



**AGENDA FOR REGULAR MEETING  
VILLAGE OF TINLEY PARK  
PLAN COMMISSION  
March 5, 2015 – 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 February 19, 2015 Regular Meeting

**PUBLIC  
HEARING #1**

**MAHER FUNERAL HOME (JOHN MAHER, PETITIONER) – 17101 71<sup>st</sup> AVENUE – SPECIAL USE PERMIT FOR AN ACCESSORY APARTMENT, FRONT YARD SETBACK VARIATION, AND SITE PLAN APPROVAL FOR A FUNERAL HOME (Commissioners McLeod and Ficaro)**

Consider a proposal from John Maher, representing Maher Funeral Home, for a Special Use Permit for an accessory one-bedroom apartment, a front yard setback Variation for an architectural wall, and Site Plan Approval for a funeral home use located at 17101 71<sup>st</sup> Avenue. The property is the former Tinley Park Public Library and will be remodeled for use as a funeral home. The subject property is zoned B-4 (Office and Service Business) and R-4 (Single-Family Residential) and is located within the Town and Country Villas subdivision.

**ITEM #2**

**BROOKSIDE GLEN SOUTH, FIRST ADDITION (MALONE & MALONEY, PETITIONERS) – SOUTH OF FAIRFIELD LANE & SILVERSIDE DRIVE – FINAL PLAT OF SUBDIVISION APPROVAL (New Item)**

Consider a granting Final Plat of Subdivision Approval for Brookside Glen South, First Addition Subdivision, located south of the intersection of Fairfield Lane and SilverSide Drive. This proposes sixty (60) single-family residences zoned R-2 PD (Brookside Glen Resident Subdivision PUD).

**ITEM #3**

**EDENBRIDGE APARTMENTS (ED SCHULZ, A&R KATZ, PETITIONER) – 18100 AND 18102 S. 66<sup>th</sup> COURT – MINOR CHANGES TO THE PLANNED UNIT DEVELOPMENT INCLUDING SITE PLAN APPROVAL FOR A PARKING LOT EXPANSION AND LANDSCAPE IMPROVEMENTS (New Item)**

Consider a proposal from Edenbridge Apartments for minor changes to the existing Planned Unit Development (Edenbridge PUD) including a parking lot expansion and related site and landscape improvements to facilitate the parking lot expansion. The properties included in the renovations are generally located at 18100 and 18201 S. 66<sup>th</sup> Court. The Petitioner requests approval to add 37 additional parking spaces for the purpose of serving residents of the Senior-targeted apartment complex. The subject property is zoned R-6 PD (Medium Density Residential, Planned Unit Development). Because the petitioner is requesting a minor PUD change, this project requires one meeting at the Plan Commission.

**Adjourn**

## **ORDER OF PUBLIC HEARING**

- a. Opening of public hearing
- b. Swearing in Petitioner, Objectors and Interested Persons
- c. Confirmation of notices being published and mailed in accordance with State law and Village Code/Zoning Ordinance requirements
- d. Village staff presentation
  - i. Cross examination
  - ii. Questions by Public Body
  - iii. Rebuttal
- e. Petitioner presentation
  - i. Cross examination
  - ii. Questions by Public Body
- f. Objectors presentation(s)
  - i. Cross examination
  - ii. Questions by Public Body
- g. Interested Persons presentation(s)
  - i. Cross examination
  - ii. Questions by Public Body
  - iii. Rebuttal
- h. Petitioner Rebuttal (if any)
- i. Final questions by Public Body
- j. Closing remarks by Petitioner, Objectors, Interested Persons, and Village Staff
- k. Close or continuation of public hearing

## **PUBLIC HEARING REMINDERS**

- All public hearings of a Public Body are meetings as defined by the Illinois Open Meetings Act (5 ILCS 120/1 et seq.).
- Prior to the commencement of the public hearing, the Chair will determine whether there are any Objectors or other Interested Persons and if an attorney represents any Objector, group of Objectors or Interested Persons.
- All individuals desiring to participate in the public hearing process shall sign in/register with Village staff prior to the public hearing.
- All individuals desiring to participate in the public hearing process must participate in a swearing of an oath.
- The Chair may impose reasonable limitations on evidence or testimony presented by persons and parties, such as barring repetitious, irrelevant or immaterial testimony.
- The Chair may take such actions as are required to maintain an orderly and civil hearing.



## MINUTES OF THE PLAN COMMISSION

### VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

**FEBRUARY 19, 2015**

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on February 19, 2015 at 7:30p.m.

#### **ROLL CALL**

Plan Commissioners:

Jeff Ficaro  
Bob McClellan  
Maureen McLeod  
Bill Reidy  
Rita Walker, Chairman

Absent Plan Commissioners:

Tom Mahoney  
Mark Moylan  
Art Pierce

Village Staff:

Amy Connolly, Planning Director  
Paula Wallrich, Deputy Planning Director  
Stephanie Kisler, Planner  
Debra Kotas, Commission Secretary

#### **CALL TO ORDER**

Plan Commission Chairman Walker called to the meeting to order at 7:30 p.m.

#### **APPROVAL OF MINUTES**

Minutes of the January 15, 2015 Plan Commission Meeting were presented for approval. A motion was made by COMMISSIONER MCCLELLAN seconded by COMMISSIONER MCLEOD to approve the Minutes as presented.

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

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

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

**SUBJECT: MINUTES OF THE FEBRUARY 19, 2015 MEETING**

**RE: MAHER FUNERAL HOME (JOHN MAHER, PETITIONER) – 17101 71<sup>ST</sup> AVENUE – SPECIAL USE PERMIT FOR AN ACCESSORY APARTMENT, FRONT YARD SETBACK VARIATION, AND SITE PLAN APPROVAL FOR A FUNERAL HOME**

(New Item)

Consider a proposal from John Maher, representing Maher Funeral Home, for a Special Use Permit for an accessory one-bedroom apartment, front yard setback variation for an architectural wall, and Site Plan Approval for a funeral home to be located at 17101 71<sup>ST</sup> Avenue. The property is the former Tinley Park Public Library and will be remodeled for use as a funeral home. The subject property is zoned B-4 (Office and Service Business) and R-4 (Single-Family Residential) and is located within the Town and Country Villas subdivision.

Present were the following:

Plan Commissioners:

Jeff Ficaro  
Bob McClellan  
Maureen McLeod  
Bill Reidy  
Rita Walker, Chairman

Absent Plan Commissioners:

Tom Mahoney  
Mark Moylan  
Art Pierce

Village Staff:

Amy Connolly, Planning Director  
Paula Wallrich, Deputy Planning Director  
Stephanie Kisler, Planner  
Debra Kotas, Commission Secretary

Guest(s):

John Maher, Petitioner/Owner  
Philip Maher, Petitioner/Owner  
Dave TeBrake, Miller Architects  
Randy Mezger, Miller Architects

DAVE TEBRAKE, Miller Architects representing the Maher Funeral Home, presented a request to renovate the former Tinley Park Public Library located at 17101 71<sup>ST</sup> Avenue into a funeral home with a one-bedroom apartment that will allow for 24-hour staff service. He reported the existing library site consists of two (2) parcels (one zoned B-4 and one zoned R-4) and zoning allows for funeral home use; however, the accessory apartment will require a Special Use Permit. He proceeded to review the site plan that includes using the existing library building and parking lot.

MR. TEBRAKE presented the variance request to allow for a twenty-two foot (22') variation to the front yard setback along 71<sup>ST</sup> Avenue in order to construct a new stone architectural wall that will provide a new design element and modernization of the existing building entrance. He stated the wall will not protrude any further than the current overhang of the existing colonnade. He proceeded to show slides of the proposed wall that will be constructed of the same stone as the new masonry veneer being applied to the existing buildings façade.

MR. TEBRAKE reported the existing parking lot provides ample parking, in excess of Village requirements, and will remain in its current configuration with its two (2) points of access to/from 71<sup>st</sup> Avenue. Per Staff request, he confirmed that wheel stops will be added on the south end of the parking lot to protect the landscaped areas and also along the north end of the parking lot to protect the drop off area. He reported a six foot (6') PVC fence is planned for the trash enclosure area and loading area on the east side of the property to ensure adequate screening of the deliveries of bodies.

MR. TEBRAKE reviewed the landscape plan that includes some tree and brush removal, the addition of new street trees and plantings, in addition to the 27 trees that currently exist on the site. He emphasized a denser area of screening along the aisle ways between the parking stalls and along the east property line to prevent headlight glare to the residential area.

MR. TEBRAKE proceeded to describe the floor plan of the funeral home that will include a lobby, two (2) chapels with lounges, offices, reception areas, and the one-bedroom apartment. He reviewed elevation drawings showing the addition of three (3) large windows along 71<sup>st</sup> Avenue that will allow for more natural light into the lobby and an exterior stone veneer that will be added on the north side of the building to provide adequate privacy screening for the chapel. He further explained the current single-pane glass will be updated with new glazing that will be more energy efficient. He proposed a black-colored, un-mirrored Spandrel glass on the top area of the window to conceal duct work. He reported all soffits and fascia will be painted white and the existing metal columns surrounding the building will be wrapped with column wrapping to provide a more attractive appearance.

MR. TEBRAKE reported the previous Library sign will be replaced in the same location with a new stone monument sign constructed with the same stone veneer being used on the building.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report and also highlighted the open items to-date. She confirmed the Petitioner is seeking Site Plan approval, setback for an architectural wall and a Special Use Permit for an accessory one-bedroom apartment on the site of the former Tinley Park Public Library located at 17101 71<sup>st</sup> Avenue

MS. WALLRICH reviewed the surrounding land uses. She reported the site was re-zoned in 2005 to B-4 for which a funeral home is an allowable use, however, a Special Use must be obtained for the accessory apartment being proposed on the east side of the building. She explained the accessory apartment is considered a similar and compatible use in order to provide 24-hour service to the funeral home. She reviewed the variation request for the proposed architectural wall at the funeral home entrance with a 28' setback necessitating the 22' variation from the 50' front yard setback requirement. She stated the building has a lower level/basement, however, the Petitioner has no planned use for this area at this time.

MS. WALLRICH stated the bufferyard on the east side of the site is an area of concern due to the adjacent residential uses. She reported there is an existing chain link fence, however the Petitioner has agreed to install a 6' PVC fence in this area to ensure adequate screening of the loading area and trash enclosure. She explained a masonry enclosure would not be possible due to the location of utility lines. She added that additional large plantings, including evergreen plantings, have been proposed for the east bufferyard in addition to the existing trees in order to provide additional screening from headlight glare from the parking lot to the residential area.

MS. WALLRICH reported a photometric study was performed. She further reported only three (3) of the existing five (5) light poles on the property will be used noting the two (2) light poles on the east property line will be removed, thus mitigating any light spillage onto the adjacent residential properties. She added that Staff has requested a schedule for outdoor lighting with the intent on reducing the amount of time the outdoor lights will be on.

With regards to the landscape plan, MS. WALLRICH reported that Staff has requested additional plantings within the islands to prevent vehicles from trespassing across the islands. She added that additional landscape material has been

proposed on the northeast corner of the building where there is an exit door from the lounge to provide screening from the residential area.

Due to previous concerns expressed by the Plan Commission regarding Spandrel glass, MS. WALLRICH expressed concerns regarding the darker colored Spandrel glass being proposed, requesting it be a gray color rather than black.

MS. WALLRICH reported the Petitioner will be installing new, smaller rooftop HVAC equipment (4'9"), but will be using the existing metal louvered screen (5'2"). She stated that Staff has verified the height of the existing screening to ensure all rooftop units are properly screened.

After discussion with Petitioner, MS. WALLRICH confirmed the monument sign will only have the name of the funeral home, *Maheer Funeral Home*, and not the name of the funeral director, as previously proposed.

Due to a history of sewer problems, MS. WALLRICH reported the Village Engineer is requesting the sanitary service be air tested. She added the sidewalks in the area will also need to be inspected once weather permits.

COMMISSIONER MCCLELLAN complimented Staff and Petitioner on their presentations, adding the Maheer Funeral Home will be a perfect use for this vacant former Library site.

COMMISSIONER MCLEOD inquired as to the age of the building. She expressed concerns regarding the condition of the existing parking lot. The Petitioner stated the building was constructed in 1973 and confirmed the parking lot would be restriped and resealed.

COMMISSIONER FICARO expressed concerns regarding the possibility of water or mold in the basement area and inquired if any remediation was performed. The Petitioner reported their lender conducted a moisture test as part of their due diligence.

There being no further questions or comments, CHAIRMAN WALKER welcomed the Petitioner(s) to the Village and subsequently assigned PLAN COMMISSIONERS JEFF FICARO and MAUREEN MCLEOD to work with Staff and Petitioner on any outstanding items. MS. CONNOLLY reported a Public Hearing is scheduled for March 5, 2015 relative to this project.

#### **OTHER BUSINESS**

AMY CONNOLLY, Planning Director, formally introduced PAULA WALLRICH, as the new Deputy Planning Director for the Village of Tinley Park.

MS. CONNOLLY reported the Planning Department is in the process of updating the Village's Landscape Code and solicited opinions from the Plan Commissioners. A brief discussion took place regarding branding the Village through its landscape design, particularly at entrances to the Village. She requested the Plan Commissioners complete the survey that was previously sent.

#### **ADJOURNMENT**

There being no further business, a motion was made by COMMISSIONER FICARO seconded by COMMISSIONER MCLEOD to adjourn the regular meeting of the Plan Commission of February 19, 2015 at 8:28 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.

# PLAN COMMISSION

March 5, 2015

**Applicant**

Philip A. Maher Funeral Services; c/o Dave DeBrake, Miller Architects & Builders

**Property Location**

17101 71<sup>st</sup> Avenue;  
Southeast corner of 171<sup>st</sup> Street and 71<sup>st</sup> Avenue

**Parcel Size**

North lot: 1.59 ac  
South lot: .26 ac  
Total: 1.85 ac

**General Zoning**

North lot: B-4  
*Office/Service Business District*  
South lot: R-4  
*Single-Family Residential District*

**Approvals Sought**

Site Plan  
Special Use  
Variation

**Requested Action**

Site Plan, Special Use, and Variation Approval

**Project Planner**

Paula J. Wallrich, AICP  
Deputy Planning Director

## MAHER FUNERAL HOME 17101 71<sup>st</sup> AVENUE



**PLEASE NOTE CHANGES FROM FEBRUARY 19<sup>TH</sup> STAFF REPORT ARE IN RED.**

**PROJECT DESCRIPTION**

The Applicant proposes to convert the former Tinley Park Library, located at 17101 71<sup>st</sup> Avenue, into a new funeral home facility with a one-bedroom apartment as an accessory use. The proposed apartment use requires a Special Use Permit. As part of the Special Use process, the Plan Commission must review the proposed site plan and elevation changes.

