



**AGENDA FOR REGULAR MEETING  
VILLAGE OF TINLEY PARK  
PLAN COMMISSION**

**January 21, 2016 – 7:30 P.M.  
Council Chambers  
Village Hall – 16250 S. Oak Park Avenue**

**Regular Meeting Called to Order**

**Roll Call Taken**

**Communications**

**Approval of Minutes:** Minutes of the January 7, 2016 Regular Meeting

**Item #1**

**THE RESERVE AT TINLEY PARK – NORTHEAST CORNER OF OAK PARK AVENUE AND 183<sup>RD</sup> STREET – SITE PLAN APPROVAL (New Item)**

Consider a proposal from Mr. David Petroni, on behalf of Buckeye Community Sixty-Nine, LP, for Site Plan Approval for property located at the northeast corner of Oak Park Avenue and 183<sup>rd</sup> Street (PIN 28-31-416-005-0000) and within the NF (Neighborhood Flex) Zoning District and the Village's Legacy District. The Petitioner is proposing to construct a three-story, forty-seven (47) unit multi-family residential building with related site improvements, including landscaping and stormwater detention.

**Good of the Order**

**Adjourn Meeting**



## MINUTES OF THE PLAN COMMISSION

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

**JANUARY 7, 2016**

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on January 7, 2016 at 7:30 p.m.

#### ROLL CALL

Plan Commissioners:

Tom Mahoney  
Bob McClellan  
Mark Moylan  
Art Pierce  
Bill Reidy  
Tim Stanton  
Rita Walker, Chairman

Absent Plan Commissioner(s):

Jeff Ficaro  
Gina Miller

Village Officials and Staff:

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

#### CALL TO ORDER

Plan Commission Chairman Walker called to order the regular meeting of the Plan Commission for January 7, 2015 at 7:32 p.m.

#### APPROVAL OF MINUTES

Minutes of the December 17, 2015 regular meeting of the Plan Commission were presented for approval. COMMISSIONER REIDY requested specific comments made at the last meeting of the Plan Commission be added to the Minutes as published. These were presented to Staff for inclusion. A motion was made by COMMISSIONER REIDY, seconded by COMMISSIONER STANTON to approve the Minutes, as amended. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. 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 JANUARY 7, 2016 MEETING**

**RE: PUBLIC HEARING**

**AMENDING THE VILLAGE ZONING ORDINANCE FOR THE PURPOSE OF MAKING CERTAIN CHANGES TO THE VILLAGE SIGN REGULATIONS AND ESTABLISHING A RICH TOWNSHIP ENTERTAINMENT OVERLAY DISTRICT. THE AMENDMENT PROPOSED INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:**

**AMENDMENTS TO SECTION IX. (SIGN REGULATIONS)** to address inconsistencies and administrative difficulties with the current sign regulations:

1. Section IX. B. 2. (APPLICABILITY OF SIGN REGULATIONS AND PERMITS REQUIRED): Minor revisions supplementing submittal requirements.

2. Section IX.C.11.k. (GENERAL PROVISIONS): Removes regulations for Institutional signs from the 'Exemption' section and incorporates them under the regulations for "Non-residential and Institutional uses" in "Residential Zoning Districts" (Section IX.D.2.a.& b.).

3. Section IX.D.1.a. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, General Regulations): Reorganizes development standards for signs by categorizing regulations per zoning district and redefines the methodology for calculating sign area.

4. Section IX.D.1.b (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, General Regulations, WALL SIGNS): Provides general regulations for wall signs in all zoning districts including limiting wall signs to only two (2) rows of text; defines background color of a sign as part of the sign area; and clarifies location criteria for single and multi-tenant business wall signs.

5. Section IX.D.1.c. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, General Regulations, FREESTANDING SIGNS): Provides general regulations for freestanding signs in all zoning districts including the prohibition of advertising on sign bases; clarifies the allowable sign area for freestanding signs and setback requirements; establishes a maximum sign height and method of measuring sign height; and requires individual panels in a freestanding sign to be consistent in color, method of illumination, material and design.

6. Section IX.D.2a.& b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, Residential Zoning Districts (R-1, R-2, R-3, R-4, R-5, R-6, and R-7)): Prohibits wall signs for residential uses or home occupations in residential districts; provides for freestanding signs at the entrance of a residential subdivision, residential community or project; and clarifies regulations for nonresidential and institutional uses.

7. Section IX.D.3a&b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, Business Zoning Districts (B-1, B-2, B-3, & B-5)): Clarifies the allowable area for freestanding signs; proposes a maximum lettering and sign height for wall signs; and provides for additional freestanding signs if the business has significant road frontage.

8. Section IX.D.4.a.&b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, Business Zoning Districts (B-4)), Section IX.D.5.a.&b. (DEVELOPMENT STANDARDS FOR SIGN

BY ZONING DISTRICT, Office & Restricted Industrial (ORI), and Section IX.D.6.a.&b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, General Manufacturing (M-1)): Provides a maximum letter and sign height; and clarifies regulations for wall signs versus freestanding signs.

9. Section IX.F. (Prohibited Signs): Expands prohibited signs to include vehicle signs (when parked in a manner to function as additional advertising); door signs; and off-premise signs.

10. Section IX.I. (Electronic Message Centers and Signs): Amends existing regulations to include limitations on brightness levels, dimming requirements, audio, and the timing of electronic display.

11. Section IX.J. (Sign Regulations for Special Areas and Particular Uses): Creates a new section to address special considerations such as I-80 Corridor and Automobile Service Stations.

12. Definitions: Adds definitions for Area, Freestanding Sign; Area, Wall Sign; Box Sign, Building Frontage; Door Signs; Height, Freestanding Sign; Height, Wall Sign; Roof Sign; Sign, Electronic Message; Sign, Tri-vision.

**AMENDMENTS TO SECTION V.D (OVERLAY DISTRICT REGULATIONS)** to create a new overlay district called the “Rich Township Entertainment District” containing new use requirements and specific sign regulations within a new Section V.D.3.

1. Section V.D.3.A. RICH TOWNSHIP ENTERTAINMENT OVERLAY DISTRICT: Creates a new overlay district that is applicable to the commercially used and zoned properties (non-residential and nonindustrial properties) within Rich Township. The overlay district would apply a new set of commercial principal, special, and prohibited uses that are oriented toward the creation of tourism-based, entertainment district.

2. Section V.D.3.B. RICH TOWNSHIP ENTERTAINMENT OVERLAY DISTRICT: Allows the reuse of a non-conforming freestanding sign, located along the I-80 corridor, to be expanded in size and also changed to a static district-wide identification sign and a dynamic variable electronic message sign used to exclusively to promote the businesses and events within the Rich Township Entertainment District, Village-sponsored events, and emergency notices.

Present were the following:

Plan Commissioners:

Tom Mahoney  
Bob McClellan  
Mark Moylan  
Art Pierce  
Bill Reidy  
Tim Stanton  
Rita Walker, Chairman

Absent Plan Commissioner(s):

Jeff Ficaro  
Gina Miller

Village Officials and Staff:

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

CHAIRMAN WALKER opened the Public Hearing at 7:35 p.m. indicating that the audience was devoid of anyone needing to be sworn in who may have wanted to give testimony, comment, engage in cross-examination or ask questions during this Hearing.

Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements and sent to all property owners within the proposed Rich Township Overlay District.

AMY CONNOLLY, Planning Director, began the Staff presentation regarding the aforementioned text amendment proposal that contains two (2) elements involving 1) Sign Regulations; and 2) adding a new overlay district, the Rich Township Entertainment District.

Using a Power Point presentation, MS. CONNOLLY summarized the following amendments to Section IX of the Sign Regulations:

Section IX.B.2. deals with minor revisions supplementing submittal requirements including asking for an email address, gross floor area, color elevations of sign, and a plat of survey. MS. CONNOLLY noted there were no significant changes with this Section; however, this would be a clarification within the Zoning Ordinance since these are currently requested in the Sign Permit Application packet.

MS. CONNOLLY reported Section IX.C.11.k. (General Provisions) removes regulations for institutional signs from the “Exemption” section and incorporates them under the regulations for “Non-Residential and Institutional Uses” in Residential Zoning Districts. She further explained institutional signs were previously exempt from needing a permit but had regulations. She noted this will incorporate institutional signage since they refer to institutions in residential zoning, including churches and schools, but have sign requirements that are different for single-family residential uses. She explained in the current Zoning Ordinance, signage regulations for institutional uses allow for small sign face areas, which has not always been enforced correctly and in turn has allowed some institutional uses to have signage in excess of the allowable sizes. She explained that these text amendments will ensure institutional uses do not have non-conforming signs by putting these institutional uses within the category of residential zoning districts and specifying non-residential institutional uses have certain sign regulations, including an increased amount of signage allowed.

Section IX.D.1.a. re-organizes development standards for signs by categorizing regulations by zoning district differentiating between wall vs. freestanding signs. MS. CONNOLLY showed tables that were created that makes the Zoning Ordinance more reader-friendly regarding gross floor area required for each sign, number of signs allowed, sign face area, and letter height. She also reported a major change to the Zoning Ordinance involves redefining the method of calculating sign face area, which would entail drawing a continual line around the sign, art and background color and using the area of the smallest geometric shape that encloses it.

Section IX.D.1.b. refers to changes in General Regulations for wall signs in all zoning districts including limiting wall signs to only two (2) rows of text, regulating letter height based on gross floor area, and including a background color as part of sign face area. MS. CONNOLLY reported another part of this text amendment is the location requirement for single vs. multi-tenant spaces. She showed a single-tenant building with only one (1) business the sign must be centered over the door, and multi-tenant spaces with varying sizes will be required to use the same center line on the facade.

STEPHANIE KISLER, Planner, explained the number of wall signs depends on the tenant frontage with a tenant having an entrance door and that also faces a public right-of-way will be allowed two (2) signs where as a tenant in the same building having a single entrance door and not facing a public right-of-way will be limited to one (1) sign. She further clarified that any business will be limited to a maximum of two (2) wall signs.

MS. CONNOLLY reviewed the significant amount of General Regulations that have been added to Section IX.D.1.c. (Freestanding Signs) including:

1. Prohibition of advertising on a sign base;
2. Number of freestanding signs allowed is dependent on amount of frontage, with a maximum of two (2);
3. 10' height limitation;
4. Allowable sign face area shall be one (1) square foot (SF) per 2.5 linear foot (LF) of lot frontage, but also determined upon gross floor area;
5. Measuring sign height using the definition for average natural grade;
6. Requiring individual panels on multi-panel signs be consistent in color, method of illumination, material, and design as businesses change;
7. Architectural compatibility in terms of building materials, colors, and size; and
8. Landscape requirements for the base of the sign are more clearly quantified as 2 SF per 1 SF of sign face area, with a minimum of 20 SF of landscape and maximum of 200 SF.

Using photographs, MS. CONNOLLY showed how the base of a freestanding sign must be fully enclosed with no pole or post visible. She added that advertising will not be permitted on the base of freestanding signs.

MS. CONNOLLY added that the proposed 5' setback requirement has been removed from the draft ordinance due to the number of non-conforming signs it would create.

Section IX.D.2.a.&b. clarifies that wall signs are not permitted for residential uses or home occupations, but does allow for a freestanding sign at the entrance of a subdivision, residential community, or housing project with a maximum of two (2) freestanding signs. MS. CONNOLLY added these regulations have now been placed in an easy-to-read table.

Another change within the Sign Regulations of the Zoning Ordinance refers to all signs within Business Zoning Districts in Section IX.D.3.a.&b., except for B-4, relative to gross floor area. MS. CONNOLLY reported as the gross floor area increases, the Zoning Ordinance now allows for a larger letter height and sign face area. Freestanding signs were changed to allow more freestanding signs if the building lot frontage exceeds 500 LF.

MS. CONNOLLY referred to Section IX.D.4.a.&b., addressing the B-4 Business Zoning District, stating that this District has typically been treated differently within the Zoning Ordinance due to the nature of the uses within this district. She reported within the amended Sign Regulations, the B-4 Zoning District continues to have only half the amount of signage allowed in other business districts for both freestanding and wall signs; however, a new table has been created showing freestanding signs are now based on gross floor area and wall signs now have letter height and maximum sign height requirements.

