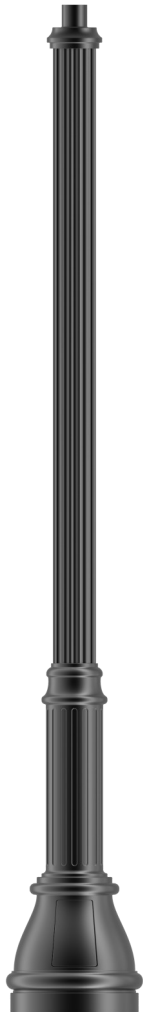
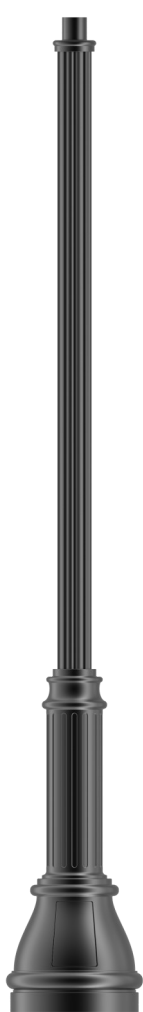
PROJECTED LUMEN MAINTENANCE

DATA SHOWN FOR 4000 CCT			COMPARE TO MH			
TM-21-11	INPUT WATTS	INITIAL	25,000 HRS	50,000 HRS	100,000 HRS	CALCULATED LED LIFE
L70 Lumen Maintenance @ 25°C / 77°F	All wattages up to and including 87w	1.00	0.95	0.90	0.81	154,000
L70 Lumen Maintenance @ 50°C / 122°F		1.00	0.97	0.93	0.86	145,000
L80 Lumen Maintenance @ 40°C / 104°F		1.00	0.93	0.87	0.74	76,000

NOTES:

1. Projected per IESNA TM-21-11. Data references the extrapolated performance projections for the base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.
2. Compare to MH box indicates suggested Light Loss Factor (LLF) to be used when comparing to Metal Halide (MH) systems.

Shaft Styles

4" OD Fluted
.125 Wall4" OD Smooth
.125 Wall5" OD Fluted
.156 Wall5" OD Smooth
.156 WallActual
Height

45"

FEATURES

- Strong, lightweight and easy to install
- Extruded aluminum shaft welded to a decorative cast aluminum base
- 3" OD x 3" tall tenon included for luminaire mounting
- Access door for wiring secured with stainless steel screws
- Ground lug included inside base
- Durable powder coat finish
- 1/2" x 18" Anchor Bolts & Template included

MATERIALS

- Base - Cast Aluminum (A356)
- Shaft - Extruded Aluminum (6061-T6)
- Tenon - Cast Aluminum (A356)
- Anchor Bolts - Hot Dipped Galvanized
- Hardware—Stainless Steel

ACCESSORIES

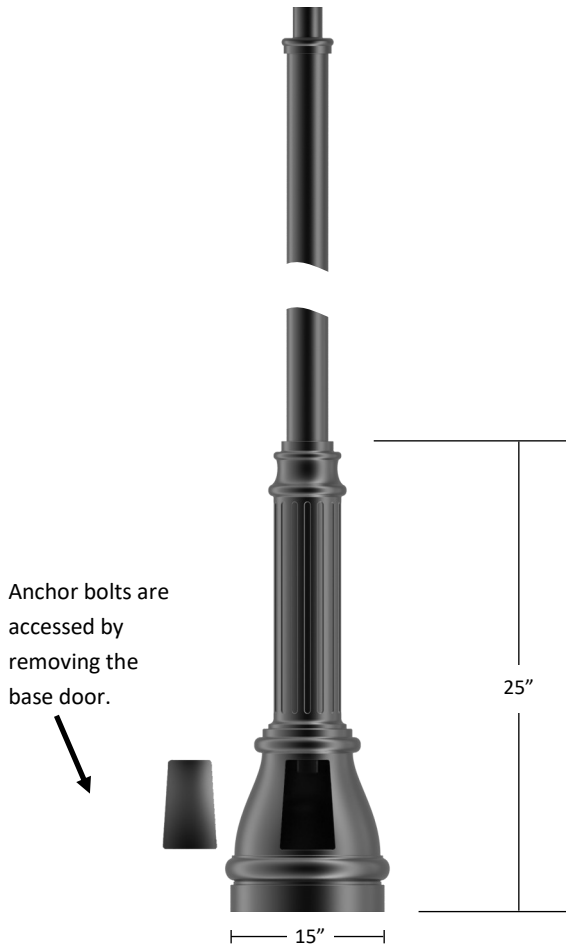
- **GFCI Box** with weatherproof WIUC
(Additional accessories below ordered separately)
(See Accessories Page for ordering guide)
- Clamp on banner arms
- Direct bury extension
- Clamp on flag pole holder

ANCHORAGE

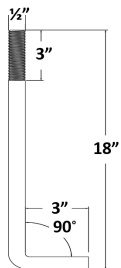
- 1/2" x 18" x 3" Hot-dipped galvanized steel L-type anchor bolts.
- (4) Bolts with (2) nuts, (2) washers per bolt included

GP53-xx	GP54-xx	GP55-xx	GP56-xx	Actual Height
GP53-08	GP54-08	GP55-08	GP56-08	8'5"
GP53-10	GP54-10	GP55-10	GP56-10	10'5"
GP53-12	GP54-12	GP55-12	GP56-12	12'5"
GP53-14	GP54-14	GP55-14	GP56-14	14'5"
GP53-16	GP54-16	GP55-16	GP56-16	16'5"

Pole Details



Anchor Bolt Details



- (4) 1/2" Galvanized Steel L-Type Anchor Bolts
- (8) 1/2" Galvanized Steel Hex Nuts
- (8) 1/2" Galvanized Steel Flat Washers
- (8) 3/4" Galvanized Steel Flat Washers

Finish

The post will be finished with an electrostatically applied polyester powder coat suitable for exterior use. The poles are pretreated using industry standard environmentally responsible processes for a long lasting and durable finish.

Standard Finishes

- BK** - Black (Gloss)
- BT** - Black (Textured)
- SB** - Statuary Bronze
- GN** - Green

Premium Finishes

- WH** - White (Gloss)
- CV** - Copper Vein
- GV** - Green Vein
- CF** - Custom Finishes

Tenons

3" OD x 3" Tall Tenon Standard

TNS54 - 4" OD x 3" Tall Tenon slip fits over 5" smooth shaft

TNF54 - 4" OD x 3" Tall Tenon slip fits over 5" fluted shaft

LT - Less Tenon

Other tenons available upon request

Check fixture and/or arm spec sheet for tenon requirements

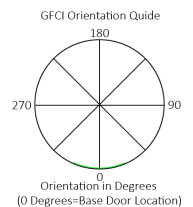
Accessories

GFCI - Provision for Ground Fault Circuit Interrupter outlet with NEC required wet location while in use type cover (WIUC). The cover is made of die cast aluminum and will be painted to match.

GFCI Orientation is stated as degrees from access door and **GFCI Placement** on shaft must be specified in ordering guide below.

TOP - placement will be 6" from top of pole.

BOT - placement will be 6" above the base.

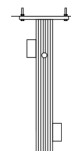


(Additional accessories below ordered separately)
(See Accessories Page for ordering guide)

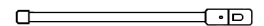
Flag Pole Holder



Direct Bury Extension



Single and Double Sided
Field Rotatable Banner Arm



Ordering Guide

	Pole/Shaft Style	Height	Tenon	Accessory	GFCI Orientation	GFCI Placement	Finish
EXAMPLE	GP54	14	Leave blank for standard	GFCI	BOT	180	BT
	GP53	08	TNS54	GFCI	TOP	0	BK
	GP54	10	TNF54		BOT	90	BT
	GP55	12	LT			180	SB
	GP56	14				270	GN
		16					Premium Finishes WH, CV, GV, CF
	Required		Optional				Choose Finish

**FEATURES**

- Stylish and efficient 6 sided traditional lighting fixture for post top mounting
- Lightweight cast aluminum fixture base with stainless steel set screws for installation
- Slip fits over common 2 7/8" and 3" OD tenons on most decorative poles
- Durable Powder Coat Finish
- 0-10v Dimming Capability
- 10kV/10kA Surge Protection Standard
- ETL Listed

LED LIGHT SOURCE OPTIONS

- 4 Power Levels
 - 3 Color Temperatures
 - 4 Light Distributions
- (HID Version Available-Consult Factory)

MATERIALS

- Base, Cage, Hat, Finial - Cast Aluminum (A356)
- Hardware - Stainless Steel
- Lenses - Acrylic

LENS OPTION

- **NL** - No Lens (Highest LPW)
- **CA** - Clear Acrylic
- **TA** - Textured Acrylic
- **PA** - Prismatic Acrylic
- **FA** - Frosted Acrylic
- **WA** - White Acrylic

ACCESSORIES

- **PCLL** - PCL for LED Fixtures
- **HSS90** - 90° House Side Shield
- **HSS180** - 180° House Side Shield

LED LIGHT SOURCE CONFIGURATIONS

G2LED40—1 Driver, 1 LED Module, 1 Optic
G2LED65—1 Driver, 1 LED Module, 1 Optic
G2LED80—2 Drivers, 2 LED Modules, 2 Optics
G2LED115—2 Drivers, 2 LED Modules, 2 Optics

DRIVER

0-10v Dimming Compatible
 120 to 277 Auto Sensing
 Class 2, Class P
 Minimum Rating IP66

LED MODULE

12 High efficacy multi-die packages
 2x6 LED Configuration
 80CRI—2700, 3000, 4000 CCT

LED OPTICS

2x6 Multi Lens
 PMMA (Acrylic)
 IES Type II, III, IV, V
 Silicone Gasket
 IP66 System

SURGE PROTECTION

10 kV / 10 kA



Finish

The fixture will be finished with an electrostatically applied polyester powder coat suitable for exterior use. The fixtures are pretreated using industry standard environmentally responsible processes for a long lasting and durable finish.