Plans for the renovation include updating the exterior facility with new windows, stone veneer, a resurfaced parking lot, signage, and landscaping. The interior of the building will be gutted and renovated with new finishes and mechanical systems. (Note: Building permits for interior renovation have been released.) Renovations are limited to the first floor at this time; the basement has no programmed use.

The project architect has designed an architectural wall to serve as an entrance feature at the southwest corner of the building. The wall extends into the required front yard and therefore requires a Variation.

**LIST OF SUBMITTED PLANS**

Submitted Sheet Name	Date On Sheet
T-1.1R Title Sheet	02/10/15
A-1.1R Site Plan	02/10/15
A-2.1 First Floor Plan	02/10/15
A-2.2 Basement Floor Plan	02/10/15
A-3.1R Reflected Ceiling Plan	02/10/15
A-4.1R Roof Plan Details	02/10/15
A-5.1R Schedules	02/10/15
A-5.2R Schedules	02/10/15
A-6.1R Building Elevations	02/10/15
A-7.1 Section Details	02/10/15
A-7.2R Details	02/10/15
A-8.1R Interior Elevations and Details	02/10/15
PH1.0 Site Photometric Plan	02/10/15
PH1.1 Site Photometric Plan	02/10/15
L-1 Landscape Plan (Revised)	02/24/15
L-2 Tree Preservation & Removal Plan	02/24/15

**EXISTING SITE**

The proposed development site contains two lots with separate property identification numbers. The north lot contains an existing 12,715 s.f. commercial building, parking lot, and landscape; the lot measures approximately 1.59 acres. The south lot contains the southernmost portion of the parking lot and measures approximately .26 acres. The two properties together comprise approximately 1.85 acres in total.

The property is within the corporate boundaries of the Village of Tinley Park. The site is not in a FEMA flood area. The subject site is within the Town and Country Villas Subdivision. The topography of the lot is generally flat; the base floor of the structure sits approximately 3-5’ higher than the residential property to the east.

The property is bounded by single-family residential residences to the east, multiple-family residences to the west, residential commercial development (vacant building, daycare) to the north (across 171<sup>st</sup> Street), and single-family residences to the south (across 172<sup>nd</sup> Street).

The site is a corner “through” lot, bounded by 71st Avenue, 172<sup>nd</sup> Street, and 171<sup>st</sup> Street (meaning, it is bounded by streets on three sides). The Village Zoning dictates that the lot has two front yards – one adjacent to 171<sup>st</sup> Street and one adjacent to 71<sup>st</sup> Avenue. The rear yard is adjacent to 172<sup>nd</sup> Street and the side yard is adjacent to the single-family residences to the east. The existing parking lot will remain in its current configuration; new landscaping will be installed. The residences to the east have fences along their rear property line, most of which are chain link.



**PROPOSED USE**

The Applicant proposes to convert the existing building into a new funeral home facility with a one-bedroom apartment as an accessory use. There are two chapels proposed on the first floor. Chapel A is planned to host 167 seats and Chapel B will host 121 seats. The first floor will also contain offices and reception areas, lounges around the chapels, lobby areas, and preparation rooms for embalming (no cremation is proposed). As customary to many family-run funeral homes, the Maher Family proposes a one-bedroom apartment to assist with the 24-hour service and custodianship of the premises. The apartment will be located on the first floor and comprises 954 square feet in size. It is located on the east side of the building with a separate external entrance.

The parking lot will remain in its current configuration. The loading area and trash enclosure are located at the east side of the building and a 6’ PVC fence will be erected to screen both uses.

At this time, the Applicant states that they have no planned uses for the lower level/basement of the existing building. The Applicant has been informed that any new use of the lower floor will require a Change of Use application and inspections by the Village. Any proposed use for the basement area will also need to meet the Zoning Ordinance, parking regulations, and be a compatible use to the funeral home.

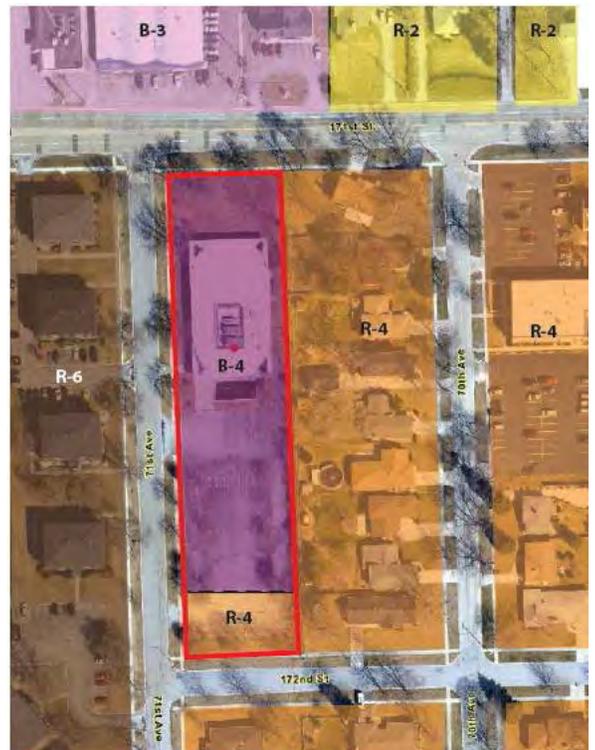
**COMPREHENSIVE PLAN**

According to the Village of Tinley Park Comprehensive Plan (2000), this site was designated for government/schools/open space/institutional, most likely due the site’s prior use as a Public Library prior to the Library’s moving to 80<sup>th</sup> Avenue. The proposed use (apartment and funeral home) is not incompatible with the Village Comprehensive Plan.

**ZONING**

The northern lot of the subject property is currently zoned B-4 Office and Service Business Zoning District. According to Village records, the property was rezoned from R-4, Single-Family Residential Zoning District, to B-4, Office and Service Business District in 2005, thus creating a legal non-conforming lot with respect to the front yard setback requirements for the structure. The southern lot is zoned R-4, Single-Family Residential; a portion of the parking lot is located on this lot.

Off-street parking is allowed in the R-4 district as an accessory use provided they are “located on the same lot as the use to which such spaces are accessory, except that spaces may be provided within a radius of three hundred (300) feet from the lot boundary on land which is in the same ownership as the use to which they are accessory, subject to deed restrictions binding the owner and his heirs, successors, and assigns to maintain the required number of spaces available throughout the life of such use.” Both lots are in common ownership; therefore the parking is a permitted accessory use. The two parcels will be considered one zoning lot for purposes of this review.



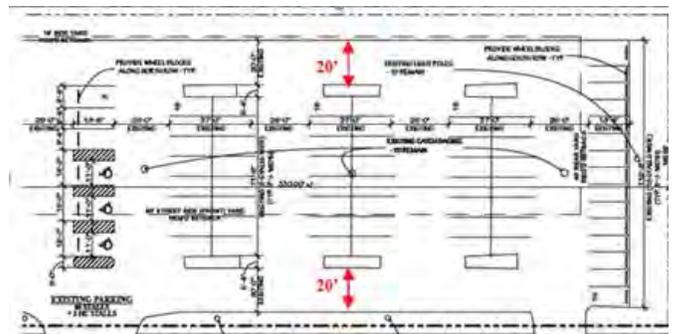
VILLAGE REGULATION	APPLICABLE REQUIREMENT	APPLICANT'S DIMENSION
Front Yard Setback	50 feet	88.87'(north); <b>21'9.5" (west)</b>
Side Yard(s) Setback	10' one side; 25' total of two	29.50'
Rear Yard Setback	40 feet	330'
Maximum Building Height	35 feet	13' building; 18.5' architectural wall
Maximum F.A.R.	1.5	.31
Lot Area Minimum	20,000 square feet	69,162 sf (north lot); 11,156 sf (south lot)
Lot Width Minimum	100 feet	140 feet
Lot Depth Minimum	200 feet	579+/- feet
Maximum Lot Coverage	50%	16%
Usable Floor Area Minimum (apartment)	800 s.f. (one-bedroom)	945 s.f.
Parking	44.5 spaces/1 loading zone	67/ including 4 accessible spaces/1 loading zone

Special Use Permit: The proposed funeral home/mortuary use is permitted by right in the B-4 Zoning District. However, an apartment must be considered as a Special Use under the category, “*other similar and compatible uses, as recommended by the Plan Commission and approved by the Village Board.*” Note that residential uses are not listed as a permitted or special use in the B-4 District, but staff is considering this particular use because funeral homes have traditionally had apartments within their buildings in order to house trainees and to provide 24-hour mortuary services to the public.

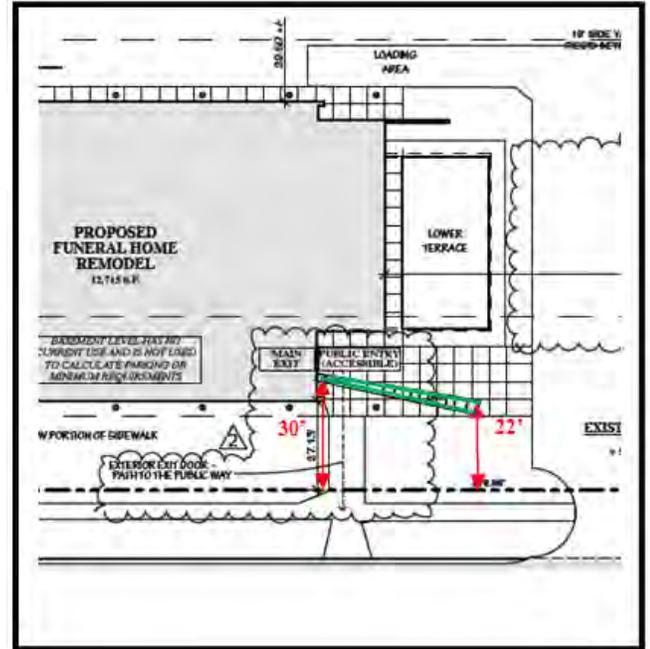
In 2012, the Village granted a Special Use Permit for two apartments above the new Lawn Funeral Home at the southeast corner of 179<sup>th</sup> and 84<sup>th</sup> Avenue using a similar argument – that apartments within funeral homes are a traditional accessory use. The Lawn Funeral Home property was also zoned B-4, Office and Service Business District and required a Special Use Permit for the apartments.

The Village has a policy delineating specific locations for the granting of Special Uses for apartments to achieve a Cook County Tax Incentive program designed to lower the property taxes for commercial properties with apartments. The areas within the boundaries include Oak Park Avenue and portions of 183<sup>rd</sup> Street between Oak Park Avenue and Harlem Avenue. This property, similar to Lawn Funeral Home, is outside of the boundaries of that Village policy. However, a precedent was set with Lawn Funeral Home in 2012 to make an exception for accessory apartments that are “customary and typical” when a funeral home is the principal use.

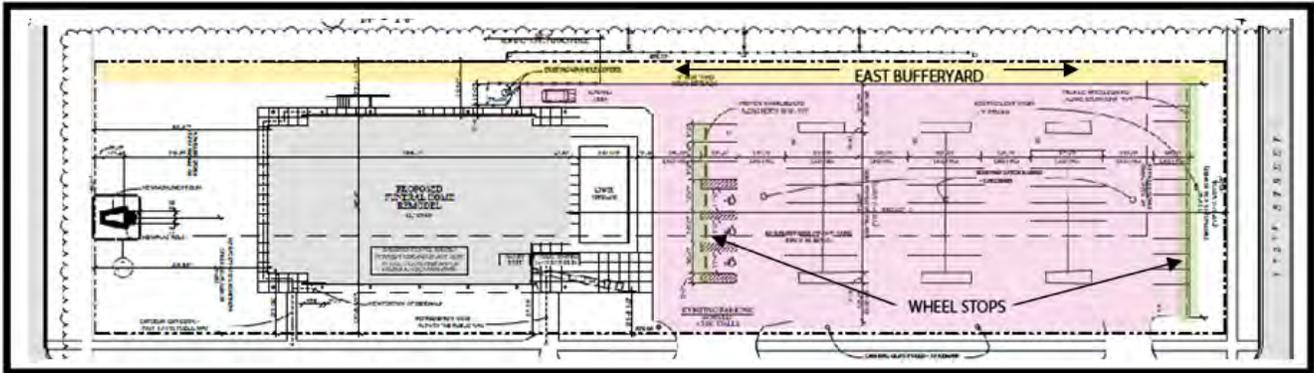
Variation: The proposed improvements meet all requirements of the B-4 Zoning District with the exception of the front yard setback for the new architectural wall. The parking lot will remain in its current configuration; therefore it is considered legal non-conforming with respect to dimensions of the landscape islands and aisle widths. The parking stalls and aisles between the parking spaces meet code; the two access aisles running along the east and west end of the parking lot measure 20' instead of the required 26'. The landscape islands comprise 150 square feet instead of the required 200 square feet.



The Applicant has petitioned for a Variation to allow for the construction of an architectural wall. The wall serves as an enhancement and modernization of the existing architecture and, as stated by the project architect, “provides a guide for the pedestrian and vehicular flow from the public way and the parking area, to further enhance the main building entry as a sculpture and begin the pedestrian procession in the interior of the building.” The wall is 3’6” in width and 18’6” in height. It has been designed with four openings of varying sizes and is integrated into the existing roof line. It will include the same stone veneer as the new masonry veneer applied to the building façade. The approximate 22’ setback from the west property line mirrors the same setback as the eave on the main building; however eaves are an allowable front yard encroachment. The architectural wall is oriented in a northeast-southwest alignment with the southwestern most corner of the wall defining the 22’ setback and the rest of the wall intersecting with the building at a 30’ setback. The west building façade has a legal non-conforming setback of 27.13’ which resulted from the rezoning of the parcel from R-4 to B-4.