MS. CONNOLLY briefly reviewed Section IX.D.5., referring to signage in the ORI and M-1 Districts that was previously under the approval of the Plan Commission or Zoning Administrator without specific guidelines for size or height of signs. She reported these are now consistent with signage in the Business Districts and a table with guidelines has been created for both wall and freestanding signs within this district.

MS. CONNOLLY proceeded to discuss changes within Section IX.F., referring to Prohibited Signs, which has been expanded to include off-premise signs, including directional signs, and vehicle signs including signs attached, affixed or painted on vehicles or trailers that are parked in a public right-of-way, public property or private property, during non-business hours, when parked in a manner for the purpose of advertising or creating a billboard. For safety issues, she explained certain door signs will be prohibited in order to provide a "clear zone" with only the business name, address and hours of operation being allowed on the door. She clarified that letters must be of one (1) consistent color, maximum of four inches (4"), and may only be affixed to the door at a height 4' and below or 6.5' and above.

COMMISSIONER REIDY commented that while these proposed amendments to the Ordinance will apply to new signage, he inquired if this particular change referring to door signs would apply to existing businesses not in compliance. MS. CONNOLLY indicated there are businesses that have been identified as having a significant amount of signage on their door and will be requested to comply with the new Sign Regulations. COMMISSIONER REIDY

suggested the possibility of a grace period be given to those businesses with a date to become in compliance. MS. CONNOLLY reported Staff recommends educating those businesses and assisting them with coming into compliance; however, the Village Board will determine the manner of enforcement.

Section IX.I. addresses Electronic Message Centers and any electronic sign erected along a highway interstate. Consistent with Federal Highway Administration standards, regulations have been recommended, including:

1. Instantaneous images only, no blinking, flashing, rolling shading or dissolving;
2. Amount of electronic messaging allowed increased to 50% of sign face area;
3. Eight-second change intervals with 2-second transition;
4. Dimmer control;
5. Brightness; and
6. Must allow the Village of Tinley Park to advertise emergency messages and public/community events at no cost to the Village.

MS. CONNOLLY reported Section IX.J. refers to sign regulations for Special Areas and Particular Uses that have been moved from another place within the Sign Regulations section and grants a wall signage bonus for those businesses with frontage along I-80. She added that Automobile Service Station regulations were also moved to this section.

MS. CONNOLLY reported that several new Definitions have also been added to the Sign Regulations that will assist with the understanding and administering of the Sign Regulations, including but not limited to:

1. Sign Face Area;
2. Freestanding Sign;
3. Box Sign;
4. Building Frontage;
5. Sign Height;
6. Dynamic Variable Electronic Message;
7. Vehicle Sign; and
8. Roof Sign.

In addition to the aforementioned, MS. CONNOLLY reported there were also some regulations added to the Zoning Ordinance regarding roof signs not extending above the top line of the face of the building and removal of obsolete signs that includes removal of the old sign and replacing it with a new sign or clear panel. COMMISSIONER MOYLAN inquired who will be responsible for enforcement of this. MS. CONNOLLY stated it will be the property owner's responsibility to ensure that their tenants abide by these regulations.

COMMISSIONER REIDY noted in the lists of signs, "Wayfinding Signage" was not defined. MS. CONNOLLY stated that Staff would work on a definition for Wayfinding Signage.

MS. CONNOLLY reported within the same text amendment a change is proposed to Section V.D., creating a Rich Township Entertainment Overlay District in order to encourage development in Rich Township within Tinley Park and further promote those existing businesses within that township. She reviewed a map of the proposed Overlay District, which includes incorporated properties zoned that are commercially, but not those zoned residential or industrial. She explained the proposed overlay district has new list of permitted, special, and prohibited uses that are tourism-based and written to ensure no non-conformities. These uses are also roughly based on the Brookside Marketplace Planned Unit Development just west of Harlem Avenue.

Along with the proposed overlay district is a proposed district-wide sign that would benefit businesses within the overlay district only, by re-using the existing non-conforming sign along I-80 that was previously occupied by First Midwest Bank Amphitheater. She explained the sign has a large impact on tourism in the community and is currently not in use by the owner, Intercontinental, the majority property owner in Rich Township, who wishes to re-use the sign more effectively since it has been sitting vacant for some time. She reiterated only those businesses within the proposed

overlay district would be allowed to advertise on the sign; however, the sign would include messages with Village-sponsored events and emergency, traffic, or weather notices, with no cost to the Village.

MS. CONNOLLY showed a rendering of the proposed sign explained the existing sign would become an electronic, changeable message sign, increasing in height from 70' to 80', width that doubles from 29' to 48' and having a sign face area of 1,300 SF per side comprised entirely in LED. She reported the sign will become a legal, non-conforming sign that will continue to be owned by the current property owner, Intercontinental, adding they will be responsible for the expense of all changes to the sign. She used the LED signs located in Country Club Hills and the Pipefitters Union sign located in Mokena for comparison in understanding the size of the conceptual design proposed.

COMMISSIONER REIDY requested clarification that the existing sign is on property owned by Intercontinental but is not located on any properties that would use it for advertising making it a standalone lot. In her research, MS. CONNOLLY reported the existing sign was created when the amphitheater was built by obtaining an off-premise sign approved by the Zoning Administrator and modified with each amphitheater name change. She stated it does not meet current Zoning Ordinance regulations, has no special Variance, no Special Use Permit to include the sign, or any other kind of special permit. She explained it is currently a non-conforming sign and the only way to reuse the sign is to legitimize the sign by this proposed text amendment to create the proposed overlay district.

COMMISSIONER MCCLELLAN expressed concerns with limiting other Village businesses, including those on Oak Park Avenue, who may want to advertise on the sign. For clarity and transparency, he requested financial information including cost, rental rates and expense to the Village. MS. CONNOLLY stated it is a privately erected sign on private property, with no Village expenditures. As with any tenant signage, she reported Staff is not privy to lease rates or cost.

MS. CONNOLLY again referenced the sign is a tool to encourage development within Rich Township which has one of the high property tax rates for commercial development in the State and that is not seeing the same growth as in other areas of the Village. She stressed that rather than have the sign remain abandoned, it could benefit this section of the Village. She reported Staff has concerns on how to develop that part of the community and continue its investment. She stated Staff does not typically promote large electronic signs; however, for purposes of economic development and promote tourism in any part of the Village, this could be a benefit.

CHAIRMAN WALKER referenced Village promotion of Oak Park Avenues businesses; however, believes this is another section of the Village that is very much in need of assistance in promotion and marketing.

Due to high visibility on I-80, COMMISSIONER MCCLELLAN suggested broadening its use by allowing businesses along Oak Park Avenue to also advertise on the sign. CHAIRMAN WALKER believes further limiting it to Oak Park Avenue businesses would then create problems with other Village commercial businesses to also advertise on the sign. She believes in restricting it to only the proposed overlay district. COMMISSIONER REIDY concurred with limiting to only one (1) district and that all four (4) townships in Tinley Park must then be considered.

COMMISSIONER REIDY quoted the proposed section of the Zoning Ordinance regarding "wayfinding". He referenced the study prepared by Roger Brooks, an international expert on tourism. He noted the study was conducted for benefit of the Village, not Rich Township. He expressed concerns regarding the cost of a wayfinding program. MS. CONNOLLY reported a municipal wayfinding program would be paid for by the Village and that Rich Township will focus prominently in the program due to the amphitheater, which brings more traffic to the Village than any other Tinley Park use.

COMMISSIONER STANTON expressed concerns regarding the Village's image with the use of a large electronic billboard. Using photographs, MS. CONNOLLY explained these types of signs are not uncommon and used to promote tourist destinations within a district.

COMMISSIONER STANTON concurred that the sign would be a great way of advertising the businesses in Rich Township; however, he expressed concerns regarding limiting it to only that township. He believes other Village businesses would also pay to advertise on the sign. He suggested having the Ordinance encompass all townships within the Village.

COMMISSIONER PIERCE agreed that this District is in need of assistance and the sign will generate more business and tourism. He referenced when Oak Park Avenue was once a blighted area that ultimately benefited from parades, street fairs, advertising, incentives, a façade improvement program from the automobile dealers, incentives, and a tax increment finance district with all money remaining for development of that area. He further noted the Village attempts to help each commercial area. He stressed it is the duty of the Plan Commission to address land-use only.

COMMISSIONER MCCLELLAN also had concerns with this being called the Rich Township Entertainment Overlay District stating this could be construed a discriminating against other “entertainment” businesses in the Village such as restaurants, bars, and microbreweries.

COMMISSIONER MAHONEY suggested renaming it the Rich Township Development District. MS. CONNOLLY stated the name will likely change for branding purposes and most likely not called the Rich Township Entertainment District. She explained a section of the sign will be dedicated to the name of the district, along with electronic message board, so it will be branded as a district sign.

MS. CONNOLLY stated the existing sign is an off-premise sign and in order to legitimize the sign that would meet Village Code, the geographic reach of the sign needed to be limited to a specific narrow area. Both Village Staff and the Village Attorney felt Rich Township would be ideal since the sign is at the center of that area and would benefit the businesses where it sits that are in need of economic development. She explained it was not the intent to exclude any other areas. She further explained if this particular proposal is not acceptable to the Plan Commission, they can make further stipulations for consideration by the Village Board and these will be presented to the Board along with any thoughts, opinions or recommendations. She did clarify that another formal proposal will not be presented by Staff to the Plan Commission, unless directed by the Board.

COMMISSIONER MCCLELLAN suggested applying a “sunset-type clause” whereby if the signage proves to be successful, within a three-year period for example, allow other Village businesses to advertise on it.

COMMISSIONER MOYLAN inquired as to ownership of the Convention Center. MS. CONNOLLY reported the Convention Center is owned by the Village, who would be allowed to advertise on the new sign but as a business entity, would need to pay to advertise, except if it is a public Village-sponsored event.

COMMISSIONER STANTON inquired if there was any Village-owned property on I-80 for placement of a sign. MS. CONNOLLY reported the Village does not own any property along I-80; however, there is a parcel adjacent to I-80 that the Village could purchase. COMMISSIONER REIDY also inquired if there was any property within Orland Township or Frankfort Township available for purchase for such a purpose should this prove to be successful.

COMMISSIONER REIDY suggested separating the text amendment presented this evening into two (2) propositions since it appears the majority of the Plan Commission is in favor of the amendments to the Sign Regulations. MS. CONNOLLY agreed that separate motions for each part of the text amendment can be made, with the Plan Commission voting for or against each motion. She added that the vote can be accompanied by recommendations reflected in the Minutes that will be presented to the Village Board.

COMMISSIONER MAHONEY and CHAIRMAN WALKER concurred with making two separate motions and voting on each one, therefore allowing each Commissioner to provide stipulations or any dissenting opinions.

COMMISSIONER MAHONEY made a motion recommending the Village Board approve an ordinance making certain

text amendments to Section IX (Sign Regulations) and Section II (Rules and Definitions) of the Tinley Park Zoning Ordinance as presented at this meeting and outlined in the Legal Notice for the Public Hearing.

The Motion was seconded by COMMISSIONER REIDY.

AYE: Plan Commissioners Tom Mahoney, Bob McClellan, Mark Moylan, Art Pierce, Bill Reidy, Tim Stanton, and Chairman Rita Walker

NAY: None

ABSENT: Plan Commissioners Jeff Ficaro and Gina Miller

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

COMMISSIONER MAHONEY made a motion recommending the Village Board approve an ordinance making certain text amendments to Section V.D. (Rich Township Entertainment Overlay District) of the Tinley Park Zoning Ordinance, as presented at this meeting and as outlined in legal notice for Public Hearing.

The Motion was seconded by COMMISSIONER REIDY.