Standard Finishes

BK - Black (Gloss)
BT - Black (Textured)
SB - Statuary Bronze
GN - Green

Premium Finishes

WH - White (Gloss)
CV - Copper Vein
GV - Green Vein
CF - Custom Finishes

LED Light Source Performance Data
 For Fixture with CA LENS

GT1623-CA			2700K (27K)		3000K (30K)		4000K (40K)	
MODULE NAME	NOM WATT	LIGHT DISTRIBUTION	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)
G2LED40	41	T2	-	-	-	-	-	-
		T3	-	-	-	-	-	-
		T4	-	-	-	-	-	-
		T5	-	-	-	-	-	-
G2LED65	63	T2	-	-	-	-	-	-
		T3	-	-	-	-	-	-
		T4	-	-	-	-	-	-
		T5	-	-	-	-	-	-
G2LED80	82	T2	-	-	-	-	-	-
		T3	-	-	-	-	-	-
		T4	-	-	-	-	-	-
		T5	-	-	-	-	-	-

LED Light Source Options

Light Source	Nominal Power	Distribution	CCT
G2LED40	41 W	Type II (T2) Type III (T3)	2700K (27K)
G2LED65	63 W	Type IV (T4)	3000K (30K)
G2LED80	82 W	Type V (T5)	4000K (40K)

LED Drivers are auto voltage sensing, standard 120V through 277V (347, 480V Version Available-Consult Factory)

Ordering Guide

	Luminaire	Lens Material	LED Light Source	Distribution Type	CCT	Optional Photocell	Optional House Side Shield	Finish
EXAMPLE	GT1623	NL	G2LED80	T3	40K	PCLL	HSS180	BT
	GT1623	NL	G2LED40	T2	27K	PCLL	HSS90	BK
		CA	G2LED65	T3	30K		HSS180	BT
		TA	G2LED80	T4	40K			SB
		PA	G2LED115	T5				GN
		FA						Premium Finishes
		WA						WH, CV, GV, CF
	Required					Optional		Choose Finish

LANTERN ML4 SERIES - LAMP INCLUDED



Pagoda with Photocell



Ranch Style with Photocell



Ranch Style with Motion Sensor
and dusk to dawn photocell



*Excludes ML4E121PLBK27

FEATURES:

- Includes a flicker free standard bulb (E26 base)

CONTROLS:

- Available with dusk to dawn photocell or daylight harvesting motion sensors

DIMMING

- 120V, Triac dimming (10%)

CONSTRUCTION:

- Pagoda Style: Die cast Aluminum housing with frosted polycarbonate lens
- Ranch Style: Formed steel housing with high transmission glass lens
- Powder coat finish

LISTINGS:

- cETLus/cULus listed, Outdoor wet locations
- ENERGY STAR certified (exclude item ML4LE109SPLBK2)
- Supports T24 Part 6 high efficacy lighting requirements

WARRANTY:

5-year standard warranty (further details available at www.maxlite.com/warranties) Product may be eligible for a warranty extension to 10 years, for an additional fee. Contact MaxLite for details.

PAGODA STYLE - ORDERING STRUCTURE

FAMILY	TYPE	OUTPUT	STYLE	FINISH	CCT	OPTIONS
ML4= Lanterns	LE= Edison Base, E26	121= 1 x 11W	PL= Pagoda Style	BK= Black	27= 2700K	[BLANK]= Dusk to Dawn Photocell




RANCH STYLE - ORDERING STRUCTURE

FAMILY	TYPE	OUTPUT	STYLE	FINISH	CCT	OPTIONS	GENERATION
ML4= Lanterns	LE= Edison Base, E26	109= 1 x 09W	SPL= Low Output, Ranch Style	BK= Black WH= White	27= 2700K	[BLANK]= Dusk to Dawn Photocell	[BLANK]= Blank
		171= 1 x 15W	RL= Ranch Style			MSC ² = DHL Motion Sensor and dusk to dawn photocell	-V3 ² = Gen 3

¹Contact MaxLite for lead time.

² Only used with the 15W models

ORDER CODE

ORDER CODES	MODEL NUMBER	ENERGY STAR PRODUCT ID	PRODUCT IMAGE
101077	ML4E121PLBK27	2334204	
101309	ML4LE109SPLBK2	N/A	
103726	ML4LE171RLBK27-V3	2334207	
14098826	ML4LE171RLBK27MSC-V3	2334207	

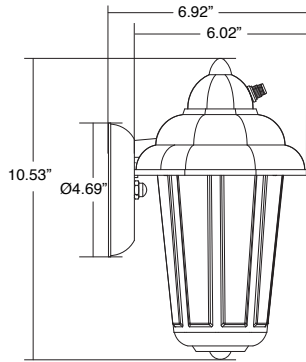
DIMMERS

DIMMER BRAND	MODELS
LEVITON	6631, 603-6631-A, 6631-A, 6631-LA
LUTRON	AYCL-153P-WH, AYCL-153PH, S-603PH-WH, TGCL-153PH-WH

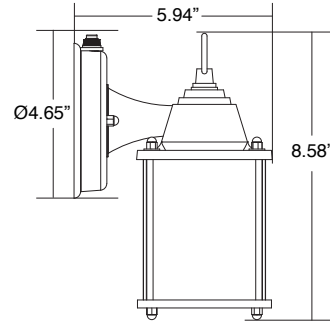
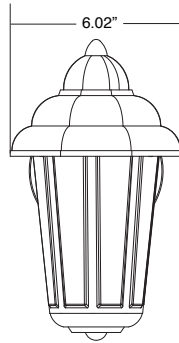
SPECIFICATIONS

	ML4LE109SPL	ML4E121PL	ML4LE171RL
SPECIFICATION	DETAILS		
Nominal Wattage (W)	09	11	15
Source Lumens (lm)	800	1100	1600
Equivalency	60W INC	75W INC	100W INC
CRI	80	90	90
Efficacy (lm/W)	89	100	106
Color Temperature (K)	2700K		
L70 Lifetime (hrs)	≥25,000 Hrs		
Voltage	120V, Triac dimming (10%)		
Power Factor	≥0.90		
Housing	Formed Steel	Die Cast AL	Formed Steel
Lens	Glass	Polycarbonate	Glass
Mounting	Wall		
Operating Temperature	-4°F to 104°F		
Listings	cETLus, FCC	cULus, ENERGY STAR, FCC, JA8 Compliant bulb, Title 24	cETLus, ENERGY STAR, FCC, JA8 Compliant bulb, Title 24
Environment	Wet locations, Outdoor		
Warranty	5 Years		

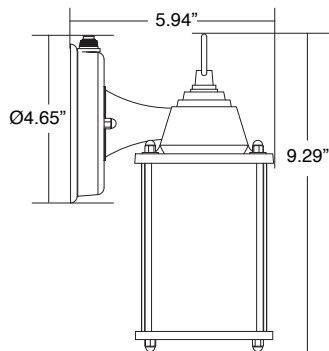
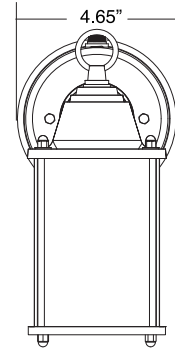
PRODUCT DIMENSIONS



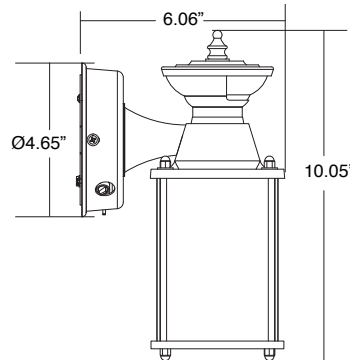
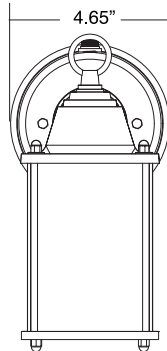
ML4E121PLBK27