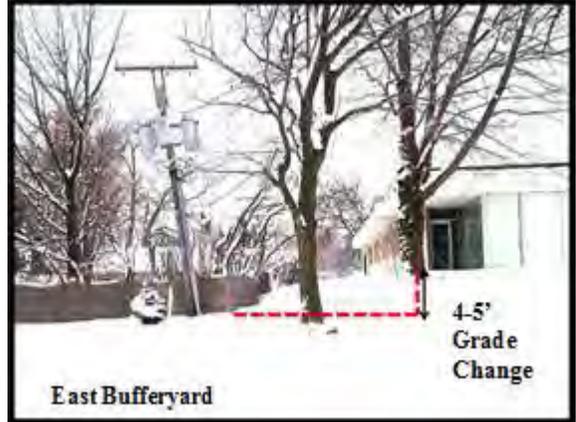
**SITE PLAN REVIEW**



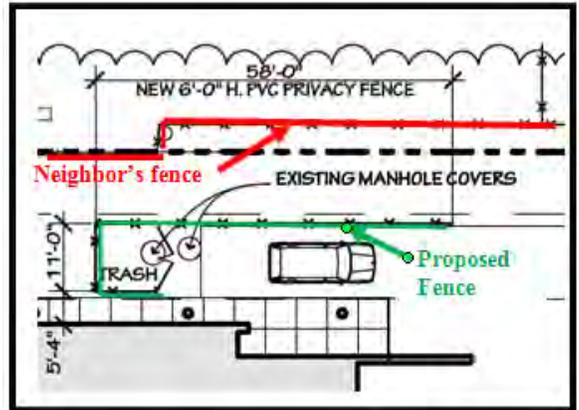
The site plan for the former Tinley Park Library is remaining generally intact. The parking lot will remain in its current configuration with two points of access to 171<sup>st</sup> Avenue. There is no curbing for the existing parking lot therefore wheel stops have been provided to protect the landscape area to the south and the drive aisle/drop off area, at the north end of the parking lot. The loading zone remains at the southeast end of the building. The open lower level terrace will also remain.

**LANDSCAPE**

Existing landscape material has been preserved where possible and has been supplemented to meet bufferyard requirements. Special attention has been given to the east bufferyard due to its immediate adjacency to single-family residential uses. There is an existing fence line which runs the length of the subject property's east property line. Staff recommended the planting of a vegetative screen in lieu of erecting a redundant fence to the east and the petitioner's fence that might prove difficult to maintain. In addition, there is an approximate 4-5' grade change between the east building façade and residential property line to the east.

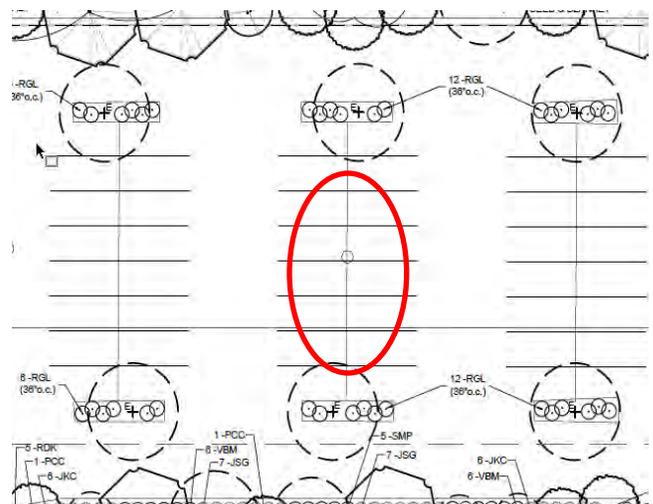


A fence at the bottom of the slope would have minimal impact on screening the delivery area located at the southeast corner of the structure. The proposed east bufferyard plantings exceed ordinance requirements and have provided for large evergreen plantings to screen headlight glare from the parking lot.



A 6' PVC fence will be constructed adjacent to the loading zone at the top of the slope; the trash enclosure has been incorporated into this area. Locating the fence at the top of the slope provides for the maximum screening of these two areas.

There are no existing street trees along the three street frontages. The landscape plan provides for new street tree plantings that meet the intent of the Landscape Ordinance. The plan provides a spacing of 30-35' on-center; closer spacing is limited due to existing trees and clear vision triangles at the entrances.



The existing parking lot configuration will remain intact and does not include curbing. Wheel stops will be installed at the south end of the parking lot to protect the landscape area; wheel stops have also been provided along the north line of parking (accessible parking area) to protect the drop-off area. The existing landscape islands are legal non-conforming in size (150 s.f. proposed vs 200 s.f. required) and lack curbing, therefore staff has expressed concern that vehicles or snow plows could damage the landscape areas if they are not planted with a significant amount of plant material.

**Open Item #1:** Staff has recommended additional landscaping within the islands in the hope of preventing vehicles from trespassing across the islands. The most recent landscape plan provides for six (6), 24" Gro-low Sumac. Sumac is a very hardy shrub, however staff is recommending adding 5-6 larger, hardy evergreens shrubs that are greater in height (3-4'), such as Inkberry (*Ilex glabra*) or a variety of Juniper,



The funeral home business is episodic and therefore there will be times the facility will not be in use, however evenings and weekends may experience heavy usage. The lighting for the facility therefore does not need to be on at all times. The outdoor lighting needs for the residential unit is minimal.

**Open Item #2: Staff has requested a schedule for outdoor lighting with the goal of reducing the amount of time the outdoor lights will be on.**

**At the Assigned Commissioner workshop the Applicant agreed to only have the parking lights on during funeral services; the lights will be off at all other times. On days when there are funeral services the lights will be turned off at 11:00 p.m. Staff and Commissioner felt this was a reasonable accommodation and would minimize impact on surrounding neighbors. The Applicant also acknowledged that the goose neck lighting on the ComEd poles along the east property line would be removed.**

**PARKING/TRASH ENCLOSURE**

Parking Lot

This facility must meet parking standards for the “Funeral Home” and “Multiple Family Dwellings” categories as outlined below:

Use	Minimum Required Parking Spaces	Applicant’s Minimum Requirement
Funeral Homes	<i>Twenty (20) spaces for each chapel, plus one (1) space for each funeral vehicle kept on the premises. There are two (2) chapels and two (2) funeral vehicles.</i>	42 spaces
Dwellings, Multiple Family	<i>Two-and-one-half (2 ½) spaces for each dwelling unit. One bedroom apartment proposed.</i>	2 ½ spaces required

The Applicant proposes to leave the existing parking lot in its current configuration. The lot provides 66 parking spaces plus three (3) accessible spaces. Per the Zoning Ordinance 44.5 parking spaces are required. The Village acknowledges that the Applicant is providing parking in excess of the Village requirements and agrees that this excess parking will likely be needed at peak times.

The proposed site plan also indicates a loading area dimensioned at 8 ½ x 72 feet at the east of the building. This area will be used for the deliveries of bodies. The Applicant has agreed to erect a 6’ PVC fence in this area. Locating the fence in this area rather than at the east property line will ensure adequate screening of this activity.

Trash Enclosure

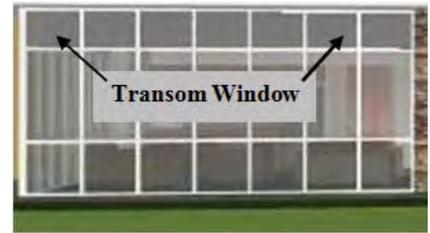
A trash enclosure will be located north of the loading area. This will provide easy access for waste services. The PVC fence that will enclose the loading area will also serve as the screen for the trash enclosure. A masonry enclosure cannot be constructed in this location due to the location of sanitary and storm service lines.

**ARCHITECTURE/SIGNAGE**



Architecture: The architect has proposed renovations to that existing structure that respect the original modernistic architectural design and style. A new stone veneer on the north façade will provide necessary privacy for the chapel and new glazing has been proposed to replace the existing storefront system which will create a more energy efficient building envelope. The original floorplan was one large open area, the new floor plan provides for a more compartmentalized floor plan and consequently will require new mechanical systems and associated ductwork. A suspended ceiling will conceal the ductwork from view and provide better acoustics for the chapels and offices.

The original façade included floor to ceiling windows. The new design mimics this design but includes a ‘transom’ window that will use Spandrel glass to conceal the required space for the mechanical system. The new window design retains the existing exterior "modern" architectural design of minimal framework, strong horizontal elements, and full height windows.

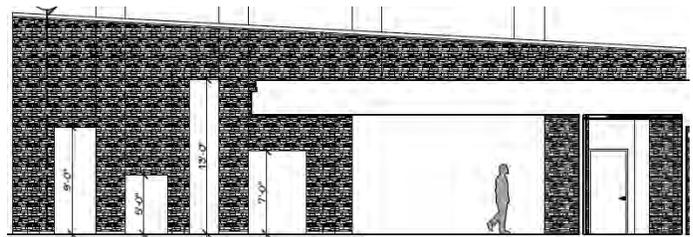


The Plan Commission has previously expressed concern regarding the use of Spandrel glass. Staff investigated alternate materials however the architect states that Spandrel glass is the best material choice and states that it is consistent with the appearance of the rest of the windows except for its opacity. The architect feels the use of Spandrel glass in this limited area “lends itself to the original building design by keeping the exterior simple and not introducing another element to conceal the interstitial space.”

Open Item #3: *The Commission may wish to discuss the use of Spandrel glass in the transom areas.*

**At the Assigned Commissioner Workshop, the Applicant agreed to use a gray color Spandrel glass instead of the black glass displayed at the 2/19/2015 Plan Commission meeting. The Applicant will bring a sample of the glass to the 3/5/2015 Public Hearing. Commissioner Ficaro felt this was a good choice and that it was a better match to the new windows.**

The introduction of the stone veneer on the north façade and on the architectural wall provides an updated appearance to the existing structure; the stone provides a focal point and accent to the overall architecture as a contrasting building material. The stone is centered on the north facade between the large bank of windows and provides the necessary privacy screening for the chapel that is located in this area.



The architectural wall is a significant feature that extends west from the existing roof at the southwest side of the building. It increases in height from a point of intersection with the roof at 15’6” to its full height of 18’2” as it extends in a southwesterly direction. The architectural wall is designed with four (4) openings of varying sizes and height and serves as a unique entryway feature for the funeral home.

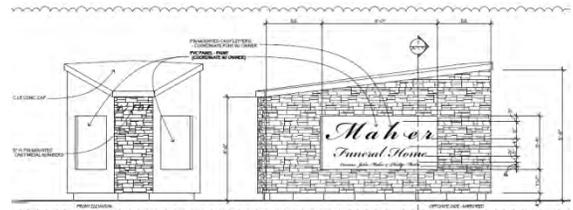
The architect has proposed all new mechanical systems and therefore the existing rooftop units will be replaced. The new units will be smaller in size (4'9") and will utilize the existing metal louvered screen. Staff has not been able to verify the height of the existing metal louvered screen



***Open Item #4:*** Staff has requested information on the height of the rooftop mechanical screen from the project architect. The goal is to ensure all rooftop mechanical units are properly screened.

**The Applicant has verified that the new HVAC units will be 4'9" in height and the existing metal louvered screen measures 5'2" in height. After some discussion at the Assigned Commissioner Workshop, attendees felt that the existing screen will provide the necessary screening for the rooftop units.**

**Signage:** A new ground sign has been proposed at the north end of the property. It is in the same location as the previous sign for the Tinley Park Library. It has been updated with a stone veneer, consistent with the stone veneer on the building, and measures 5'8" in height. Pin mounted cast letters affixed to a PVC panel will spell out the name of the funeral home and the proprietor.



The content of signs in B-4 districts is limited to the business name, address and the major enterprise conducted on the premises; therefore the name of the proprietor is not allowed. The sign will be externally illuminated with two spot lights.

***Open Item #5:*** The Applicant has stated that Illinois Funeral Code requires the name of the licensed funeral director to be included on signage for the funeral home. Staff has requested the code citation be provided for verification.

**The Applicant has agreed to remove the reference to the Funeral Director on the ground mounted sign.**

Signs in B-4 districts are limited to "One-quarter (1/4) square foot per frontage foot in excess of 100' of frontage, but in no event more than one hundred twenty (120) square feet of facing." The subject property has two building frontages totally 230 linear feet; as a corner lot the property is allowed two (2) signs. There is only one (1) sign proposed. The name of the funeral home, 'Maher Funeral Home' will be affixed to the north side of the architectural wall in 8" high letters totaling less than 8 square feet in area. The sign is not internally or externally illuminated. The sign is in conformance with Zoning Ordinance standards.

## ENGINEERING

The Village has experienced problems with the sanitary sewer in this area over the past several years. The Applicant televised the system and staff reviewed the results; however in light of past history with the sewer in this area, the Village Engineer is requesting that the sanitary service be air tested. If the service passes the air test, no improvement will be required. If the line fails the air test, then the service will need to be lined or replaced and a MWRD sewer permit will be required.

***Open Item #6:*** Staff recommends the Special Use Permit be conditioned upon the Applicant conducting an air test on the sanitary sewer line. The Village Engineer and Public Works staff must be present for the air test.

**The Applicant stated that the air test cannot be performed on clay tiles and therefore the service lines will be lined in-situ. Staff has confirmed with the Village Engineer and Public Works that this is a satisfactory resolution to the Village Engineer’s concerns. There was discussion at the Assigned Commissioner workshop to include the sewer lining as a condition of the Special Use.**

Due to the snow cover it is difficult to ascertain the condition of the sidewalks surrounding the site. The Applicant will be responsible to replace any public sidewalks found to be in need of repair.

***Open Item #7:*** Staff recommends the Special Use Permit be conditioned upon an inspection of the sidewalk by Village staff when feasible.

**The Applicant has agreed to conduct a field inspection of the public sidewalks as soon as weather permits. Staff and Assigned Commission felt this was a satisfactory resolution.**

**SUMMARY OF OPEN ITEMS**

#	Open Items	Resolutions
1	Parking lot landscape islands are undersized and may be trespassed by vehicles	Additional landscape material has been proposed for the landscape islands; additional plant material has been provided on the 171 <sup>st</sup> Street frontage as part of the relocation of street trees and shade trees. Landscape Architect has recommended approval of the Landscape Plan as revised per plans dated 2/24/2015.
2	Outdoor lighting impact on neighborhood	Parking lot lighting will be turned off when funeral services are not scheduled; during funeral services lights will be turned off by 11:00 P.M., condition of Special Use.
3	Use of Spandrel glass	A gray Spandrel glass will be used in the transom areas.
4	Adequate screening of rooftop HVAC	Existing metal louver screens will screen new HVAC units.
5	Text on ground mounted sign is prohibited	Funeral Director’s name will be removed from sign.
6	Sanitary sewer line may be compromised	Applicant will provide in-situ lining of service lines. This will be a condition of the Special Use Permit
7	Condition of existing sidewalk	Inspection of sidewalks will occur when weather permits.