AYE: Plan Commissioner Tom Mahoney and Chairman Rita Walker

NAY: Plan Commissioners Bob McClellan, Mark Moylan, Art Pierce, Bill Reidy, and Tim Stanton

ABSENT: Plan Commissioners Jeff Ficaro and Gina Miller

THE MOTION WAS DENIED by voice vote. PLAN COMMISSION CHAIRMAN WALKER declared the Motion approved.

MS. CONNOLLY requested each Commissioner summarize their thoughts, ideas or suggestions specific to Section V.D. (Rich Township Entertainment Overlay District) for Village Board consideration:

COMMISSIONER MCCLELLAN agrees with re-gentrifying the proposed overlay district. He expressed concerns with not allowing other Village businesses to advertise. He recommended a "sunset clause" of 36 months once the sign becomes functional and at that time open it to other Village businesses. Limit opportunities for other businesses, geographic area within Legacy Code.

COMMISSIONER PIERCE agrees with a "sunset clause"; however, does not agree with the time limit. He emphasized the need for economic development for that area and placing a time limit where it expires where it becomes open to other businesses may defeat its initial purpose. He believes that should be determined by Staff or the Village Board. He suggested a set of standards be determined, including establishment of a time period, to measure growth or activity generated by the sign.

COMMISSIONER STANTON believes every Village business should be allowed to advertise but also agrees with the 36-month "sunset clause" discussed.

COMMISSIONER REIDY stated he would entertain the idea of a sign for each individual township.

COMMISSIONER MOYLAN believes the sign will be a billboard and recommends it be a Village-owned, Village-controlled billboard with the opportunity for the Village to take in revenue.

COMMISSIONER MAHONEY commented the sign should be established as presented in the text amendment for only the Rich Township Overlay District; however, he believes that business will regulate itself and other businesses will be allowed to advertise at a later.

A Motion was made by COMMISSIONER PIERCE, seconded by COMMISSIONER REIDY to close the Public Hearing at 9:50 p.m.

**ADJOURNMENT**

There being no further business, a motion was made by COMMISSIONER REIDY seconded by COMMISSIONER PIERCE to adjourn the regular meeting of the Plan Commission of January 7, 2016 at 9:52 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.

DRAFT



# PLAN COMMISSION STAFF REPORT

JANUARY 21, 2016

## THE RESERVE

### Applicant

David Petroni, on behalf of Buckeye Community Sixty-Nine, LP.

### Property Location

NEC of Oak Park Avenue & 183<sup>rd</sup> Street

### Parcel Size

2.2 ac

### Zoning

Neighborhood Flex (NF), Legacy District

### Approval Sought

Site Plan Approval

### Requested Action

Assign two Commissioners to meet with the Applicant in a Work Session.

### Project Planner

Paula J. Wallrich, AICP  
Deputy Planning Director

## SITE PLAN REVIEW

Neighbor Flex District, NEC of Oak Park Avenue and 183<sup>rd</sup> Street

## EXECUTIVE SUMMARY



Mr. David Petroni, on behalf of Buckeye Community Sixty-Nine, LP., is proposing a multi-family project at the northeast corner of Oak Park Avenue and 183<sup>rd</sup> Street. The Buckeye Group is based in Ohio and has been developing residential properties for over 25 years in the Midwest and the Southeast. This prominent corner functions as the southern entry for the Legacy District. The parcel is located in the Neighborhood Flex District (NF), which is characterized by a variety of lots sizes and building scales with buildings designed for both commercial and residential uses. The proposed development includes a three-story structure with 47 residential units on a 2.2 acre parcel. The units range from one to three bedroom units with covered parking and include such amenities as a library/computer room, lounge, laundry, and community room. The site includes a tot lot and outdoor activity area. The proposed land use, site plan, parking, setbacks and minimum dwelling sizes meet the code requirements for the Neighborhood Flex District. Staff considers the project to be in 'Precise Conformance' with the Neighborhood Flex District; however, since there remain some outstanding issues the review will require two (2) public meetings before the Plan Commission. Village Board review is not required. No variances have been requested.

The proposed architecture meets the building requirements for the Legacy District and includes brick, stone and *Hardiplank* Siding (fiber cement siding) in accordance with Legacy Code ratios. Staff has worked closely with the Applicant to provide quality architecture consistent with Legacy Code architectural guidelines.

Vehicle access is provided at the north end of the project at Oak Park Avenue and at the east property line on 183<sup>rd</sup> Street. Landscaping will be provided to buffer the edges of the parcel with the adjacent residential uses. A 10' bike trail and sidewalks provide pedestrian and bicycle access per the intent of the Legacy Code.

## SUMMARY OF OPEN ITEMS

OPEN ITEM	SUGGESTED RESOLUTION
1. Retention of 5' public sidewalks.	Staff recommends the Plan Commission allow the existing 5' wide sidewalks to remain.
2. Landscape Plan is incomplete.	Submit final Landscape Plan.
3. Lack of definition for rear entrance.	Staff recommends adding a metal canopy over the rear entrance to provide additional way finding and aesthetic interest.
4. Engineering review is incomplete.	Provide engineering comments to Applicant.
5. The property must comply with the Village's Crime Free Housing Program prior to signing leases with renters.	The Applicant should contact the Crime Free Housing Program Coordinator prior to begin the process.

## EXISTING SITE

The subject property is relatively flat with a minor depression at the north end of the property. There is no flood plain or flood hazard area encumbering the property. There is minimal existing vegetation.

The property comprises 2.22 acres, with the longest frontage along Oak Park Avenue at ±255 L.F. and ±101 L.F. of frontage along 183<sup>rd</sup> Street. A roundabout was originally planned for the intersection of 183<sup>rd</sup> and Oak Park Avenue; however, the Village recently voted to not move forward with this intersection design.

Oak Park Avenue is one of the Village's primary commercial corridors and at its intersection with 183<sup>rd</sup> Street it is developed with left and right turning lanes for southbound traffic. The west bound traffic on 183<sup>rd</sup> Street is also provided with a dedicated left turning lane. The intersection of 183<sup>rd</sup> and Oak Park Avenue is a signalized intersection and experiences high traffic volumes.



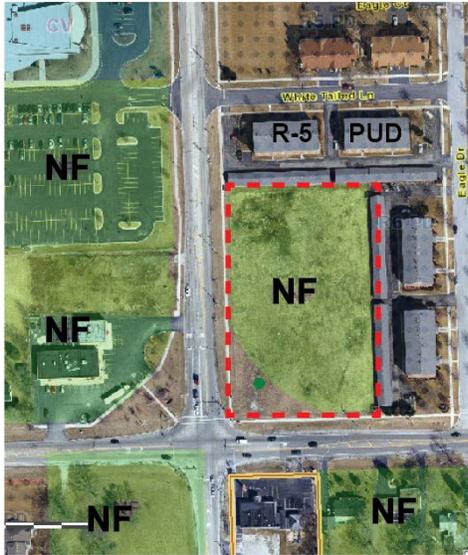
## PROPOSED USE & COMPLIANCE WITH THE COMPREHENSIVE PLAN

The proposed development provides for an 80,436 SF three-story structure with a total of 47 residential rental units. There are ten (10) one-bedroom units, ten (10) two-bedroom units and twenty-seven (27) three-bedroom units. The sizes of each of these units meet the Village's minimum dwelling size requirements as illustrated in the table below:

# of bedrooms	Proposed Area	Village Requirements
One-bedroom	806-851 SF	800 SF
Two-bedroom	1,000-1,002 SF	1,000 SF
Three-bedroom	1,200 SF	1,200 SF

A small tot lot and open lawn area are provided at the rear of the property, with a sidewalk connecting the parking lot to the play area. The stormwater detention area is located at the northeast corner of the property. Inside the building there is a communal laundry room (443 SF), a Library/Computer Room (256 SF), Game Room (208 SF), Play Room (208 SF), Lounge (195 SF), and Community Room (553 SF), all on the first floor. There is also a 257 SF leasing office and conference room on the first floor. The Legacy Plan identifies this site as “Civic/Institutional/Office/Multifamily”; therefore the proposed development is consistent with the approved Plan.

## ZONING & NEARBY LAND USES



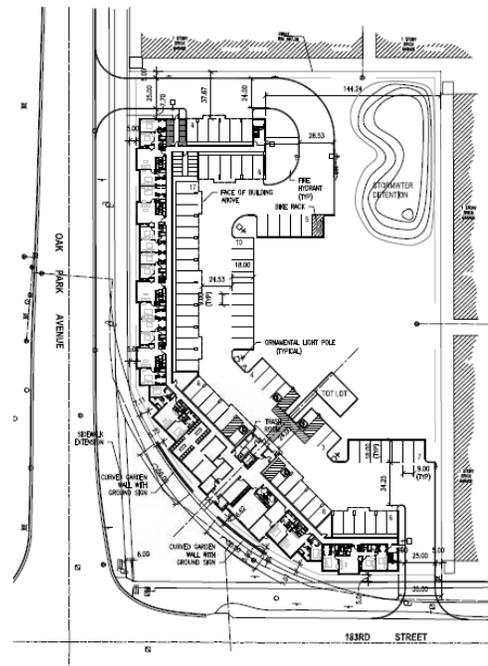
**Zoning:** The zoning to the north and east is Low Density Residential District (R-5) PUD, and the parcels to the west, southwest and south are all Neighborhood Flex with the exception of the unincorporated parcel to the south. The property is surrounded by multifamily uses to the north and east; a commercial use is located to the west across Oak Park Avenue as well as to the south on the unincorporated parcel. There are single family homes to the south across 183<sup>rd</sup> Street as well.

The subject property is zoned Neighborhood Flex (NF) zoning district which is defined as “a variety of lot sizes and building scales, with building designed for residential or commercial uses.” Renter-occupied dwelling units located within multi-family or mixed-use structures is a permitted use in the NF District, as is the small commercial leasing office on the first floor.

## GENERAL SITE PLAN REVIEW

The Legacy Code is intended to work in conjunction with the adopted Legacy Plan, which established clear principles in an effort to strengthen the aesthetics and economics of the downtown area. Site planning principles identified in the code are unique to the District and are distinct from the regulations and guidelines for the rest of the community. Staff has reviewed the proposed site plan against the policy statements set forth in the “Intent” section of the Code (Section 1.B.):

1) Regulating building form to create a street wall of appropriately scaled buildings that address the street and create a pedestrian-oriented setting. The proposed site plan is consistent with this policy by locating the building within the minimum front yard setback of 5', with façade articulations extending a maximum of 13.25' from the front property line. The corner position of the building respects the views from the intersection and provides an additional design element with the curved garden wall. Landscaping along the façade and in the public parkway enhance the pedestrian experience.



2) Prohibiting the placement of off-street parking in front yards in order to maintain the continuity of buildings along the street, minimize the views of parked cars, and provide adequate sidewalks and amenities for pedestrians and bicyclists. *Parking has been located at the rear of the building with landscape screening to minimize unsightly views. There is a 10' asphalt bike trail that runs along both the Oak Park Avenue and 183<sup>rd</sup> Street frontages. The public sidewalk extends from the bike path to the intersection of 183<sup>rd</sup> and Oak Park Avenue to provide access across both streets. The sidewalk also extends to the east to connect with the existing sidewalk along 183<sup>rd</sup> Street. There is also a sidewalk connecting the bike trail to the front entrance of the building. At the rear of the property there is a playground and open play area. A sidewalk is provided to connect the tot lot to the parking lot. Bike parking is provided within the building as well as a guest bike rack at the front of the building and in the parking lot.*

3) Regulating streets and rights-of-way to encourage landscaped streetscapes and complete streets that accommodate multiple modes of travel. *The proposed site plan complies with Code setback and landscape requirements. Additional landscaping has been provided in the large public area at the intersection to help frame the views of the building from the intersection. Provisions have been made for pedestrians and bicyclists; critical sidewalk connections are provided to on-site uses (tot-lot) and off-site points of destinations.*

4) Creating architectural standards to ensure that new buildings comply with the community's shared vision. *The proposed architecture is consistent with the architectural guidelines outlined in the Code and are discussed further in this report under the Architecture Review section.*

The specific Legacy Code regulations for the Neighborhood Flex District encourage a site plan and architecture that provides a mix of commercial and multi-family uses that will “anchor the north and south ends of the Legacy Code Area”. The bulk of the proposed three story building, its adjacency to the front property lines, the design of the building and garden wall that reflect the tangency and curvature of the intersection, and the enhanced landscape treatments, all support the proposed project’s compliance with the intent of this zoning district to anchor the south end of the District.