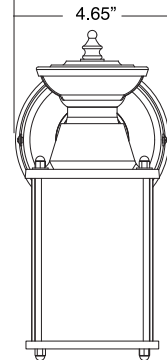
ML4LE109SPLBK2






ML4LE171RLBK27



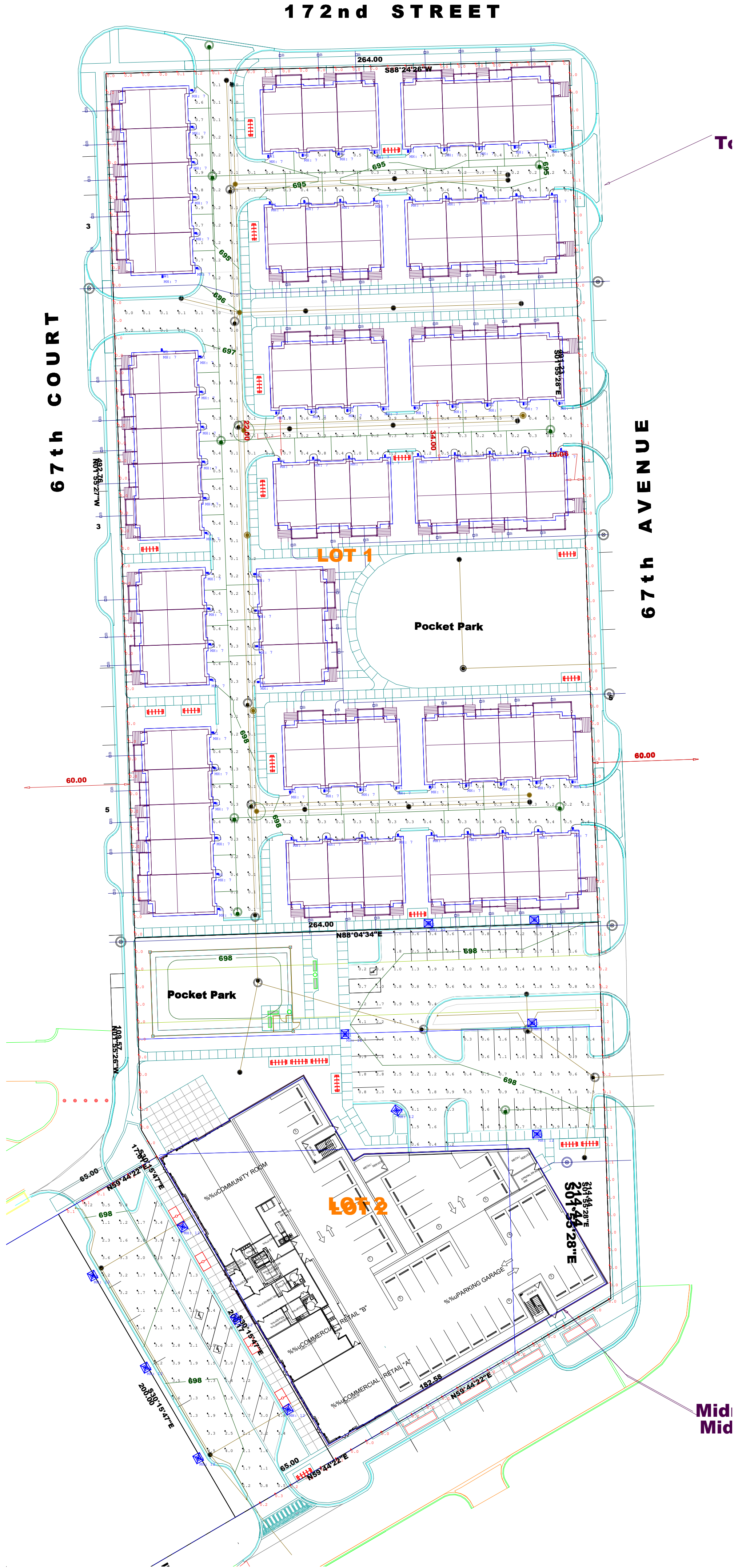
ML4LE171RLBK27MSC-V3



Luminaire Schedule						
Symbol	Tag	Qty	LLF	Arrangement	Lum. Watts	Description
	W1	82	0.900	Single	9.5	ML4LE109SPLBK2
	P1	11	0.900	Single	65	GT1623-CA_G2LED65-T4-40K
	P2	1	0.900	Single	65	GT1623-CA_G2LED65-T5-40K

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
PARKING LOT - 17 SPACES	Illuminance	Fc	2.23	5.8	0.2	29.00
PARKING LOT - 37 SPACES	Illuminance	Fc	1.68	5.5	0.2	27.50
PRIVATE DRIVE	Illuminance	Fc	0.41	1.9	0.0	N.A.
PROPERTY LINE	Illuminance	Fc	0.03	0.3	0.0	N.A.

NOTES:
MOUNTING HEIGHTS AS SHOWN



#	Date	Comments
Revisions		

Drawn By: BS
Checked By:
Date: 7/27/2023
Scale: NTS

TINLEY PARK HARMONY SQUARE
SITE

OAK PARK AVENUE

172nd STREET

67th COURT

67th AVENUE

Townhomes
63 Units

LOT 1

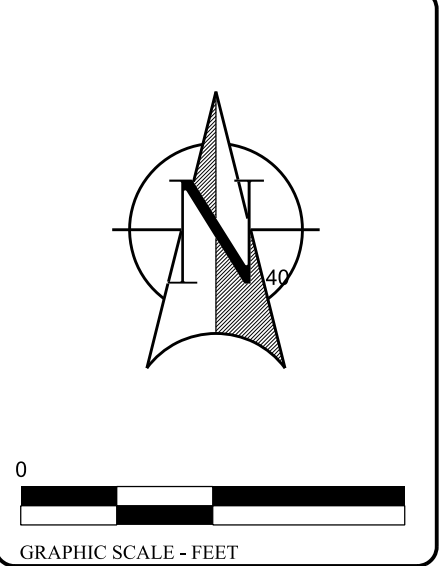
Pocket Park

173rd STREET

LOT 2

Midrise Apartment Building
with Parking Garage
62 Units - 4 stories

NORTH STREET



WEST POINT AT HARMONY SQUARE
TOWNHOMES

Prepared For:
West Point Builders
120 E. Ogden, Suite 203
West Point, WI 53188
Phone: 608-321-1515

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PH: 608/321-1515 WWW.WMA.UTL.COM
DESIGN PROFESSIONAL LICENSE NO. 156000101

REV#	DATE	REVISION DESCRIPTION
1	07/10/2023	Village Review

Section Township Range	
Cook: 9EN48D-36N-13E	
JOB #	44741
SURV.	JCV
DRAWN:	BMB
REVIEW:	RLS
SCALE:	DATE: 06-20-2023
SHEET NAME	

SIGHT DISTANCE
EXHIBIT
SDE-1



ILLUMINATED SIGN
FINAL SIGN COLORS
TO BE DETERMINED

1/4" SCALE



1/16" SCALE

WEST ELEVATION (HARMONY SQUARE)
SCALE: 1/8" = 1'-0"



FABRICATED ALUMINUM TENANT SIGN PANEL (3" DEEP)
WITH INTERNALLY ILLUMINATED DIMENSIONAL LETTERS
LOGO, NAMES/COLORS VARY PER TENANT

3/8" SCALE



13401 SOUTHWEST HWY.,
ORLAND PARK, ILLINOIS

Since
1925

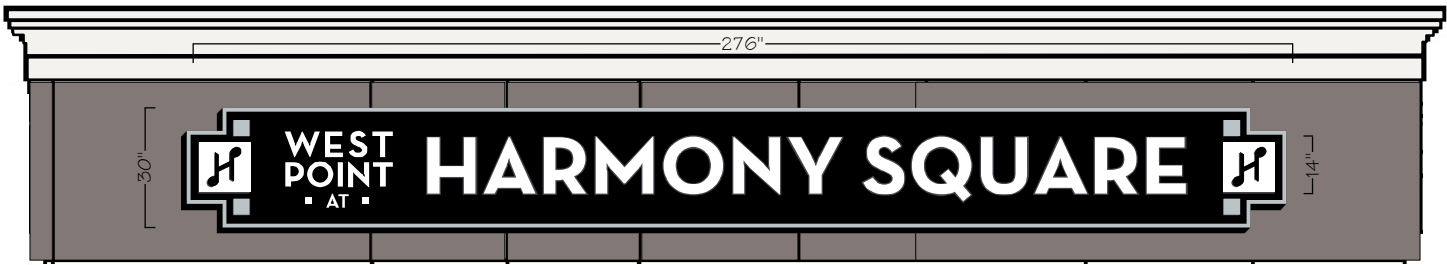
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Approved _____
Date _____

Scale	NOTED	Title	WESTPOINT BUILDERS					
Date	7-18-23	Description	WEST STOREFRONT SIGNS					
Drawn By	ED	Revisions By	ED	ED			Drawing No.	23-127.1C
		Date	7-27-23	8-10-23				



1/4" SCALE

ILLUMINATED SIGN
FINAL SIGN COLORS
TO BE DETERMINED



EAST ELEVATION (67TH AVE.)
SCALE: 1/8"=1'-0"

1/16" SCALE



13401 SOUTHWEST HWY.,
ORLAND PARK, ILLINOIS

Since
1925

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Approved
Date

Scale	NOTED	Title	WESTPOINT BUILDERS				
Date	7-18-23	Description	EAST STOREFRONT SIGNS				
Drawn By	ED	Revisions By	ED	ED			Drawing No.
		Date	7-27-23	8-10-23			23-127.2C



1/4" SCALE

ILLUMINATED SIGN
FINAL SIGN COLORS
TO BE DETERMINED



1/16" SCALE



FABRICATED ALUMINUM TENANT SIGN PANEL (3" DEEP)
WITH INTERNALLY ILLUMINATED DIMENSIONAL LETTERS
LOGO, NAMES/COLORS VARY PER TENANT