**FINDINGS OF FACT**

The Applicant’s Findings of Fact are attached to the Staff Report for both the Special Use Permit and the Variations and should be reviewed and made part of the official minutes, if the Plan Commission agrees with those facts. If the Plan Commission wishes to make their own Findings of Fact, the following information is relevant to the applications.

**Special Use Permit**

*A Special Use Permit to allow for a one-bedroom apartment within a funeral home as a similar and compatible use in the B-4 Office and Service Business Zoning District.*

**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 Applicant is proposing to provide significant landscaping as a buffer along all property edges, additional evergreen screening along the east property line, and a new PVC fence to screen the loading area and trash enclosure which will protect neighboring residents from any impacts related to the one-bedroom apartment and the use of this apartment to provide 24-hour mortuary service to the community;
- The Applicant is resurfacing the parking lot and providing additional landscaping within the landscape islands to offset any impact of the parking lot, such as the heat island effect or noise from the parking lot;
- New lighting will be installed in the parking lot and two lights will be removed from the east property line to minimize off-site glare;
- A Photometric Plan has been submitted indicating that all lighting will meet the Performance Standards of the Village Zoning Ordinance;
- Parking lot lights will only be turned on when funeral services are held and will be shut off by 11:00 p.m. and this condition will become a condition of the Special Use Permit;
- Sewer service lines will be lined to minimize infiltration and leakage from aging pipes; and
- The tenant will provide staff services for the funeral business and as an employee of the funeral home will provide additional care and security for the facility.

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

- The Applicant proposes to significantly improve the façade, landscaping, and parking lot for the subject site, which vacant and somewhat deteriorating for over ten years;
- The Applicant is bringing the building and the site up to current Village Codes in a manner that is reasonably practical;
- We believe that the improvements proposed by the Applicant and nature of the funeral home/mortuary service/apartment for mortuary service use is compatible within a Single-Family Residential neighborhood as the use is quiet and funerals are typically held at hours that are not in conflict with high traffic in the neighborhood;

- The surrounding land uses are residential in nature and therefore the proposed one-bedroom apartment is consistent with the surrounding uses;
- The Applicant is proposing to provide significant landscaping as a buffer along all property edges, additional evergreen screening along the east property line, and a new PVC fence to screen the loading area and trash enclosure which will protect neighboring residents from any impacts related to the one-bedroom apartment and the use of this apartment, which is being established to provide 24 hour mortuary service;
- The Applicant will line existing sewer lines to minimize any potential impact from aging sewer lines;
- New lighting will be installed in the parking lot and two lights will be removed from the east property line to minimize off-site glare; and
- Parking lot lights will only be turned on when funeral services are held and will be shut off by 11:00 p.m.

**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 subject property and surrounding area are fully developed with public streets and sidewalks. With the proposed improvements to the building, landscaping, and parking lot, the neighborhood will realize a positive improvement to the area;
- The previous use was a public library which was a traffic-intensive use. The proposed use is less traffic-intensive, as it is a one-bedroom apartment within a funeral home, and will not disrupt the development and improvement of the surrounding property;
- The public sidewalks will be inspected and any areas of disrepair will be reconstructed to Village standards; and
- The in-situ lining of the service lines will eliminate infiltration and leakage from the service lines to and from the site.

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

- The Applicant proposes to meet all Village engineering requirements, including utilities and public sidewalks; and
- The Applicant will be in-situ lining service lines to eliminate inflow and infiltration issues and improve the existing clay pipe services to the building.

**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.**

- The Applicant will utilize existing curb cuts as previously used by the Tinley Park Public Library; and
- The proposed one-bedroom unit will generate negligible additional traffic.

- 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 Applicant is requesting a Variation from the Village's setback requirements. However, the Applicant does meet all of the remaining Village codes and regulations, as relating to the development of the site.

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

This project as a whole contributes directly to the economic development of the community in that the property has been vacant for over ten years and the prior use was tax exempt. The granting of a special use for a one-bedroom apartment has an indirect economic benefit in that the provision of a on-site employee supports the use of the building and will assist in its success. The one-bedroom apartment will qualify the site to receive special Cook County property tax incentives, which will further improve the likelihood of success for the business. The proposed project will improve the assessed value of the property and, thus, creates economic improvement for the Village as a whole.

**Variation**

*A twenty-eight foot (28') Variation to the required fifty foot (50') front yard setback requirement (Section V.B. Schedule II – Schedule of District Regulations) to allow for a twenty-two foot (22') front yard setback along 71<sup>st</sup> Avenue to accommodate a new architectural wall.*

- 1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.**

- The existing building is legal non-conforming with respect to its front yard setback on 71<sup>st</sup> Avenue. The site was rezoned in 2004 from a residential zoning district to the current B-4 Zoning District. As a result of the rezoning, the properties setback created a legal non-conformity;
- The proposed architectural wall will encroach the front yard to the same degree as the existing building eave. The architectural wall is needed to modernize the structure with respect to architectural appeal and create a new appearance that is different from the very institutional public library appearance; and
- There is also a need for this proposed wall to tie in the new architectural elements proposed for the front of the façade. The front elevation (facing 171<sup>st</sup> Street) requires a new brick façade to screen the areas of the building used for funeral viewings and ceremonies from the public right of way. As a result of this front screening need, architectural connections must be made between the front elevation façade and the architectural experience at the front door of the building, which is where this proposed architectural wall will be placed. This proposed wall makes a modern architectural connection between the new window treatments and the new front brick wall to the primary entrance to the building.

- 2. The plight of the owner is due to unique circumstances.**

This request is very unique for several reasons:

- The building is legally non-conforming with respect to the front yard setback, created by a rezoning completed in 2004;

- The building has been vacant for over 10 years;
- The building is converting between a former public library (public use) to a funeral home use (commercial use); and
- It is imperative that the property owner improve the front façade to screen the interior uses of the building from the public and, as a result of that unique need, architectural elements need to be added to the building that produce a consistent look throughout the site.

**3. The Variation, if granted, will not alter the essential character of the locality.**

The granting of this Variation will not alter the essential character of the area for the following reasons:

- The proposed architectural wall meets the encroachment of the existing building eaves. It does not create a more extensive encroachment than currently exists;
- The proposed wall is an architectural enhancement to the building, which is need of improvement;
- Across the street from the proposed encroachment is a multiple-family apartment building that will not be impacted by the proposed architectural wall; and
- The proposed architectural wall will add architectural interest and value to the property and will not detract negatively from the neighborhood.

**4. Where there are practical difficulties or particular hardships, taking into consideration the extent to which the following facts favorable to the Applicant have been established by evidence.**

**a. The particular physical surroundings, shape, or topographical condition of the specific property would result in a particular hardship up on the owner, as distinguished from a mere inconvenience, if the strict letter of law was carried out;**

The hardship of the owner is the difficulty of changing a building that was designed to be a public library into a funeral home. A funeral home requires private areas for viewing and ceremonies that should be shielded from view by the public. The subject building is a modern, open building with significant fenestration as its primary architectural feature. The funeral home use requires a change to these architectural features, particularly the erection of brick walls where large windows once dominated. Additionally, to connect the new brick walls with other areas of the building, architectural features, such as this proposed wall, are necessary to produce a cohesive appearance and architectural experience.

**b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;**

While there are likely other buildings within the B-4 Zoning District that require improvements and may need to use architectural walls to create a better appearance, it is unlikely that any other property will have been a former public building with the space to place such a feature. Additionally, we would request that any other property meet the existing building line, such being proposed by the Applicant.

- c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;**

The need for this wall is about architectural integrity and visual consistency and does not involve making money out of the property. The wall will hold a sign, but the sign will be at an elevation consistent with the Zoning Ordinance.

- d. The alleged hardship was not created by the owner of the property, or by a previous owner;**

The hardship was created by a need to create a new façade for the building due to the proposed use and connect that new façade to other areas of the building.

- e. The granting of the Variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood upon which the property is located;**

The Variation will not be detrimental or injurious because it extends into the setback to the same extent as the existing building. The existing building does not currently create any detriment or injury to the public welfare or neighborhood.

- f. The proposed Variation will not impair an adequate supply of light and air to the adjacent property or substantially increase congestion in the public streets, or increase the danger of fire, or endanger public safety, or substantially diminish or impair property values within the neighborhood.**

The project was reviewed by the Building Department, Fire Department, Police Department, and Village Engineer, who did not find that the Variation would create any public safety danger. The extension of this decorative wall will not impact traffic counts or make the property more flammable. A consistent and attractive façade for this building will increase and improve property values within the neighborhood and by allowing these improvements a vacant building is being adaptively reused.

**RECOMMENDED MOTION**

**If the Plan Commission wishes to take action, an appropriate wording of the motion would read:**

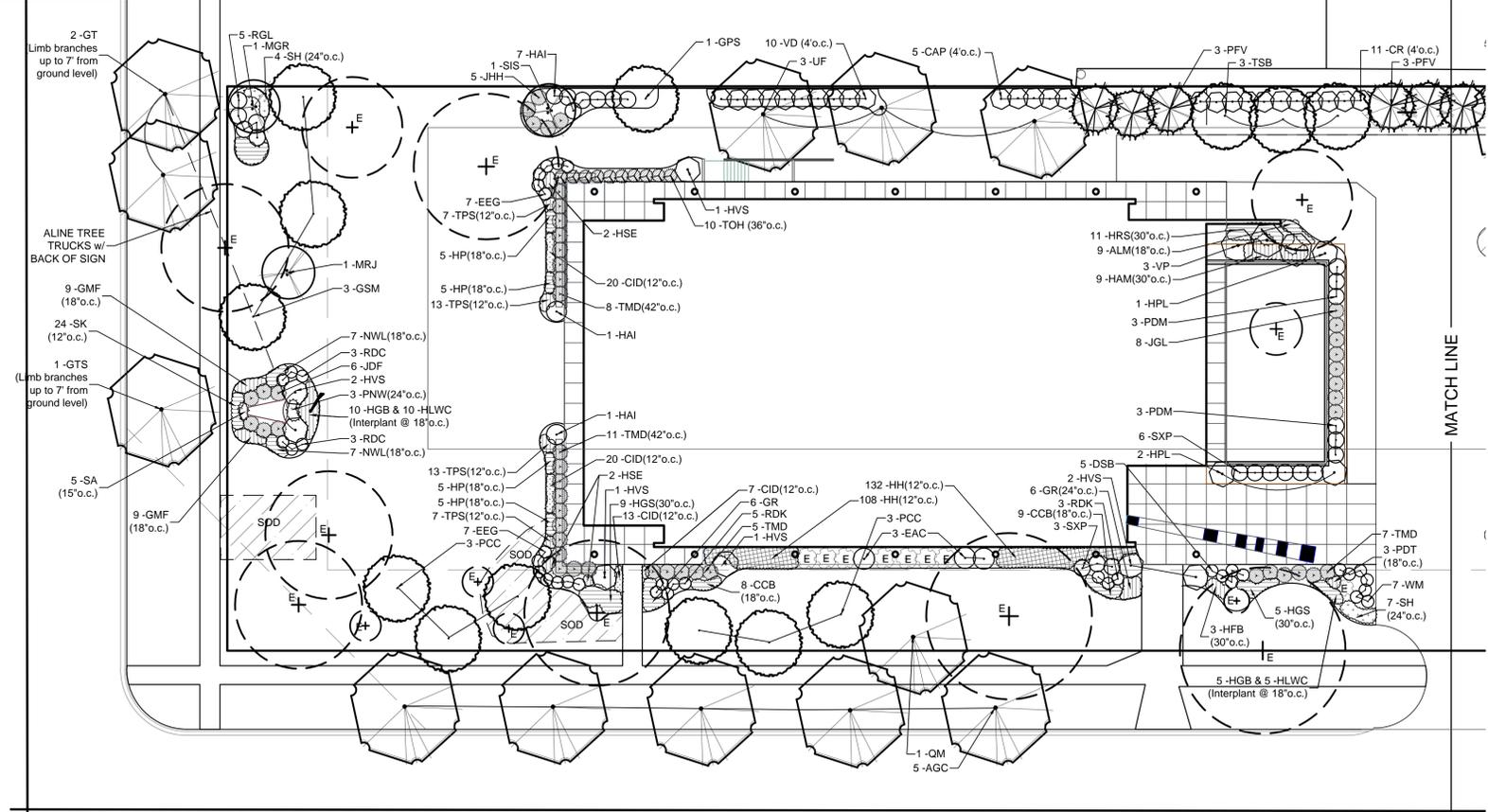
“...make a motion to grant Site Plan Approval for the proposed redevelopment of the former Tinley Park Public Library at 17101 71<sup>st</sup> Avenue to a funeral home and mortuary, for use by Maher Funeral Home.

Additionally, we recommend that the Village Board grant the Applicant, Maher Funeral Home at 17101 71<sup>st</sup> Avenue, the following approvals and adopt Findings of Fact submitted by the Applicant and Findings of Fact made by Village Staff and the Plan Commission at this meeting, specifically:

1. A Special Use Permit to allow for a one-bedroom apartment within a funeral home as a similar and compatible use in the B-4 Office and Service Business Zoning District; and
2. A twenty-eight foot (28') Variation to the required fifty foot (50') front yard setback requirement (Section V.B. Schedule II – Schedule of District Regulations) to allow for a twenty-two foot (22') front yard setback along 71st Avenue to accommodate a new architectural wall.

