



**AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION
December 18, 2014 – 7:30 P.M.
Council Chambers
Village Hall - 16250 South Oak Park Avenue**

Regular Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the December 4, 2014 Regular Meeting

ITEM #1: EAGLE BUFFET (JOYCE LEE, PETITIONER) – 18305 LAGRANGE ROAD – SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION FROM THE MIDCONTINENT PLANNED UNIT DEVELOPMENT FOR A INCREASE IN THE NUMBER OF SIGNS (new item)

Consider a petition from Joyce Lee of Eagle Buffet (formerly Hope Buffet) for a Special Use Permit for a Substantial Deviation from the Midcontinent Planned Unit Development/ B-3 PD (General Business and Commercial) Zoning District for one (1) additional wall-mounted sign to allow for a total of three (3) wall-mounted signs at Eagle Buffet, located at 18305 LaGrange Road.

ITEM #2: BICKFORD SENIOR LIVING (RICHARD EBY, EBY REALTY GROUP, PETITIONER) - 17301 S. 80th AVENUE – MAP AMENDMENT/REZONING, SPECIAL USE PERMIT, PRELIMINARY PLAT OF SUBDIVISION, VARIATIONS, AND SITE PLAN APPROVAL FOR A 60-UNIT CONGREGATE ELDERLY HOUSING FACILITY (new item)

Consider a proposal from Richard Eby of Eby Realty Group for a new, single-story, sixty (60) bed congregate elderly housing facility providing both assisted living and memory care comprising 37,000 square feet and related site improvements within 5.8 acres of a 19 acre site. The subject site is generally located east of 80th Avenue and south of Dooneen Avenue and is comprised of approximately nineteen (19) acres, currently unincorporated.

This proposal requires that the Plan Commission consider recommending to the Village Board to grant the following:

1. Map Amendment/Rezoning from R-1 (Single Family Residential) Zoning District to R-6 (Medium Density Residential) Zoning District, subsequent to annexation;
2. Special Use Permit for a congregate elderly housing facility within the R-6 (Medium Density Residential) Zoning District;
3. Preliminary Plat of Subdivision for approximately nineteen (19) acres;
4. Variations for a monument sign:
 - a. A two (2) foot Variation from Section IX.D.4.a.(1) (Height Limitations) to allow a six (6) feet high sign where four (4) feet is the maximum height allowed in residential zoning districts; and
 - b. A nineteen (19) square foot Variation from Section IX.D.3.a (Sign Face Area) to allow an approximately twenty-four (24) square foot sign face area where five (5) square feet is the maximum allowed in residential zoning districts.

Adjourn

PLAN COMMISSION

December 18, 2014

Applicant

Joyce Lee

Property Location

SE Corner of 183rd Street and La Grange Road

Building Size

Approximately 8,000 s.f.

Approvals Sought

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

Requested Action

Assign Commissioners

Project Planners

Stephanie Kisler, Planner

EAGLE BUFFET
18305 LA GRANGE ROAD



PROJECT DESCRIPTION & HISTORY

The Applicant, Joyce Lee of Eagle Buffet (formerly Grand Buffet and Hope Buffet) seeks a Special Use Permit for a substantial deviation to the Mid-Continent Planned Unit Development to allow for a third wall sign on the building.

During the project’s appearance at the Plan Commission in late 2008, the project was known as Joyce Lee’s China Buffet and Hope Buffet. According to the minutes of the October 2, 2008 Plan Commission meeting, the Plan Commission originally approved the project as an “approximately 7,900 square foot, 260-seat buffet style restaurant.” The building was completed in 2010 and name of the restaurant changed to Grand Buffet. In the summer of 2014, a Change of Use occurred and the restaurant’s name changed to Eagle Buffet.

PLANNED UNIT DEVELOPMENT

Summary

This parcel is Lot 1 in the Mid-Continent/Hilton Garden Inn Planned Unit Development (ordinance 2003-O-070). Other sites within this PUD include the Hilton Garden Inn, Country Inn and Suites, Texas Roadhouse, and one undeveloped lot. The property was annexed in 2003 under resolution 2003-R-031.

SIGNAGE

Existing Signage

The restaurant currently has channel letters reading “EAGLE BUFFET” on the west (C) and south (B) façades of the building. The restaurant also has a monument sign (A) in their west bufferyard between La Grange Road and the building. See the aerial below for a visual of the sign locations.



Village Staff and the Plan Commission did not receive a final sign package at the time of Site Plan Approval. The site plan and elevations approved at the Plan Commission anticipated wall signage above the main entrance on the south façade (B) and assumed that the monument sign (A) would be ample signage for the La Grange Road side of the property.

The sign on the south façade (B) was applied for in December of 2009 and approved by Village staff through the administrative process. The sign on the west façade (C) was applied for in March of 2010 and approved by Village staff through the administrative process. The lettering for both wall signs was changed in September 2014 to reflect the name change to “Eagle Buffet”.



The PUD ordinance and Annexation Agreement do not outline regulations for wall signs within the development, leaving the wall signage governed by the Zoning Ordinance. The Planning Department believes that the wall sign on the west façade (C) was originally approved assuming that this property was a corner lot, which would be allowed two wall signs according to the Zoning Ordinance. Therefore, we assume that the signage was allowed based on the following calculations:

- Sign B: 30” x 213” = 44.375 square feet
- Sign C: 30” x 213” = 44.375 square feet
- Building frontage on primary (south) façade: 94 feet
- Allowable sign face area on building: 94 square feet
- Sign B + Sign C = 88.75 square feet

The monument sign (A) was applied for in November of 2009 and approved by Village staff through the administrative process. The sign face was changed in September 2014 to reflect the name change to “Eagle Buffet”.



Proposed Signage

The Applicant is seeking additional signage on the north façade of the building (location shown as the yellow star in the aerial on the previous page). Additional channel letters, identical to the existing wall signs, are proposed.



SIGNAGE ON NEARBY PROPERTIES

Texas Roadhouse



Hilton Garden Inn



Other Monument Signs within the PUD (along La Grange Road)



OPEN ITEMS FROM STAFF

Planning Department

1. The Planning Department notes that the property owner, Joyce Lee, must ensure that the landscape on the site complies with the approved landscape plan. Final landscape approval was given in June 2010; however, recent landscape audits have shown deficiencies with the plant materials currently at the site. A landscape audit for the property has been planned for the spring/early summer of 2015.

STAFF COMMENTS

Planning Department

1. The Planning Department notes that the building already has approved an additional wall sign on the west façade, which is in excess of what the Zoning Ordinance allows.
2. The parcel to the north of the property may eventually develop, which could hinder the visibility for the proposed third wall sign.
3. A possible compromise would be to allow for the channel letters on the west façade (C) to be moved to the north façade until the parcel to the north of the site develops.

Building Department

No comments.

Fire Department

No comments.

Engineering/Public Works Department

No comments.

Police Department

No comments.

REQUESTED ACTION

Assign two Plan Commissioners to participate in a work session with Staff and the Applicant.

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RECEIVED ON

JUL 18 2014

B2-2014-07-13321

VILLAGE OF TINLEY PARK, ILLINOIS
PERMANENT SIGN PERMIT APPLICATION
GROUND SIGNS, FAÇADE SIGNS, AND WINDOW SIGNS

stone back sign:
GREEN CHALKED
LETTERS

The following items must be submitted with this application:

- One (1) color copy of the sign plan, including all dimensions and the square footage of the sign
- One (1) color rendering of the sign as it is proposed on the building or on the property
- An aerial photograph, current survey, or site plan with the sign location marked
- A copy of written consent from the owner of the building or land on which the sign is to be erected

Name of Applicant: CHRIS HUANG Phone Number: 312-733-2528
 Applicant's Company: KUC CONSTRUCTION Email: idg@3228.com
 Name of Business: EAGLE BUFFET
 Business Address: 18305 S LAGRANGE RD
 Name of Business Owner: JOYCE LEE Phone Number: 773-627-8663
 Name of Property Owner: JOYCE LEE Phone Number: 773-627-8663
 Management Company: _____ Not Applicable
 Management Company Address: _____
 Management Company Phone Number: _____

Contractor Information

Sign Installer: KUC CONSTRUCTION Email: idg@3228.com
 Sign Installer Address: 1802 S NORMAL AVE 2ND FL Phone Number: 312-733-2528
 Electrician: KUC CONSTRUCTION Not Applicable
 Electrician Address: 1802 S NORMAL AVE 2ND FL Phone Number: 312-733-2528
 Masonry Installer: _____ Not Applicable
 Masonry Installer Address: _____ Phone Number: _____
 Concrete Installer: _____ Not Applicable
 Concrete Installer Address: _____ Phone Number: _____

Sign Information

Sign Location: On Building (façade) On Property (ground) Estimated Cost of Sign: \$ 2550
 On Building (window) Other: _____
 Sign Length: 213" Sign Height: 30" Total Sign Height: _____
 Sign Square Footage*: 44 sq ft (ground signs only)
 Tenant's Building Frontage: 1128" Tenant's Square Footage: _____
 Sign Colors: red Sign Text: EAGLE BUFFET

* If the sign consists of individual letters without an illuminated box, please calculate the square footage of the letter faces rather than calculating the square footage of the box around the letters.

Applicant Signature:  Date: 7/17/14



Athena Design Group

1882 S. Normal Avenue, Chicago, IL 60616 | Tel: 312-733-2828 | Fax: 312-733-2822 | E-mail: mail@3228.com

Fire Deck Sign

ALL New Channel Letter



Sign permit, bond, and special insurance required by the city are extra.

Approved by: *Joyce Lee*

Client: Eagle Buffet	Date: 06/17/2014	All sign designs and concepts shown here are confidential and are the property of ADG. They are not to be distributed, exhibited, copied, or otherwise used without our written permission. Computer generated colors are not a true match to any PMS, VINYL, or PAINT.
Site Address: 18305 S Lagrange Rd, Tinley Park, IL	Scale:	
Sign Type: Channel Letter	Letter Color: Red	



Athena Design Group

1882 S. Normal Avenue, Chicago, IL 60616

Tel: 312-733-2828

Fax: 312-733-2822

E-mail: mail@3228.com

CHANNEL LETTER SIGN

213"



DISCONNECT SWITCH

SIGN TO BE 5" DEEP ALUMINUM CONSTRUCTION INTERNALLY ILLUMINATED BY LED LIGHT
FACES TO BE 1/8" RED ACRYLIC
GOLDEN TRIM WILL BE 1" THICKNESS
RETURN ARE BLACK 0.40 ALUMINUM COIL
AND WILL INSTALLED WITH RACEWAY (COLOR TO BE MATCH BUILDING FACADE)

Eagle Buffet

SIGN ELEVATION
EXHIBIT

Address 18305 S LaGrange

City Tinley Park

State IL 60487

Account Rep

Sales Rep

APPROVALS

CLIENT

DESIGN

PROD

Designer

Design No

DATE 06-17-2014

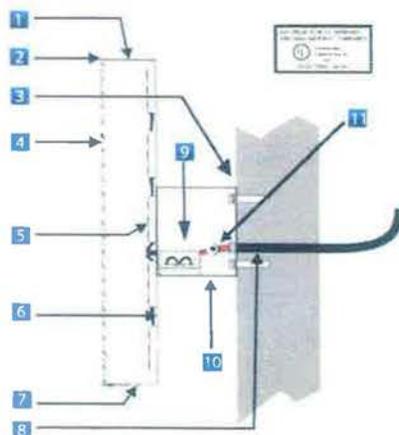
Rev Date

This document is the property of Athena Design Group. It is to be used for the project only and is not to be distributed outside the project. Any reproduction or use of this document without the written permission of Athena Design Group is prohibited.

SPECIFICATIONS

- 5" Fabricated Aluminum Letter Returns, Black
- 1" Trim Cap, Golden
- Non-Corrosive Installation Hardware SEE DETAIL
- 1/8" Thick Red Polycarbonate Faces
- LED Module
- Flat Aluminum Back Welded To Returns
- 1/4" Weep Holes (2) For Air Letter
- Grounded Wall Raceway Sealed Water Tight
- Low Voltage Electronic Transformer (Located in Interior Wall Area Inside a Protective Case Box)
- Trim Finish

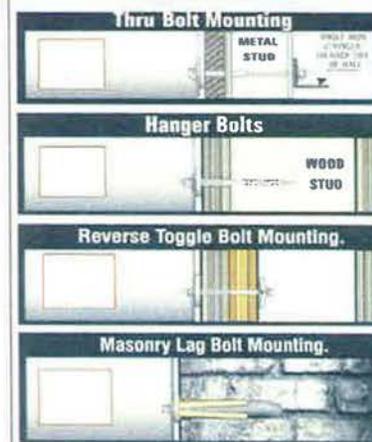
SIDE SECTION VIEW



COLOR SCHEDULE



MOUNTING OPTION DETAIL



**VILLAGE OF TINLEY PARK
SPECIAL USE PERMIT APPLICATION**

The undersigned hereby Petitions the Tinley Park Long Range Plan Commission and/or the Village Board to consider a Zoning Map Amendment and/or Special Use Permit as follows:

A. Petitioner Information:

Name: Eagle Buffet (Joyce Lee)
Mailing Address: 18305 S LaGrange RD
City, State, Zip: Tinley park
Phone Numbers: 708 802 5255 (Day) Fax Number: _____
773 627 8663 (Evening)
(Cell)
Email Address: Joyce Li 1688 @ gmail . Com

The nature of Petitioner's interest in the property and/or relationship to the owner
(Applications submitted on behalf of the owner of record must be accompanied by a signed letter of authorization):

B. Property Information:

The identity of every owner and beneficiary of any land trust must be disclosed.

Property Owner(s): Kai Feng Lee
Mailing Address: 8249 Aster Ln Tinley park
City, State, Zip: _____

Property Address: 18305 S LaGrange Road
Permanent Index No. (PINs) 19-09-04-201-001-0000
Existing land use: Restaurant
Lot dimensions and area: _____

C. Petition Information:

Present Zoning District: B-3 PD
Requested Zoning District: N/A

Is a Special Use Permit being requested (including Planned Developments):

Yes No

If yes, identify the proposed use: additional sign

Will any variances be required from the terms of the Zoning Ordinance?

Yes No

If yes, please explain (note that Variation application will be required to be submitted):

additional sign

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

Kai Feng Lee
Signature of Applicant

10/29/14
Date

FINDINGS OF FACT

ADDITIONAL INFORMATION TO BE PRESENTED TO SUPPORT A VARIATION REQUEST FROM THE TERMS OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

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 questions with facts and information to support the requested Variation:

- 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?

Our property's main entrance, located on the south side of the building, does not face any major roads, just the parking lot. Current regulation limits the number of channel letter signs to two (2), and the building is visible on major routes from both the west and the north. The direction of the main entrance, combined with the lack of a visible sign facing the north has seriously limited the business potential. The building had already gone through several owners but business was not ideal. In this economic downturn, an additional sign would be beneficial to our business.

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

Under the current zoning regulations & restrictions, the decrease in business leads to decrease in the value of the building property.