3/8" SCALE



13401 SOUTHWEST HWY.,
ORLAND PARK, ILLINOIS

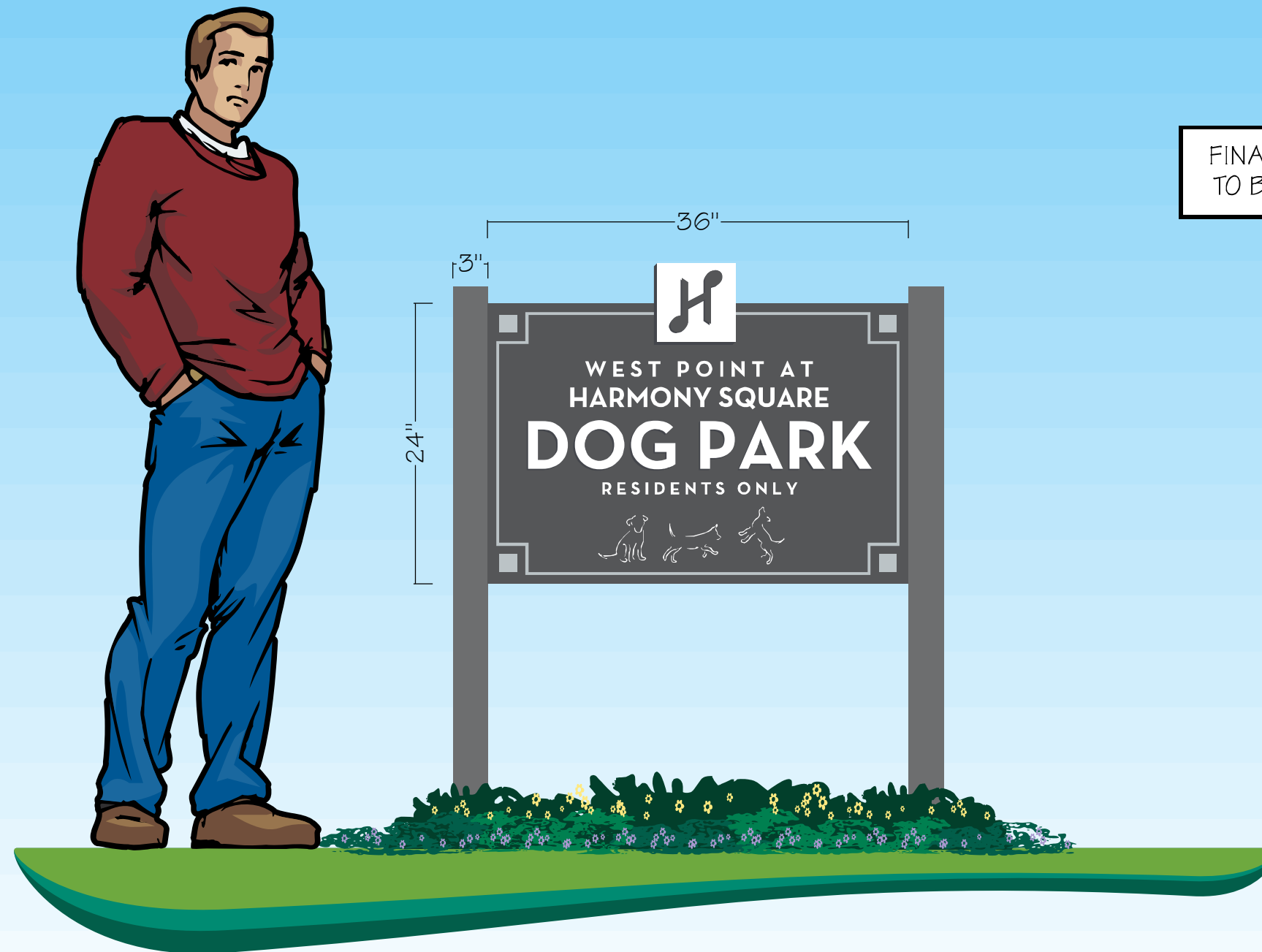
Since
1925

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<div>Approved</div> <div>Date</div>	Scale	NOTED	Title					WESTPOINT BUILDERS		
	Date	7-18-23	Description					SOUTH STOREFRONT SIGNS		
	Drawn By	ED	Revisions By					Drawing No.		
			Date					23-127.3C		



FINAL SIGN COLORS
TO BE DETERMINED



13401 SOUTHWEST HWY.,
ORLAND PARK, ILLINOIS

Since
1925

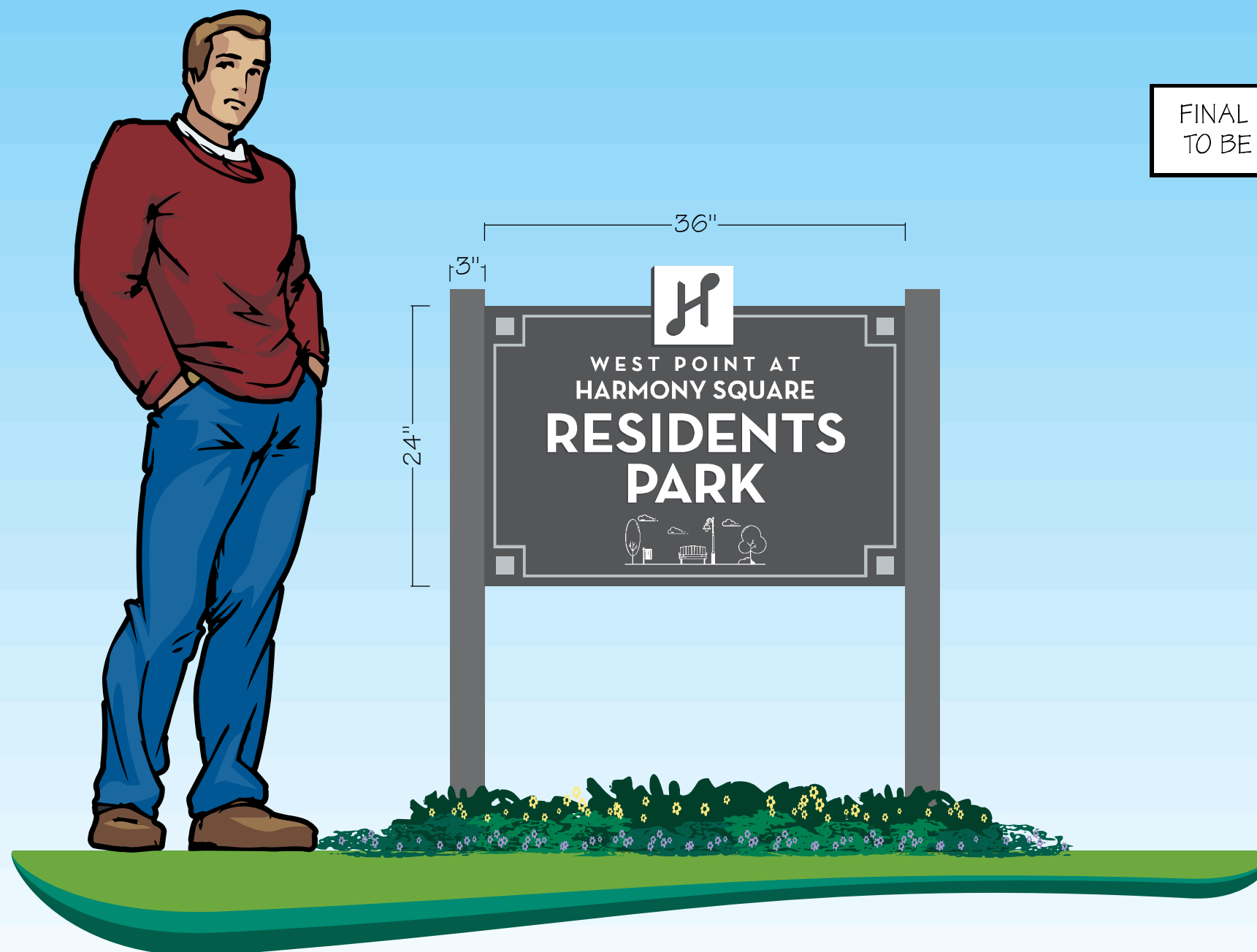
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Scale	1"	Title						WESTPOINT BUILDERS	
Date	7-18-23	Description						DOG PARK SIGN	
Drawn By	ED	Revisions By	ED					Drawing No.	23-127.7C
		Date	7-27-23						



FINAL SIGN COLORS
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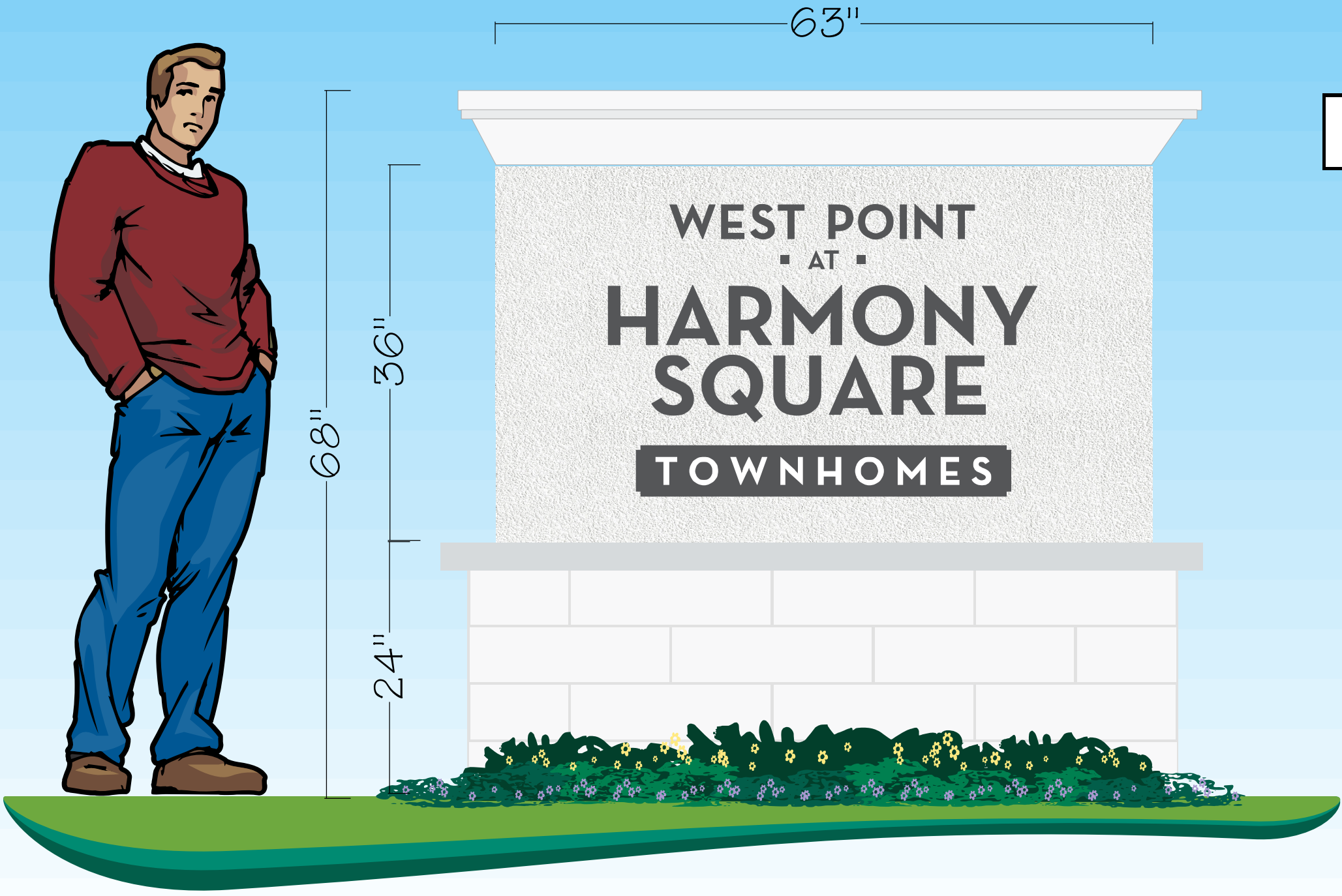
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Approved
Date

Scale	1"	Title	WESTPOINT BUILDERS					
Date	7-18-23	Description	RESIDENTS PARK SIGN					
Drawn By	ED	Revisions By	ED				Drawing No.	23-127.8C
		Date	7-27-23					



FINAL SIGN COLORS
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Approved
Date

Scale	1"	Title						WESTPOINT BUILDERS						
Date	7-18-23	Description						MONUMENT TOWNHOMES SIGN						
Drawn By	ED	Revisions By	ED					Drawing No.	23-127.10C					
		Date	7-27-23											

Plan Commission Presentation

August 17, 2023



West Point at Harmony Square
Tinley Park, Illinois

Team

Developers:

West Point Builders

Contact – Pat Curran/Bill Hardy

Land Planner/Landscape Architect:

BSB Design

Contact - Terry Smith

Architect:

SCHWARZ LEWIS Design Group, Inc

Contact - Bill Schwarz/Brad Lewis/Paige Richards

Land Use Attorneys:

Sosin, Arnold & Schoenbeck, LTD

Contact – David Sosin

Civil Engineer:

Webster, McGrath & Ahlberg, Ltd.