The Plan Commission recommends the Special Use Permit with the following conditions, which can be satisfied prior to issuance of a Certificate of Occupancy:

1. In order to protect the residential character of the neighborhood, during the times when parking lot lighting is needed, the lights will be turned on during funeral services and the lights will be off at all other times. When there are funeral services the lights will be turned off no later than 11:00 p.m. and no earlier than 6:30 a.m.
2. The clay sanitary sewer service lines will be lined “in-situ,” as approved by the Village Engineer.”
3. *[...any other conditions as suggested by the Plan Commission.]*



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
<b>DECIDUOUS SHADE TREES</b>				
AFA	8	Acer f. 'Armstrong'	Armstrong Freeman Maple	2.5" BB
AFM	2	Acer f. 'Mormo'	Mormo Freeman Maple	2.5" BB
AMM	2	Acer m. 'Morton'	State Street Maple	2.5" BB
AGC	8	Acer n. 'Green Column'	Green Column Black Maple	2.5" BB
GPS	3	Ginkgo b. 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" BB
GT	2	Gleditsia t. 'Suncole'	Skyline Honeylocust	2.5" BB
GTS	5	Gleditsia t. 'Skyline'	Skyline Honeylocust	2.5" BB
GSM	3	Gymnocladus d. 'Stately Manor'	Stately Manor Kentucky Coffeetree	2.5" BB
PCC	10	Pyrus c. 'Glen's Form'	Chanticleer Pear	2.5" BB
QM	1	Quercus muehlenbergii	Chinkapin Oak	2.5" BB
TSB	6	Taxodium d. 'Shawnee Brave'	Shawnee Brave Bald Cypress	2.5" BB
UF	8	Ulmus 'Frontier'	Frontier Elm	2.5" BB
<b>DECIDUOUS ORNAMENTAL TREES</b>				
MGR	1	Malus 'JFS-KWS'	Royal Raindrop Crabapple	8' BBcl.
MRJ	2	Malus 'Red Jewel'	Red Jewel Crabapple	2.5" BB
SIS	3	Syringa r. 'Ivory Silk'	Ivory Silk Jap. Tree Lilac	2.5" BB
<b>EVERGREEN TREES</b>				
PFV	6	Pinus f. 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	8' BB
TOT	20	Thuja o. 'Techny'	Techny Arborvitae	8' BB
<b>DECIDUOUS SHRUBS &amp; SHRUB ROSES</b>				
CR	21	Comus racemosa	Grey Dogwood	3' BB
CAP	16	Coloneaster acutifolius	Peking Cotoneaster	3' BB
DSB	5	Diervilla s. 'Butterfly'	Butterfly Bush Honeysuckle	24"/#5
EAC	3	Eouonymus a. 'Compactus'	Dwarf Burningbush Euonymus	4' BB
HA	9	Hydrangea a. 'Abeho'	Incredibly Hydrangea	#5
HPL	3	Hydrangea p. 'Limelight'	Limelight Hydrangea	#5
HVS	7	Hydrangea p. 'Renhy'	Vanilla Strawberry Hydrangea	#5
PDM	6	Physocarpus o. 'Donna May'	Little Devil Ninebark	#3
RGL	26	Rhus a. 'Gro-Low'	Gro-Low Sumac	24"/#5
RDC	6	Rosa 'Meidiflora'	Coral Drift Rose	#3
RDK	18	Rosa 'Radiko'	Double Knockout Shrub Rose	#3
SXP	9	Syringa x. 'Penda'	Bloomerang Lilac	18"/#5
SMP	5	Syringa m. 'Palibin'	Dwarf Korean Lilac	24"/#5
VD	17	Viburnum d. 'Synnstedt'	Chicago Lustre Viburnum	3' BB
VBM	22	Viburnum d. 'Christom'	Blue Muffin Viburnum	24"/#5
VL	8	Viburnum lentago	Nanneyberry Viburnum	3' BB
VP	4	Viburnum prunifolium	Blackhaw Viburnum	4' BB
WM	7	Weigela f. 'Mnuet'	Mnuet Weigela	#3
<b>EVERGREEN &amp; BROADLEAF EVERGREEN SHRUBS</b>				
EEG	13	Euonymus f. 'Emerald n Gold'	Emerald n Gold Euonymus	#5
JDF	6	Juniperus c. 'Daub's Frosted'	Daub's Frosted Juniper	24"/#5
JGL	8	Juniperus c. 'Gold Lace'	Gold Lace Juniper	24"/#5
JKC	19	Juniperus c. 'Kalley's'	Kalley's Compact Juniper	24"/#5
JSG	51	Juniperus c. 'Sea Green'	Sea Green Juniper	24"/#5
JHH	5	Juniperus h. 'Hughes'	Hughes Juniper	24"/#5
TMD	31	Taxus m. 'Densiformis'	Dense Yew	24"/#5
TOH	10	Thuja o. 'Holmstrup'	Holmstrup Upright Arborvitae	6' BB
<b>ORNAMENTAL GRASS</b>				
CID	60	Carex m. 'Ice Dance'	Ice Dance Sedge	from 12 flat
PNW	3	Panicum v. 'Northwind'	Northwind Switch Grass	#1
SA	5	Sesleria autumnalis	Autumn Moor Grass	#1
SH	11	Sporobolus heterolepis	Prairie Dropseed	#1
<b>PERENNIALS</b>				
ALM	9	Achillea millefolium	Lady's Mantle	#1
CVM	17	Coreopsis v. 'Moonbeam'	Moonbeam Coreopsis	#1
GR	12	Geranium 'Gerwat'	Rozanne Geranium	#1
GMF	18	Geranium s. 'Max Frie'	Max Frie Geranium	#1
HGB	15	Hemerocallis 'Going Bananas'	Going Bananas Daylily	#1
HLWC	15	Hemerocallis 'Little Wine Cup'	Little Wine Cup Daylily	#1
HAM	9	Hosta 'August Moon'	August Moon Plantain-lily	#1
HFB	3	Hosta 'Fragrant Bouquet'	Fragrant Bouquet Plantain-lily	#1
HGS	14	Hosta 'Gold Standard'	Gold Standard Hosta	#1
HP	20	Hosta 'Patriot'	Patriot Plantain-lily	#1
HRS	11	Hosta 'Regal Splendor'	Regal Splendor Plantain-lily	#1
HSE	4	Hosta s. 'Elegans'	Elegans Siebold Hosta	#1
NWL	46	Nepeta f. 'Walker's Low'	Walker's Low Catmint	#1
PDT	3	Pensilemon x. 'Dark Tower'	Dark Tower Beardtongue	#1
TPS	40	Tiarella 'Pink Skyrrocket'	Pink Skyrrocket Foamflower	#1
<b>GROUNDCOVERS &amp; VINES</b>				
HH	240	Hedra h. 'Thorndale'	English Ivy	from 24 flat
SK	24	Sedum kamtschaticum	Russian Stonecrop	from 24 flat

**GENERAL NOTES:**

Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.

Size & grading standards of plant materials shall conform to the latest addition of ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK, by the American Nursery & Landscape Association.

Any materials with damaged or crooked/distorted leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl).

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Quantity lists are supplied as a convenience. However, the contractor should verify all quantities. The drawings shall take precedence over the lists.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Landscape Architect and/or Owner.

Contractor shall verify location of all underground utilities prior to digging. For location outside the City of Chicago call "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123.

Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All perennial, ornamental grass, groundcover and annual beds shall be topdressed with a minimum of three inches (3") of mushroom compost. The topdressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch; Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation.

Grass seed shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified straw blanket or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

**PLANT REQUIREMENT CALCULATIONS**

171st Street - Adjacent Land-use: Arterial Road - 25' Bufferyard 'C'  
Calculation: 140' divided by 100 = 1.4 Plant multiplier

Category	Calculation	Provided
Shade Tree (2.5')	1.4 x 3.5 = 4.9 or 5 required trees	5 (4 new & 1 existing)
Ornamental Tree (2.5' or 6')	1.4 x 1.4 = 2 required trees	2
Shrubs (24-36")	1.4 x 14 = 20 required shrubs	20

172st Street - Adjacent Land-use: SF Residential - 30' Bufferyard 'D'  
Calculation: 140' divided by 100 = 1.4 Plant multiplier

Category	Calculation	Provided
Shade Tree (2.5')	1.4 x 6.6 = 9.2 or 10 required trees	10 (9 new & 1 existing)
Ornamental Tree (2.5' or 6')	1.4 x 3.3 = 4.6 or 5 required trees	5 (2 new & 3 existing)
Shrubs (24-36")	1.4 x 28 = 39.2 or 40 required shrubs	40

71st Avenue - Adjacent Land-use: MF Residential - 20' Bufferyard 'C'  
Calculation: 484' divided by 100 = 4.8 Plant multiplier

Category	Calculation	Provided
Shade Tree (2.5')	4.8 x 4 = 19.2 or 20 required trees	18 (13 new & 5 existing)
Ornamental Tree (2.5' or 6')	4.8 x 1.6 = 7.7 or 8 required trees	8 existing
Shrubs (24-36")	4.8 x 16 = 76.8 or 77 required shrubs	79 (77 new & 2 existing)

East Buffer - Adjacent Land-use: SF Residential - 30' Bufferyard 'D'  
Calculation: 580' - 55' (buffer overlap) = 525'  
525 divided by 100 = 5.3 Plant multiplier

Category	Calculation	Provided
Shade Tree (2.5')	5.3 x 6.6 = 35.0 required trees	18 (17 new & 1 existing)
Ornamental Tree (2.5' or 6')	5.3 x 3.3 = 17.5 or 18 required trees	28 (2 ornamental & 26 evergreen)
Shrubs (24-36")	5.3 x 28 = 149.2 or 150 required shrubs	69

Interior Lot Landscaping - Total Site 81,196.7 SF  
Requirement: 1 tree per 10,000 SF - 81,197 divided by 10,000 = 8.1 or 8 trees  
Provided:  
Category: Shade Tree (2.5')  
6 existing

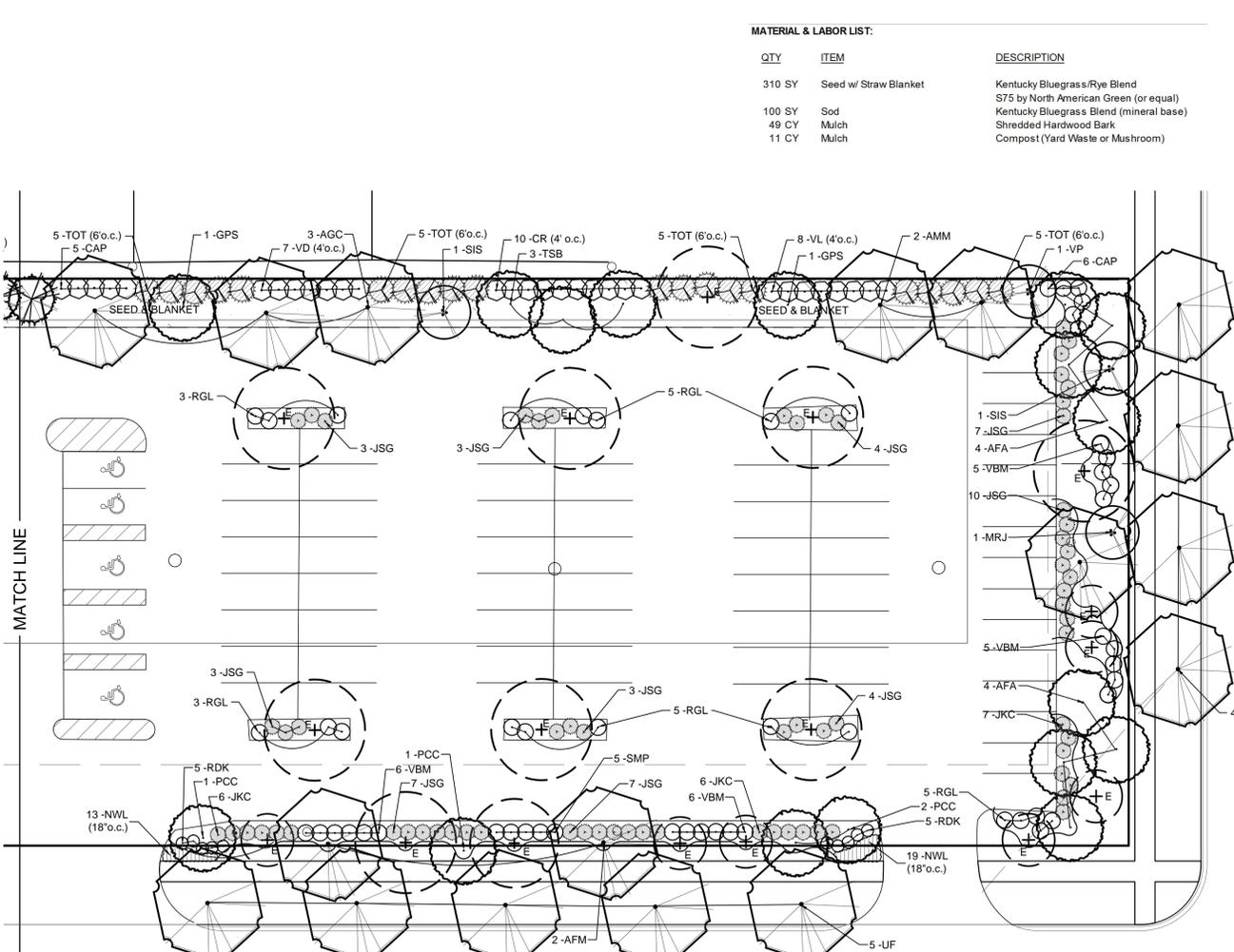
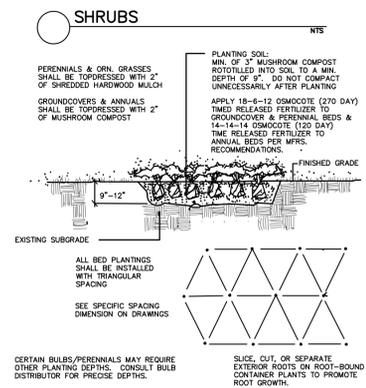
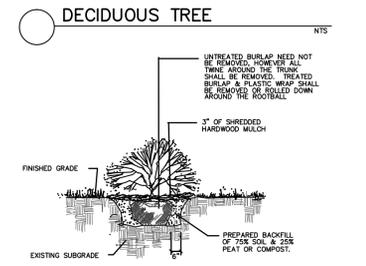
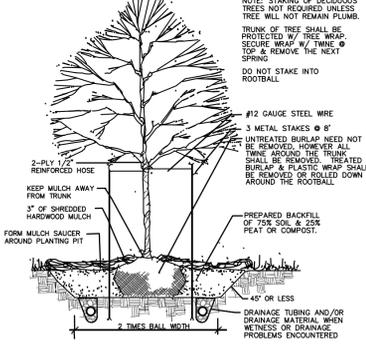
Parking Lot Island Landscaping - Total area 781 SF  
Requirement: 1 tree & 1 shrub per 200 SF - 781 divided by 200 = 3.9 or 4