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

The above difficulty was created because the main entrance does not face any major streets, causing one side of the building facing 183rd Street does not have a sign that indicates to the potential customers what the business is and how / where to enter.

FINDINGS OF FACT (CONTINUED)

- 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 variance request is unique to this property because this building has multiple sides and one side of the building does not have any sign indicating to potential customers what the business is and how / where to enter.

- 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.

This variance is not an attempt at financial gain, but to indicate to potential customers what the business is and how / where to enter.

- 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: (Example: fencing will not obstruct view of automobile traffic).

Granting this variance request will not be detrimental to the public welfare because its only purpose is to indicate to potential customers what the business is and how / where to enter.

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

Granting this variance will not alter the essential character of the neighborhood or locality because its only purpose is to indicate to potential customers what the business is and how / where to enter.

FINDINGS OF FACT (Continued)

H. Describe how the requested Variance **will not**:

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

The requested variance is a small LED sign mounted to building, it will not affect any adjacent properties in terms of light and air.

2. Substantially increase the congestion of the public streets.

The requested variance will potentially increase the business volume but definitely not substantially increase the congestion of the public streets.

3. Increase the danger of fire.

The requested variance is be a small LED sign composed of low voltage lights and this type of sign has already approved by the Village of Tinley Park. Danger of fire is not increased.

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

The requested variance is a sign indication to potential customers and will not affect drainage on adjacent property.

5. Endanger the public safety.

The requested variance is a sign indication to potential customers and will not endanger the public safety.

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

The requested variance will promote more business opportunities, and the property values within the neighborhood will only increase, not decrease.

EXISTING SITE

Summary

The proposed development site is a single parcel containing a single-family home, a barn, and agricultural uses on the land. The property is approximately nineteen (19) acres total. This site is the former Jones Farm, which was used for many years as a family farm. The proposed Bickford Senior Living project will utilize approximately six (5.8) acres (both the assisted living center, 3.78 acres and detention pond, 2.10 acres) generally located at the western one-third of the parcel. The Applicant estimates that there are eight (8) buildable acres remaining on the eastern two-thirds of the property that may be developed in the future. The site is known for having troublesome soils that could prevent building structures; therefore, some of the remaining property will not be able to be developed.

The property is not within the corporate boundaries of the Village of Tinley Park, but has applied for annexation to the Village. The site is also within the FEMA 500-year flood area.

The property is bounded by single-family residences to the north, single-family attached residences with a detention pond to the south, 80th Avenue to the west (Park District property across 80th Avenue), and a single-family residential subdivision, Sundale Ridge, to the east.

ZONING & USE

General Requirements of the R-6 Zoning District

VILLAGE REGULATION	DIMENSION REQUIRED	PETITIONER'S DIMENSION
Front Yard Setback	25 feet minimum	197.2 feet
Side Yard(s) Setback	10' one side; 30' total of two	46.75 feet (north), 135 feet (south)
Rear Yard Setback	40 feet minimum	60.67 feet
Maximum Building Height	40 feet	31 feet, 4 inches
Maximum F.A.R.	0.6	0.13
Lot Area Minimum	15,000 square feet	298,205 square feet (6.85 acres)
Lot Width Minimum	100 feet	386.17 feet
Maximum Lot Coverage	35% (residential district)	29.8%
Gross Density	12 du/acre	Approximately 9.36 du/acre

Summary

The property is currently un-annexed and is zoned R-4 by Cook County. According to the Cook County website, “The R-4 Single-Family Residence District is intended to provide an urban environment of single-family homes on a lot size that may not accommodate individual sewage disposal systems. Uses compatible to the residential character of the district are allowed. All commercial activities are prohibited, except for selected recreation and sanitary uses.”

The Applicant is seeking annexation to the Village of Tinley Park and a map amendment (rezoning) from the default zoning, after annexation, of R-1 (Single-Family Residential) to R-6 (Medium Density Residential). The rezoning is necessary because the use proposed by the Applicant most closely meets the definition of “Congregate Elderly Housing”, as defined by the Zoning Ordinance. “Congregate Elderly Housing” is only allowed as a Special Use in the R-6 Zoning District. Thus, the Applicant requires a Special Use Permit to operate an assisted living/memory care facility at this site. The proposed use is not exclusively a skilled care/nursing home use and has a range of services for the elderly.

“Congregate Elderly Housing” is defined in the Village Zoning Ordinance as: “...a building or use housing more than one person or family, with or without separate dwelling units for each, the occupancy of which is limited to persons who are at least fifty-five (55) years of age (or if two (2) or more persons occupy a single unit, one of whom is at least fifty-five (55) years of age) and which provides coordinated social and support services to residents such as some or all meals, housekeeping, laundry, recreation, education, and transportation. Congregate Elderly Housing may include a range of care levels from Independent to Assisted to Skilled Care. However, a Skilled Care institution alone, not adjacent to or associated with one or more other levels of Congregate Elderly Housing, shall be considered a Nursing Home, not Congregate Elderly Housing.”

Services and Care

Bickford provides their assisted living residents with an individual living unit, three meals per day, weekly laundry, housekeeping, group activities, and social events all within a safe environment. Many residents need individual personal care services which may include medication reminders, cueing, and help with bathing and dressing. Resident care is provided and monitored by a staff of Certified Nursing Assistants (CNAs) under the supervision of a Registered Nurse (RN).

Employees

The Bickford of Tinley Park will employ 45-50 people. All employees will be certified or licensed in their respective fields. The employees will work in three shifts:

1. 7:00am – 3:00pm: Maximum of 15 employees
2. 3:00pm – 11:00pm: 6 employees
3. 11:00pm – 7:00am: 5 employees

Security

Bickford will provide multiple layers of security which are designed to prevent residents from wandering. These measures include:

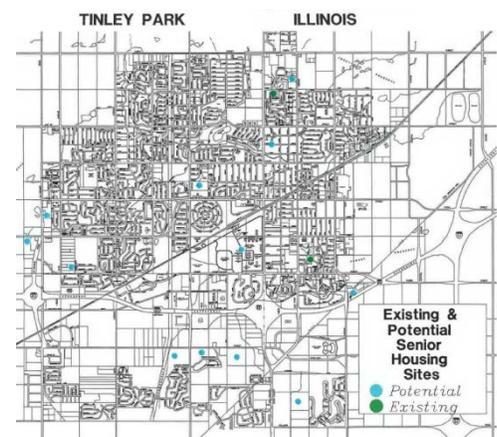
- The building is secured, which means the only way to enter or exit the building (without sounding the alarm) is to enter a security code at the door or use the intercom to request entry from one of the staff members.
- Residents who have a tendency to wander are provided with a watch or device which will notify staff when that person is near an open door. This same system monitors the residents’ location every two minutes and is transmitted to a dedicated computer monitor.

Bickford Residents who want to be outdoors are encouraged to use secured interior courtyards that include sitting areas, walking paths, and vegetable gardens.

COMPREHENSIVE PLAN

Summary

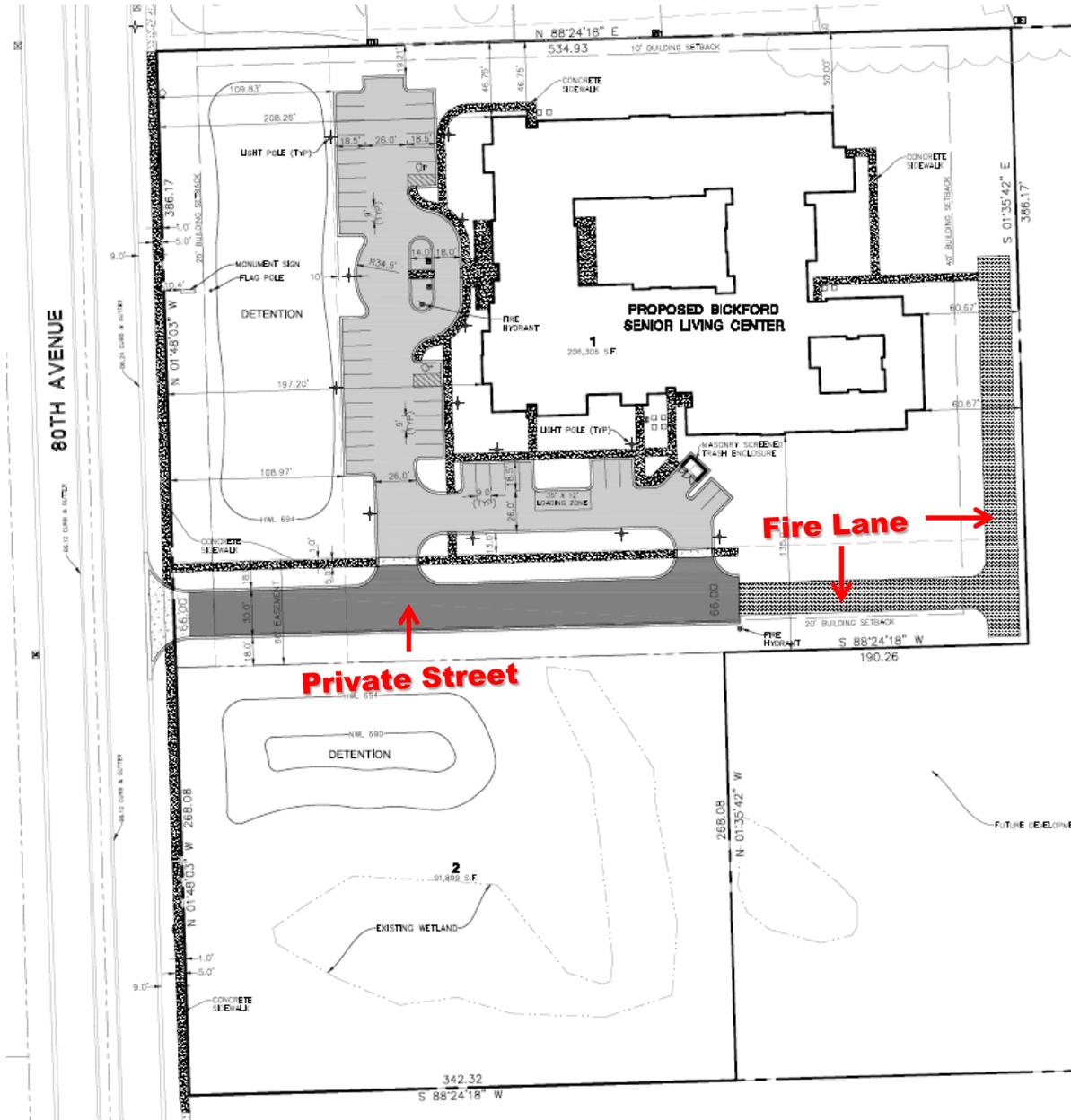
According to the Village of Tinley Park Comprehensive Plan (2000), this site was marked as a potential site for a Senior Housing use. The Comprehensive Plan also calls for residential uses in this area. Therefore, the proposed development is in accord with the Village’s Comprehensive Plan. A scan of a map indicating existing and potential senior housing sites is pictured (to the right) with the Bickford project outlined in red.



SITE PLAN

Summary

The Preliminary Site Plan generally consists of constructing the senior living facility, detention ponds, a parking lot, various landscaping, and construction of a private street and adjacent fire access lane. The Site Plan is pictured below.



Phasing/Later Development

The Applicant has indicated the potential development of the eastern portion of the property at a later date. Some ideas that have been talked about include senior housing, but there are no conceptual plans at this point. The Applicant is not proposing development for this portion of the property with this application.

LANDSCAPE PLAN

According to the site plan, the overall green space accounts for 70.2% of the site. The landscape plan submitted by the Applicant depicts a variety of plant species that are shown on all sides of the Bickford site. Foundation plantings are utilized on the west and south sides of the building. During the staff review of the landscape, denser landscape was requested between the building and the single-family residences to the north of the property to ensure better buffering between the site and the homes. Additional parkway trees were requested along the 80th Avenue frontage.

The applicant complied with Village requests, but staff has held off on a final landscape plan review by the Village's Landscape Architect because some of the landscaping at the east side of the building may need to be altered based upon a request from the Fire Department to lengthen the fire access lane. Staff suggests waiting until final fire lane decisions have been made before a final review from the Village Landscape Architect. We do not anticipate a significant change from the plans currently under review as the Applicant has been very responsive to our requests.

PARKING & CIRCULATION

Parking

The Applicant has provided 43 total parking spaces, including two handicap spaces, where 30 spaces were required. Based on the Applicant's familiarity with the operation of similar senior living facilities and the Applicant exceeding the required parking count, the Village deems the amount of spaces proposed on the site as acceptable.

How many residents will have a vehicle?

The Applicant notes: *"Based on Bickford's 23 years of experience of operating assisted living residence including observation of the 49 facilities we now operate, we anticipate less than 1% of the residents will have vehicles. The proposed 60 unit Bickford Residence will contain 44 units of assisted living and 16 memory care. Memory Care residence are in a secured section of the building and not allowed to leave the building without supervision of a loved one. Our typical assisted living resident is an elderly person age 84+ with many having mobility issues and typically physically unable to drive."*

How will employees impact the available parking?

The Applicant notes: *"The employees will be on three different shifts with a maximum shift size of 15. This will leave about 28 parking stalls available for guests and visitors."*

Sidewalks

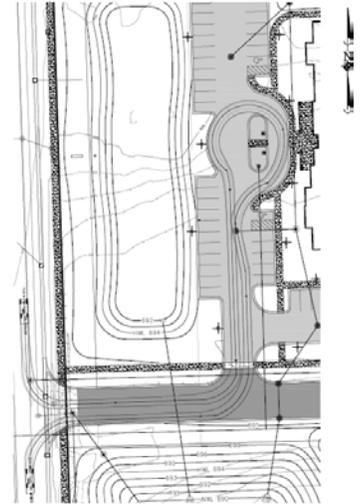
The Applicant will be installing five foot (5') wide sidewalks along the east side of 80th Avenue that match up with existing sidewalks to the north and south of the site (the requirement for commercial development is six feet, but five feet is appropriate in this case). There are also sidewalks planned along the north edge of the private street. These sidewalks provide connection to the sidewalks around the outside edges of the building. There are additional sidewalks planned, as requested by the Fire Department, between the rear doorways of the building and the proposed fire lane.

Vehicular Circulation

Staff feels that the site circulation is well-designed and will serve the residents and their families well. The site plan proposes a full access driveway at 80th Avenue positioned roughly in the middle of the site frontage. The site is served with the private street that leads from the driveway to the parking areas of the site and terminates into a fire lane. The Applicant is currently proposing that the fire lane be constructed of either asphalt or Grass-Crete. The fire lane is intended to provide access by Fire Department vehicles to the rear of the building and any necessary fire hydrants that may be necessary to serve the north and eastern portions of the proposed building. This fire lane is consistent with other developments that are required to be set back from the public street - in this case, the Applicant cannot locate the building adjacent to 80th Avenue because of soil conditions. Therefore, the building is

proposed to be set back on the site and a fire lane will be necessary so that three sides of the building are accessible by the Fire Department.