Contact – Ben Bussman

Marketing Consultant:

Housing Trends, LLC

Contact – Lance Ramella

West Point at Harmony Square
Tinley Park, Illinois



Site Context

West Point at Harmony Square

Tinley Park, Illinois



Proposed Site Plan

- Mixed Use Building- 63 Units
- Townhomes – 63 Units
- Resident Amenities
- All Rental Program

SITE DATA

Lot	1	2
Zoning	DG	DC
Land Area	2.98 acres	1.44 acres
Use	Townhomes	Mixed Use
	Allowable	Proposed
FAR	Allowable	Proposed
Building Height	Min. 3 stories	3 stories
Building Setback	Front (67th Ave)	5' - 15'
	Front (67th Ct.)	5' - 15'
	Front (172nd St.)	5' - 15'
	Side	N/A
	Rear (south)	5' Min.
Parking Setback	Front	N/A
	Corner Side Yard	N/A
	Side	N/A
	Rear	N/A
MF TH Unit Size	1,200 SF Min.	1,500 SF to 1,800 SF
MF Apt. Unit Size		
		UNIT TYPES
		Rentable SF
		Total Rentable SF
		Total
		A, Studio
		B, One Bedroom
		B1, One Bedroom
		B2, One Bedroom
		C, One Bedroom/office
		D, One Bedroom/office
		E, Two Bedroom
		E1, Two Bedroom
		F, Two Bedroom corner
		G, Two Bedroom
		H, Three Bedroom corner
		I, Three Bedroom
		TOTAL SF
Apartment SF Total		
Unit Total		
Average Apt. SF		
Commercial SF		
Alley Width	Two-way - Max 20'	22'
		One-way Max 20'
		25'
Parking		
TH 1 per unit Req. (63 Spaces)		
Garage - TH	126	
Shared Surface Spaces with Lot One	8	
Total TH Parking	134	
	*TH Parking Total Excludes 21 On Street Spaces	
Garage - Apartment		
Carport Parking		
Surface - Apartments		
Total Apt. Parking		
		68 Bike Stalls
		(63 Interior/ 5 exterior)
Commercial		
Total Comm. Parking		
		29 Spaces
		5 Bike Spaces
		1 - 40' x 8' Loading Space

Concept Site Plan

West Point at Harmony Square
Tinley Park, Illinois



Proposed Site Plan- Town Home Parking

- Two Garage Spaces/Unit= 126 Total
- Lot One Surface Spaces = 8 Total
- 134 Total

Additional Parking

- On Street Spaces = 21 Total

Proposed Parking

West Point at Harmony Square

Tinley Park, Illinois



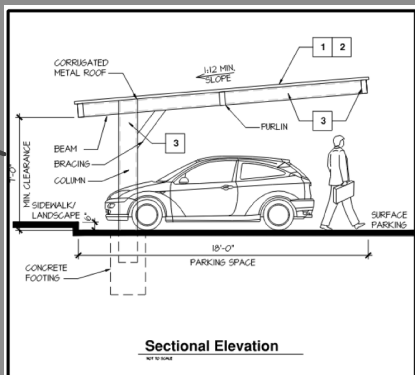
Proposed Site Plan- Mixed Use Parking

Residential Building -63 Units

- Garage Spaces = 39 Total
- Car Port Spaces = 24 Total
- Lot One Surface Spaces = 13 Total
- 76 Total (1.2:1)

Commercial Parking

- On Street Spaces = 29 Total (7/1,000)



Carport Character

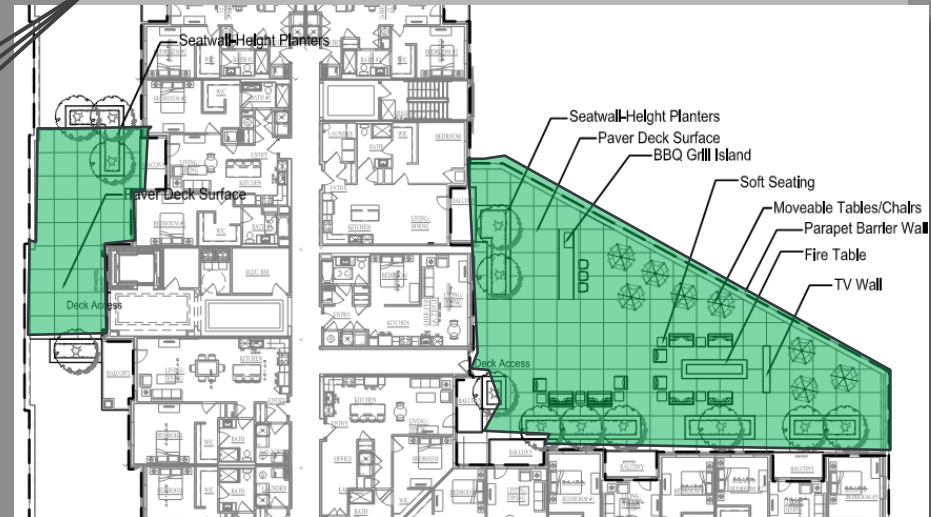
Proposed Parking

West Point at Harmony Square
 Tinley Park, Illinois



Proposed Site Plan- Site Amenities

- Pocket Park – Townhome N'Hood
- Dog Park
- Mixed Use Resident Amenities – First Floor Community Room and Patio
- Second Floor Roof Decks



Seatwall-Height Planters



Fire Table, TV Wall, Soft Seating



BBQ Grill Island

Site Amenities

West Point at Harmony Square

Tinley Park, Illinois

Proposed Mixed Use Building-



Perspective Rendering- 173rd
Street (Harmony Square)