Category	Provided
Shade Tree (2.5')	4 existing
Shrubs (24-36")	24

Parkway Trees  
171st Street - 140 LF divide by 50 = 2.8 or 3  
71st Street - 526" LF divide by 50 = 10.5 or 11  
172st Street - 140 LF divide by 50 = 2.8 or 3

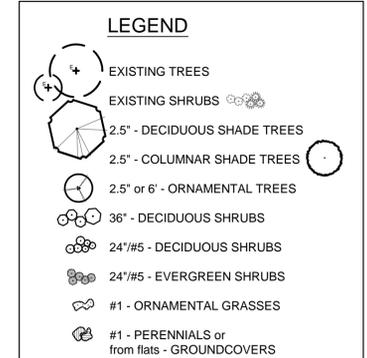
Category	Provided	
4 (3 new & 1 existing)	10 new	4 new

\*\* Less access driveways



**MATERIAL & LABOR LIST:**

QTY	ITEM	DESCRIPTION
310 SY	Seed w/ Straw Blanket	Kentucky Bluegrass/Rye Blend S75 by North American Green (or equal) Kentucky Bluegrass Blend (mineral base) Shredded Hardwood Bark Compost (Yard Waste or Mushroom)
100 SY	Sod	
49 CY	Mulch	
11 CY	Mulch	



**IRG Ives/Ryan Group, Inc.**  
324 EISENHOWER LANE N. LOMBARD, IL 60148  
PHONE: 630.717.0726

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**RANDY F. METZ**  
no. 157-000422  
ILLINOIS LANDSCAPE ARCHITECT

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TOLL FREE Operates 24 Hours Every Day

SCALE 1" = 20'

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**REVISIONS**

NO.	DESCRIPTION	DATE
5	Parking Island Plantings	2-24-15
4	171st Street Plantings	2-20-15
3	Additional Review Comments	2-11-15
2	Review Comments/Site Plan	2-10-15
1	Village Review Comments	2-2-15

**MAHER FUNERAL HOME**  
17101 71st Avenue  
Tinley Park, Illinois

171st Street - Adjacent Land-use: Arterial Road - 25' Bufferyard 'C'  
Calculation: 140' divided by 100 = 1.4 Plant multiplier

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**LANDSCAPE PLAN**

PROJECT NO.: JOB NO.:  
**L2414 8686A**

DATE: 12/05/14  
SCALE: 1" = 20'  
PLANNER: RM  
DRAWN BY: RM  
CHECKED: \_\_\_\_\_

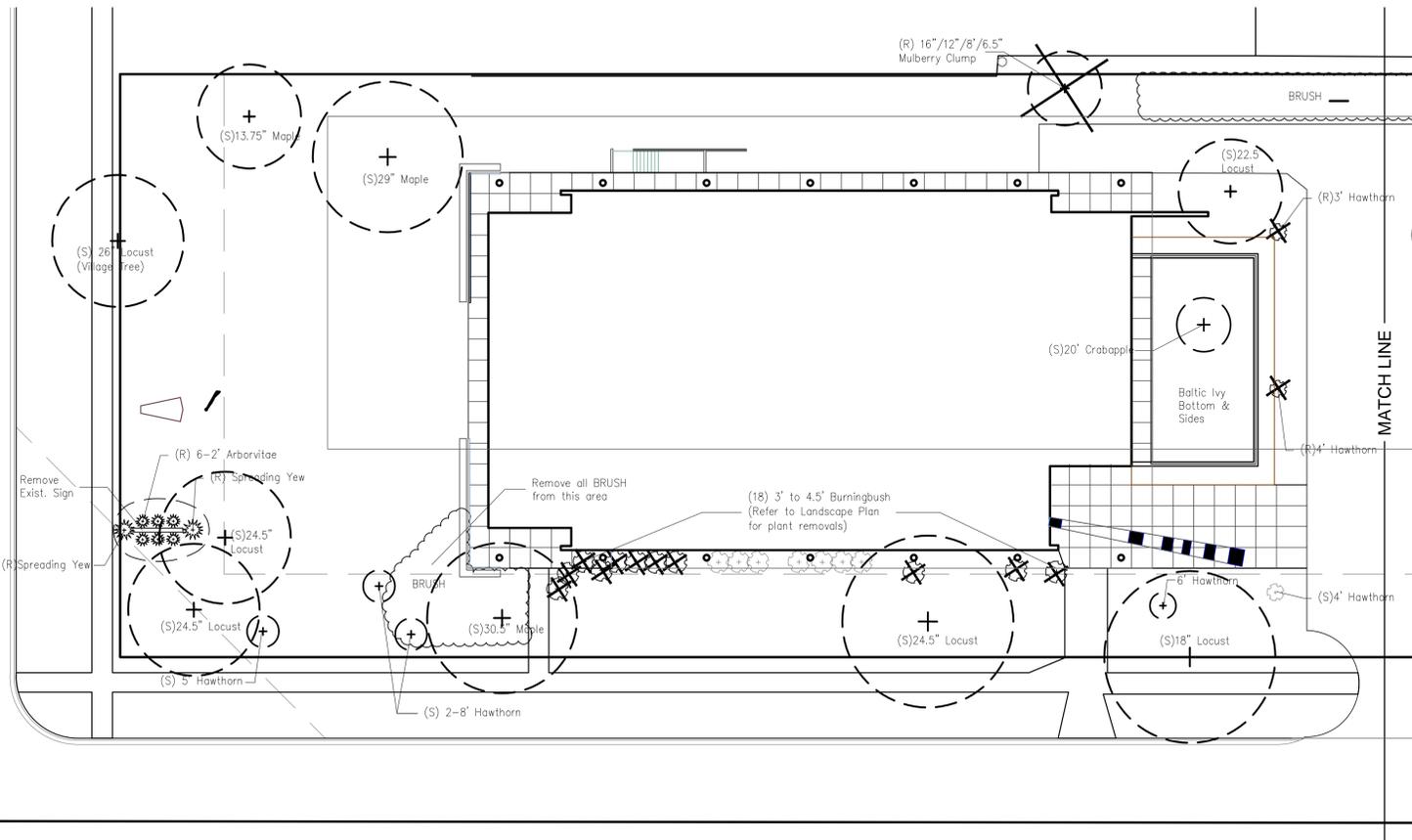
**SHEET L-1**

SHEET L-2 : Tree Preservation and Removal Plan

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REVISIONS	
5 Parking Island Plantings	2-24-15
4 171st Street Plantings	2-20-15
3 Additional Review Comments	2-11-15
2 Review Comments/Site Plan	2-10-15
1 Village Review Comments	2-2-15

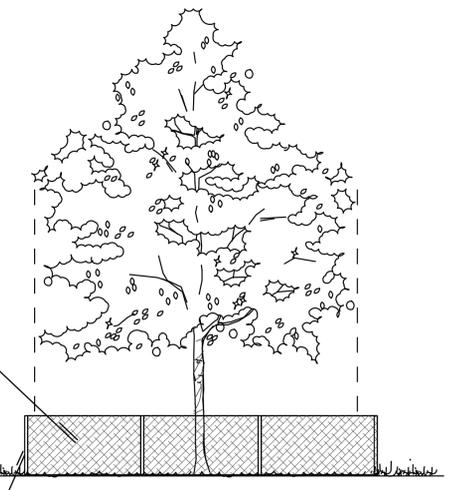
**MAHER FUNERAL HOME**  
17101 71st Avenue  
Tinley Park, Illinois



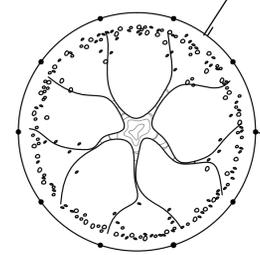
ALL EXISTING LANDSCAPING NOTED FOR PRESERVATION, SHALL BE PROTECTED DURING CONSTRUCTION VIA PLASTIC SAFETY FENCING. FENCING SHALL BE 4' HIGH AND ATTACHED TO STEEL DRIVEN POSTS SET NO FARTHER THAN 8' O.C. IT SHALL BE INSTALLED AT THE PERIPHERY OF THE DRIP LINE OF EXISTING PLANT MATERIAL OR BEYOND TO PREVENT STORAGE OF VEHICLES OR MATERIALS AND THE ENCROACHMENT OF GRADING AND CONSTRUCTION EQUIPMENT.

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES--PREVENTING COMPACTION OF ROOT SYSTEMS OF EXISTING TREES AND SHRUBS. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

ORANGE POLYETHYLENE SAFETY FENCING PLACED AT OR BEYOND DRIP-LINE

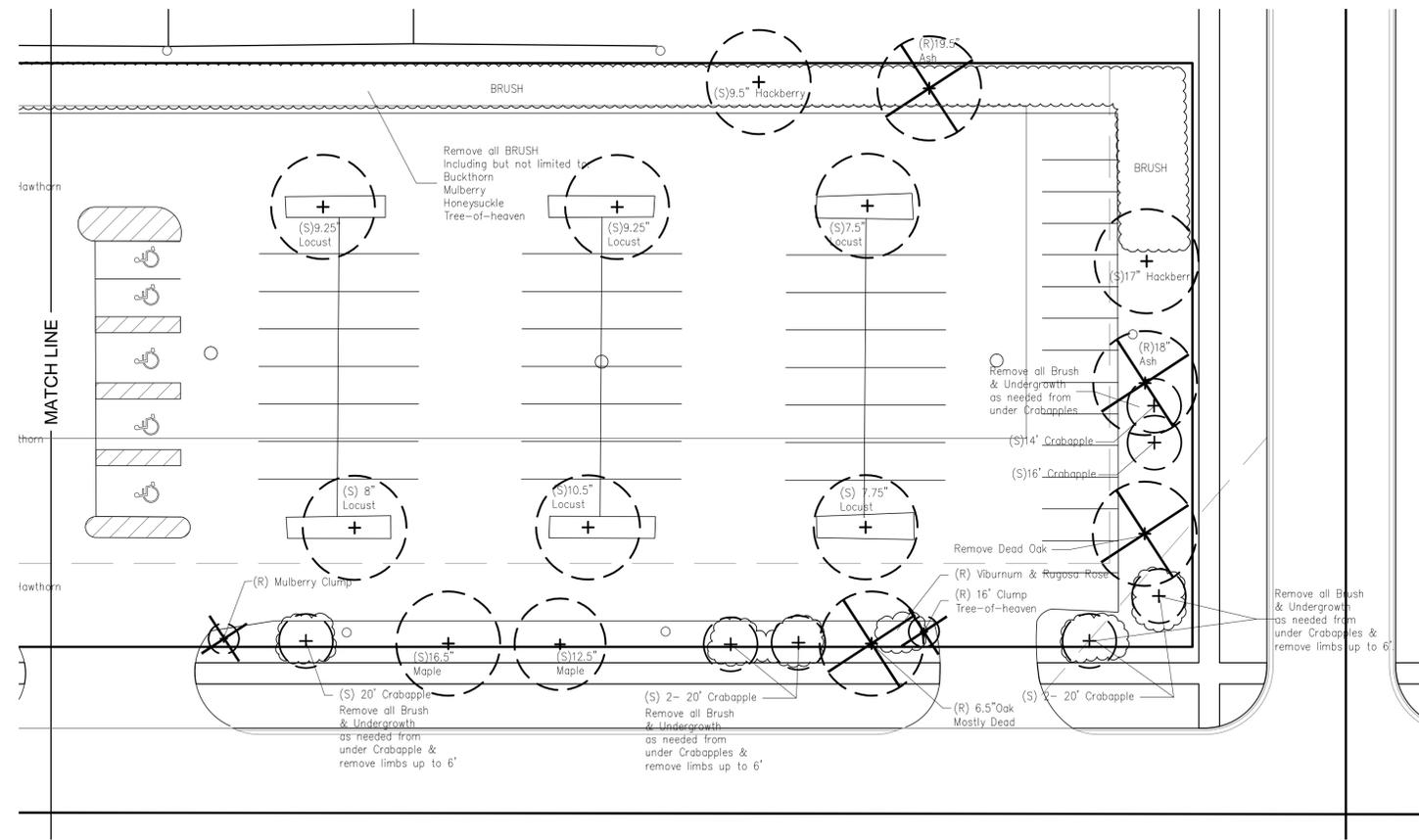


4' TALL DRIVEN STEEL POSTS @ 8' O.C. MAX.



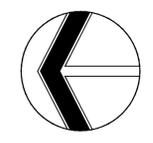
TREE PRESERVATION DETAIL

NTS



**LEGEND**

- (S) - EXISTING TREES TO BE SAVED
- (R) - EXISTING TREES TO BE REMOVED



SCALE 1" = 20'

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**TREE PRESERVATION & REMOVAL PLAN**

PROJECT NO.: **L2414** JOB NO.: **8686A**

DATE: 12/05/14  
SCALE: 1"=20'  
PLANNER: RM  
DRAWN BY: RM  
CHECKED: \_\_\_\_\_

SHEET  
**L-2**

# PLAN COMMISSION

March 5, 2015

## Applicant

Eamon Malone,  
Malone & Maloney

Ted Virgilio,  
Branecki-Virgilio & Associates

## Property Location

South of Silverside Drive and  
Fairfield Lane

## Parcel Size

Approximately 28.0 acres

## Zoning

R-2PD (Brookside Glen PUD)

## Approvals Sought

Final PUD Plat Approval

## Requested Action

Grant Final Planned Unit  
Development Plat approval  
(This item appears once at Plan  
Commission and once at the  
Village Board.)



## PROJECT DESCRIPTION

The Applicant, Eamon Malone of Malone and Maloney, and his engineer, Ted Virgilio of Branecki-Virgilio & Associates, submit for your approval the final of Plat of Subdivision (also the Planned Unit Development Plat) for the Brookside Glen South, First Addition, Subdivision. According to the Village files, the Preliminary Plat of Subdivision and Preliminary Engineering were approved in 2006 with Ordinance 2006-O-068 (Granting Special Use Permit for Amended PUD - First Addition to Brookside Glen South). There is also an annexation agreement for this subdivision (2006-R-044:Annexation Agreement – First Addition to Brookside Glen South) which contains information regarding zoning, subdivision, contributions, etc. This property required de-annexation from the Village of Frankfort and annexation to the Village of Tinley Park at the time of its preliminary approval. We have attached the approved preliminary plat for your review and comparison with the submitted Final Plat.