There was much discussion in the earlier stages of this project about the ownership of the proposed street. In ideal conditions, the Village staff would recommend a public street that would link 80th Avenue to 173rd Place to the east (Sundale Ridge subdivision). However, a public street was not recommended by Village staff for the following reasons: 1.) soil conditions are very concerning and the Village does not want to maintain a public street with potentially problematic soils underneath; 2.) We are unsure of the soil conditions of the vacant property to the east of the Senior living facility proposed, therefore, we were unsure if a street connection to the neighboring subdivision was even possible; 3.) Without a full development plan for the entire 19 acres, we were uncomfortable recommending a public street connection, and 4.) We were unsure of the need, from a traffic demand perspective, for a public east/west connection. We note that constructing a street to meet Village standard is more expensive than constructing a private street.



The Applicant has been willing to make site plan changes to address circulation issues. Note the arrangements around the “port cochere” in the front of the building (facing 80th Avenue) have been improved so that Village Ambulances can maneuver around the parking lot easier.

One remaining issue is the turning radius of the fire lane proposed, which is currently being studied and should be addressed before final site plan approval.

SIGNAGE

Summary

The Applicant’s plans indicate that they propose to have a monument sign near 80th Avenue in the west bufferyard. Wall signage and directional signage are not proposed at this time.



Sign Variations

The Applicant is requesting two variations in order to allow a monument sign on the site that exceeds the Zoning Ordinance regulations for ground signs in residential zoning districts. The requested variations are:

1. A two (2) foot Variation from Section IX.D.4.a.(1) (Height Limitations) to allow a six (6) feet high sign where four (4) feet is the maximum height allowed in residential zoning districts; and
2. A nineteen (19) square foot Variation from Section IX.D.3.a. (Sign Face Area) to allow an approximately twenty-four (24) square foot sign face area where five (5) square feet is the maximum sign face area allowed in residential zoning districts.

PHOTOMETRICS

Streetlights

The Applicant will install street lights that meet Village standards along 80th Avenue, which will likely include cobra-head lights on larger poles, matching what currently exists along 80th Avenue.

Photometric Study

The applicant also proposes to install private street lights along their entrance drive and within their parking lots. The photometric study shows that there is very minimal light spillage across the property line (.1 footcandles in just a few spots at the property line). This is extremely small amount of light and is consistent with the residential use proposed.

BUILDING ARCHITECTURE

The applicant proposes a one-story, primarily masonry building with varied rooflines, dormers on the roof, and a significant amount of windows along all elevations of the building. The elevation facing west features a “port cochere” canopy area that allows for residents and visitors to be picked up and dropped off with close access to a canopy. The proposed building is truly a four-sided building and is attractive from all sides. Staff believes that the proposed architecture is complimentary to the architecture of the surrounding neighborhoods.

The materials proposed for the exterior of the building comply with the Village’s requirement for a minimum of 75% of the exterior materials being face brick or equivalent. The Applicant provided a table depicting the quantity of the materials used on exterior walls of the building, both in square feet and percentages and by each elevation (see to the right). The Applicant’s building is 76% masonry with the remaining 24% of materials proposed as lap siding, which is proposed predominately along the east (rear) elevation of the building.

The roof materials are composition shingles with a small amount of metal roof in locations that will not be visible from the street.

There are a few small mechanicals that will be located on the roof, but will be placed on the interior side of the roof so as not to be visible from the street. There are transformers and other utilities/mechanicals on the site that we would like the Applicant to identify on the site plan and indicate the screening for each, particularly any ground mounted transformers, condensers, and generators.

The Applicant proposes terminal air conditioner units for each residential unit within the building and there will be a small grille that is colored to match the brick color and will be flush to the exterior of the wall.

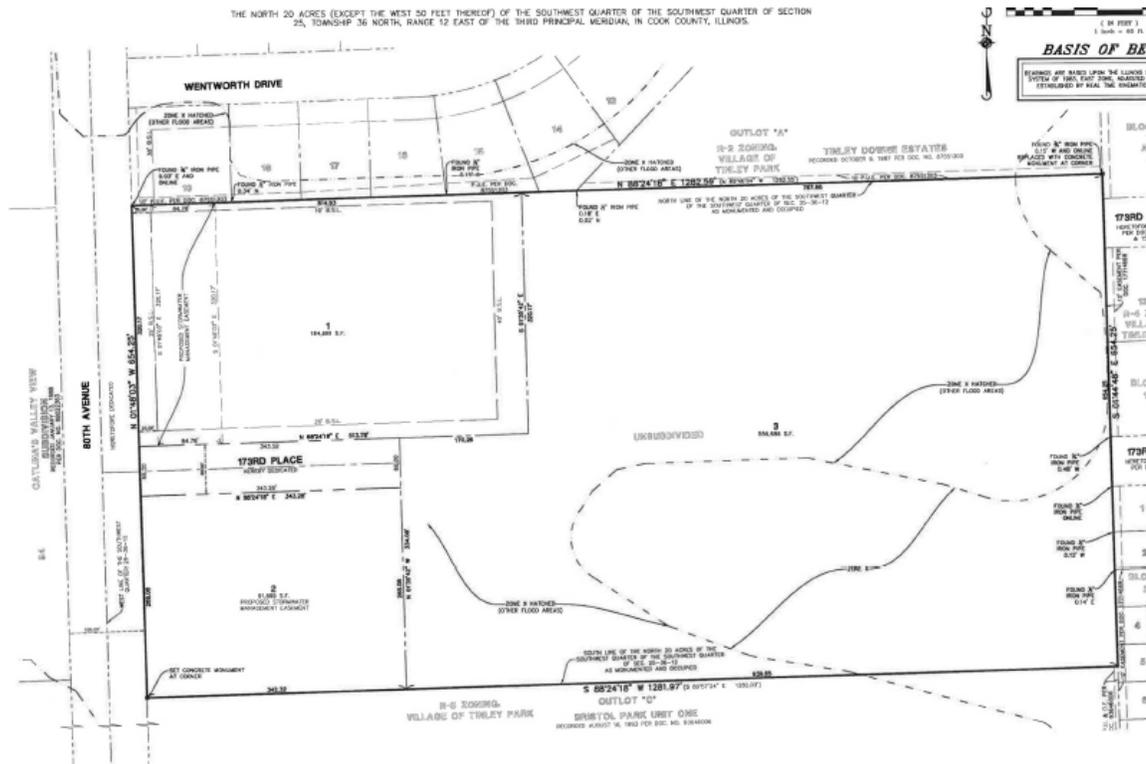


PRELIMINARY PLAT OF SUBDIVISION

This project requires the Applicant to submit a preliminary plat of subdivision, which is reviewed by the Plan Commission, but ultimately approved by the Village Board.

Note that the preliminary plat shows a public utility and drainage easement where the proposed private road will be. The Village Attorney recommends that the Applicant include a “public access easement” for the private street in order to meet County requirements and best position the title.

The site is split between the parcels necessary for the assisted living facility and related improvements (building, detention areas, street, etc.). The remaining portions of the 19 acres, approximately 2/3 of the site, will be left unsubdivided until a site plan can be developed.



ENGINEERING AND PUBLIC WORKS

Village staff and the applicant’s team are continuing to work on the provision of facilities for stormwater on the site. This site is burdened with low quality soil conditions, a floodplain designation, and wetlands. Note that the Applicant is in conceptual engineering at the Plan Commission stage of entitlement, so these issues do not have to be finalized, but we need to ensure that there are no site plan impacts to any changes in engineering plans.

There may be a need to establish more stormwater detention areas for compensatory storage, if required by the Village Engineer. The impact to the site plan may be to expand the detention areas to the south of the proposed assisted living facility. It is unlikely that the location of the assisted living facility building or the location of the stormwater facility to the west of the building will be impacted. Therefore, staff is comfortable moving this project forward and continuing to work with the Applicant to finalize the stormwater requirements over the next few weeks.

The Village continues to work with the Applicant on the provision of water to the site. Currently, the applicant is considering a looped water main to serve the site, which will ensure a quality water supply to the building.

OPEN ITEMS FROM STAFF

Planning Department

1. The Planning Department noted that the plan for the monument sign lists the height as a “minimum” measurement. Please clarify if this is the proposed height or if the height will be increased to be taller than the current measurement of six feet (6’).
2. Staff would like to see a colored sign plan reflecting the finalized design and dimensions for the sign.
3. The Applicant must submit formal applications and findings of fact for the requested sign variations prior to the public hearing for the sign.
4. The Applicant should indicate the location of any ground mounted equipment, such as generators, condensers, etc. and show screening for those units on the site plan.
5. Final landscape review should be completed prior to the public hearing and the granting of site plan approval.

Engineering/Public Works Department

1. Various engineering items must be worked out to the satisfaction of the Village Engineer. The Village has requested that conceptual engineering be completed in early January 2015 so that any stormwater or floodplain questions can be properly addressed at the Public Hearing at the Plan Commission (Scheduled for January 15).
2. Any changes to the location of stormwater facilities may require changes to the preliminary plat of subdivision.
3. Plat of subdivision may need to include “public access easement” along the proposed private street.
4. Determinations about water main connections and looped systems should be finalized in early January in time for the Public Hearing.

Fire Department

1. The Applicant must supply a turning radius study that shows the ability for Fire Department vehicles to maneuver the fire access lane.
2. The fire access lane must be extended north to the furthest extent of the building.
3. An additional fire hydrant may need to be added to the east side of the building.
4. Final fire lane materials, final width, and provision of curbs or gravel side paths must be agreed upon prior to site plan approval by Plan Commission.

REQUESTED ACTION

Assign two Plan Commissioners to participate in a worksession with Staff and the Applicant prior to the public hearing, currently scheduled for January 15, 2015.

###

Rosanova & Whitaker, Ltd.
Attorneys At Law

30 W. Jefferson, Suite 200
Naperville, Illinois 60540

630-355-4600 office www.rw-attorneys.com
630-352-3610 fax

VIA FED EX OVERNIGHT

October 29, 2014

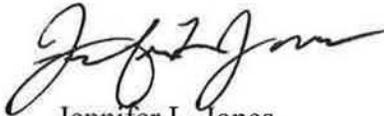
Amy Connolly
Planning Director
Village of Tinley Park
16250 S. Oak Park Drive
Tinley Park, IL 60477

Re: Tinley Park Annexation Petition for 17301 S. 80th Avenue

Dear Ms. Connolly:

Enclosed please find the Petition Requesting Annexation for the above property signed by the property owner.

Sincerely,



Jennifer L. Jones
Paralegal

Enclosures

**PETITION REQUESTING ANNEXATION
TO THE VILLAGE OF TINLEY PARK, ILLINOIS**

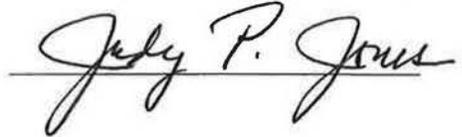
TO: THE VILLAGE CLERK, VILLAGE OF TINLEY PARK, ILLINOIS

I, Judy P. Jones, not personally, but as trustee of the LAWRENCE M. JONES REVOCABLE LIVING TRUST DATED OCTOBER 9, 2006, owner of record of all the land herein requested to be annexed, respectfully represent that all the conditions required for annexation to the Village of Tinley Park pursuant to and in accordance with Chapter 65, Illinois Compiled Statutes, Act 5, Illinois Municipal Code, Article 7, Division 1, Section 8 (65 ILCS 5/7-1-8) do hereby exist, to wit:

1. That the territory requested to be annexed is described as follows:
(Full and correct legal description of the property attached hereto.)
2. That the described territory is not within the corporate limits of any municipality but is contiguous to the Village of Tinley Park, a municipality organized and existing under the laws of the State of Illinois.
3. That a Plat of Annexation showing the described territory is attached hereto and made a part of this Petition.
4. That this petition is signed by the owners of record of all land in the described territory.

WHEREFORE, the petitioners respectfully request the Corporate Authorities of the Village of Tinley Park to annex the property described in Exhibit A, attached hereto and made a part hereof, to the Village of Tinley Park upon the execution of a mutually agreeable Annexation Agreement.

I, Judy P. Jones, not personally, but as trustee of the LAWRENCE M. JONES REVOCABLE LIVING TRUST DATED OCTOBER 9, 2006, do hereby state under oath that the trust is the petitioner in the above and foregoing Petition for annexation, that I have read the same, and that the facts stated in such Petition are true and correct.



Subscribed and sworn to
before me this 28th day of October, 2014.

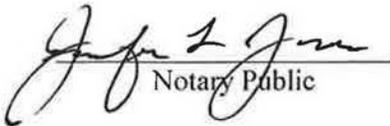

Notary Public



EXHIBIT A

LEGAL DESCRIPTION

THE NORTH 20 ACRES (EXCEPT THE WEST 50 FEET THEREOF) OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 27-25-300-007-0000

Commonly known as: 17301 S. 80th Avenue, Tinley Park, IL 60477

VILLAGE OF TINLEY PARK
MAP AMENDMENT (REZONING) PERMIT APPLICATION

RECEIVED ON

OCT 28 2014

The undersigned hereby Petitions the Tinley Park Long Range Plan Commission and/or the Village Board to consider a Zoning Map Amendment and/or Special Use Permit as follows:

A. Petitioner Information:

Name: Eby Realty Group (Pickford Senior Living)
Mailing Address: 13795 S Minklen
City, State, Zip: Olathe KS 66062
Phone Numbers: 913-782-3200 (Day) Fax Number: 913-782-4851
913-707-7039 (Evening)
(Cell)
Email Address: richard.eby@eby.com

The nature of Petitioner's interest in the property and/or relationship to the owner
(Applications submitted on behalf of the owner of record must be accompanied by a signed letter of authorization):

see contract

B. Property Information:

The identity of every owner and beneficiary of any land trust must be disclosed.

Property Owner(s): Lawrence M Jones Revocable Living Trust
Mailing Address: 1900 Clyde Drive
City, State, Zip: Naperville, IL 60565

Property Address: 17301 80th Ave
Permanent Index No. (PINs): 27-25-300-007
Existing land use: Agricultural
Lot dimensions and area: 19.259 Ac 654.25' N/S, 1282^{58'} E/W

C. Petition Information:

Present Zoning District: Cook County R-4 Single Family Residential
Requested Zoning District: R-6

Is a Special Use Permit being requested (including Planned Developments):

Yes No

If yes, identify the proposed use: Assisted Living For Seniors

Will any variances be required from the terms of the Zoning Ordinance?

Yes No

If yes, please explain (note that Variation application will be required to be submitted):

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

Richard Eby
Signature of Applicant

Oct 24, 2014
Date

**FINDINGS OF FACT
MAP AMENDMENT (REZONING)
TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE AND MAP**

In order for a Map Amendment (Rezoning) to be approved, the Petitioner must respond to and confirm each and every one of the following findings by indicating the facts supporting such findings:

1. The proposed zoning is consistent with existing uses in the area:

The zoning request is for R6 Medium Density Residential. Currently the property is located in unincorporated Cook County. Current land uses adjacent to the property are residential single family to the north, east and west of the Site and Multifamily Residential to the south.