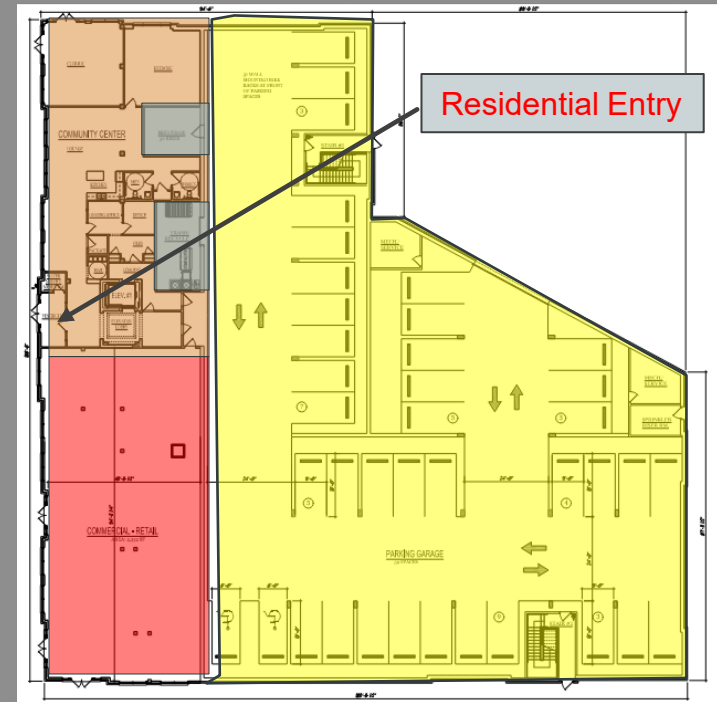
West Point at Harmony Square

Tinley Park, Illinois



Proposed Mixed Use Building- First Floor Uses

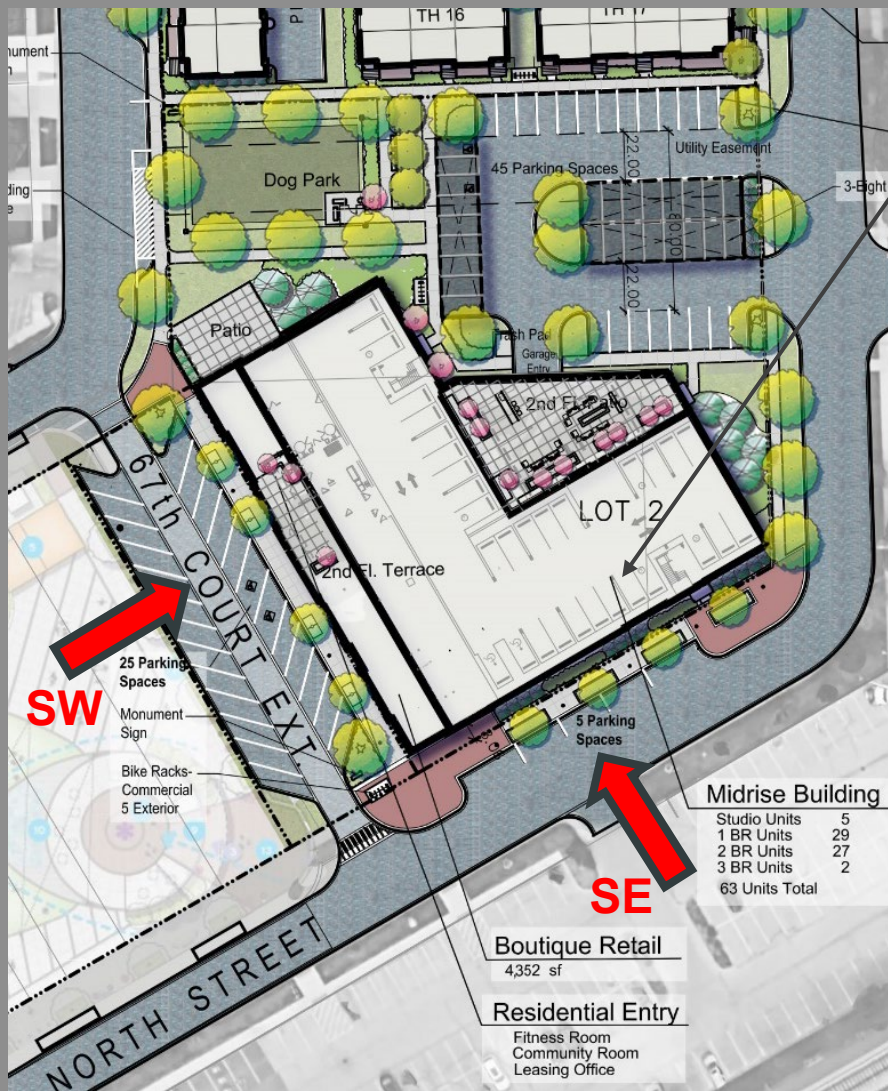
- 4,352 SF Commercial
- 3,500 SF Community Room/Leasing
- BOH- Trash/ Bike Storage
- 39 Space Parking Garage



First Floor Plan

West Point at Harmony Square

Tinley Park, Illinois



Proposed Mixed Use Building- Residential- Second-Fifth Floors

- 63 Units/ Five Floors
- 5 -Studios 705 sf
- 29 -One BR 808-880 sf
- 27 -Two BR 1,076-1,271 sf
- 2 -Three BR 1,476-1,445 sf



Southwest Elevation (Harmony Square)



Southeast Elevation (North Street)

West Point at Harmony Square

Tinley Park, Illinois



Proposed Mixed Use Building- Residential- Second-Fifth Floors

- 63 Units/ Five Floors
- 5 -Studios 705 sf
- 29 -One BR 808-880 sf
- 27 -Two BR 1,076-1,271 sf
- 2 -Three BR 1,476-1,445 sf



Northwest Elevation (173rd Street)



Northeast Elevation (67th Avenue)

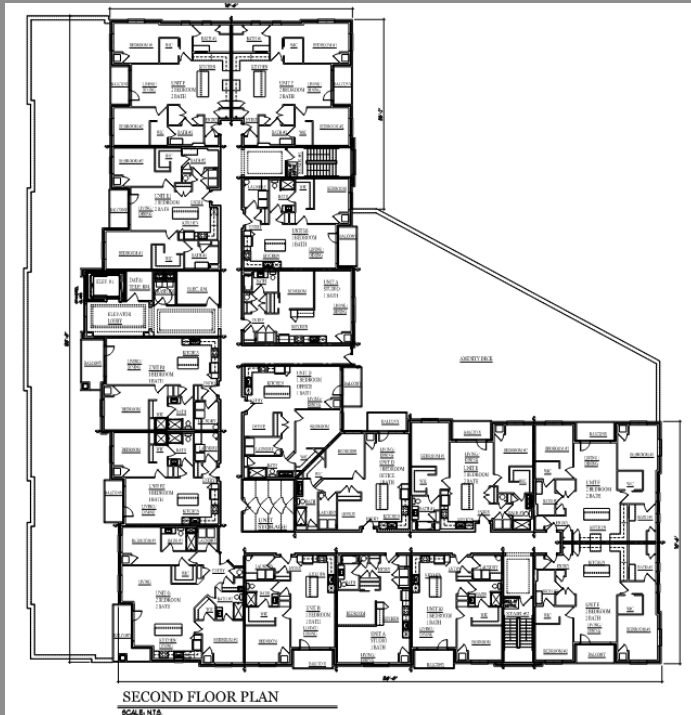
West Point at Harmony Square

Tinley Park, Illinois

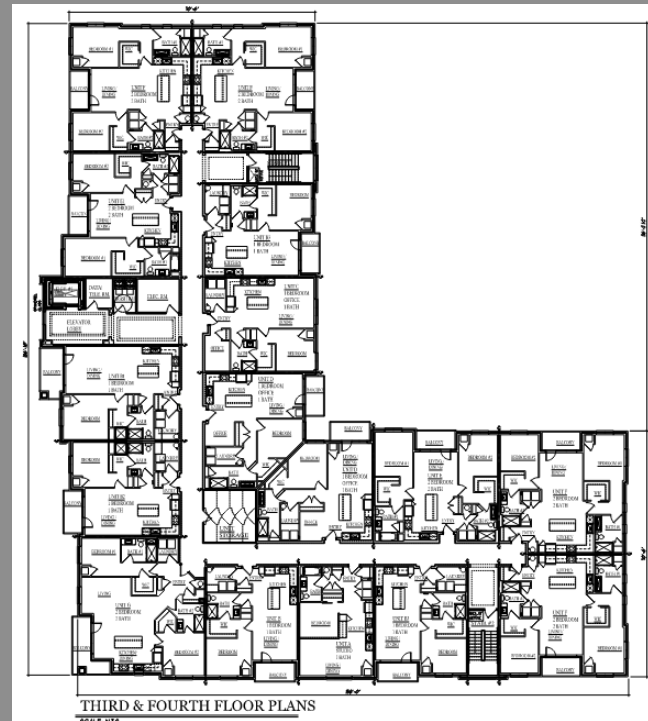


Proposed Mixed Use Building- Residential- Second-Fifth Floors

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Floor Plan – Floor Two



Floor Plan – Floors Three-Four

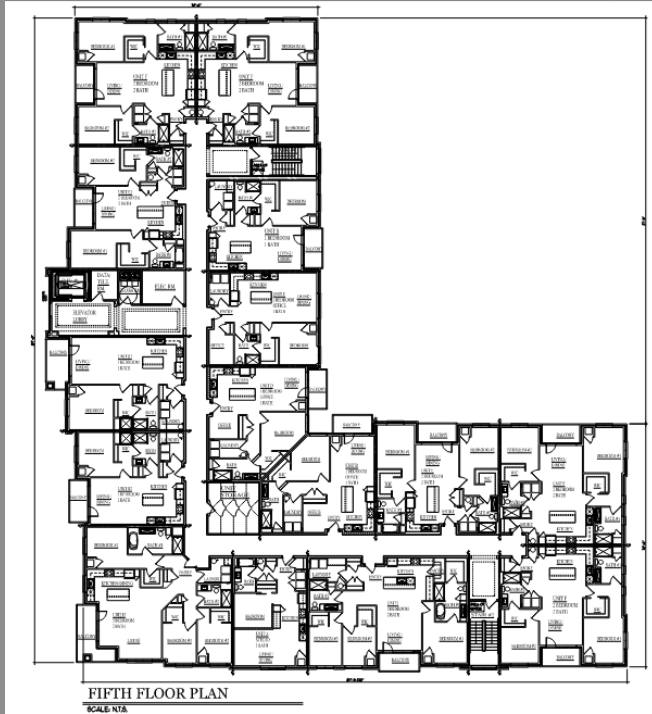
West Point at Harmony Square

Tinley Park, Illinois



Proposed Mixed Use Building- Residential- Second-Fifth Floors

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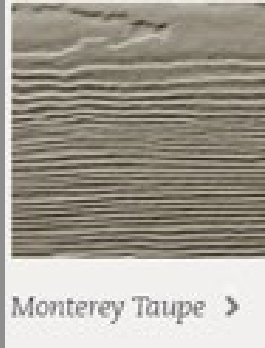


Floor Plan – Floor Five

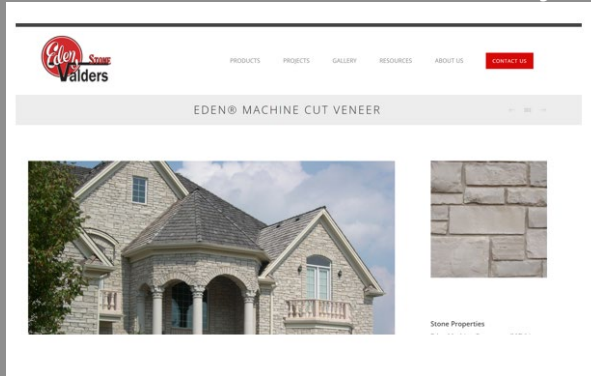
West Point at Harmony Square
Tinley Park, Illinois

Package One Multi Family Option

Hardie



Stone -Muli family



Brampton Brick- Ripley
Front Door: SW Homberg Gray 7622
Shutters: Gray

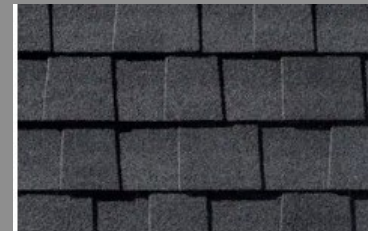


Package Two

Hardie



Artic White
Brick General Shale- LWQ Shawdow Grey Tudor
Front Door: SW Iron Ore 7069
Shutters: Black