The development proposes sixty (60) single-family residences with lot sizes similar to the existing Brookside Glen PUD. The area is zoned R-2PD Single Family Residential Planned Unit Development (Brookside Glen). The lots were given variations for lot width and lot area through the PUD through the PUD Amendment from 2006.

An open space/detention outlot is proposed as proposed Lot E, which is to the east of the Commonwealth Edison right of way that bifurcates the site. An access outlot (proposed Lot D) provides pedestrian access from the proposed subdivision to the Commonwealth Edison right-of-way to the east. An access outlot (proposed Lot F) provides a pedestrian access from the proposed subdivision to the vacant property/school area to the west.

## EXISTING SITE

### Summary

The subject site is currently vacant. Interestingly, it is the southernmost piece of property within the Village of Tinley Park. The property is located close to two District 161 (Summit Hill) schools -- (B) Hilda Walker Middle School to the east and (A) Dr. Julian Rogus elementary school on the west. The property is also located close to the Commonwealth Edison ROW (to the east), a drainage ditch (to the east) and a (C) Village of Frankfort Wastewater Treatment facility (to the east).



### Area Subdivisions

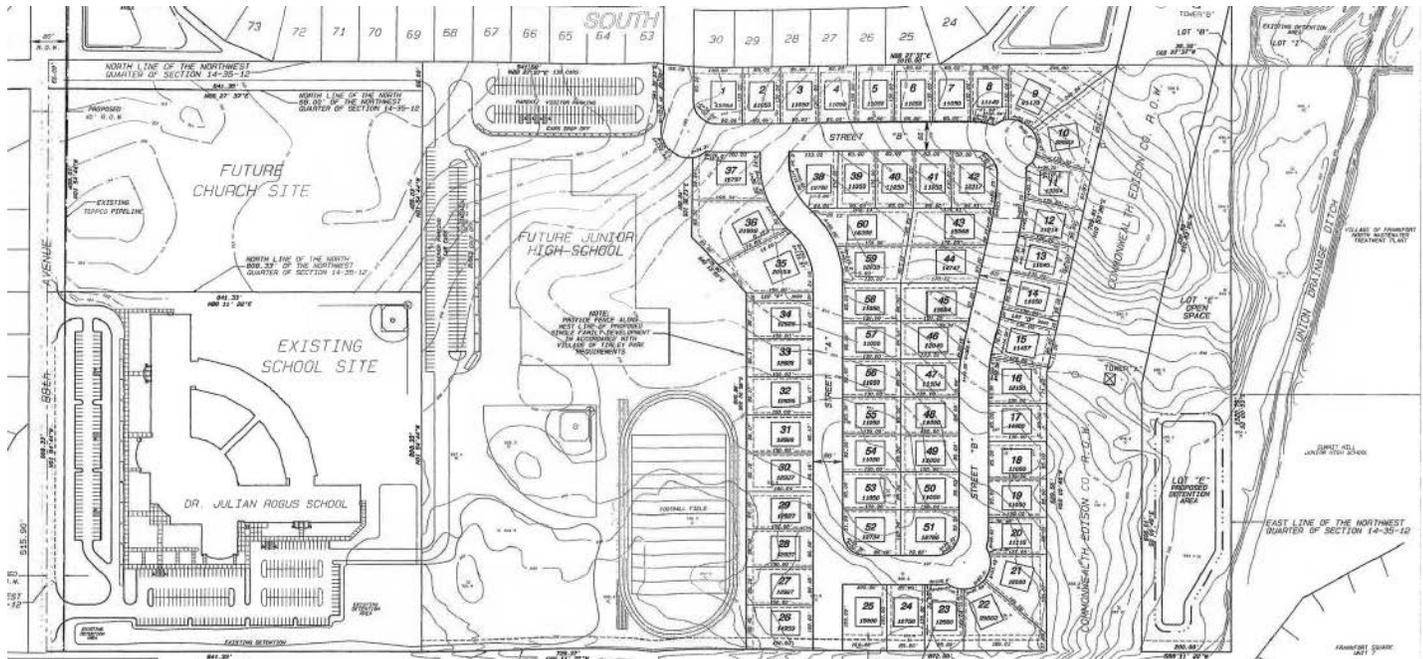


**ZONING & USE**

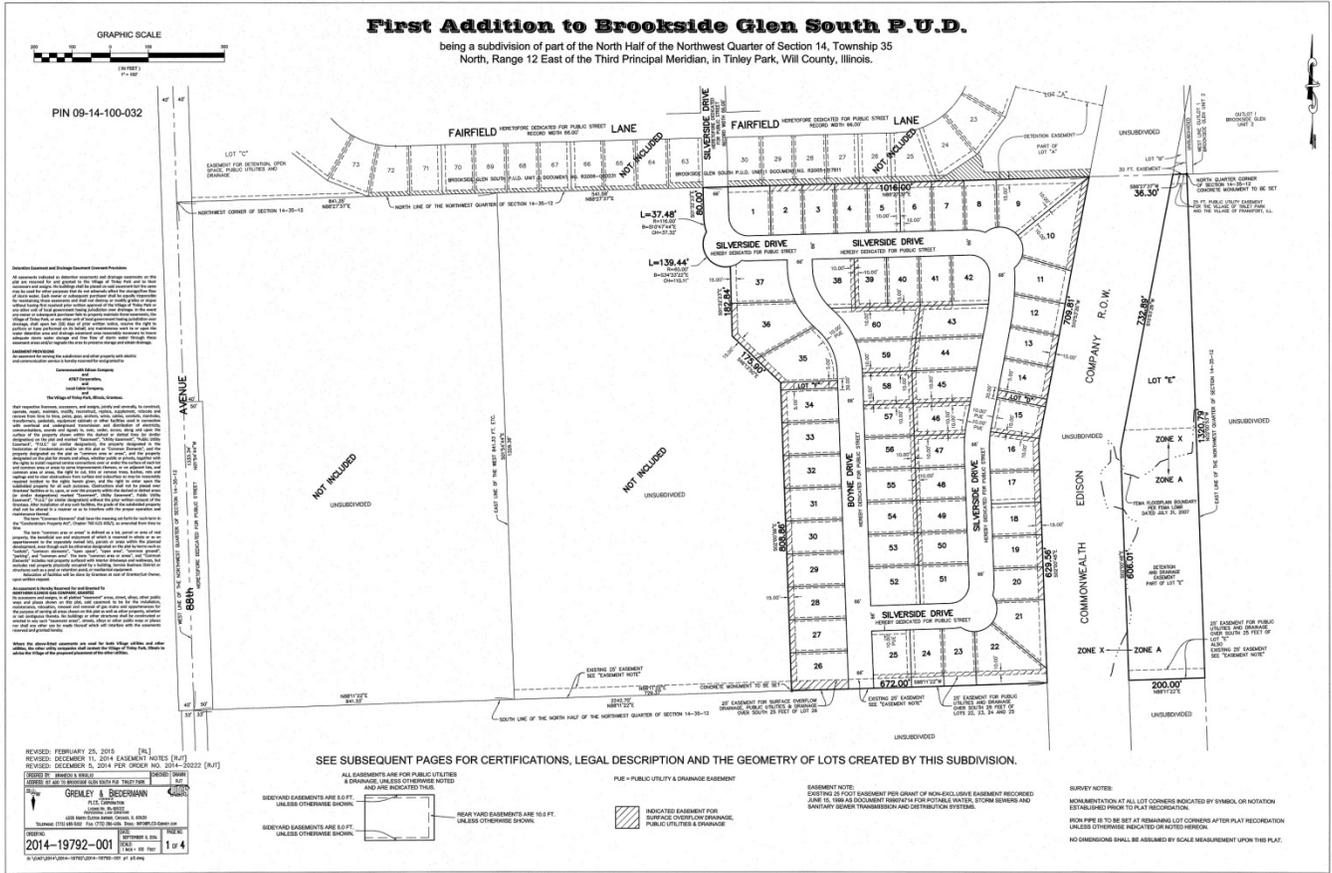
*General Requirements of the R-2 Zoning District and the R-2 PUD Brookside Glen South*

VILLAGE REGULATION	R-2 District DIMENSION REQUIRED	R-2 Brookside Glen South PUD DIMENSION REQUIRED	APPLICANT'S DIMENSION
<b>Interior Lot</b>	13,000 s.f./90' width	Average lot size shall be 12,500 s.f. and the minimum lot size shall be 11,000 s.f.; cul de sac lot width can be 70' width. Average lot width must be 90 feet and minimum not on cul de sac is 80 feet at the building line.	All lots meet PUD Standard. Average lot size is 13,060 s.f.; Average lot size in preliminary plan was 13,242 s.f. Smallest lots are 11,050 s.f.
<b>Corner Lot</b>	16,250 s.f./115' width	Average lot size shall be 12,500 s.f. and the minimum lot size shall be 11,000 s.f.; cul de sac lots width can be 70's width. Average lot width must be 90 feet and minimum not on cul de sac is 80 feet.	All lots meet PUD Standard. All but one corner lot is above 12,500.
<b>Lot Area per D.U.</b>	13,000 s.f.	Average lot size shall be 12,500 s.f. and the minimum lot size shall be 11,000 s.f.	All lots meet PUD Standard. Average lot size is 13,060 s.f.
<b>Open Space and Detention</b>	10% of gross land area (2.8 acres)	10% of gross land area, 2.8 acres	4.7 acres set aside for Lot "E" detention area to the east of the ComEd ROW

**APPROVED PRELIMINARY PUD PLAT**



**PROPOSED FINAL PUD PLAT**



The Final Plat of Subdivision/PUD Plat is largely in keeping and consistent with the Preliminary Plat of Subdivision approved in 2006. According to staff reports and minutes, the Plan Commission applied a condition to the Preliminary Plat approval in 2006, which read:

1. That the petitioner confirm with ComEd that pedestrian access will be allowed to cross their right-of-way to gain access to the proposed recreational outlot, and that the petitioner consider providing additional pedestrian accessways to the proposed recreational outlot.

**Staff Commentary from 2006:** The proposed recreational outlot, Lot E, is currently proposed to be accessed by way of only one accessway, and pedestrians will be required to cross the ComEd right-of-way. Staff is of the opinion that not only should acceptance of this proposal be accepted by ComEd, but that the petitioner consider providing additional pedestrian accessways to the recreational outlot so as to reduce travel distances, as vehicular access to this recreational area is not possible.

**Staff Commentary from 2015:** We would ask the petitioner to respond at our meeting whether or not connections across the ComEd ROW will be allowed and if any plans have been made to connect to the existing pathway system in Brookside Glen through the ComEd ROW. Also: When will the pathway connections be made?

Staff’s review of the Final PUD Plat notes that we find the proposed PUD Plat to be consistent with the preliminary PUD Plat approved by the Plan Commission and Village Board in 2006. As part of this review we acknowledge the following challenges:

- a. **Road Naming Conventions** – The establishment of a “circle” type of subdivision creates addressing challenges for the developer. After as many as three different road name plans, the Village Planning Department recommends that Silverside Drive travel south from the Brookside Glen subdivision to the north and turn due east, follow south, and turn back west. A second street will be named “Boyne Drive” and that street will be a north/south street on the west side of the subdivision. The addresses along Silverside Drive will continually number as if they are a north/south street so that 911 dispatch and emergency personnel can easily find the houses.
- b. **Village of Frankfort Public Utility Easement** – The Village of Frankfort has requested a 50’ public utility easement that benefits their Village and its expanding water and wastewater systems. The petitioner and Frankfort have agreed to a 25’ easement. The applicant has agreed to provide the easements and the Village of Tinley Park does not object to these easements being granted.



**Requested Easement Language from Village of Frankfort:** “All easements indicated as public utility and drainage easements on the plat are reserved for and granted to the Village of Frankfort and to those public utility companies operating under franchise from the Village of Frankfort, including, but not limited to, Ameritech Telephone Company, Nicor Gas Company, Commonwealth Edison Electric Company, Comcast Television Company and their successors and assigns, for perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various utilities, transmission and distribution systems including storm and/or sanitary sewers, water mains, valve vaults, and hydrants together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village of Frankfort, over, upon, along, under, through

said indicated easement, together with right of access across property for necessary men and equipment to do any of the above work; The right is also granted to cut down, trim, or remove trees, shrubs, or other plants on the easement that interfere with the operation of the sewers and other utilities. No permanent buildings, trees or other structures shall interfere with the aforesaid uses or rights. Where an easement is used for both sewer and/or water mains and other utilities, the other utility installations are subject to the ordinances of the Village of Frankfort. The placement of any landscaping not in with the approved landscape plan or grading plan for a given property, or any accessory building or structure, swimming pool, fence or other improvement which in any way could cause an impediment to the overland flow of storm water within said drainage easement is hereby prohibited.”

**ENGINEERING AND PUBLIC WORKS**

All reviewing departments reviewed the submitted final plat and none of the Village Departments had comments relating to the Final Plat. All felt that the submitted Final Plat was consistent with the Preliminary Plat of Subdivision approved in 2006.

**RECOMMENDED MOTION**

**If the Plan Commission wishes to take action, an appropriate wording of the motion would read:**

“.....make a motion to recommend approval for the Final Planned Unit Development Plat created by Gremely and Biederman with a revision date of February 25, 2015 for the Brookside Glen South, First Addition Subdivision, which proposes sixty (60) Single Family Residences and is zoned R-2PD Single Family Residential within Brookside Glen Planned Unit Development. We furthermore certify that the Final Plat is in conformance with the Zoning Regulations of the PUD and in agreement with the approved Preliminary Plat (dated February 14, 2006) and forward a copy of our findings to the Tinley Park Village Board.”

Staff Report Reviewed and Approved,



Amy Connolly  
Planning Director

# BRANECKI-VIRGILIO & ASSOCIATES

*Consulting Civil Engineers*

79 NORTH BROADWAY  
DES PLAINES, IL 60016  
PHONE: (847) 298-4525  
FAX: (847) 298-8663

February 25, 2015

Ms. Amy C. Connolly  
Planning Director  
Village of Tinley Park

Via email: [aconnolly@tinleypark.org](mailto:aconnolly@tinleypark.org)

Re: First Addition  
To  
Brookside Glen South P.U.D.

Dear Amy:

We are attaching an electronic file (.pdf format) of the revised Final Plat of Subdivision for the First Addition to Brookside Glen South, P.U.D.

As discussed, this revised Plat now shows the street names as agreed upon. SilverSide Drive is shown to continue from the existing subdivision to the north and continue as the northern-most roadway and eastern-most roadway. Boyne Drive is now shown as the street name for the western-most roadway.