Required Setbacks: The required setbacks in the Neighborhood Flex District are listed below. The proposed site plan meets the requirements of this District.

NEIGHBORHOOD FLEX DISTRICT – REQUIRED SETBACKS		
VILLAGE REGULATION	DIMENSION REQUIRED	DIMENSION PROVIDED
Minimum Lot Width	20 feet	252 feet
Minimum Building Height	2 stories	3 stories
Front Yard Setback	5-15'	5-13.25'
Side Yard Setback (along access drive)	5' minimum	5-7.70'
Rear Yard Setback	5' minimum	35'

The Legacy Plan and Legacy Code identify certain alley and corridor improvements for a site representing a 'block end', including the dedication and construction of an alley. In this instance, the Legacy Plan and Legacy Code do not require an alley dedication for this property.

Required corridor improvements (Public Frontage Standards) include a minimum 6' sidewalk and a 17' landscape buffer (between road pavement and property line). The existing public sidewalk along 183<sup>rd</sup> Street is 5' in width as is a portion of the sidewalk on Oak Park Avenue. The Applicant will extend the sidewalk at 6' in width along Oak Park Avenue to connect with the existing 10' bike path. The Applicant is requesting consideration of allowing the existing 5' sidewalk to remain, especially in light of the existing 10' bike trail.

**Open Item #1: The Applicant is requesting to retain the existing 5’ sidewalks along 183<sup>rd</sup> Street.**

The landscape buffers measure approximately 29’ along Oak Park Avenue and 24’ along 183<sup>rd</sup> Street and therefore are in compliance with Legacy Code.

Circulation/Access: Access is provided to the site from Oak Park Avenue with a 25’ wide full access drive; access is provided from 183<sup>rd</sup> Street as a 25’ wide access limited to a right-in/right-out (RI/RO) drive. The driveways have been designed at 25’ to accommodate the turning movements of the Village’s firetrucks. The limited access on 183<sup>rd</sup> Street addresses the existing traffic volumes and lane configuration of 183<sup>rd</sup> Street, which typically experiences significant stacking of west bound vehicles at distances in excess of 250’ from the intersection. The proposed access on 183<sup>rd</sup> Street will be designed with a curbed median to prohibit left turns onto and out of the subject property.

Private Frontage Standards: The Neighborhood Flex District allows for certain permitted private frontage improvements including the recommendation of a “curved building treatment oriented to address the future roundabout at 183<sup>rd</sup> Street and Oak Park Avenue.” The proposed site plan indicates a building with its main entrance and façade oriented to the intersection. The building is designed as a tangent to the intersection meeting the intent of the frontage standards even though the concept for a roundabout is no longer planned for this intersection.

Parking: The Neighborhood Flex District requires certain parking requirements for vehicles and bicycles and for commercial uses. The following table provides information on parking requirements and compliance. Required parking for residential uses must be located either within or below the building envelop or within an attached parking structure. Guest parking may be located in lots open to the sky. The proposed vehicular and bicycle parking spaces meet Village requirements.

NEIGHBORHOOD FLEX DISTRICT – PARKING REQUIREMENTS			
LAND USE	VILLAGE REQUIREMENT	REQUIRED	PROPOSED
Vehicular Parking (Residential)	1 space/dwelling unit	47 internal spaces	47 internal spaces
Vehicular Parking (Guest)	.5 spaces/dwelling unit	24 spaces	27 spaces
Vehicular Parking (Commercial)	4 spaces/1,000 SF	2 spaces	2 spaces
Bicycle Parking (Residential)	1/dwelling unit	47	47 internal
Bicycle Parking (Guest)	N/A	N/A	Bike rack at rear of building and entrance

Trash Enclosure: All trash will be handled internal to the building through garbage chutes and an overhead door at the rear of the building.

**LANDSCAPING**

The intent of the Village’s Landscape Ordinance and the landscaping regulation of the Legacy Code is to utilize landscape materials to enhance proposed development, soften the impact of parking areas, add pervious surfaces to the site, provide a buffer between land uses, and create an overall quality aesthetic for the site. Bufferyards are required at the rear of any property that has a surface parking lot that abuts a use outside of the Legacy Code Area. The minimum standard shall be a

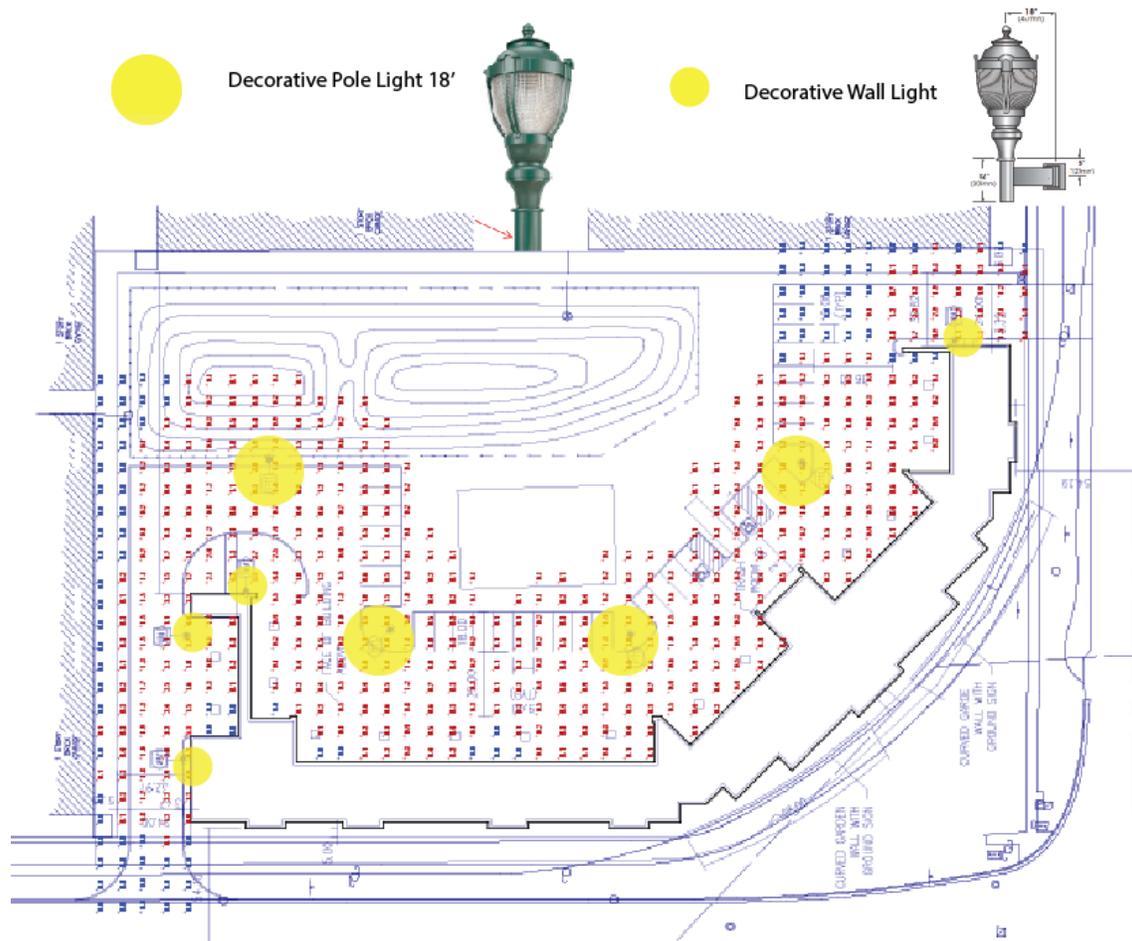
bufferyard width of 5' with 2 shade trees, 1 ornamental tree and 20 shrubs per 50 linear feet. The proposed plan meets the bufferyard requirements as outlined in the table below.

In addition to the bufferyard, the parking lot must meet the 15% interior landscaping requirement for parking lots. The proposed plan provides 15.2% of the parking area as landscaping. Street trees are also required at a rate of 1 tree per 25' linear feet of frontage. Due to the overhead lines along both street frontages, staff recommends the use of ornamental trees rather than shade trees. Twenty-three ornamental trees are provided along the street frontages. The applicant also provided landscaping in the large triangular area in the parkway adjacent to the intersection per staff recommendation. Shade trees have been provided adjacent to the tot lot and the parking areas at the rear of the property. Appropriate seed mix has been provided in the storm water detention area consistent with IDOT seeding recommendations. Per the Legacy Code interior lot landscaping for multi-family units are required to provide 1 tree per dwelling unit. While the proposed plan provides some additional trees, the plan still does not meet code. Staff is working with the Applicant to bring the plan into compliance.

**Open Item #2: Landscape Plan does not meet Village requirements.**

## LIGHTING

The submitted photometric plan complies with Village requirements of .5 footcandles at all property lines. Decorative wall and pole lights have been proposed as indicated in the plan below.



Decorative Street lights are required along both street frontages with a maximum average spacing of 60'.

## ARCHITECTURE



Staff has worked closely with the Applicant requiring several revisions resulting in a final design that is attractive with quality building materials. The Legacy Code establishes specific requirements regarding building materials. The project meets these requirements by utilizing brick, stone and fiber cement siding. Stone and decorative Fypons provide decorative accents at the cornice along with embellished medallions and window treatments. The building presents a series of architectural sections that mimic buildings commonly found in urban settings. The use of building materials that are repeated in an architecturally consistent manner supports the design integrity of the building. Interest is provided through the articulation of the façade and the use of an accent stone bullnose defining the separate floors of the building. The rhythms of the materials on all four facades speak to the quality of design.

The rear façade echoes the architectural style and materials of the front façade but does not provide the grandeur of the main southwest entrance. This façade will function more privately with minimal public views. Staff is recommending that a metal canopy be installed over the resident entrance and suggests the Commission discuss this further.



The Legacy Code Architectural Guidelines establishes the following design goals. The proposed architecture meets the intent of these guidelines as evidenced in the italicized remarks below:

### General

*A consistent style of architectural composition should be applied throughout a structure. A mix of styles is discouraged. The proposed architecture provides a consistent architectural style that has an established rhythm of window design and building materials.*

### Articulated Base

*The distinction between ground floors and upper floors should be articulated through changes in architectural treatments and/or materials. The proposed architecture provides distinct building materials (including the decorative bull nose) and window design that articulate the different floors. The use of the dark brick at the entrance with the tall transom windows provides a hierarchy of window design that creates a defined entrance to the building.*

<b>Articulated Corner</b>	<u>Buildings located at intersections should feature articulated corners in the form of architectural treatments and/or unique private frontages. The building has been designed with a southwest façade that is tangent to the intersection; a curved brick garden wall that mirrors the bike trail radius accentuates the corner and provides a unique entry to the building.</u>
<b>Windows</b>	<u>Wherever practical, ground floor windows should remain free of internal obstructions in order to allow for views into and out of the building. Windows on the upper floors should be smaller in size than storefront windows on the ground floor. The first floor windows at the southwest façade, which includes the main entrance, are larger than upper floor windows. They are also distinct in design as transom windows. The first floor windows on the rest of the façade reflect the residential use of the building and are not designed as ‘storefront windows’.</u>
<b>Cornice</b>	<u>Structures should be capped with a cornice, which is a horizontal projection that can include elements such as decorative brick and stone work, and ornamental brackets. Significant cornice treatments have been provided with the southwest façade being dominant over the rest of the building. Decorative medallions have also been provided.</u>

***Open Item #3: Staff recommends adding a metal canopy over the rear entrance to provide additional way-finding and aesthetic interest.***

## **STAFF REVIEW: ENGINEERING, BUILDING, POLICE AND FIRE DEPARTMENT**

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Engineering: Since this project does not require Village Board review, final approval falls under the jurisdiction of the Plan Commission; therefore, staff is seeking final engineering approvals prior to building permit issuance. Engineering plans have been recently submitted; however, engineering review is incomplete. Some of the major issues have been resolved including limiting the 183<sup>rd</sup> Street entrance to a right-in/right-out. This design is supported by the Police and Fire Departments.