2. The proposed zoning is compatible with present zoning in the area:

The R6 Medium Density Residential zoning district request is compatible with the R2 zoning districts to the north and west, the R4 zoning district to the east, and the R5 zoning district to the south.

3. The existing zoning is not suitable for the property or its surrounding area:

Presently the property is located outside of the Village's corporate boundaries and assumes an R1 Residential Zoning District designation upon Annexation. An R1 zoning district would not provide for a suitable transition in this area given the existing zoning allows for smaller lots.

4. The proposed zoning is consistent with the trend of development in the area:

The trend in the area is for Residential Development with R4, R5, and R6 developments located within 1/2 mile of the Site.

5. There is a need for the proposed rezoning:

The R6 Medium Density Residential zoning district request allows for Congregate Elderly Housing under a Special Use Permit. There is a need for Assisted Living Housing for Seniors within the Community and such a development provides a low impact to the Community regarding noise, traffic, and crime.

6. The proposed zoning is consistent with the intent of the Comprehensive Plan:

The Village's Comprehensive Plan designates the Site with Residential Development Potential.

VILLAGE OF TINLEY PARK
MAP AMENDMENT (REZONING) PERMIT APPLICATION

APPLICATION REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package:

1. The application form, completed and signed by the property owner(s) of record or their authorized agent. Written authorization from the property owner(s) of record is required in order for an authorized agent to act on behalf of the owner(s).
2. Evidence of the applicant's ownership of or interest in the subject property, with a copy of the title commitment or title policy. Note that ownership includes disclosure of all beneficiaries of a land trust, if applicable.
3. The \$400 application fee, payable to the Village of Tinley Park.
4. A written project narrative describing the general nature and outlining specific aspects of the proposal.
5. A Plat of Survey of the subject property, including the legal description of the subject property. This survey must have been prepared by a registered Illinois Land Surveyor, and include all existing structures and improvements on the subject property.
6. Plans and any other information deemed necessary to support the application.

An application will not be accepted or processed until all of the items above have been submitted.

Questions regarding this process or application requirements may be directed
to the Planning Department at 708-444-5100.

**FINDINGS OF FACT
MAP AMENDMENT (REZONING)
TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE AND MAP**

In order for a Map Amendment (Rezoning) to be approved, the Petitioner must respond to and confirm each and every one of the following findings by indicating the facts supporting such findings:

1. The proposed zoning is consistent with existing uses in the area:

The zoning request is for R6 Medium Density Residential. Currently the property is located in unincorporated Cook County. Current land uses adjacent to the property are residential single family to the north, east and west of the Site and Multifamily Residential to the south. The storm water management area of the Multifamily will buffer the proposed single family on this site. The development of this property with the R-6 Zoning will therefore be consistent with the residential uses already in place.

2. The proposed zoning is compatible with present zoning in the area:

The R6 Medium Density Residential zoning district request is compatible with the R2 zoning districts to the north and west, the R4 zoning district to the east, and the R5 zoning district to the south. The proposed zoning of the property is consistent and compatible with existing zoning. Nothing associated with the proposed zoning will negatively impact the surrounding neighborhoods.

3. The existing zoning is not suitable for the property or its surrounding area:

Presently the property is located outside of the Village's corporate boundaries and assumes an R1 Residential Zoning District designation upon Annexation. An R1 zoning district would not provide for a suitable transition in this area given the existing zoning and uses in adjacent property areas. The requested R6 zoning is more consistent with the surrounding area. Development of the property under the current county zoning district would result in a loss of control for the Village and confusion for residents as to which entity should provide services.

4. The proposed zoning is consistent with the trend of development in the area:

The trend in the area is for Residential Development with R4, R5 and R6 developments located within ½ mile of the Site. The proposed zoning furthers this trend and will result in an "infill" property being developed in a manner which is consistent with good planning objectives.

5. There is a need for the proposed rezoning:

The R6 Medium Density Residential zoning district request allows for Congregate Elderly Housing under a Special Use Permit. There is a need for Assisted Living Housing for Seniors within the Community and such a development provides a low impact to the Community regarding noise, traffic and crime. Additionally, there is a need to annex and rezone the property to provide for continuity in control and development of the property. As the housing market continues to grow, there will be more demand for the residential products offered by this zoning. The R6 zoning will enhance the marketing of the residential as it will be more in keeping with the existing nearby uses.

6. The proposed zoning is consistent with the intent of the Comprehensive Plan:

The Village's Comprehensive Plan designates the Site with Residential Development Potential. The Village's Comprehensive Plan provides that the property will be developed in a manner consistent with the area. The annexation and rezoning will also further the goals of the Comprehensive Plan to consolidate jurisdiction of the area with the Village.

JUL 28 2014

VILLAGE OF TINLEY PARK
APPLICATION FOR SITE PLAN APPROVAL

The undersigned hereby requests that the Tinley Park Long Range Plan Commission and/or the Village Board consider authorizing Site Plan Approval as follows:

A. Applicant Information:

Name: RICHARD EBY - EBY REALTY GROUP
Mailing Address: 13795 S. MURLEN RD
City, State, Zip: OLATHE, KS 66062
Phone Numbers: 913-782-3200 (Day) Fax Number: 913-254-4809
913-707-7039 (Evening)
" " " " " " (Cell)

Email Address: RICHARD.EBY@ENRICHINGHAPPINESS.COM

The nature of Applicant's interest in the property and/or relationship to the owner:
CONTRACT PURCHASER

B. Property Information:

The identity of the owner and beneficiary of any land trust:
Property Owner(s): LARRY + JUDY JONES
Mailing Address: 1900 CLYDE DR.
City, State, Zip: NAPERVILLE, IL 60565
Property Address: 17301 80th AVE
Permanent Index #:
(PINs) 27-25-300-007
Existing Land Use: RESIDENTIAL + OPEN SPACE / PASTURES
Zoning District: COOK COUNTY BULK REGULATIONS - R-4 DISTRICT
Lot dimensions & area: 654' X 1282' - 19.259 AC.

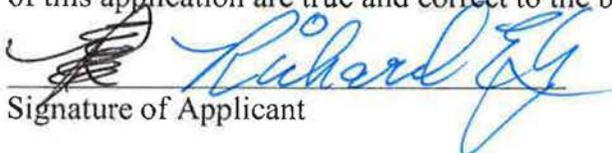
C Application Information:

Description of proposed project (use additional sheets or attach a Project Narrative if necessary): 60-UNIT INDEPENDENT SENIOR LIVING FACILITY WITH PARKING LOT, STORMWATER MANAGEMENT, AND UTILITY SERVICES

Is the applicant aware of any Variances required from the terms of the Zoning Ordinance?
Yes _____ No X

If yes, explain (note that a separate Variation application will be required to be submitted):
N/A

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.


Signature of Applicant

Oct 24, 2014
Date

OCT 28 2014

VILLAGE OF TINLEY PARK
SPECIAL USE PERMIT APPLICATION

The undersigned hereby Petitions the Tinley Park Long Range Plan Commission and/or the Village Board to consider a Zoning Map Amendment and/or Special Use Permit as follows:

A. Petitioner Information:

Name: Eby Realty Group (Bickford Senior Living)
Mailing Address: 13295 S Munten
City, State, Zip: Olath KS 66062
Phone Numbers: 913-282-3200 (Day) Fax Number: 782-4851
913-707-7039 (Cell)
Email Address: richard.eby@eby.com

The nature of Petitioner's interest in the property and/or relationship to the owner
(Applications submitted on behalf of the owner of record must be accompanied by a signed letter of authorization):

Real Contract to Contract

B. Property Information:

The identity of every owner and beneficiary of any land trust must be disclosed. Revocable Living Trust
Property Owner(s): Lawrence M Jones & Judy P Jones
Mailing Address: 1900 Clyde Drive
City, State, Zip: Naperville, ILL 60565
Property Address: 17301 80th Ave
Permanent Index No. (PINs) 27-25-300-007
Existing land use: Agricultural
Lot dimensions and area: 19.259 Ac 654.25' N/S, 1282.50' E/W

C. Petition Information:

Present Zoning District: Cook County R-4 Single Family Residence
Requested Zoning District: R-4

Is a Special Use Permit being requested (including Planned Developments):

Yes No

If yes, identify the proposed use: AL (Assisted Living for Seniors)

Will any variances be required from the terms of the Zoning Ordinance?

Yes No

If yes, please explain (note that Variation application will be required to be submitted):

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

[Signature]
Signature of Applicant

Oct 16, 2014
Date

VILLAGE OF TINLEY PARK SPECIAL USE PERMIT APPLICATION

APPLICATION REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package:

1. The application form, completed and signed by the property owner(s) of record or their authorized agent. Written authorization from the property owner(s) of record is required in order for an authorized agent to act on behalf of the owner(s).
2. Evidence of the applicant's ownership of or interest in the subject property, with a copy of the title commitment or title policy. Note that ownership includes disclosure of all beneficiaries of a land trust, if applicable.
3. The \$400 application fee, payable to the Village of Tinley Park.
4. A written project narrative describing the general nature and outlining specific aspects of the proposal.
5. A Plat of Survey of the subject property, including the legal description of the subject property. This survey must have been prepared by a registered Illinois Land Surveyor, and include all existing structures and improvements on the subject property.
6. Plans and any other information deemed necessary to support the application.

An application will not be accepted or processed until all of the items above have been submitted.

Questions regarding this process or application requirements may be directed
to the Planning Department at 708-444-5100.

**SPECIAL USE PERMIT STANDARDS
PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE**

Section X.J.5 of the Village of Tinley Park Zoning Ordinance requires that the Plan Commission determine compliance with Special Use Standards and make findings of fact for each standard. The Petitioner must respond to and confirm each and every one of the following findings by providing data and factual information supporting such findings. Please attach additional pages as necessary to thoroughly respond to each of the following:

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

The Proposed Use is for an Assisted Living Facility which is not detrimental to or endanger public health, safety, morals, comfort or general welfare. The facility provides care and housing for the elderly.

- 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 exterior architecture and landscaping on the Assisted Living Facility compliments the architecture and landscaping of the surrounding neighborhoods. A development such as this provides a benefit by low generating low levels of noise, traffic, and crime.

- 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 building and landscaping serve as a desirable transition between a high traffic roadway, characterized by congestion and road noise, and a quieter residential neighborhood. In this particular case, Bickford will provide a visual and sound buffer from the 80th Avenue traffic and the future development to the east. Other uses such as multifamily housing, office or retail would have a much higher impact on the neighborhood.

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

With reliance on the Preliminary Engineerng Plan provided with the Site Plan Application, adequate utilities, access roads, drainage and other facilities are being provided in accordance with Village standards and good engineering practice.

- 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.

Access to the site is proposed off of 80th Avenue and no traffic is planned to be routed through the adjacent residential neighborhoods.

**SPECIAL USE PERMIT STANDARDS
PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE**

Section X.J.5 of the Village of Tinley Park Zoning Ordinance requires that the Plan Commission determine compliance with Special Use Standards and make findings of fact for each standard. The Petitioner must respond to and confirm each and every one of the following findings by providing data and factual information supporting such findings. Please attach additional pages as necessary to thoroughly respond to each of the following:

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

The Proposed Use is for an Assisted Living Facility which is not detrimental to or endanger public health, safety, morals, comfort or general welfare. The facility provides care and housing for the elderly.

- 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 exterior architecture and landscaping on the Assisted Living Facility compliments the architecture and landscaping of the surrounding neighborhoods. A development such as this provides a benefit by low generating low levels of noise, traffic, and crime.

- 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 building and landscaping serve as a desirable transition between a high traffic roadway, characterized by congestion and road noise, and a quieter residential neighborhood. In this particular case, Bickford will provide a visual and sound buffer from the 80th Avenue traffic and the future development to the east. Other uses such as multifamily housing, office or retail would have a much higher impact on the neighborhood.

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

With reliance on the Preliminary Engineering Plan provided with the Site Plan Application, adequate utilities, access roads, drainage and other facilities are being provided in accordance with Village standards and good engineering practice.

- 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.

Access to the site is proposed off of 80th Avenue and no traffic is planned to be routed through the adjacent residential neighborhoods.

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 Assisted Living Facility is being planned without Variances in accordance with the Village Zoning Ordinance under the R6 Medium Density Residential Zoning District pursuant to the Zoning Map Amendement Request.

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

The Assisted Living Facility would generate visitors who travel to Tinley Park to visit their elderly family members. In these instances, family members will dine at local restaurants, use local services, and shop at local stores for goods and groceries while providing a direct benefit to the economic development of the community.

(Please attach additional pages as necessary)

**SPECIAL USE PERMIT
STANDARDS
PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING
ORDINANCE**

Section X.J.5 of the Village of Tinley Park Zoning Ordinance requires that the Plan Commission determine compliance with Special Use Standards and make findings of fact for each standard. The Petitioner must respond to and confirm each and every one of the following findings by providing data and factual information supporting such findings. Please attach additional pages as necessary to thoroughly respond to each of the following:

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

The proposed use is for an Assisted Living Facility and Memory Care Facility. The facility will be utilized primarily by elderly patients. The architecture, landscaping, buffering and site layout will enable the special use to exist in harmony with the surrounding area.

The special use will be operated to improve the quality of life of the clients utilizing the facility and their families. Providing these services in the area will enhance and not detract from the public health, comfort and general welfare.

Facilities of this nature do not, in any manner, increase the likelihood of any criminal or anti-social activity in the area.

The facilities should bring no negative impact to the area. Traffic will be easily managed by access to 80th Avenue and the on-site parking and access facilities being constructed. Parking and other areas will be well-lit to provide security for the area to promote safety.

Existing wetlands on the site will be appropriately managed so as not to cause any adverse environmental effects.

- 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 construction cost of the facility, together with all associated improvements will be substantial. The design of the facility and parking areas will provide for the movement of traffic into and out of the facility from 80th Avenue. Clients, visitors, deliveries, etc. will have no need to travel through any residential areas.

The investment in the project will cause a substantial increase in the assessed valuation of the property which is currently vacant. The project will be appropriately landscaped with vegetation and berming to provide for a visual and audio buffer from adjacent residential uses. Further, the nature of the project will not create any negative noise, environmental or other factors. The project will have a residential "feel."

The property to the east of the special use is currently vacant. The property to the south is a storm water management area and will be buffered by storm water maintenance areas and wetlands. The property to the west across 80th Avenue will not be affected.

The Developers of the project operate a number of other facilities in other areas and to their knowledge there has been no diminishing or impairment of property values in the neighborhood of these facilities. The Developers real estate advisors believe that area property values will not be impaired. Further, the site layout and buffering provided will be an enhancement to the vicinity.

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.

Surrounding property will not be impacted from development of the project property. To the west across 80th Avenue will not be affected by this project nor will that property affect this property. No development to the south is possible because it is a storm water management facility. The property to the north is already developed and the property to the east will be generally planned in conjunction with this project so as to ensure compatibility. Because this is essentially an “infill” development, the likelihood of a negative impact on the development of other property is virtually eliminated.