It is our understanding that Mr. Zachary Brown, Assistant Director of Development Services and Utilities, Village of Frankfort, has spoken to this project's developer Mr. Eamon Malone, Malone & Moloney, Inc., regarding the requested public utility easement along the north line of Lot "E" in this subdivision. A 25 ft. public utility easement for both the Village of Tinley Park and the Village of Frankfort, Illinois is now shown along the north line of Lot "E".

Sheet 2 of the Plat now shows the Easement Provisions for the Village of Frankfort. We have modified the Village of Frankfort's Standard Easement language that Mr. Brown sent to you. We believe this language better adapts to the easement being located within the Village of Tinley Park and also being granted to both the Village of Tinley Park and Village of Frankfort. We have, via a copy of this letter, sent an electronic file of this revised plat to Mr. Brown.

We trust that these revisions meet with your approval, and if there are any questions, please call.

Yours truly,  
Branecki-Virgilio & Associates, Inc.

  
Ted M. Virgilio

cc: Mr. Eamon Malone, Malone & Moloney, Inc. (encl.)  
Mr. Zachary Brown, Village of Frankfort (encl.) via email

Job File 742/VOT-Connolly3.doc

TOPOGRAPHY  
SANITARY SEWERS      WATER MAINS  
TRAFFIC CONTROL

LAND PLANNING  
STORM DRAINAGE      STREET PAVING  
STREET LIGHTING

INDUSTRIAL WASTES

SEWAGE TREATMENT AND DISPOSAL

WATER SUPPLY

SUPERVISION

INSPECTION

ESTIMATES

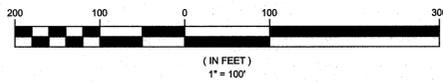
REPORTS

FEASIBILITY STUDIES

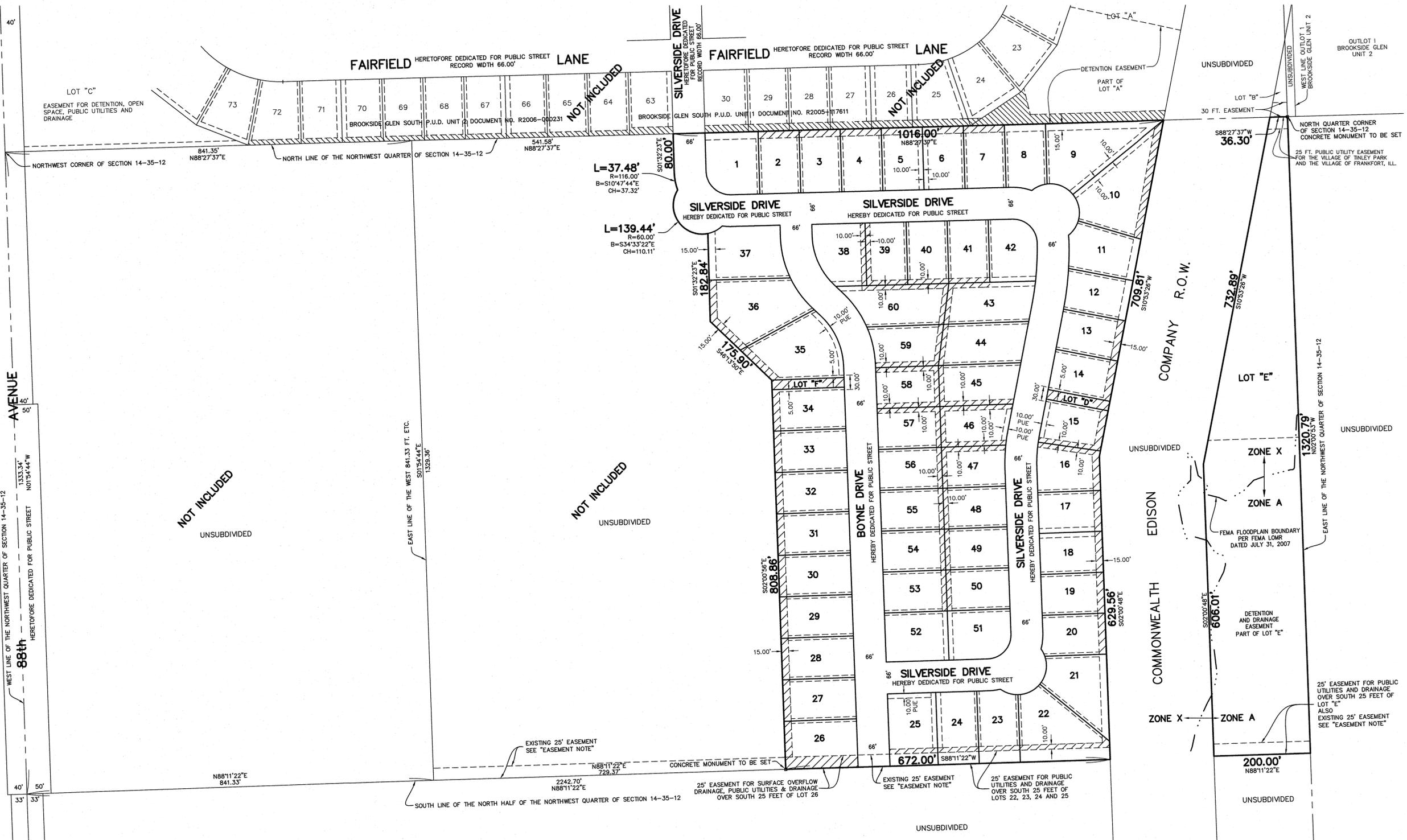
# First Addition to Brookside Glen South P.U.D.

being a subdivision of part of the North Half of the Northwest Quarter of Section 14, Township 35  
North, Range 12 East of the Third Principal Meridian, in Tinley Park, Will County, Illinois.

GRAPHIC SCALE



PIN 09-14-100-032



**Detention Easement and Drainage Easement Covenant Provisions**  
All easements indicated as detention easements and drainage easements on this plat are reserved for and granted to the Village of Tinley Park and to their successors and assigns. No buildings shall be placed on said easement but the same may be used for other purposes that do not adversely affect the storage/free flow of storm water. Each owner or subsequent purchaser shall be equally responsible for maintaining these easements and shall not destroy or modify grades or slopes without having first received prior written approval of the Village of Tinley Park or any other unit of local government having jurisdiction over drainage. In the event any owner or subsequent purchaser fails to properly maintain these easements, the Village of Tinley Park, or any other unit of local government having jurisdiction over drainage, shall upon ten (10) days of prior written notice, reserve the right to perform or have performed on its behalf, any maintenance work to or upon the water detention area and drainage easement area reasonably necessary to insure adequate storm water storage and free flow of storm water through these easement areas and/or regrade the area to preserve storage and obtain drainage.

**EASEMENT PROVISIONS**  
An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to  
Commonwealth Edison Company  
and  
AT&T Corporation,  
and  
Local Cable Company,  
and  
The Village of Tinley Park, Illinois, Grantees.

their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, rods and saplings and to clear obstructions from surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon, or over the property within the dashed or dotted areas (or similar designations) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of the Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 705 ILCS 605/2, as amended from time to time.  
The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common grounds", "parking" and "common area". The term "common area or areas", and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment.  
Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

**An easement is hereby reserved for and granted to**  
NORTHERN ILLINOIS GAS COMPANY, GRANTEE  
its successors and assigns, in all platted "easement" areas, street, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such "easement area", streets, alleys or other public ways or places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

Where the above-listed easements are used for both Village utilities and other utilities, the other utility companies shall contact the Village of Tinley Park, Illinois to advise the Village of the proposed placement of the other utilities.

SEE SUBSEQUENT PAGES FOR CERTIFICATIONS, LEGAL DESCRIPTION AND THE GEOMETRY OF LOTS CREATED BY THIS SUBDIVISION.

REVISED: FEBRUARY 25, 2015 [RL]  
REVISED: DECEMBER 11, 2014 EASEMENT NOTES [RJT]  
REVISED: DECEMBER 5, 2014 PER ORDER NO. 2014-20222 [RJT]

ORDERED BY: BRANECKI & VIRGILIO  
CHECKED: RUT  
ADDRESS: 1ST ADD TO BROOKSIDE GLEN SOUTH PUD TINLEY PARK

**GREMLEY & BIEDERMANN**  
PLCS CORPORATION  
LICENSE NO. 04-055322  
PROFESSIONAL LAND SURVEYORS  
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO. 2014-19792-001  
DATE: SEPTEMBER 11, 2014  
SCALE: 1 INCH = 100 FEET  
PAGE NO. 1 OF 4

G:\CAD\2014\2014-19792\2014-19792-001 p1 p2.dwg

ALL EASEMENTS ARE FOR PUBLIC UTILITIES & DRAINAGE, UNLESS OTHERWISE NOTED AND ARE INDICATED THUS.

SIDEYARD EASEMENTS ARE 5.0 FT. UNLESS OTHERWISE SHOWN.

REAR YARD EASEMENTS ARE 10.0 FT. UNLESS OTHERWISE SHOWN.

SIDEYARD EASEMENTS ARE 5.0 FT. UNLESS OTHERWISE SHOWN.

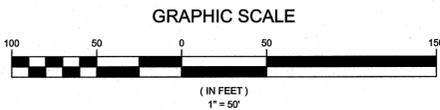
PUE = PUBLIC UTILITY & DRAINAGE EASEMENT

EASEMENT NOTE:  
EXISTING 25 FOOT EASEMENT PER GRANT OF NON-EXCLUSIVE EASEMENT RECORDED JUNE 15, 1999 AS DOCUMENT R99074714 FOR POTABLE WATER, STORM SEWERS AND SANITARY SEWER TRANSMISSION AND DISTRIBUTION SYSTEMS.

INDICATED EASEMENT FOR SURFACE OVERFLOW DRAINAGE, PUBLIC UTILITIES & DRAINAGE

SURVEY NOTES:  
MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.  
IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.  
NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.





# First Addition to Brookside Glen South P.U.D.

being a subdivision of part of the North Half of the Northwest Quarter of Section 14, Township 35 North, Range 12 East of the Third Principal Meridian, in Tinley Park, Will County, Illinois.



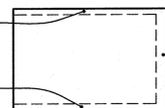
REVISED: FEBRUARY 25, 2015 [RL]  
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ADDRESS: 1ST ADD TO BROOKSIDE GLEN SOUTH PUD TINLEY PARK		
<b>GREMLEY &amp; BIEDERMANN</b>		
PLCS CORPORATION <small>PROFESSIONAL LAND SURVEYORS        LICENSE NO. 04-055322        4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630        TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM</small>		
ORDER NO. <b>2014-19792-001</b>	DATE SEPTEMBER 11, 2014	PAGE NO. <b>3 OF 4</b>
SCALE: 1 INCH = 50 FEET		

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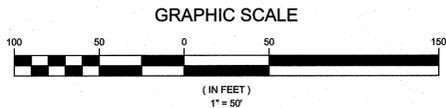
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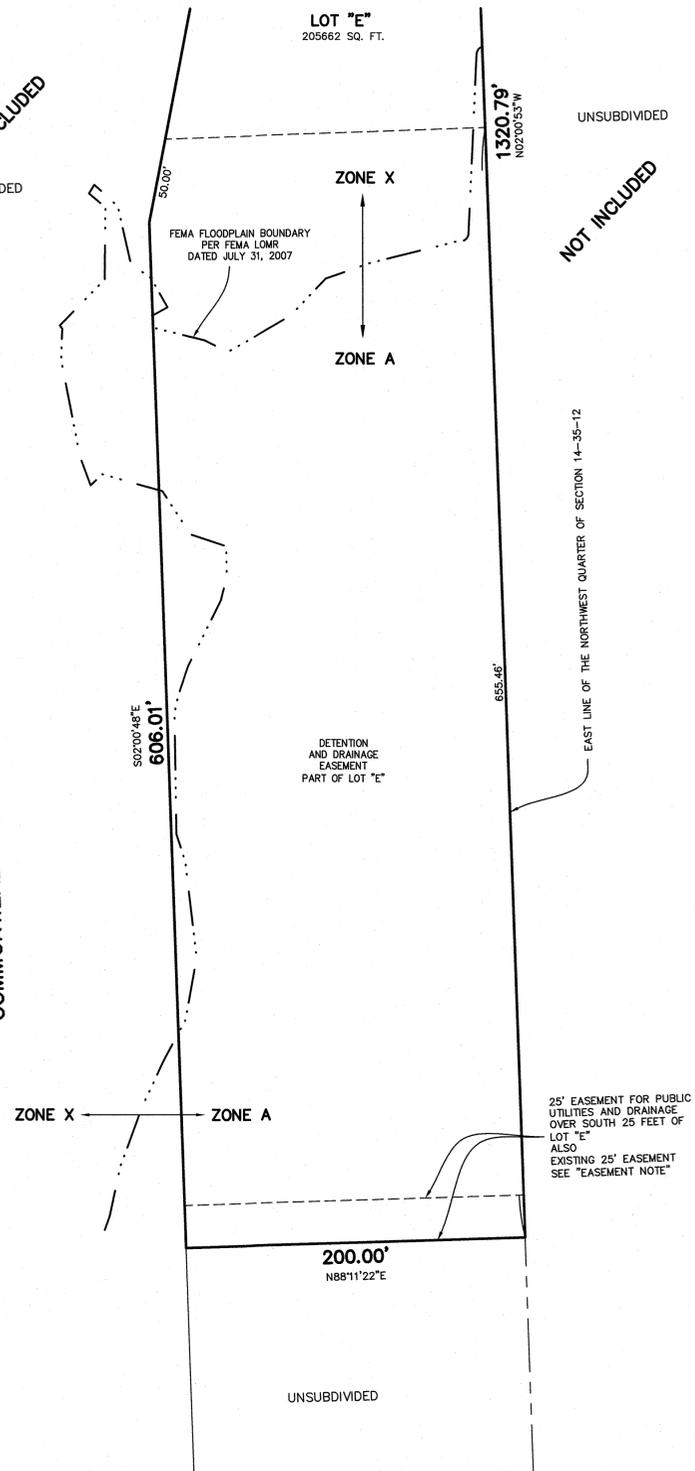
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NOT INCLUDED  
UNSUBDIVIDED



NOT INCLUDED  
UNSUBDIVIDED

COMMONWEALTH EDISON COMPANY R.O.W.



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