***Open Item #4: Engineering review is incomplete.***

Police Department: Since the units will be renter-occupied, the owner/manager of the property must complete the requirements of the Village’s Crime Free Housing Program. The Applicant must complete the necessary steps before signing leases for the rental units. The Police Department encourages the Applicant to contact the Crime Free Housing Program Coordinator, Doug Alba, to begin the process.

***Open Item #5: The property must comply with the Village’s Crime Free Housing Program prior to signing leases with renters.***

Building and Fire Departments: Issues that have been raised have been addressed.

## **RECOMMENDATION**

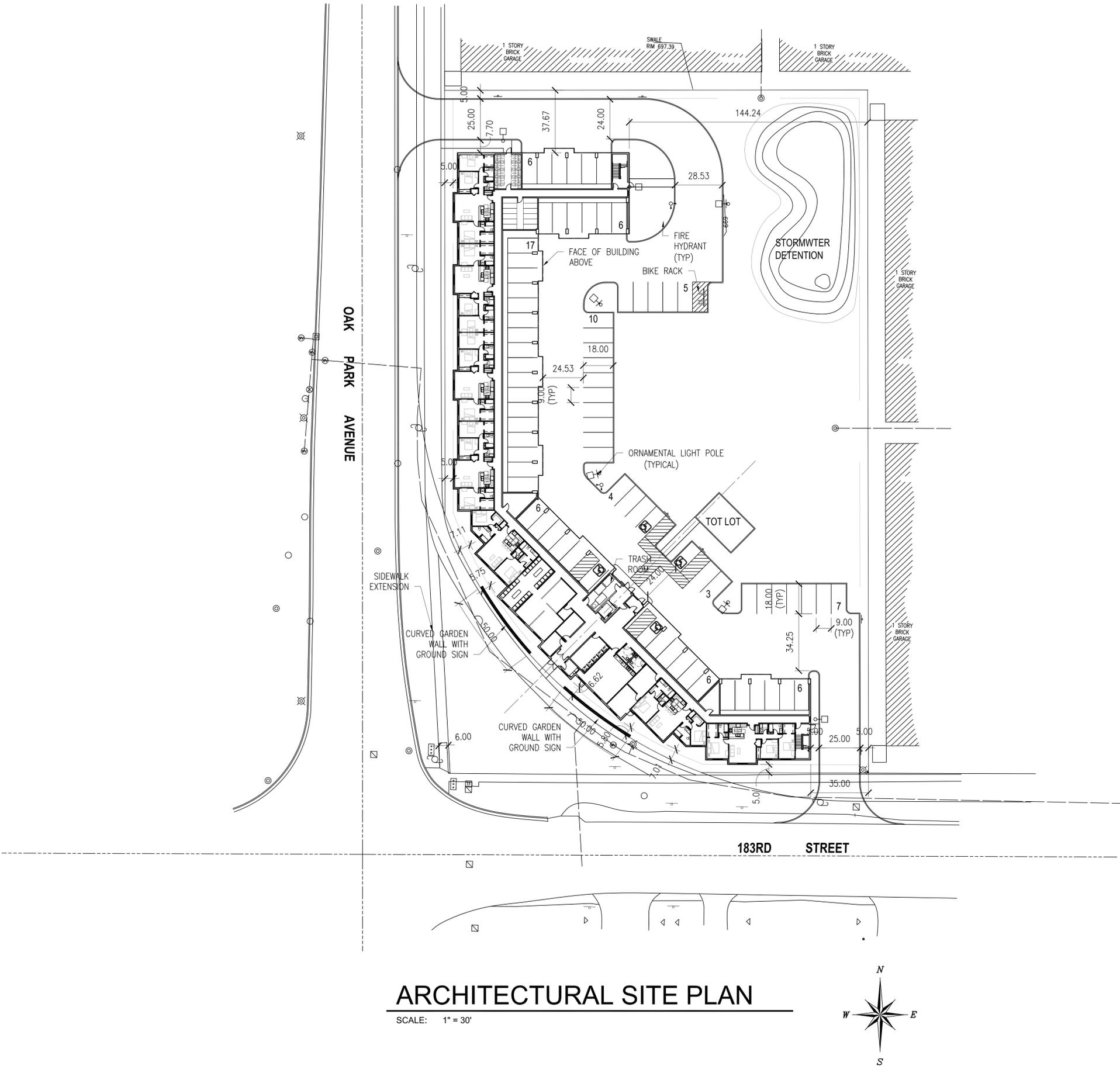
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Assign two Commissioners to meet with the Applicant in a Work Session with Staff.

**LIST OF REVIEWED PLANS**

Submitted Sheet Name		Prepared By	Date On Sheet
AS1	Architectural Site Plan	Gleason	1/11/2016
AS2	Lighting Photometric Plan	Gleason	no date listed
A1.1	Overall 1 <sup>st</sup> Floor Plan	Gleason	1/11/2016
A1.2	Overall 2 <sup>nd</sup> Floor Plan	Gleason	1/11/2016
A1.3	Overall 3 <sup>rd</sup> Floor Plan	Gleason	1/11/2016
A1.4	Overall Roof Plan	Gleason	1/11/2016
A2.1.1	Enlarged 1 <sup>st</sup> Floor Plan: North	Gleason	1/11/2016
A2.1.2	Enlarged 1 <sup>st</sup> Floor Plan: North/Center	Gleason	1/11/2016
A2.1.3	Enlarged 1 <sup>st</sup> Floor Plan: Core	Gleason	1/11/2016
A2.1.4	Enlarged 1 <sup>st</sup> Floor Plan: East	Gleason	1/11/2016
A2.2.1	Enlarged 2 <sup>nd</sup> Floor Plan: North	Gleason	1/11/2016
A2.2.2	Enlarged 2 <sup>nd</sup> Floor Plan: North/Center	Gleason	1/11/2016
A2.2.3	Enlarged 2 <sup>nd</sup> Floor Plan: Core	Gleason	1/11/2016
A2.2.4	Enlarged 2 <sup>nd</sup> Floor Plan: East	Gleason	1/11/2016
A2.3.1	Enlarged 3 <sup>rd</sup> Floor Plan: North	Gleason	1/11/2016
A2.3.2	Enlarged 3 <sup>rd</sup> Floor Plan: North/Center	Gleason	1/11/2016
A2.3.3	Enlarged 3 <sup>rd</sup> Floor Plan: Core	Gleason	1/11/2016
A2.3.4	Enlarged 3 <sup>rd</sup> Floor Plan: East	Gleason	1/11/2016
A4.1	Exterior Elevations: South & Southwest	Gleason	1/11/2016
A4.2	Exterior Elevations: West & North	Gleason	1/11/2016
A4.3	Exterior Elevations: East & Northeast	Gleason	1/11/2016
A4.4	Exterior Elevations: East & North	Gleason	1/11/2016
A4.1	Color Exterior Elevations: South & Southwest	Gleason	1/11/2016
A4.2	Color Exterior Elevations: West & North	Gleason	1/11/2016
A4.3	Color Exterior Elevations: East & Northeast	Gleason	1/11/2016
A4.4	Color Exterior Elevations: East & North	Gleason	1/11/2016
A5.1	Color Exterior Renderings: Southwest	Gleason	1/11/2016
A5.2	Color Exterior Renderings: Northwest	Gleason	1/11/2016
A5.3	Color Exterior Renderings: Southeast	Gleason	1/11/2016
A5.4	Color Exterior Renderings: Rear	Gleason	1/11/2016
A6.1	Building Sections	Gleason	1/11/2016
A6.2	Wall Sections	Gleason	1/11/2016
	Sketch Up Model	Gleason	no date listed
C1.0	Cover	CML	1/11/2016
C2.0	General Notes	CML	1/11/2016
C3.0	Details	CML	1/11/2016
C4.0	Details	CML	1/11/2016
C5.0	Existing Conditions & Demolition Plan	CML	1/11/2016
C6.0	Geometry Plan	CML	1/11/2016
C7.0	Utility Plan	CML	1/11/2016
C8.0	Grading Plan	CML	1/11/2016
C9.0	Landscape Plan	CML	1/11/2016
C10.0	Landscape Details	CML	1/11/2016
EXH-1	Fire Hydrant Radius & Fire Truck Autoturn Exhibit	CML	1/11/2016
	Bike Rack Cut Sheet	Belson	no date listed
	Tot Lot Play Structure	Kidstuff	no date listed
	Lighting Fixture Cut Sheet	Sun Valley	no date listed

CML	C.M. Lavoie & Associates, Inc.
Gleason	Gleason Architects, P.C.
Belson	Belson Outdoors
Kidstuff	Kidstuff Playsystems
Sun Valley	Sun Valley Lighting



# ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'



## NOTES

SITE DATA			
GENERAL			
Frontage:	Ft:	583.34	
Gross Site Area:	Sq. Ft:	96789.56	Acres: 2.22
COVERAGE AND DENSITY			
Building Coverage:	28%		
Floor Area Ratio (FAR):	0.83		
Density:	21.2	Units per acre	
Landscaped Area:	Sq. Ft:	43109.96	Percent of Site: 45%
Pavement / Building Area:	Sq. Ft:	53679.6	Percent of Site: 55%
Parking Lot Landscaping:	Sq. Ft:	1295.92	Percent of Parking Area: 19.10%
PARKING			
REQUIRED			
	Residents	Guests	Administration
	Units	Units	Sq Ft
Units or Square Footage	47	47	257
Ratio/Unit or 1000 sf:	1	0.5	4
Total Stalls Required:	47	24	2
	73		
PROVIDED			
	Covered	Outside	Total
Standard	45	27	72
Accessible	2	2	4
Total	47	29	76
	75		3
BUILDING DATA			
AREAS BY FLOOR			
	Residential	Circulation	Common
			Total
1st floor	8005		26812
2nd floor	21335		26812
3rd floor	21335		26812
Total of All Floors	50675	0	80436
% / Total Area per Unit	63%	0%	0%
			1711
UNIT TYPES BY FLOOR			
	1-Bedroom	2-Bedroom	3-Bedroom
			Total All Units
1st floor	0	2	5
2nd floor	5	4	11
3rd floor	5	4	11
Total of All Floors	10	10	27
% of Total Units	21%	21%	57%
			47
RENTABLE FLOOR AREA			
	Unit Type	Number of Units	Floor Area per Unit
			Total Floor Area
1-Bedroom Type A	6	828	4968
1-Bedroom Type B	4	898	3592
2-Bedroom Type A	4	1033	4132
2-Bedroom Type B	6	1060	6360
3-Bedroom Type A	23	1234	28382
3-Bedroom Type B	4	1248	4992
Total	47		52426

ZONING TABLE			
Ref: 2011 Legacy Code			
PRINCIPAL BUILDING DESIGN STANDARDS			
Zone	Zoning District	Requirements	
		Current Zoning	Proposed Project
Zone	Zoning District	NF - Neighborhood Flex	
Use	Permitted Uses	The Neighborhood Flex District consists of a variety of lot sizes and building scales, with buildings designed for residential or commercial uses. Street frontages have visible street tree plantings, and buildings are separated or attached to form a continuous street wall set close to sidewalks.	
Use	Permitted Uses	Owner- and renter-occupied dwelling units located within single-family detached, single-family attached, multi-family, and/or mixed-use structures, and including but not limited to senior housing.	Multi-Family Housing
Lot	Minimum Lot Width	ft	20
	Maximum Lot Width	ft	n/a
	Minimum Building Height	ft	2 stories
			3 stories
Building Setbacks			
Primary Frontage	Front setback, minimum	ft	5
	Front setback, maximum	ft	15
	Secondary street setback, minimum	ft	5
	Secondary street setback, maximum	ft	15
Side Setback	Interior Side Setback, maximum	ft	5
	Access Drive Side Setback, minimum	ft	5
Rear Setback	Rear alley setback, minimum	ft	5
	No alley setback, minimum	ft	5
	Future alley setback, minimum	ft	30
Parking Setbacks			
Primary Frontage	Front setback, minimum	ft	25
	Front setback, maximum	ft	n/a
	Secondary street setback, minimum	ft	10
	Secondary street setback, maximum	ft	n/a
Side Setback	Interior Side Setback, maximum	ft	0
	Access Drive Side Setback, minimum	ft	5
Rear Setback	Rear alley setback, minimum	ft	5
	No alley setback, minimum	ft	5
	Future alley setback, minimum	ft	30
Alley & Access Road Setbacks			
	Alley Rear Yard Setback, minimum	ft	5
	Alley Location		n/a
	Access Road Location		As per page 61
	Permitted location of accessory structures		Parking zone
			n/a



GLEASON ARCHITECTS, P.C.