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

The project engineers have determined that adequate utilities can be provided to this project. They have also determined that ingress and egress off of 80th Avenue will be adequate. The engineers are also of the opinion that adequate drainage will be provided. The project will conform with Village requirements and good engineering practices. The project engineers have made this determination based upon an evaluation of existing and proposed facilities.

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

Access to the project will be provided from 80th Avenue. This project and the future residential on the same property will be the only traffic utilizing the 80th Avenue ingress and egress. The project engineers using good engineering practices and traffic generation assumptions have provided for a roadway and intersection design that will adequately serve the project and not create congestion on 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 project is intended to conform with all Village regulations and should not require any substantial variances or exceptions. The proposed zoning for the project is the Village’s R-6 Medium Density with a special use which is consistent with the R6 District.

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

The property is currently vacant and underutilized. The special use will enable a significant investment that will result in substantially increased property values. The increased values will result in significant real estate taxes while not causing any negative impact on the Village or other taxing districts. The project will also create jobs which currently do not exist. Employees, as well as visitors to the project, will have a positive impact on local businesses, such as restaurants, gas stations, etc.

**VILLAGE OF TINLEY PARK
APPLICATION FOR ZONING ORDINANCE VARIANCE**

The undersigned hereby Petitions the Village of Tinley Park Zoning Board of Appeals and/or Plan Commission to consider a Variation from the terms of the Zoning Ordinance as follows:

PETITIONER INFORMATION

Name: Eby Realty Group (aka Bickford of Tinley Park)

Mailing Address: 13795 S. Mur-Len Road, #301

City: Olathe State Kansas Zip 66062

Day Phone: (913)254-2225 Evening Phone: _____

Cell Phone: (913)707-7039 Fax Number: _____

Email Address: richard.eby@enrichinghappiness.com

Nature of Petitioner's interest in the property and/or relationship to the owner:
(Applications received on behalf of the owner of record must be accompanied by a signed letter of authorization)

Contract Purchaser

PROPERTY INFORMATION

Street Address: 17301 80th Avenue, Tinley Park, IL

Owners: Lawrence M. Jones Revocable Trust

SPECIFIC TYPE OF VARIANCE REQUESTED (see examples below):

A 2'-0" Variance to the Sign height to allow for a 6'-0" tall sign and

A 19 sf Variance to the Sign size to allow for a 24 sf sign

Examples of Specific Type of Variance Requested:

This refers to the exact number of feet, the exact dimensions of a structure, exact height/type of fence. For example:

"A 15 foot Variance to the Front Yard Setback on the East side of the property to allow for a 6 foot tall cedar fence on this corner lot."

"A 180 square foot variance to the 720 square foot maximum allowable size of an accessory structure to allow for a 30 foot by 30 foot or 900 square foot garage on this residential property."

"A 10' Variance to the 10' maximum allowable height for a sign to allow for a 20' high monument sign on this commercial property."

REASON THAT THE VARIANCE IS NEEDED: (see examples below)

We would like to have a 6'-0" tall, 24 sf sign to allow for proper visual recognition of the new facility as our building is set back.

Examples of Reasons that the Variance is needed:

"We would like to extend our fence 15 feet toward the street from the front corner of the house so that we can enclose a pool, swingset, shed, landscaping, trees, side entrance, etc., and provide a safe area for our children to play"

"We would like to build an oversized garage on our property so that we may store our antique vehicle, snow mobiles, riding lawn mower, etc., inside, as well as our two other cars, which are currently parked in the driveway"

The Petitioner certifies that all of the above statements and other information submitted as part of this Application and Findings of Fact are true and correct to the best of his or her knowledge:

Signature _____ Date December 11, 2014

Printed Name Richard Eby

OFFICE USE ONLY:

Current Zoning of Property _____ Present Use _____

Notes

FINDINGS OF FACT

- A. Describe the difficulty that you have in conforming with the **current** zoning 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?

ANSWER: The current zoning on the property would permit a sign 4 feet tall by 5 feet wide for a total of 20 square feet of signage. The project is located on 80th Avenue which is a high traffic volume four lane divided highway. Because the project involves a senior living facility, many motorists traveling on 80th Avenue looking for the facility will be elderly. A larger sign will enable greater visibility thereby enhancing traffic safety on 80th Avenue. Additionally, the size of the parcel for the senior facility is approximately 300,000 square feet and the buildings will consist of approximately 30,000 square feet. The requested sign area of 24 square feet will permit a more proportional ratio of signage to the facility and property.

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

ANSWER: Many of the residents of the facility will be attracted to it by traveling past the facility. Therefore, the signage will be an integral part of the marketing. The lack of adequate signage and proportionality makes awareness of the facility difficult. This deficiency may result in lower occupancy causing an economic hardship.

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

ANSWER: The hardship was created by visibility issues, including 80th Avenue configuration and other factors such as the requirement for storm water detention along 80th Avenue which forces the building further back from the road thereby reducing the effectiveness of building signage. These are matters beyond the control of the applicant.

- 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.

ANSWER: The unique nature of the building, business and site plan (including storm water requirements). Additionally, the building is proposed to have approximately 38,000 square feet and be situated on a lot of approximately 300,000 square feet which distinguishes it from many businesses in the Zoning District.

- 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.

ANSWER: The increased signage will not result in financial gain. The marketing value of the signage will permit a reasonable return on investment. Not allowing the Variance will result in a negative economic impact.

- 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: (Example: fencing will not obstruct view of automobile traffic.)

ANSWER: The proposed signage will be located so as not to have a negative impact on traffic safety. Additionally, the sign will be aesthetically pleasing enhancing the image of the business and the community.

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

ANSWER: The proportionality of the sign to the size of the property and project will serve to maintain the essential character of the neighborhood/locality. Additionally, the size of the project will reduce sign clutter by eliminating the need for multiple signage along the frontage.

- H. Describe how the requested Variance **will not**:

1. Impair an adequate supply of light and air to adjacent properties.
2. Substantially increase the congestion of the public streets.
3. Increase the danger of fire.
4. Impair natural drainage or create drainage problems on adjacent property.
5. Endanger the public safety.
6. Substantially diminish or impair property values within the neighborhood.

ANSWER:

1. **Because of its size and location, the sign will in no manner effect light and air to adjacent properties.**
2. **A larger sign will not increase congestion, but rather will serve to reduce congestion as it will reduce or eliminate confusion over where the business is located.**
3. **The signage will not be close to any building or structure. Because of its location in the unlikely event of an electrical fire, no buildings will be affected and the sign will be easily accessible by firefighting apparatuses.**

- 4. The sign will be located as part of an overall site plan which will consider drainage and detention issues.**
- 5. The sign will be located off the right-of-way and positioned so as to not impair traffic.**
- 6. The overall project will enhance the property values in the area. The quality of the sign will not impair values.**

Bickford of Tinley Park, Illinois

60-Unit Senior Living Facility

17301 80th Avenue
Tinley Park, Illinois 60477

Kazmaier & Associates, LLC
Architects

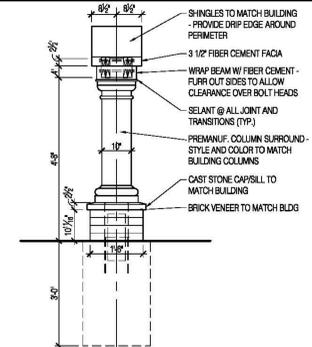
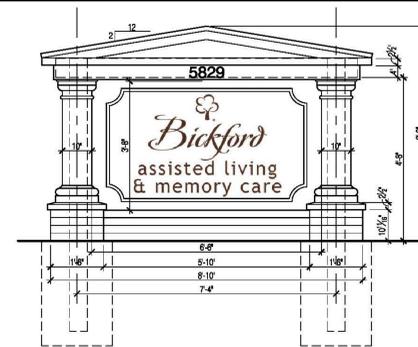
13786 S. Main St. | Chicago, Illinois 60628 | P 815.251.2266 | F 815.251.2265

Owner/Developer:
Bickford Senior Living
Civil Engineer:

Landscape Architect:
LOPAX Design
MEP Engineer:
Kucirek Engineering, Inc.

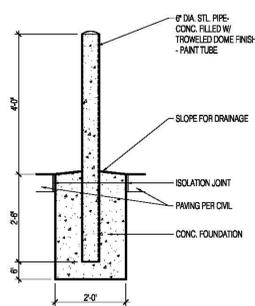
Bickford of Tinley Park, Illinois
17301 80th Avenue
Tinley Park, Illinois 60477

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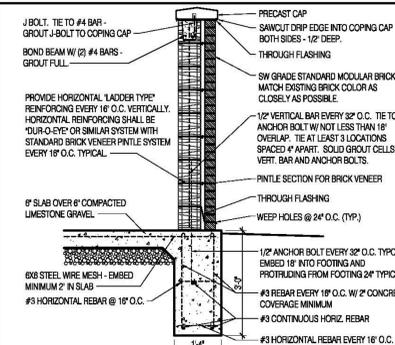


SITE LOCATION MAP

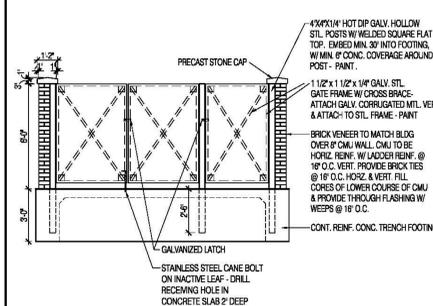
2 MONUMENT SIGN
1/2" = 1'-0"



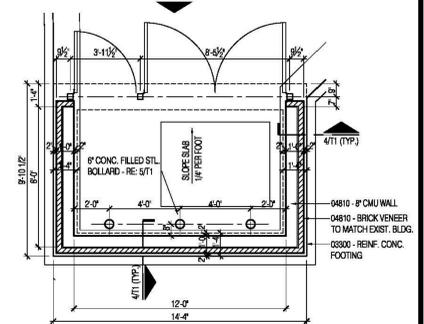
5 BOLLARD DETAIL
1/2" = 1'-0"



4 TRASH ENCLOSURE SECTION
1/2" = 1'-0"



3 TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"

REVISION DATE

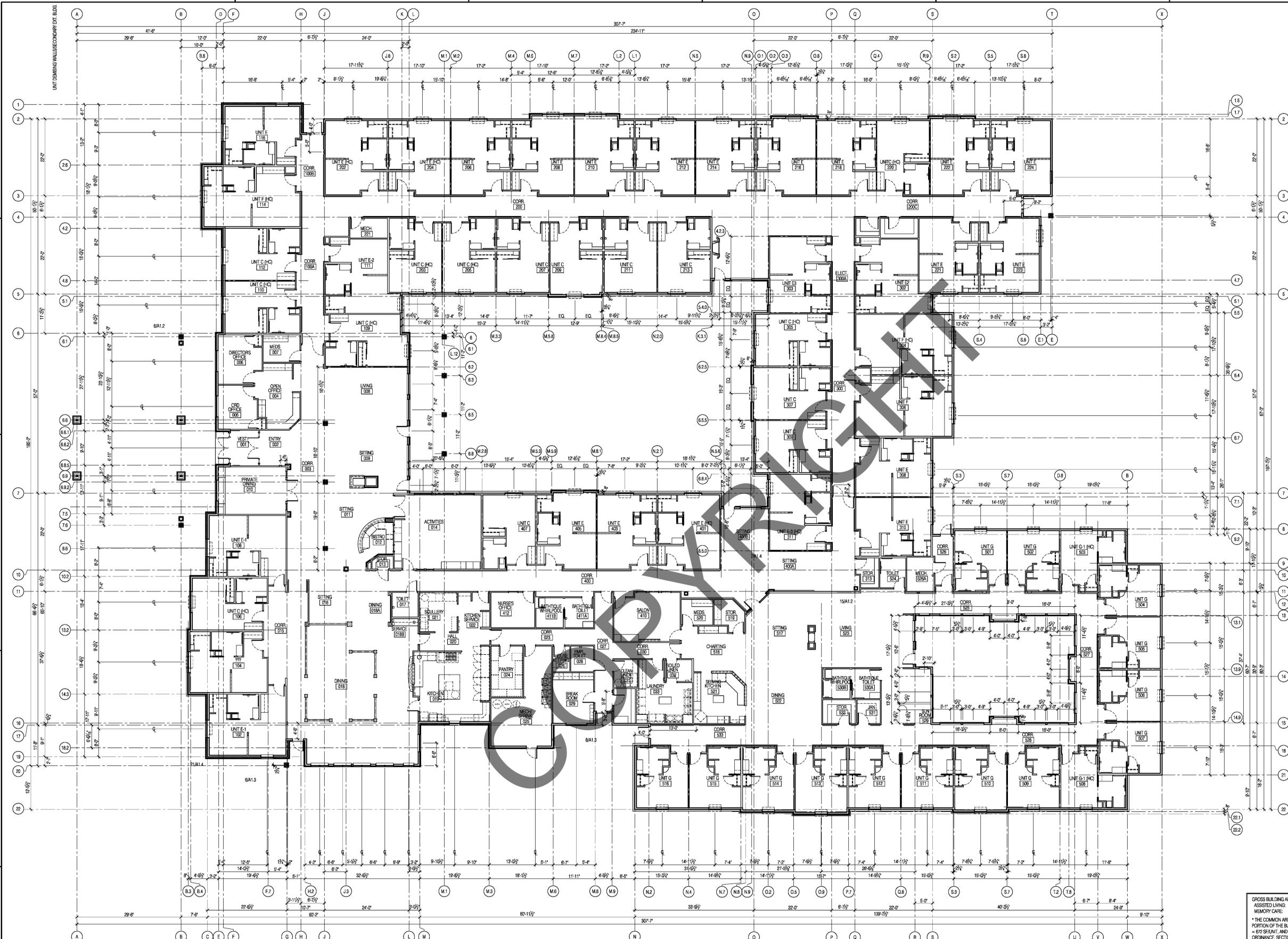
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PROJECT NO: SL-1408
DATE: December 5, 2014

Cover Sheet

T1

SITE DEVELOPMENT



GROSS BUILDING AREA: 38,128 SF
 ASSISTED LIVING: 28,580 SF (COMMON AREA)
 MEMORY CARE: 8,548 SF
 * THE COMMON AREA FOR THE ASSISTED LIVING PORTION OF THE BUILDING IS 29,381 SF/44 UNITS = 672 SF/UNIT AND COMPLIES WITH ZONING ORDINANCE SECTION C.2. TO BE 600 SF/UNIT MIN.
 ASSISTED LIVING UNIT AREA SUMMARY (44 UNITS)
 UNIT C (15 UNITS): 301 NSF
 UNIT D (20 UNITS): 342 NSF
 UNIT F (2 UNITS): 388 NSF
 UNIT E (2 UNITS): 384 NSF
 UNIT E-3 (2 UNITS): 358 NSF
 UNIT F (3 UNITS): 454 NSF
 * ALL UNITS COMPLY WITH ZONING ORDINANCE, SECTION C.2 TO BE 600 SF/UNIT MIN.