All roofs – GAF
Charcoal

Building Materials

West Point at Harmony Square
Tinley Park, Illinois

Package Three

Hardie



Brampton Brick- Brownstone

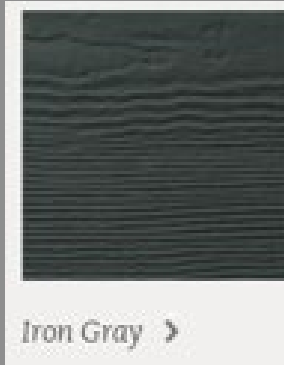
Front Door: Sherwin Williams Pewter Green SW6208

Shutters: Black



Package Four (Multifamily Option)

Hardie

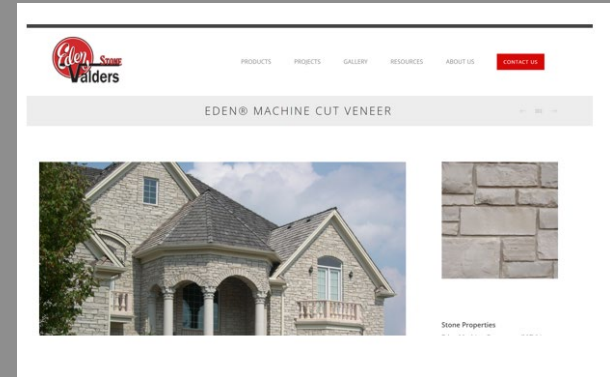


Brampton Brick- Graystone

Front Door: Sherwin Williams Auric 6692| Safer Choice
Sherwin Williams Cityscape SW7061

Shutters: Pale Gray

Stone for Multi Family



Building Materials

West Point at Harmony Square

Tinley Park, Illinois

Mixed Use Building



Proposed Mixed Use Building Materials

Building Materials

West Point at Harmony Square

Tinley Park, Illinois



Front Elevation- Courtyard/Street

Proposed Townhome Elevations

- Townhome Character



Side Elevation



Rear Elevation- Auto court



Street Facing- Side Elevation

West Point at Harmony Square

Tinley Park, Illinois

Proposed Townhome Elevations

- Townhome Character
Alternate Elevation



Front Elevation- Courtyard/Street



Rear Elevation- Auto court

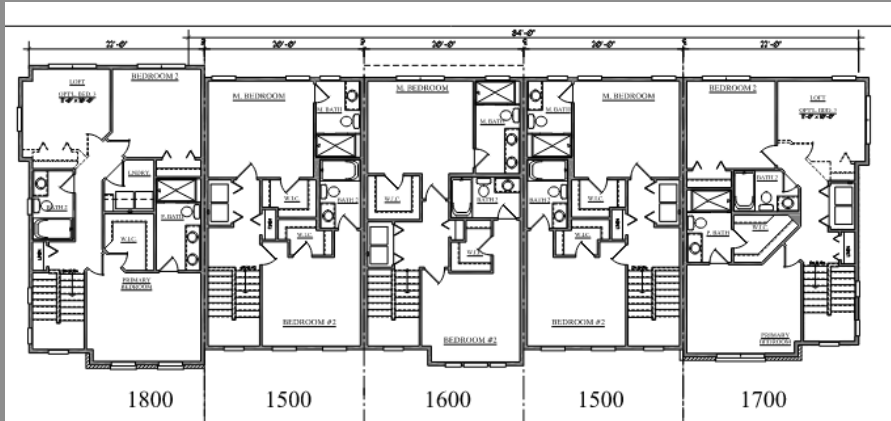


Side Elevation

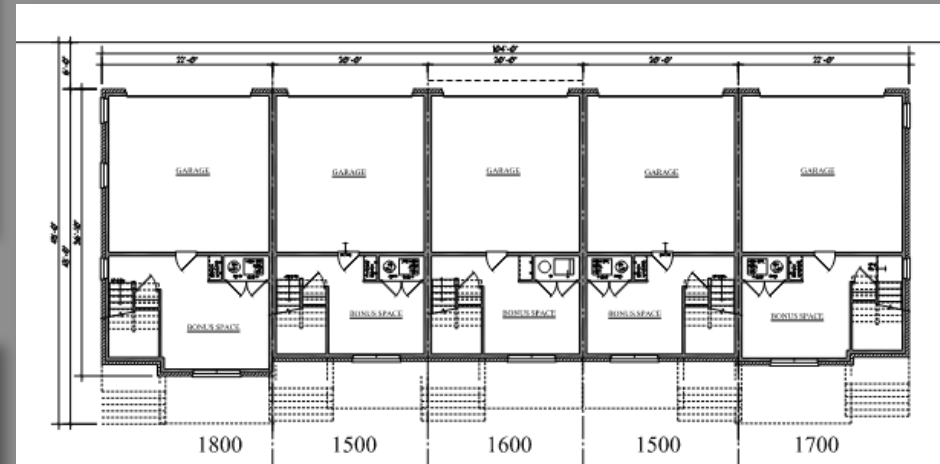
West Point at Harmony Square

Tinley Park, Illinois

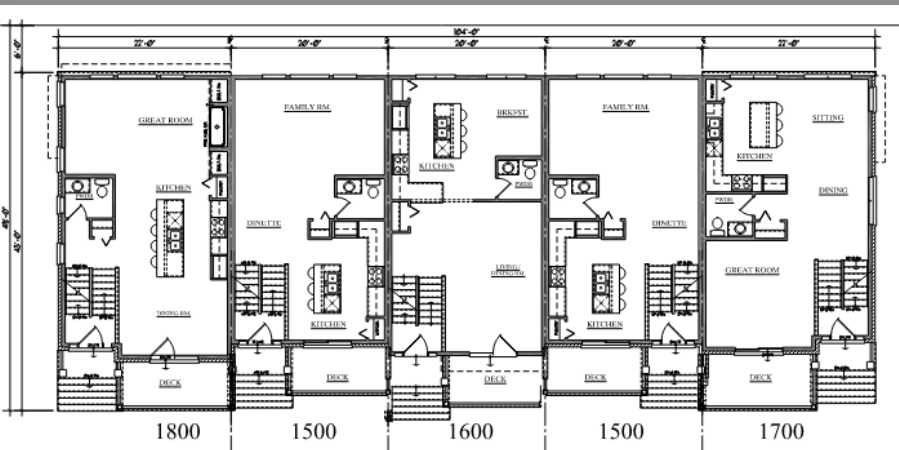
Proposed Townhome Floor Plans



Second Floor Control Plan

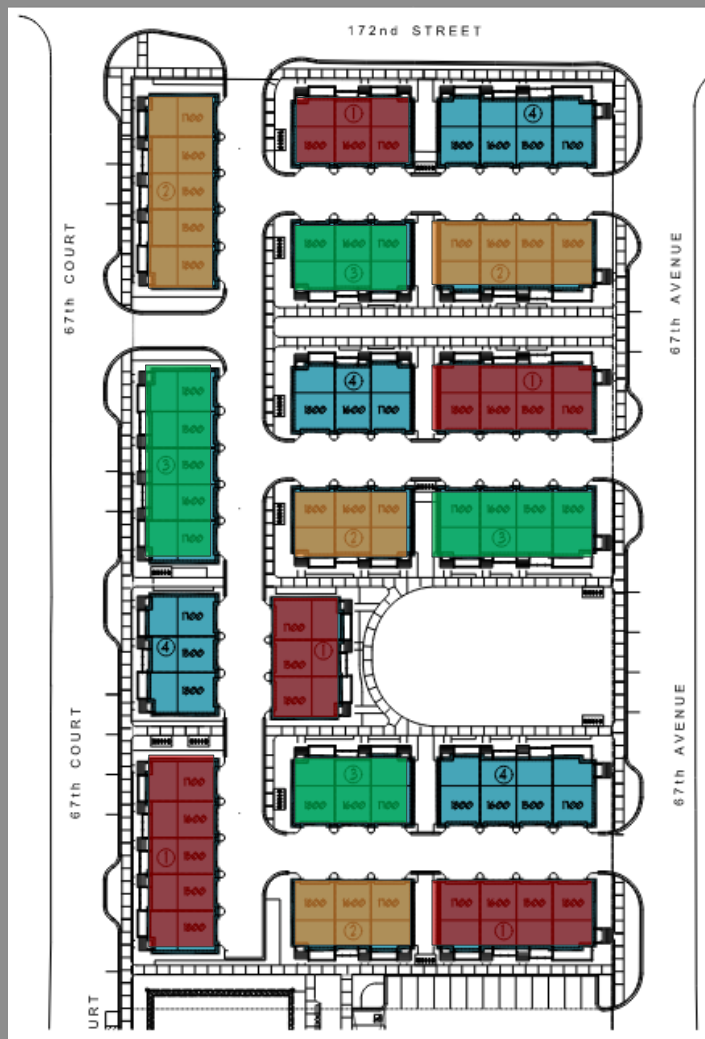


Lower Level Control Plan



First Floor Control Plan





West Point at Harmony Square
Tinley Park, Illinois



Anti Monotony Key Plan

Proposed Townhome Color Coordination Plan

- Townhome Façade Colors and Materials Coordinated to Avoid Monotonous Streetscape

COLOR PACKAGE		
COLORS		# OF BUILDINGS
①		5
②		4
③		4
④		4

West Point at Harmony Square
 Tinley Park, Illinois



Site Plan and Building Design Changes

Site Plan

- Additional Parking for Townhomes
- Additional Covered Parking for Mixed Use Building Residential Units
- Additional Surface Parking Along 67th Court
- Additional Landscape Enhancements

Building Design

- Additional Commercial Depth and Commercial SF Area
- Enhancement of Second Floor Patio Decks on Mixed Use Building
- Enhancement of North Street Building Façade
- Increase of Studio Unit Area
- Townhome Material and Color Coordination