ETERA GROUP  
3052 West 167th Street Markham, IL 60428  
P: 815.748.1200 www.eteragroup.com

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REVISIONS DATE

PROJECT: THE RESERVE AT TINLEY PARK  
NORTHEAST CORNER OF OAK PARK AVENUE AND 183RD ST  
TINLEY PARK, IL

CLIENT: BUCKEYE COMMUNITY HOPE FOUNDATION  
3021 EAST DUBLING-GRANVILLE RD  
COLUMBUS OH 43231

JOB NO. 15-016  
DATE 1-11-16  
FILE AS1-Architectural Site Plan  
PLOT SCALE 1:1

OWNER APPROVAL  
Signature \_\_\_\_\_  
Date \_\_\_\_\_

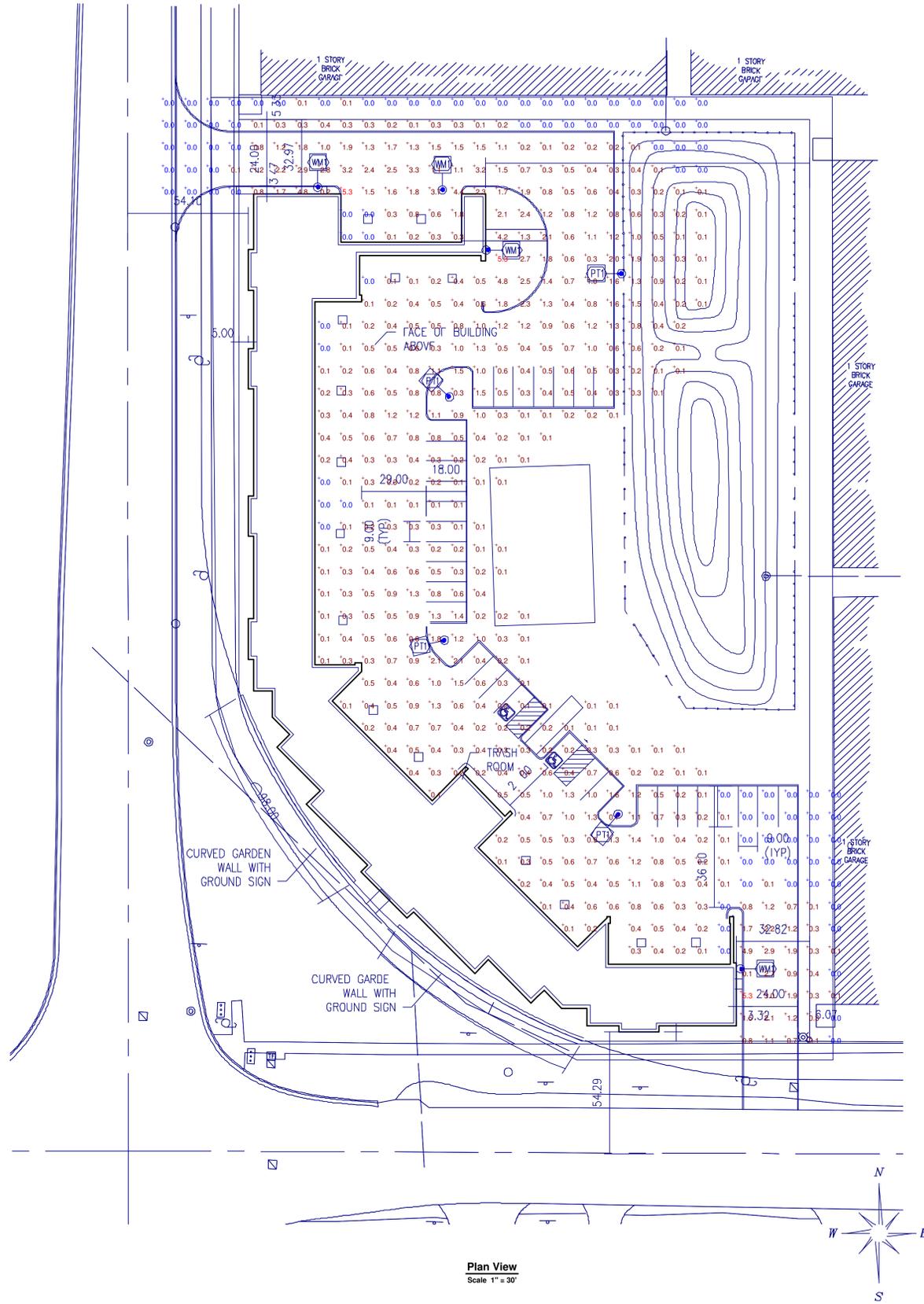
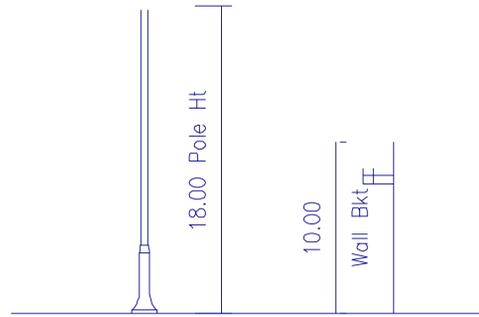
SHEET TITLE  
ARCHITECTURAL  
SITE PLAN

SHEET NUMBER  
AS1

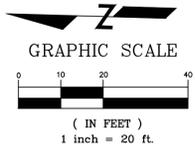
LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	PT1	4	6130C 53002A	CAST ALUMINUM HOUSING, FORMED SEGMENTED SPECULAR AND SEMI-SPECULAR ALUMINUM REFLECTOR WITH BLACK ENAMEL SECTION IN FRONT OF LAMP AND WHITE ENAMEL SECTION ABOVE LAMP, CLEAR ACRYLIC ENCLOSURES.	ONE CLEAR HORIZONTAL S55 100 WATT HPS LAMP	6130-RO3-150HPS.IES	9500	0.81	135
	WM1	4	6130C 53002A	CAST ALUMINUM HOUSING, FORMED SEGMENTED SPECULAR AND SEMI-SPECULAR ALUMINUM REFLECTOR WITH BLACK ENAMEL SECTION IN FRONT OF LAMP AND WHITE ENAMEL SECTION ABOVE LAMP, CLEAR ACRYLIC ENCLOSURES.	ONE CLEAR HORIZONTAL S55 100 WATT HPS LAMP	6130-RO3-150HPS.IES	9500	0.81	135

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	5.3 fc	0.0 fc	N / A	N / A

LUMINAIRE LOCATIONS						
No.	Label	Location		MH	Orientation	Tilt
		X	Y			
1	PT1	276.1	621.6	18.0	270.0	0.0
2	PT1	198.5	566.7	18.0	-45.0	0.0
3	PT1	196.4	457.4	18.0	260.0	0.0
4	PT1	274.6	379.3	18.0	225.0	0.0
5	WM1	139.7	660.6	10.0	0.0	0.0
6	WM1	195.8	659.2	10.0	0.0	0.0
7	WM1	216.3	632.3	10.0	90.0	0.0
8	WM1	330.3	310.2	10.0	90.0	0.0



Plan View  
Scale 1" = 30'

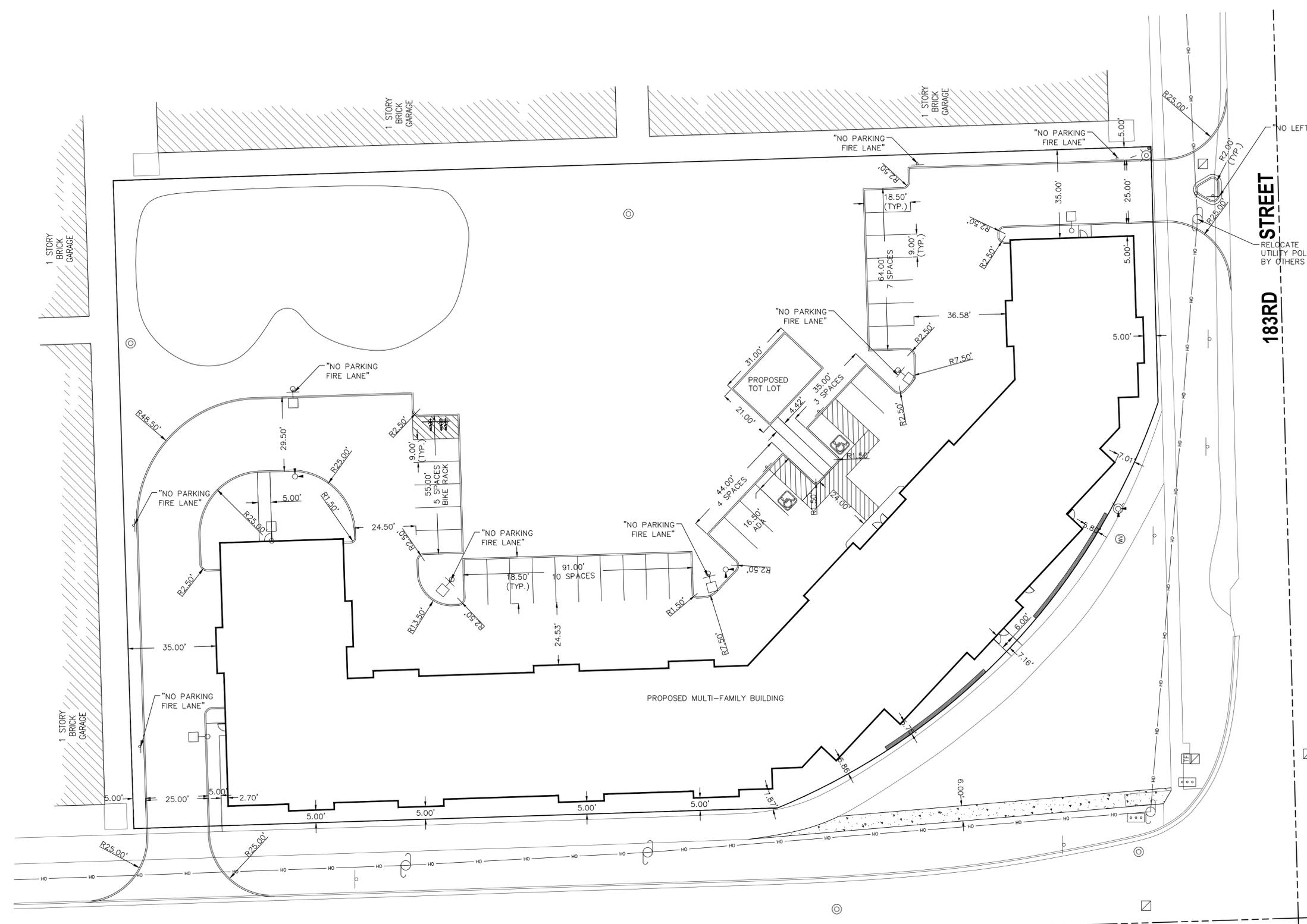


LEGEND

PROPOSED OAK PARK AVE. SIDEWALK

NOTE:  
ALL DIMENSIONING TO BACK OF CURB, UNLESS OTHERWISE NOTED.