REVISION	DATE
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PROJECT NO: SL-1408
 DATE: December 5, 2014

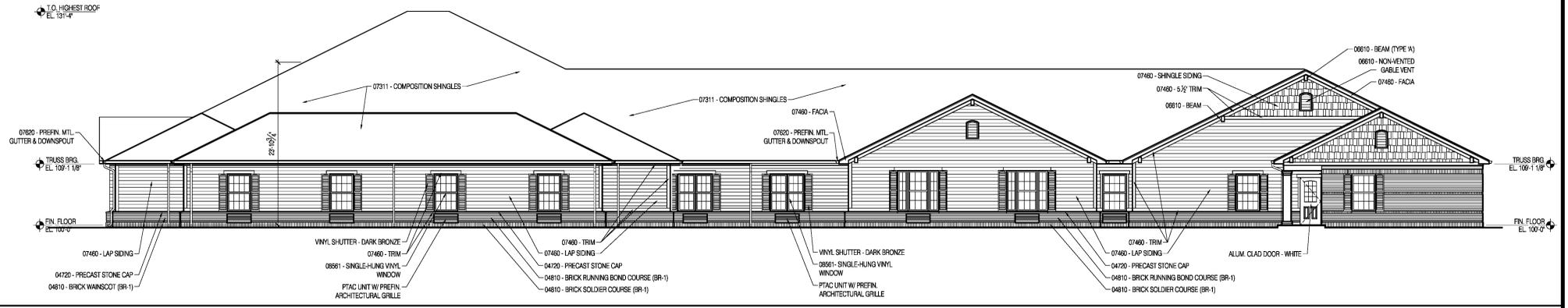
Floor Plan

A1

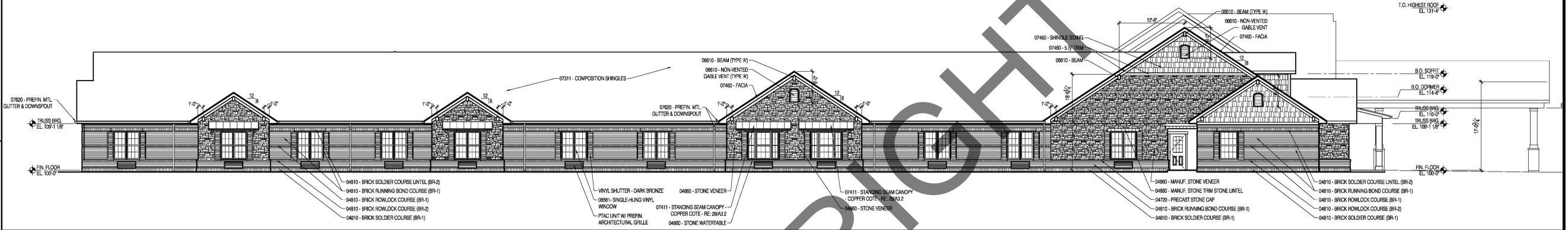
SITE DEVELOPMENT



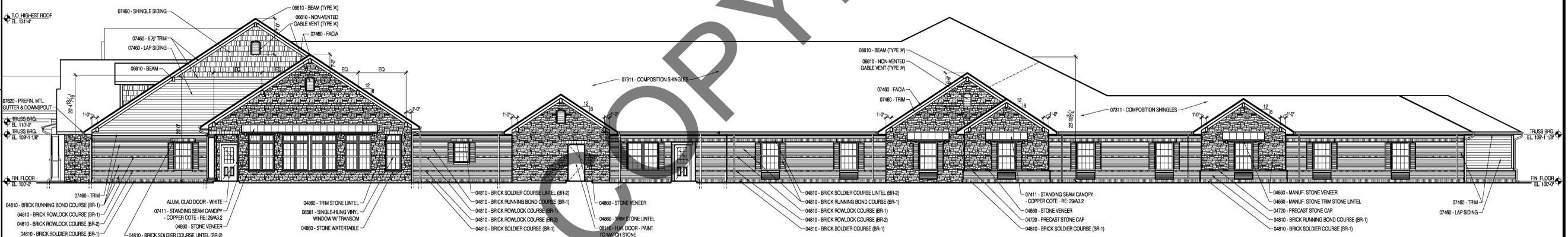
MASONRY AS A PERCENTAGE OF THE EXTERIOR FACE WALL AREA				
	GROSS	OPENINGS	NET AREA	PERCENTAGE
WEST (FRONT) ELEVATION	2,608 SF	438 SF	2,170 SF	98%
MASONRY SIDING	38 SF	0 SF	38 SF	2%
SOUTH (PUBLIC SIDE) ELEVATION	4,060 SF	534 SF	3,526 SF	91%
MASONRY SIDING	340 SF	4 SF	336 SF	9%
EAST (REAR) ELEVATION	845 SF	19 SF	826 SF	21%
MASONRY SIDING	2,513 SF	278 SF	2,235 SF	79%
NORTH (NEIGHBORHOOD SIDE) ELEVATION	2,786 SF	366 SF	2,420 SF	87%
MASONRY SIDING	239 SF	30 SF	209 SF	13%
TOTAL			8,922 SF	76%
MASONRY SIDING			2,818 SF	24%



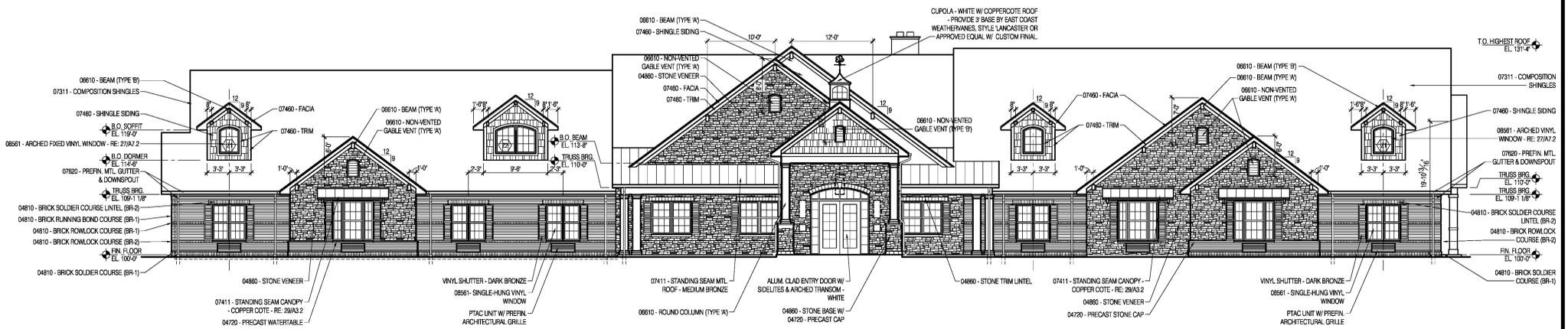
4 EAST (REAR) ELEVATION
1/8" = 1'-0"



3 NORTH (SIDE) ELEVATION
1/8" = 1'-0"



2 SOUTH (SIDE) ELEVATION
1/8" = 1'-0"



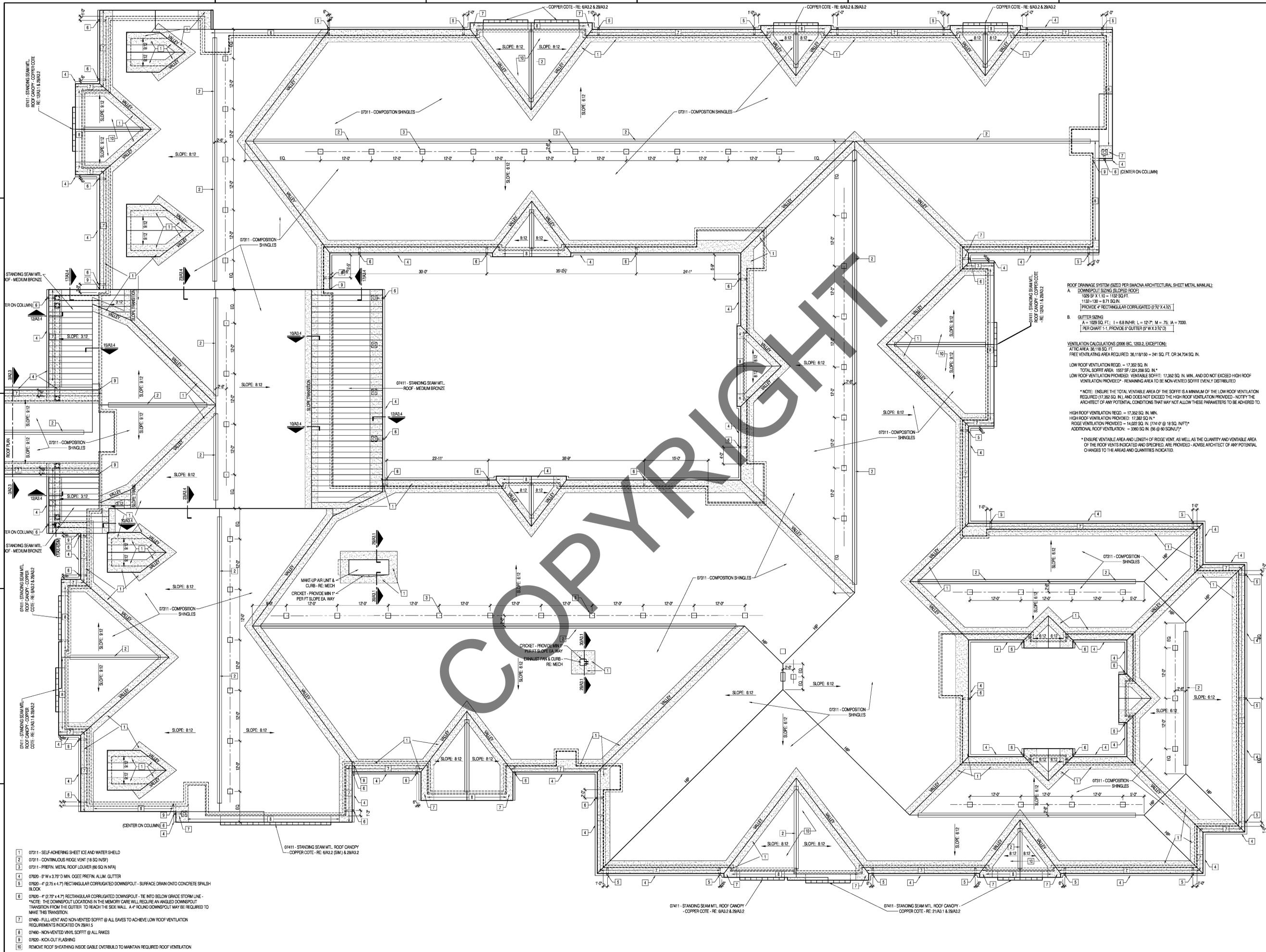
1 WEST (FRONT) ELEVATION
1/8" = 1'-0"

REVISION	DATE
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PROJECT NO: SL-1408
DATE: December 5, 2014

Exterior Elevations

A2



Owner/Developer:
 Bickford Senior Living
 Civil Engineer:
 Landscape Architect:
 LORAX Design
 MEP Engineer:
 Kucirek Engineering, Inc.

Bickford of Tinley Park, Illinois
 17301 80th Avenue
 Tinley Park, Illinois 60477

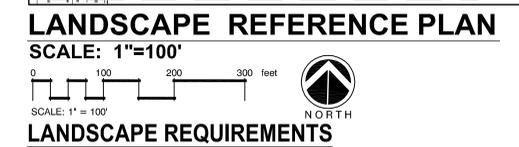
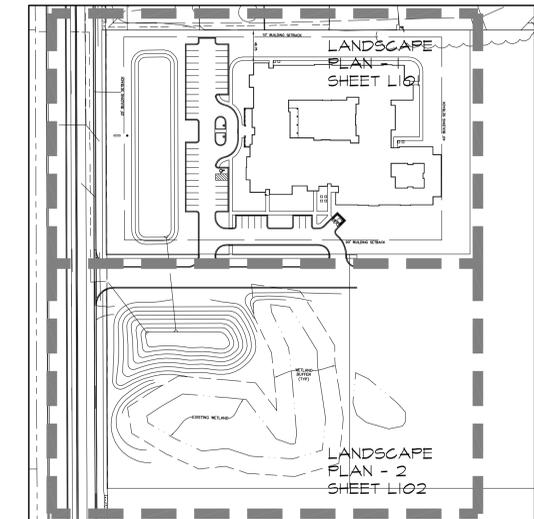
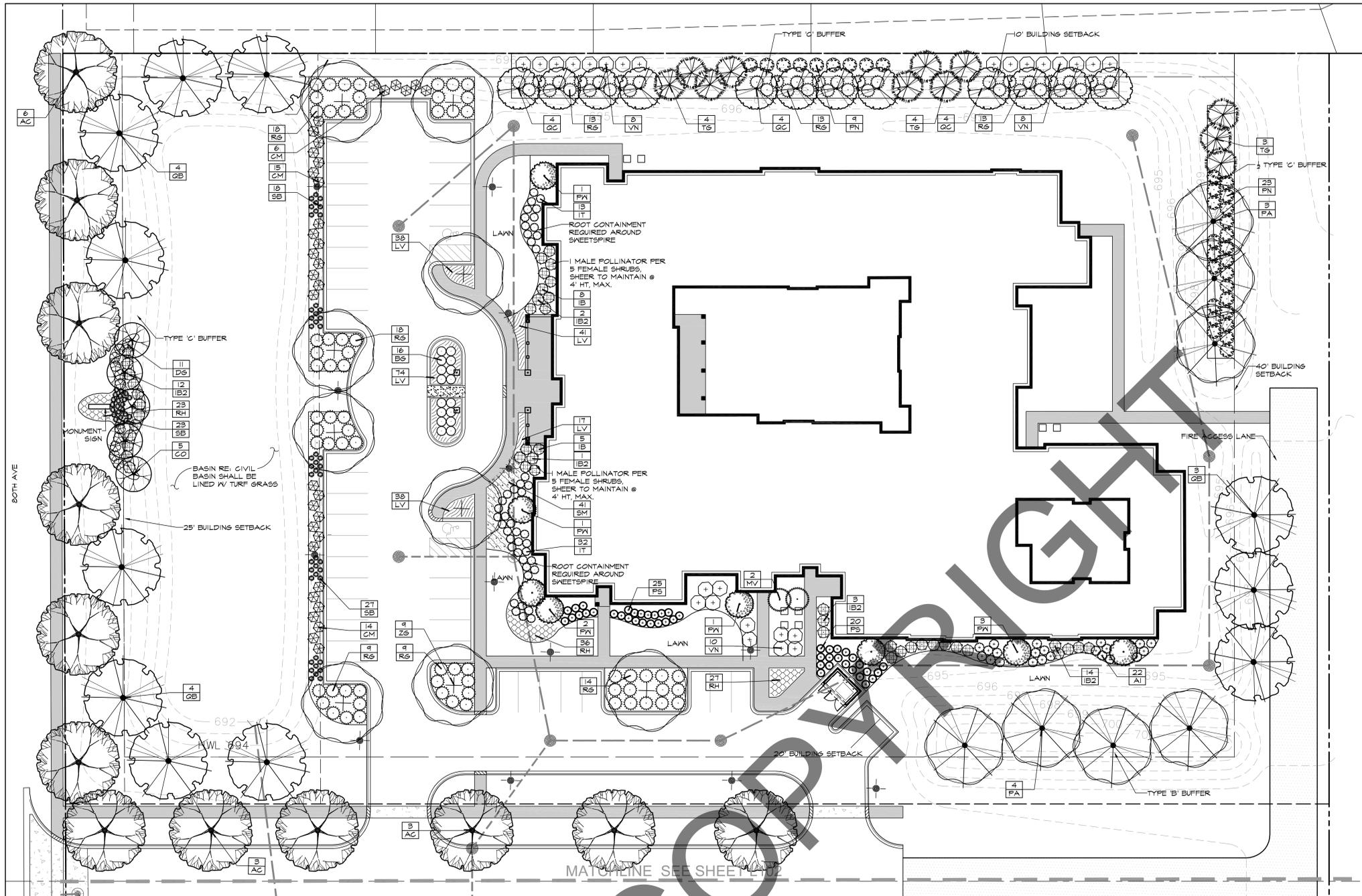
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PROJECT NO: SL-1408
 DATE: December 5, 2014