Plan Changes Made During the Submittal Process

West Point at Harmony Square

Tinley Park, Illinois

Site Plan and Building Design Changes

Building Design

- Enhancement of North Street Building Façade

Mixed Use Building



Original Southeast Elevation- North Street



Revised Southeast Elevation- North Street

Plan Changes Made During
the Submittal Process

West Point at Harmony Square

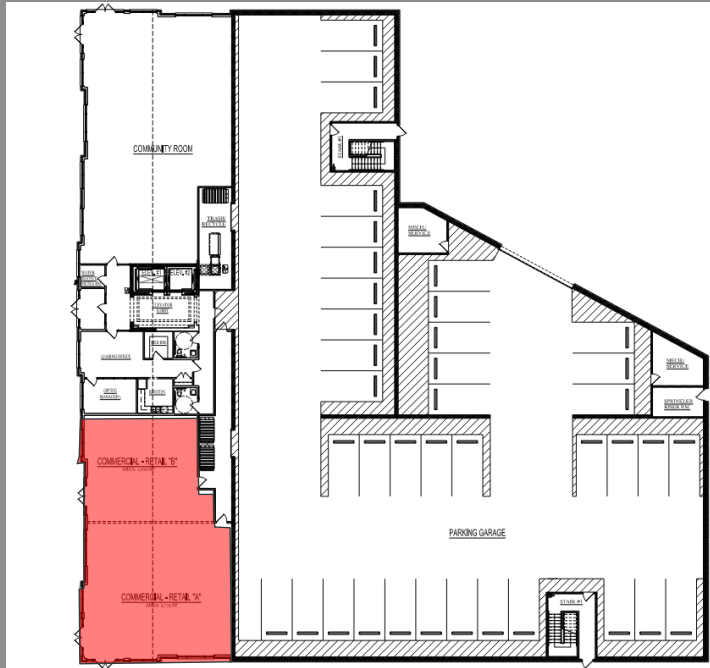
Tinley Park, Illinois

Site Plan and Building Design Changes

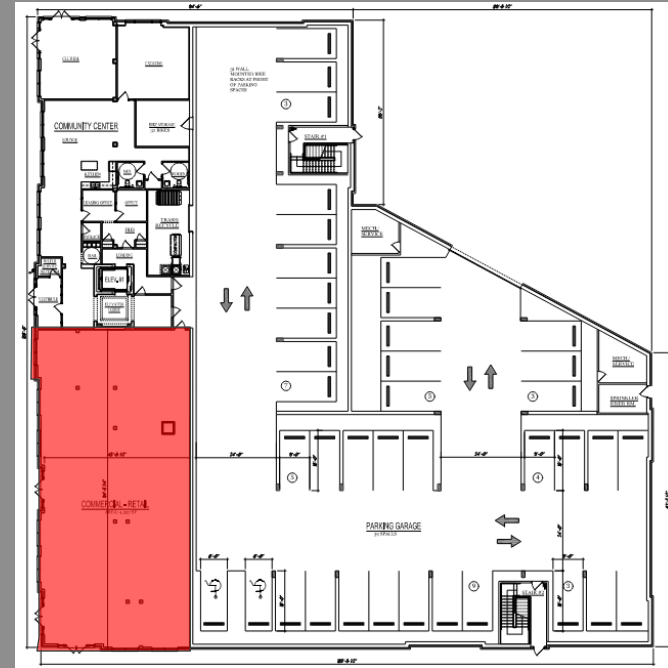
Building Design

- Additional Commercial Depth and Commercial SF Area

Mixed Use Building



Original First Floor Plan
2,875 SF

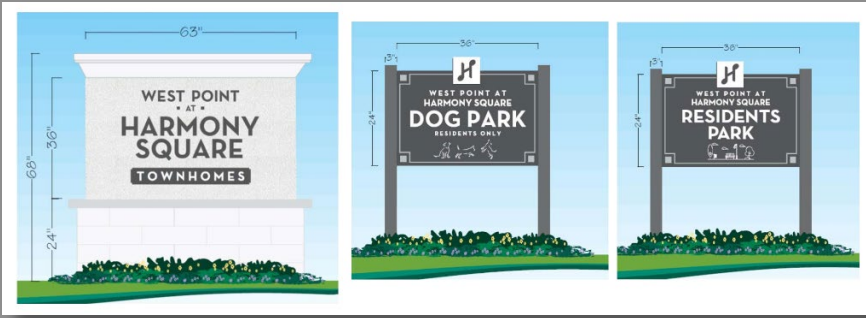


Revised First Floor Plan
4,352 SF

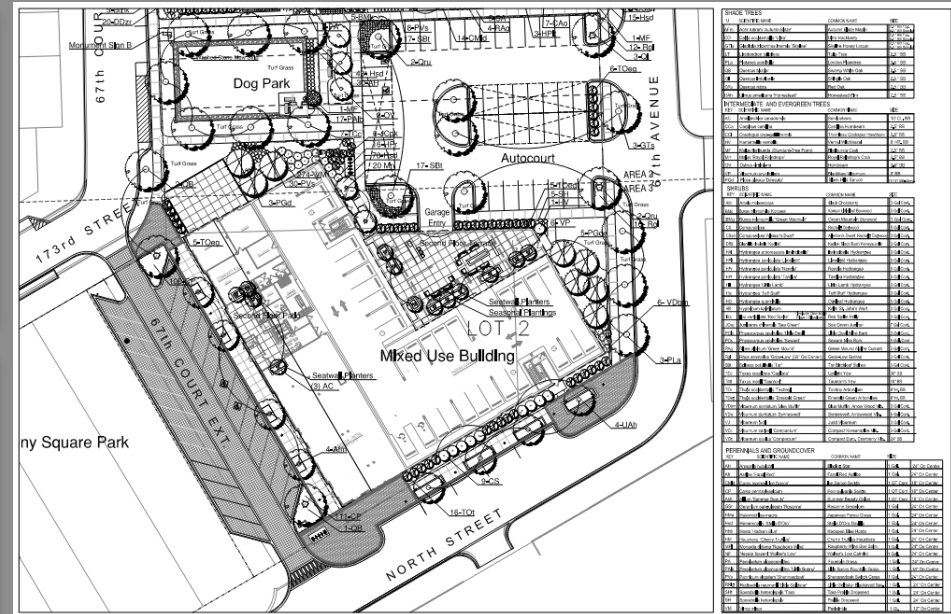
Plan Changes Made During
the Submittal Process

West Point at Harmony Square
Tinley Park, Illinois

Site Plan Elements Signage and Landscaping



Building and Site Signage



Site Landscaping

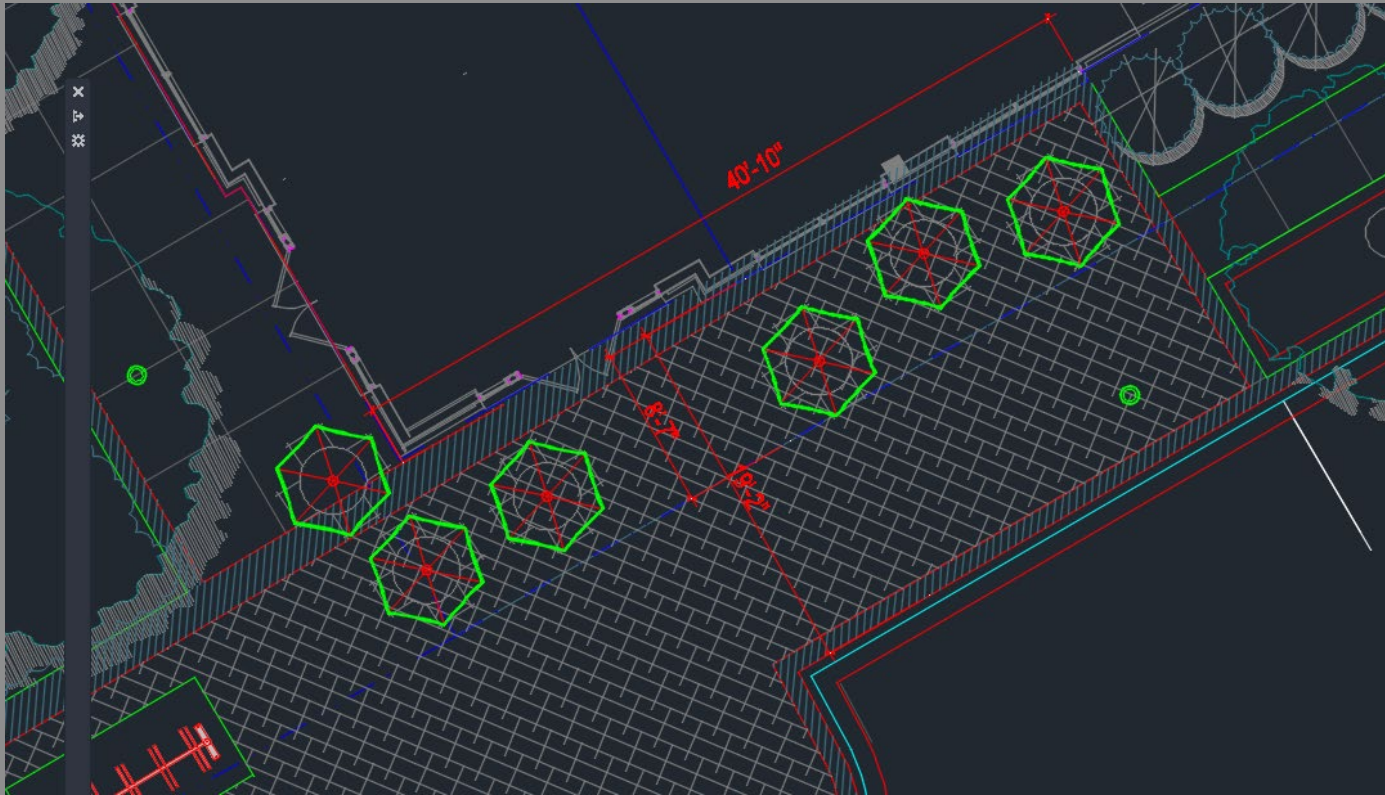
West Point at Harmony Square

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Site Plan and Building Design Changes

Building Design

- Outdoor Retail Patio Area



Outdoor Patio Space

West Point at Harmony Square

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Thank you. We are happy to answer any questions.



West Point at Harmony Square

Tinley Park, Illinois