- △ REVISED PLANS PER VILLAGE OF TINLEY PARK DATED 01-11-16.
- 1. REVISED BUILDING DIMENSIONS
- △ REVISED PLANS PER VILLAGE OF TINLEY PARK DATED 12-11-15.
- 1. SETBACK DIMENSIONS AND POND LOCATION



OAK PARK AVENUE

183RD STREET

THE RESERVE AT TINLEY PARK  
NEC OF OAK PARK AVE. AND 183RD STREET  
TINLEY PARK, IL

GEOMETRY PLAN		DRAWN BY: APK	CHECKED BY: CML
		SCALE: 1" = 20'	DATE: 10/27/2015
		JOB NUMBER: 15-140	SHEET: C 6.0
#	DATE	DESCRIPTION	
1	12-11-2015	PER VILLAGE	
2	01-11-2016	PER VILLAGE AND IDOT	
3			
4			
5			
6			
7			
8			



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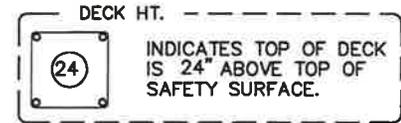


ALTERNATE  
Play Structure



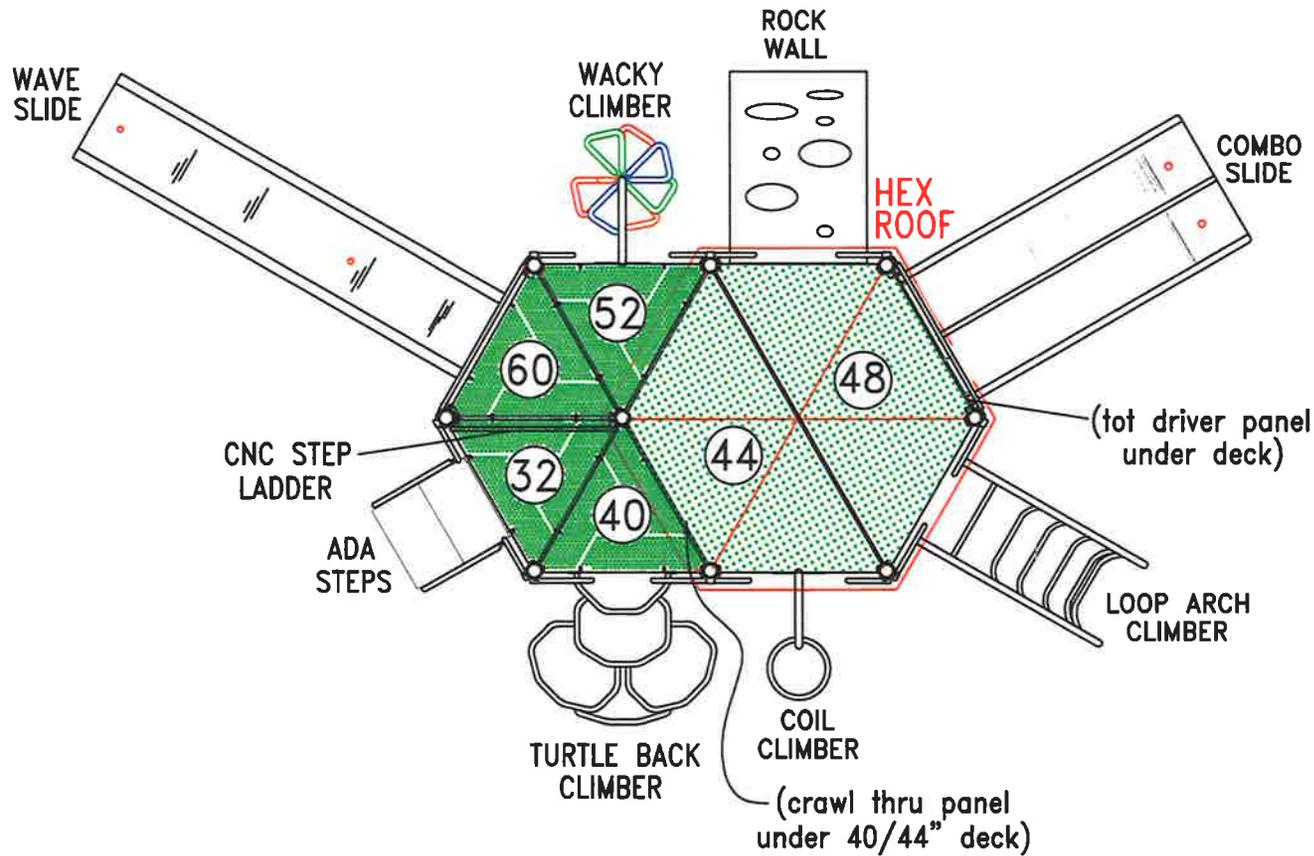
TITLE			
<b>PLAN VIEW</b>			
SCALE:	Kidstuff Playsystems		
1/4=1'	REV. NO.	REV. DATE	APPROV.
DATE			
09-18-15			
MODEL:	DWG:		
6775-02-151			

ACTUAL SIZE: 26' x 15'  
 REQUIRED AREA: 38' x 27'  
 AGES: 2-12



A PROTECTIVE SURFACE IS REQUIRED FOR THIS PLAYSYSTEM THAT MEETS THE REQUIREMENTS OF ASTM F1292.

**THIS IS ONLY A PRELIMINARY PLAN WHICH IS NOT FOR CONSTRUCTION.**



DECK HT.



INDICATES TOP OF DECK IS 24" ABOVE TOP OF SAFETY SURFACE.

A PROTECTIVE SURFACE IS REQUIRED FOR THIS PLAYSYSTEM THAT MEETS THE REQUIREMENTS OF ASTM F1292.

ACTUAL SIZE: 24' x 20'  
REQUIRED AREA: 36' x 32'  
AGES: 2-12

TITLE

# PLAN VIEW

SCALE:

1/4"=1'

Kidstuff Playsystems

DATE

12/11/13

REV. NO.

01

REV. DATE

02/07/14

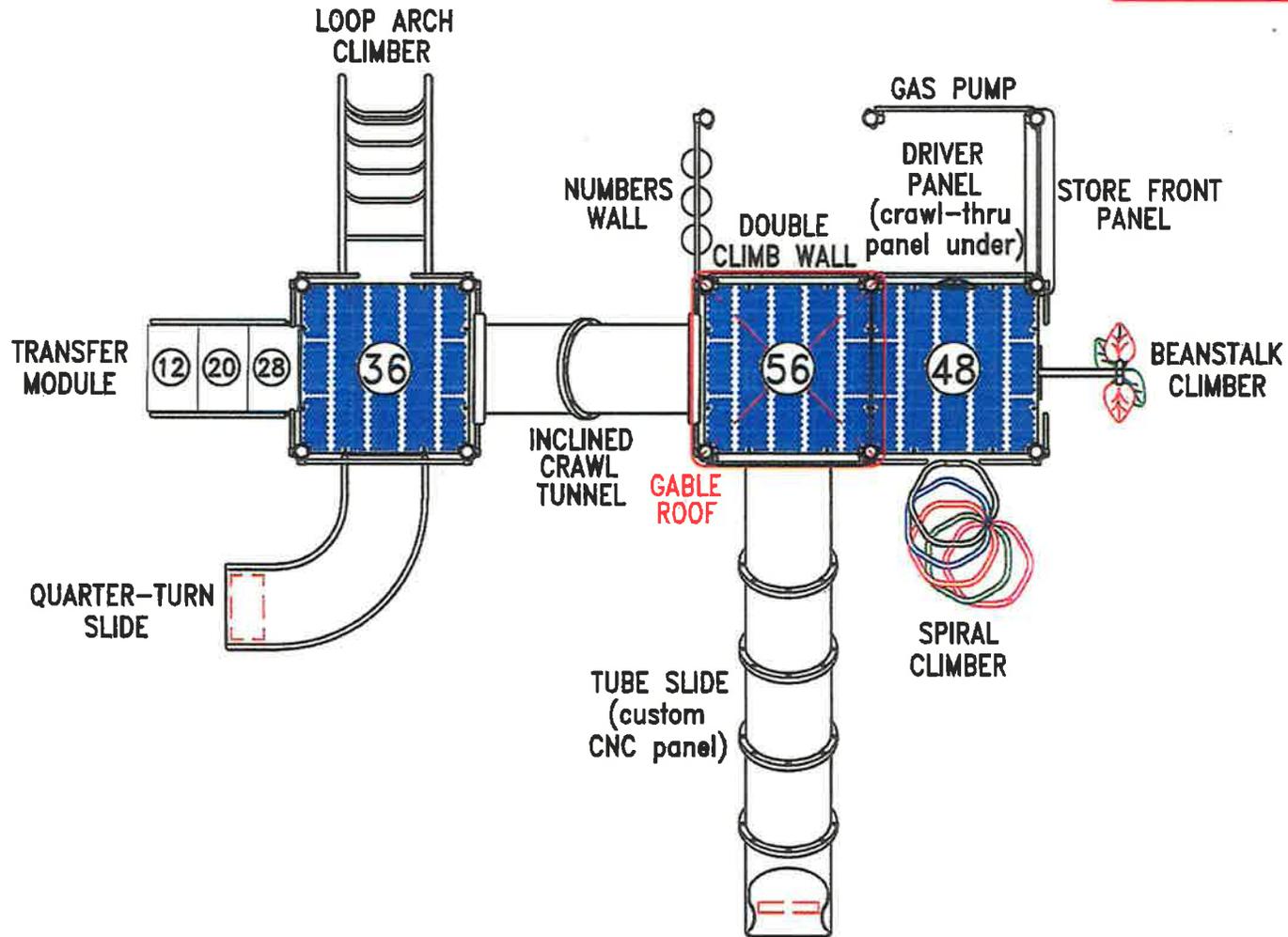
APPROV.

MODEL:

7308-02-141

DWG:

THIS IS ONLY A PRELIMINARY PLAN WHICH IS NOT FOR CONSTRUCTION.



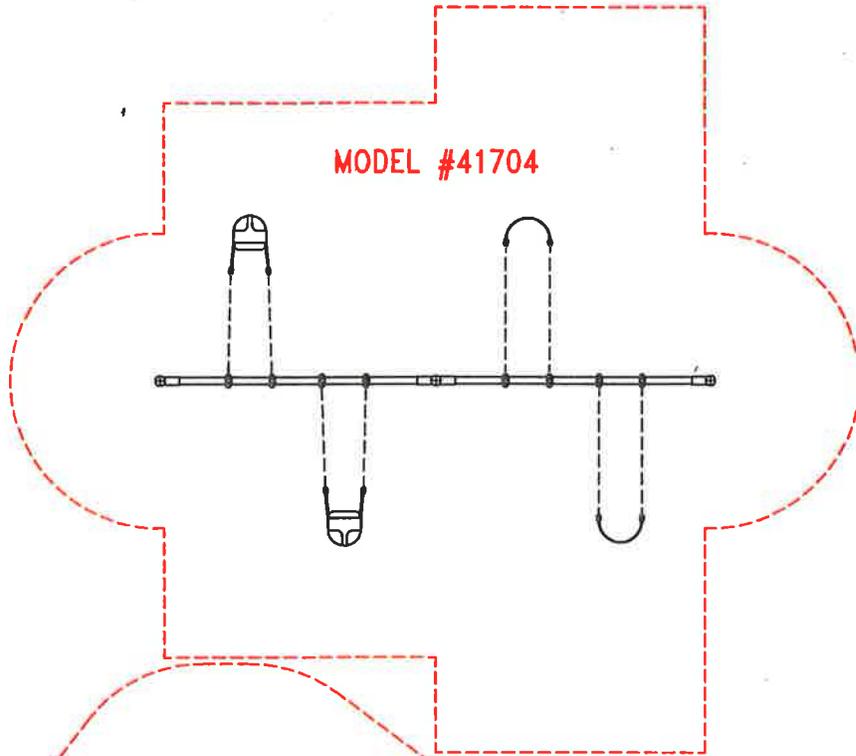
52'

# NO NAME PARK

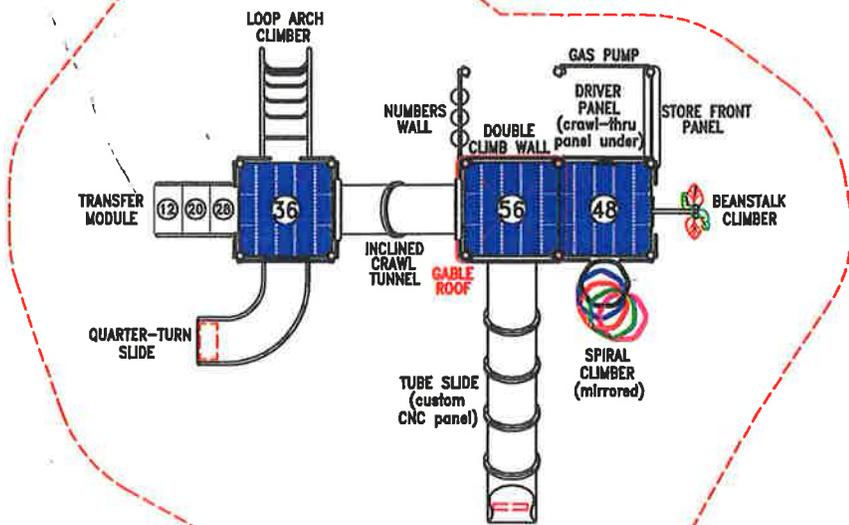
SCALE: 1/8" = 1'-0"

THIS IS ONLY A PRELIMINARY PLAN WHICH IS NOT FOR CONSTRUCTION.