Roof Plan

A3

SITE DEVELOPMENT



LANDSCAPE REQUIREMENTS

PARKING LOT INTERIOR
PER 150.201(B) ALL PARKING LOT AREAS SHALL BE SCREENED FROM THE VIEW OF ADJACENT PROPERTIES AND STREETS BY EVERGREEN PLANTINGS THAT WILL ATTAIN A HEIGHT OF 3' WITHIN 3 YEARS OR PROVIDE A 3' BERRY OR LOW MAINTENANCE. PROVIDED

PARKING LOT ISLANDS
PER 150.201(C) AT LEAST 50% OF THE PARKING LOT SHALL BE COVERED BY LANDSCAPING THAT IS BEING EXCLUSIVE OF REQUIRED BUFFERYARDS AND FOUNDATION PLANTING AREAS. PROVIDED

INTERIOR LOT LANDSCAPING
PER 150.410(A) A MINIMUM 10' WIDE LANDSCAPED AREA SHALL FRONT NOT LESS THAN 10% OF THE SIDE OF ALL BUILDINGS WHICH FRONT DEDICATED STREETS OR MAJOR INTERIOR ACCESS LINES. PROVIDED

PARKWAY STANDARDS
PER 150.412(A) A MINIMUM OF 1 PARKWAY TREE PER 50 LF OF FRONTAGE IS REQUIRED. 570 LF OF PARKWAY = 12 PARKWAY TREES REQUIRED

BUFFERYARD
PER 150.12(A)

NORTH PROPERTY LINE = TYPE 'C' BUFFERYARD
TYPE 'C' BUFFERYARD = 3.5 CANOPY TREES, 1.4 UNDERSTORY, 1.4 SHRUBS PER 100 LF 404 LF BUFFERYARD (LESS E & N BUFFERYARDS) = 17 CANOPY TREES, 7 UNDERSTORY TREES, 6.8 SHRUBS

SOUTH PROPERTY LINE = TYPE 'B' BUFFERYARD
TYPE 'B' BUFFERYARD = 2.4 CANOPY TREES, 0.6 UNDERSTORY, 1.2 SHRUBS PER 100 LF 404 LF BUFFERYARD (LESS E & N BUFFERYARDS) = 12 CANOPY TREES, 3 UNDERSTORY TREES, 5.0 SHRUBS

EAST PROPERTY LINE = 1/2 TYPE 'C' BUFFERYARD
TYPE 'C' BUFFERYARD = 3.5 CANOPY TREES, 1.4 UNDERSTORY, 1.4 SHRUBS PER 100 LF 342 LF BUFFERYARD = 6 CANOPY TREES, 3 UNDERSTORY TREES, 2.9 SHRUBS

WEST PROPERTY LINE = TYPE 'C' BUFFERYARD
TYPE 'C' BUFFERYARD = 3.5 CANOPY TREES, 1.4 UNDERSTORY, 1.4 SHRUBS PER 100 LF 397 LF BUFFERYARD (LESS ENTRY DRIVE) = 12 CANOPY TREES, 5 UNDERSTORY TREES, 4.7 SHRUBS

INSTALLATION STANDARDS
PER 150.20 (B)(A) BASIC VEGETATION SIZE STANDARDS SHALL INCLUDE THE FOLLOWING:
EVERGREEN OR DECIDUOUS SHRUBS: MIN 2' HIGH
SHADE TREES: MIN 2.5" IN DIA, MEASURED 6" ABOVE GROUND
ORNAMENTAL TREES: MIN 2.5" IN DIA, MEASURED 6" ABOVE GROUND
CONIFEROUS TREES: MIN 6' HIGH

NOTE:
DUE TO THE REQUEST THAT STREET TREES BE PLANTED EAST OF THE SIDEWALK AS WELL AS LIMITATIONS IN PLANTING AREA RESULTING FROM THE DETENTION BASIN, BUFFERYARD TREE NUMBERS HAVE BEEN ADJUSTED ALONG 80TH AVE.

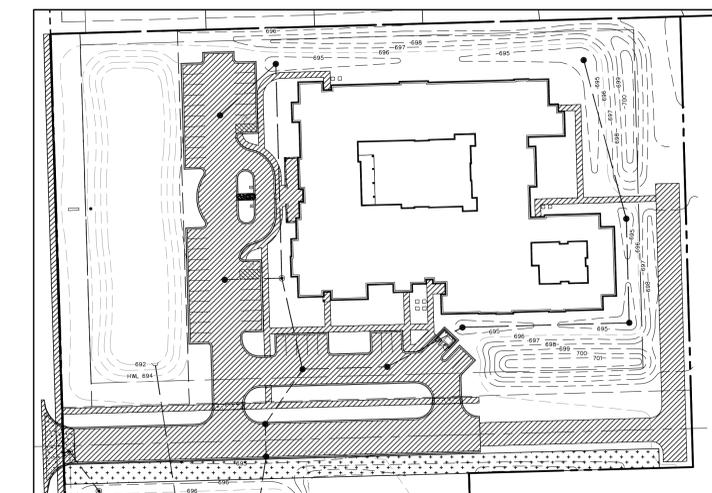
LANDSCAPE PLAN - 1
SCALE: 1"=20'

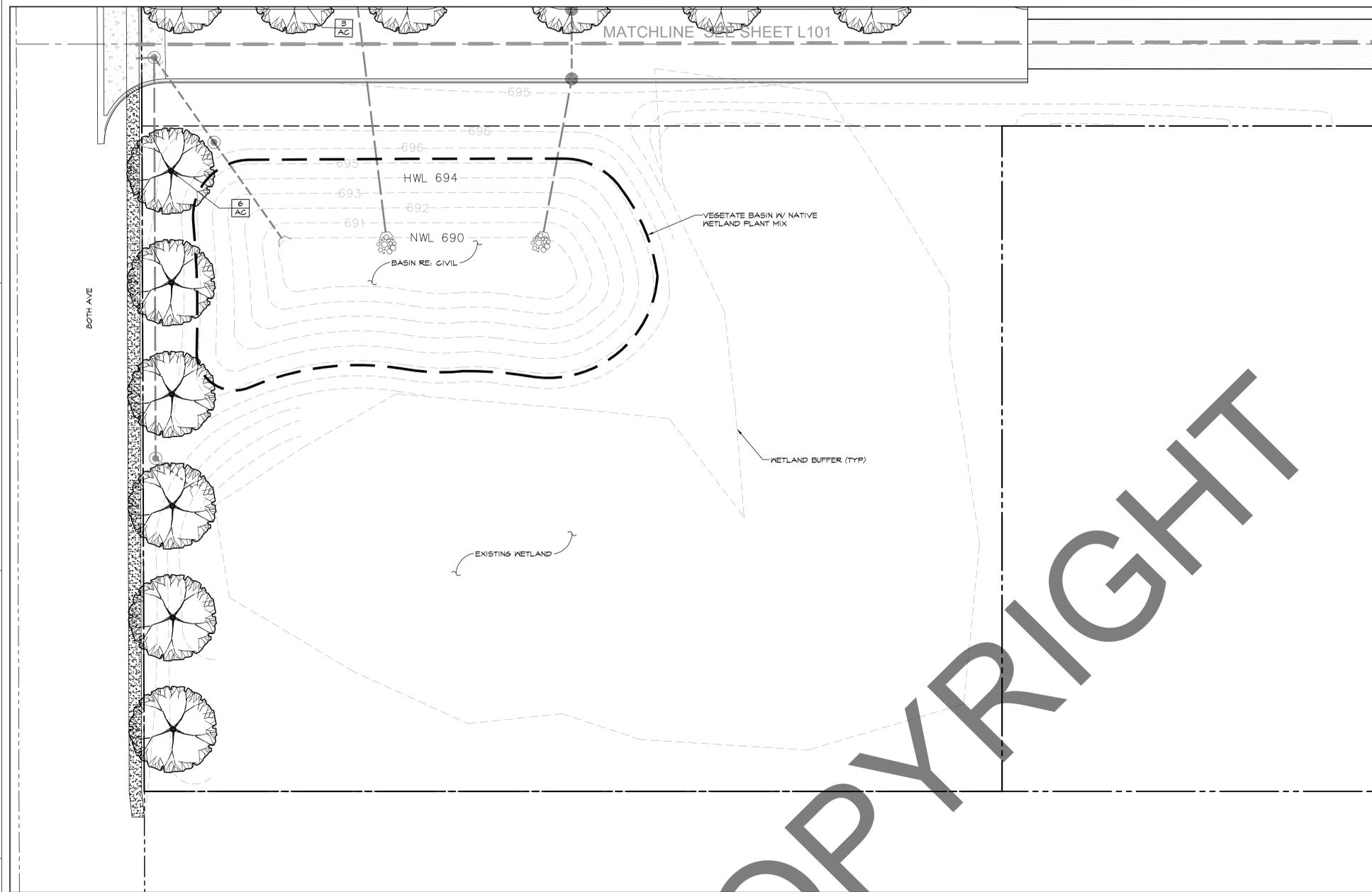
PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	AC	Acer saccharum caddo / Caddo Sugar Maple	B 4 B	2.5'	Gal
	CO	Cercis canadensis 'Oklahoma' / Oklahoma Redbud	B 4 B	2.5'	Gal
	MV	Malus x 'Velvet Pillar' / Velvet Pillar Crabapple	B 4 B	2.5'	Gal
	PW	Picea americana 'Wells Riverside' / Wells Riverside Spruce	B 4 B	T-8'	ht.
	PA	Platanus x acerifolia / London Plane Tree	B 4 B	2.5'	Gal
	OB	Quercus bicolor / Swamp White Oak	B 4 B	2.5'	Gal
	OC	Quercus robur x alba 'Crimson Spire' / Crimson Spire Oak	B 4 B	2.5'	Gal
	TG	Thuja standishii x plicata 'Green Giant' / Green Giant Arborvitae	B 4 B	T-8'	ht.
	Z6	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	B 4 B	2.5'	Gal
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3
	AI	Aronia melanocarpa 'Inaquois Beauty' TM / Black Chokeberry	5 gal		
	B6	Buxus x 'Green Velvet' / Green Velvet Boxwood	5 gal		
	CM	Chamaecyparis pisifera 'Gold Map' / Gold Map Cypress	5 gal		
	D6	Deutzia gracilis 'Nikko' / Nikko Deutzia	5 gal		
	IB2	Ilex x meserveae 'Blue Boy' TM / Blue Boy Holly	5 gal		
	IB	Ilex x meserveae 'Blue Girl' TM / Blue Girl Holly	5 gal		

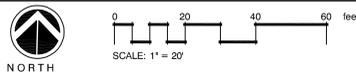
PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3
	IT	Itea virginica 'Little Henry' TM / Virginia Sweetspire	5 gal		
	PS	Panicum virgatum 'Shenadoah' / Burgundy Switch Grass	2 gal		
	FN	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	5 gal		
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal		
	SB	Schizachyrium scoparium 'Blaze' / Blaze Little Bluestem	2 gal		
	VN	Viburnum dentatum 'Christom' / Blue Muffin Viburnum	5 gal		
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3
	LV	Liriope muscari 'Big Blue' / Big Blue Liriope	1 gal		
	RH	Rudbeckia hirta / Black-eyed Susan	1 gal		
	SM	Salvia x sylvestris 'May Night' / May Night Salvia	1 gal		





LANDSCAPE PLAN - 2
SCALE: 1"=20'

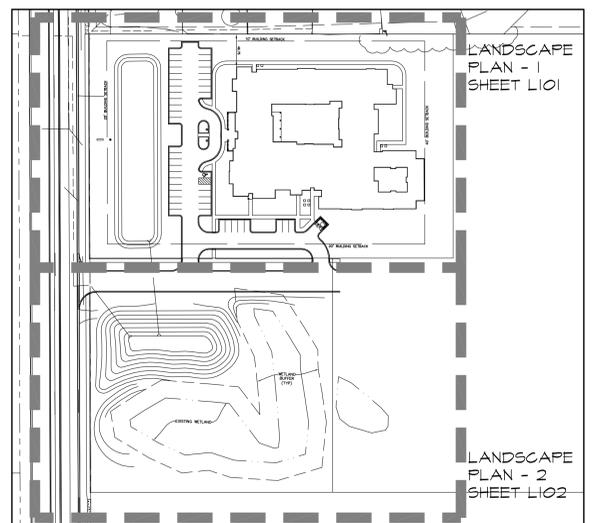


PLANT SCHEDULE

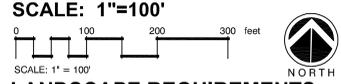
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	COL	SIZE
	AC	Acer saccharum caddo / Caddo Sugar Maple	B	4 B	2.5'Gal
	CO	Cercis canadensis 'Oklahoma' / Oklahoma Redbud	B	4 B	2.5'Gal
	MV	Malus x 'Velvet Pillar' / Velvet Pillar Crabapple	B	4 B	2.5'Gal
	PW	Picea omorika 'Nelle Riverside' / Nelle Riverside Spruce	B	4 B	T-8' ht.
	PA	Platanus x acerifolia / London Plane Tree	B	4 B	2.5'Gal
	OB	Quercus bicolor / Swamp White Oak	B	4 B	2.5'Gal
	OC	Quercus robur x alba 'Crimson Spire' / Crimson Spire Oak	B	4 B	2.5'Gal
	TG	Thuja standishii x plicata 'Green Giant' / Green Giant Arborvitae	B	4 B	T-8' ht.
	Z6	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	B	4 B	2.5'Gal
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3
	AI	Aronia melanocarpa 'Iraqolis Beauty' TM / Black Chokeberry	5 gal		
	B6	Buxus x 'Green Velvet' / Green Velvet Boxwood	5 gal		
	CM	Chamaecyparis pisifera 'Gold Map' / Gold Map Cypress	5 gal		
	D6	Deutzia gracilis 'Nikko' / Nikko Deutzia	5 gal		
	IB2	Ilex x meserveae 'Blue Boy' TM / Blue Boy Holly	5 gal		
	IB	Ilex x meserveae 'Blue Girl' TM / Blue Girl Holly	5 gal		

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3
	IT	Itea virginica 'Little Henry' TM / Virginia Sweetspire	5 gal		
	PS	Panicum virgatum 'Shenandoah' / Burgundy Switch Grass	2 gal		
	FN	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	5 gal		
	RS	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal		
	SB	Schizachyrium scoparium 'Blaze' / Blaze Little Bluestem	2 gal		
	VN	Viburnum dentatum 'Christom' / Blue Muffin Viburnum	5 gal		
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3
	LV	Liriope muscari 'Big Blue' / Big Blue Liriope	1 gal		
	RH	Rudbeckia hirta / Black-eyed Susan	1 gal		
	SM	Salvia x sylvestris 'May Night' / May Night Salvia	1 gal		



LANDSCAPE REFERENCE PLAN
SCALE: 1"=100'



LANDSCAPE REQUIREMENTS

PARKING LOT INTERIOR
PER 150.20(1)(B) ALL PARKING LOT AREAS SHALL BE SCREENED FROM THE VIEW OF ADJACENT PROPERTIES AND STREETS BY EVERGREEN PLANTINGS THAT WILL ATTAIN A HEIGHT OF 3' WITHIN 3 YEARS OR PROVIDE A 3' BERM OR LOW WALL/FENCE. PROVIDED

PARKING LOT ISLANDS
PER 150.20(2)(B) EACH ISLAND SHALL INCLUDE AT LEAST 1 TREE AND 1 SHRUB PER 200 SF OF ISLAND GREEN AREA. PROVIDED

INTERIOR LOT LANDSCAPING
PER 150.14(1) A MINIMUM 10' WIDE LANDSCAPED AREA SHALL FRONT NOT LESS THAN 10% OF THE SIDE OF ALL BUILDINGS WHICH FRONT DEDICATED STREETS OR MAJOR INTERIOR ACCESS LANES. PROVIDED

PARKWAY STANDARDS
PER 150.14(2) A MINIMUM OF 1 PARKWAY TREE PER 50 LF OF FRONTAGE IS REQUIRED. 570 LF OF PARKWAY = 12 PARKWAY TREES REQUIRED

BUFFERYARD
PER 150.12(A)

NORTH PROPERTY LINE = TYPE 'C' BUFFERYARD
TYPE C BUFFERYARD = 3.5 CANOPY TREES, 14 UNDERSTORY TREES, 14 SHRUBS PER 100 LF
484 LF BUFFERYARD (LESS E & W BUFFERYARDS) = 17 CANOPY TREES, 7 UNDERSTORY TREES, 68 SHRUBS

SOUTH PROPERTY LINE = TYPE 'B' BUFFERYARD
TYPE B BUFFERYARD = 2.4 CANOPY TREES, 0.6 UNDERSTORY, 12 SHRUBS PER 100 LF
484 LF BUFFERYARD (LESS E & W BUFFERYARDS) = 12 CANOPY TREES, 3 UNDERSTORY TREES, 58 SHRUBS

EAST PROPERTY LINE = 1/2 TYPE 'C' BUFFERYARD
1/2 TYPE C BUFFERYARD = 3.5 CANOPY TREES, 14 UNDERSTORY, 14 SHRUBS PER 100 LF
331 LF BUFFERYARD (LESS ENTRY DRIVE) = 12 CANOPY TREES, 5 UNDERSTORY TREES, 47 SHRUBS

WEST PROPERTY LINE = TYPE 'C' BUFFERYARD
TYPE C BUFFERYARD = 3.5 CANOPY TREES, 14 UNDERSTORY, 14 SHRUBS PER 100 LF
331 LF BUFFERYARD (LESS ENTRY DRIVE) = 12 CANOPY TREES, 5 UNDERSTORY TREES, 47 SHRUBS

INSTALLATION STANDARDS
PER 150.20 (3)(A) BASIC VEGETATION SIZE STANDARDS SHALL INCLUDE THE FOLLOWING:
EVERGREEN OR DECIDUOUS SHRUBS: MIN 2' HIGH
SHADE TREES: MIN 2.5" IN DIA, MEASURED 6" ABOVE GROUND
ORNAMENTAL TREES: MIN 2.5" IN DIA, MEASURED 6" ABOVE GROUND
CONIFEROUS TREES: MIN 6' HIGH

NOTE:
DUE TO THE REQUEST THAT STREET TREES BE PLANTED EAST OF THE SIDEWALK AS WELL AS LIMITATIONS IN PLANTING AREA RESULTING FROM THE DETENTION BASIN, BUFFERYARD TREE NUMBERS HAVE BEEN ADJUSTED ALONG BOTH AVE.

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PROJECT NO: SL-1409
DATE: December 5, 2014

LANDSCAPE PLAN
L102

SURVEY PREPARED FOR

EBY REALTY GROUP
13795 S. MURREN ROAD
OLATHE, KANSAS 66062

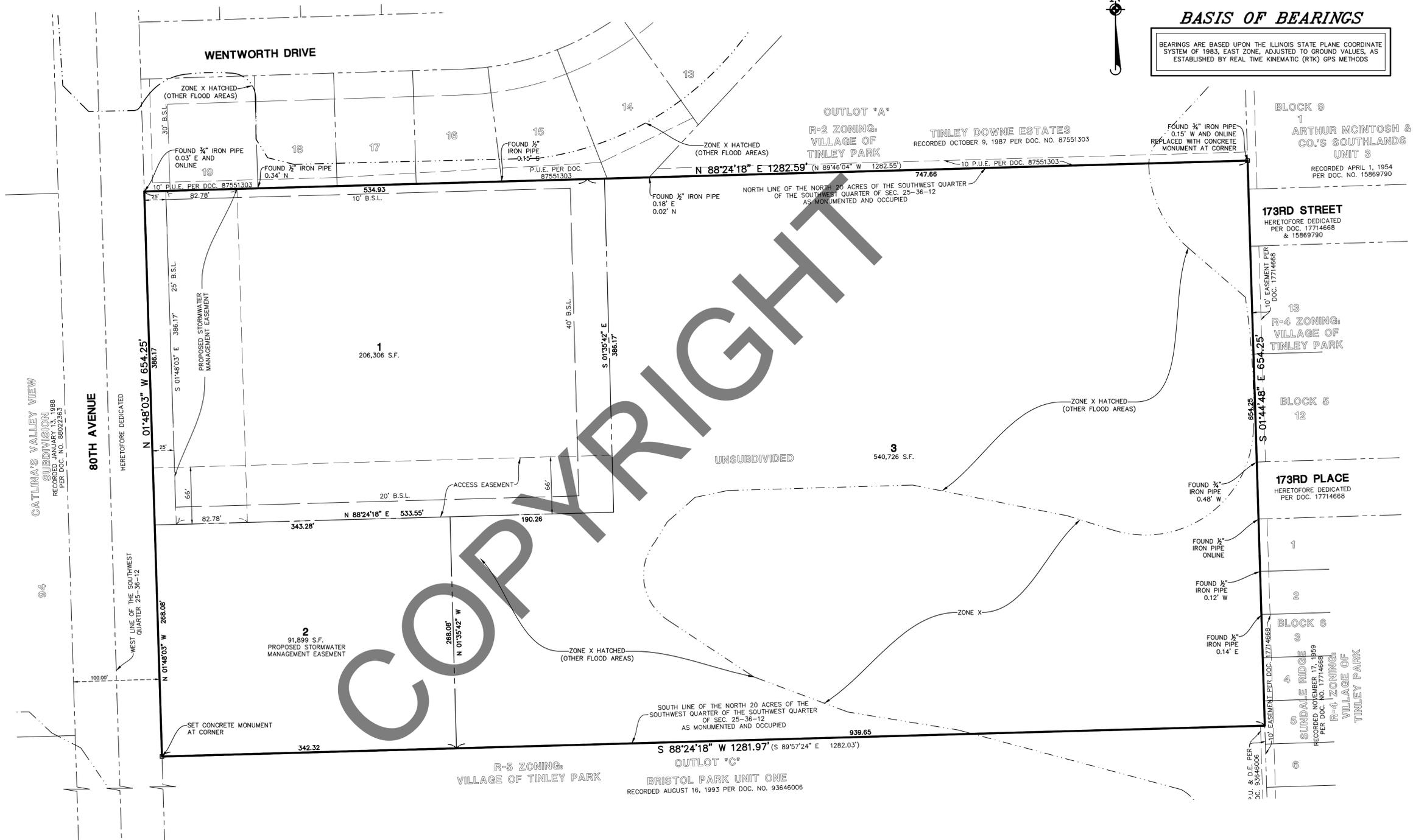
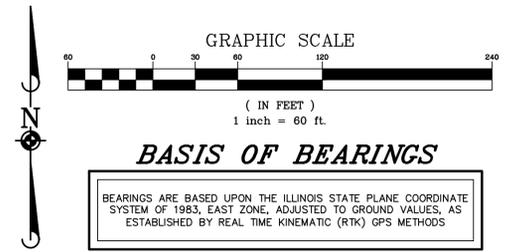
OWNER/DEVELOPER

EBY REALTY GROUP
13795 S. MURREN ROAD
OLATHE, KANSAS 66062

PRELIMINARY PLAT OF SUBDIVISION OF BICKFORD AT TINLEY PARK

THE NORTH 20 ACRES (EXCEPT THE WEST 50 FEET THEREOF) OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CURRENT P.I.N.:
27-25-300-007



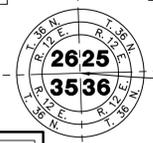
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ABBREVIATIONS

- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD/DEED INFORMATION
- B.S.L. = BUILDING SETBACK LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

GENERAL NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
5. □ DENOTES CONCRETE MONUMENTS TO BE SET.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 5/8" X 24" LONG IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE.



SITE SUMMARY

LOTS 1 - 3:	838,930 SQ. FT. (19.259 ACRES ±)
EXISTING LAND USAGE:	R-4 (UNINCORPORATED COOK COUNTY)
PROPOSED LAND USAGE:	R-1 (LOT 3) & R-6 (LOT 1 & LOT 2) (VILLAGE OF TINLEY PARK)

DRAWN BY

LMD

REVISIONS

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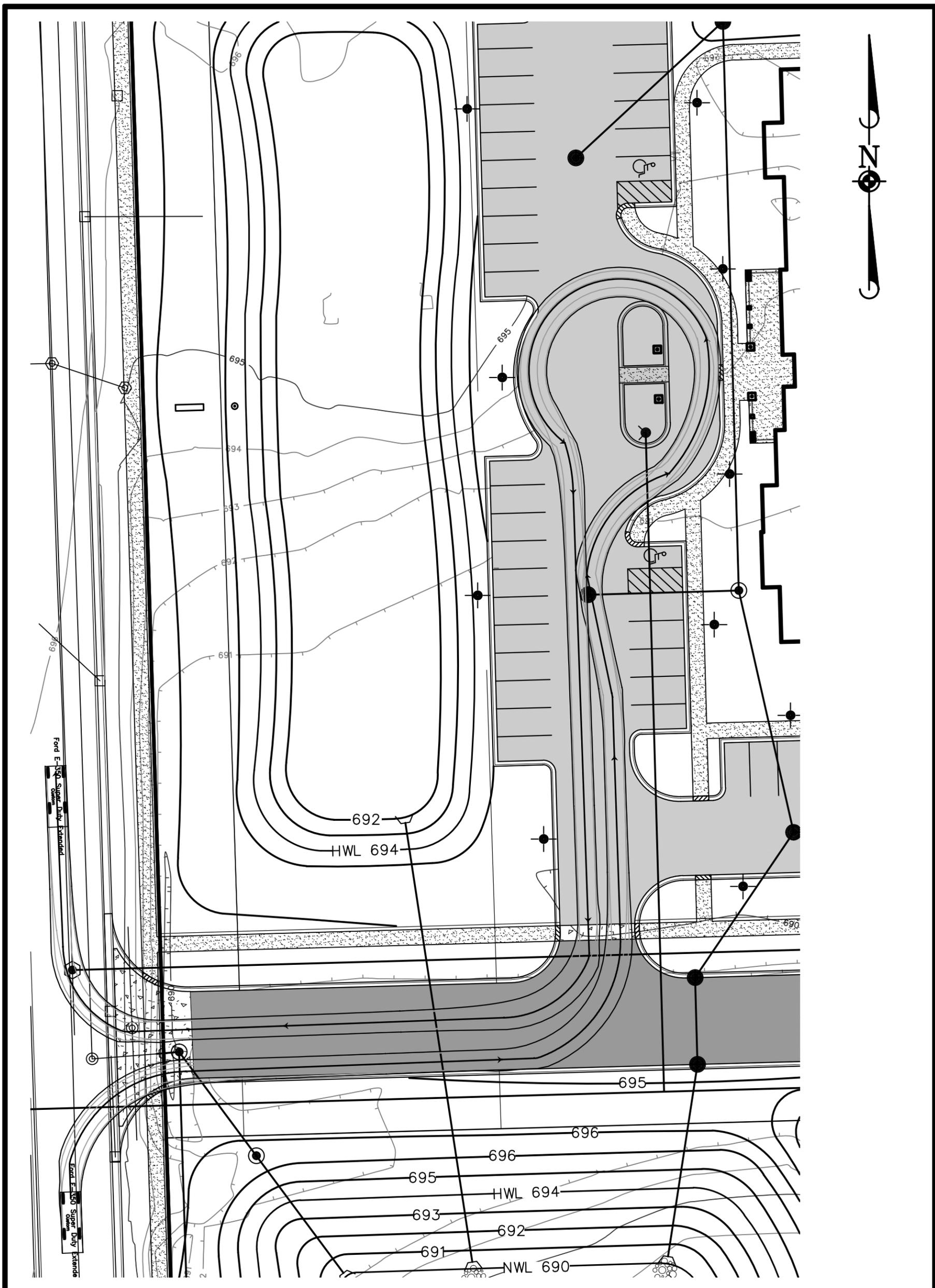
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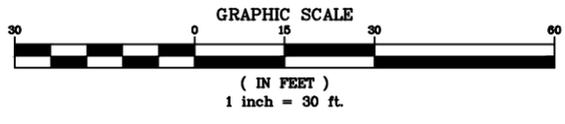
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 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

BICKFORD OF TINLEY PARK				
VILLAGE OF TINELY PARK, ILLINOIS				
EMERGENCY VEHICLE AUTO TURN EXHIBIT				
DRAWN BY:	RELEASE DATE:	SCALE:	CODE:	PROJECT:
KMS	12/11/14	1"=30'	CBCTPIL01	###

11:47 Dwg Name: P:\Cbctpil01.dwg\Eng\Preliminary\Exhibits\Auto Turn Exhibit 120114.dwg Updated By: Kshea