MODEL #41704



68'



MODEL #7308-02-141

# SOLID STATE AREA LIGHTING

# LCGR SERIES-LED

## SPECIFICATIONS

### LUMINAIRE

One piece high impact polycarbonate prismatic refracting lens provided with durable corrosion resistant cast aluminum fitter, struts, and top. Top is hinged for access. Standard fitter has 3" I.D. opening for tenon. All hardware is stainless steel.

### LED POWER ARRAY™

Three-dimensional array of individual LED Tubes fastened to a retaining plate. Each LED Tube consists of circuit board populated with a multiple of LED's and is mechanically fastened to a radial aluminum heat sink. An acrylic Lens and end cap protects the LED Tube's internal components.

### VERTICAL POWER ARRAY™ WITH REFRACTING

**GLOBE:** LED Tubes are aligned vertically and arranged radially to produce an even raw light distribution that simulates standard light sources. Used in conjunction with the external refracting lens which provides the optical control.

### LED EMITTERS

High Output LED's are driven at 350mA for nominal 1 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

### LED DRIVER

UL and CUL recognized Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for (347-480VAC). Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimmable and High-Low Driver options available.

### FINISH

Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

PROJECT NAME: **The Reserve at Tinley Park**

PROJECT TYPE: **Pole Mount**



2013141

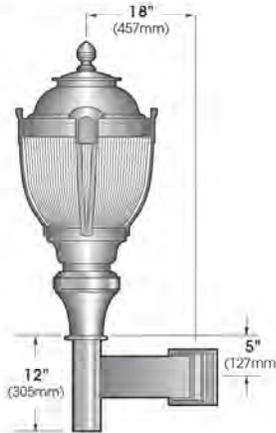
# LCGR SERIES - LED

## SPECIFICATIONS

### OPTIONAL FITTERS

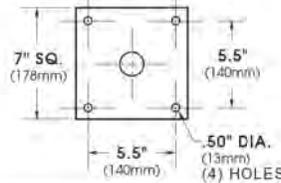


### WALL MOUNT



EXTRUDED ALUMINUM ARM BRACKET AND CAST ALUMINUM WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.

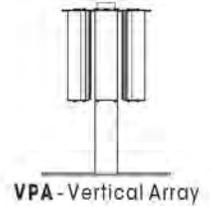
### WALL PLATE



### LED POWER ARRAY™ MODULES



Available in:  
36 LED Module  
48 LED Module  
64 LED Module  
80 LED Module



CLEAR ACRYLIC TOP (FOR UPLIGHT)



PATENT PENDING

## ORDERING INFORMATION

LUMINAIRE-FITTER	OPTICS	# of LED's	COLOR	VOLTAGE	MOUNTING	FINISH	OPTIONS
LUMINAIRE	OPTICS	LED	MOUNTING	FINISH	OPTIONS		
<b>LUMINAIRE-FITTER</b> <input type="checkbox"/> LCGR-LED-YD <input type="checkbox"/> LCGR-LED-YE <input type="checkbox"/> LCGR-LED-YF <input type="checkbox"/> LCGR-LED-YH	<b>VERTICAL POWER ARRAY (CLEAR PRISMATIC GLOBE)</b> <input type="checkbox"/> VPA - III <input type="checkbox"/> VPA - V	<b># of LEDs</b> <input type="checkbox"/> 80LED (90 Watts) <input type="checkbox"/> 64LED (71 Watts) <input type="checkbox"/> 48LED (53 Watts) <input type="checkbox"/> 36LED (41 Watts) <small>Wattages are Max Input Watts</small>	<b>COLOR</b> <input type="checkbox"/> NW (4000K)* <small>* STANDARD</small> <input type="checkbox"/> CW (5000K) <input type="checkbox"/> WW (3000K) <small>OTHER LED COLORS AVAILABLE CONSULT FACTORY</small>	<b>VOLTAGE</b> <input type="checkbox"/> 120 <input type="checkbox"/> 208 <input type="checkbox"/> 240 <input type="checkbox"/> 277 <input type="checkbox"/> 347 <input type="checkbox"/> 480	<b>ARM MOUNT</b> <input type="checkbox"/> 1 <input type="checkbox"/> 2-180 <input type="checkbox"/> 2-90 <input type="checkbox"/> 3-90 <input type="checkbox"/> 3-120 <input type="checkbox"/> 4-90 <b>WALL MOUNT</b> <input type="checkbox"/> WM <b>POST TOP</b> <input type="checkbox"/> PT	<b>STANDARD TEXTURED FINISH</b> <input type="checkbox"/> BLACK RAL-9005-T <input type="checkbox"/> WHITE RAL-9003-T <input type="checkbox"/> GREY RAL-7004-T <input type="checkbox"/> DARK BRONZE RAL-8019-T <input type="checkbox"/> GREEN RAL-6005-T <small>FOR SMOOTH FINISH REMOVE SUFFIX "T" (EXAMPLE: RAL-9500)</small> <small>SEE USALTG.COM FOR ADDITIONAL COLORS</small>	<b>LENS OPTIONS:</b> <input type="checkbox"/> CLEAR PRISMATIC POLYCARBONATE CP (STANDARD LENS) <input type="checkbox"/> CLEAR PRISMATIC ACRYLIC CA <input type="checkbox"/> CLEAR ACRYLIC TOP (FOR UPLIGHT) LT (STANDARD IS SOLID TOP) <input type="checkbox"/> HOUSE SIDE SHIELD HS <input type="checkbox"/> DIMMABLE DRIVER(S) (0-10V) DIM <input type="checkbox"/> HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NON-INTEGRATED MOTION SENSOR HLSW <input type="checkbox"/> PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) PC+V <input type="checkbox"/> 10KV SURGE PROTECTOR 10SP <input type="checkbox"/> 20KV SURGE PROTECTOR (277V & 480V Only) 20SP

# SOLID STATE AREA LIGHTING

## LCGR SERIES-LED

### SPECIFICATIONS

#### LUMINAIRE

One piece high impact polycarbonate prismatic refracting lens provided with durable corrosion resistant cast aluminum fitter, struts, and top. Top is hinged for access. Standard fitter has 3" I.D. opening for tenon. All hardware is stainless steel.

#### LED POWER ARRAY™

Three-dimensional array of individual LED Tubes fastened to a retaining plate. Each LED Tube consists of circuit board populated with a multiple of LED's and is mechanically fastened to a radial aluminum heat sink. An acrylic Lens and end cap protects the LED Tube's internal components.

#### VERTICAL POWER ARRAY™ WITH REFRACTING

**GLOBE:** LED Tubes are aligned vertically and arranged radially to produce an even raw light distribution that simulates standard light sources. Used in conjunction with the external refracting lens which provides the optical control.

#### LED EMITTERS

High Output LED's are driven at 350mA for nominal 1 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

#### LED DRIVER

UL and CUL recognized Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for (347-480VAC). Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimmable and High-Low Driver options available.

#### FINISH

Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

PROJECT NAME: **The Reserve at Tinley Park**

PROJECT TYPE: **Wall Bracket Mount**



**LCGR\***

\* SHOWN WITH -YD FITTER

PATENT PENDING



2013141

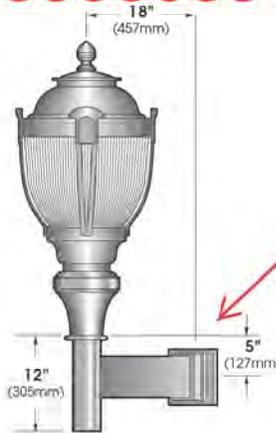
# LCGR SERIES - LED

## S P E C I F I C A T I O N S

### OPTIONAL FITTERS

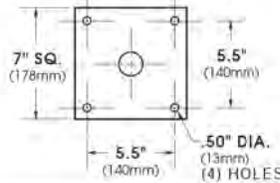


### WALL MOUNT



EXTRUDED ALUMINUM ARM BRACKET AND CAST ALUMINUM WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.

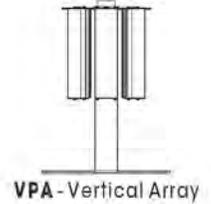
### WALL PLATE



### LED POWER ARRAY™ MODULES



Available in:  
36 LED Module  
48 LED Module  
64 LED Module  
80 LED Module



CLEAR ACRYLIC TOP  
(FOR UPLIGHT)



PATENT PENDING

## O R D E R I N G I N F O R M A T I O N

LUMINAIRE-FITTER	OPTICS	# of LED's	COLOR	VOLTAGE	MOUNTING	FINISH	OPTIONS
<b>LUMINAIRE</b>	<b>OPTICS</b>	<b>LED</b>	<b>MOUNTING</b>	<b>FINISH</b>	<b>OPTIONS</b>		
<b>LUMINAIRE-FITTER</b>	<b>VERTICAL POWER ARRAY (CLEAR PRISMATIC GLOBE)</b>	<b># of LEDs</b>	<b>COLOR</b>	<b>VOLTAGE</b>	<b>ARM MOUNT</b>	<b>STANDARD TEXTURED FINISH</b>	<b>LENS OPTIONS:</b>
<input type="checkbox"/> <b>LCGR-LED-YD</b> <input type="checkbox"/> LCGR-LED-YE <input type="checkbox"/> LCGR-LED-YF <input type="checkbox"/> LCGR-LED-YH	<input type="checkbox"/> VPA - III ..... <input type="checkbox"/> <b>VPA - V</b> .....	<input type="checkbox"/> <b>80LED</b> (90 Watts) <input type="checkbox"/> <b>64LED</b> (71 Watts) <input type="checkbox"/> <b>48LED</b> (53 Watts) <input type="checkbox"/> <b>36LED</b> (41 Watts)	<input type="checkbox"/> <b>NW (4000K)*</b> * STANDARD <input type="checkbox"/> <b>CW (5000K)</b> <input type="checkbox"/> <b>WW (3000K)</b>	<input type="checkbox"/> <b>120</b> <input type="checkbox"/> <b>208</b> <input type="checkbox"/> <b>240</b> <input type="checkbox"/> <b>277</b> <input type="checkbox"/> <b>347</b> <input type="checkbox"/> <b>480</b>	<input type="checkbox"/> 1 ..... <input type="checkbox"/> 2-180 ..... <input type="checkbox"/> 2-90 ..... <input type="checkbox"/> 3-90 ..... <input type="checkbox"/> 3-120 ..... <input type="checkbox"/> 4-90 ..... <b>WALL MOUNT</b> <input type="checkbox"/> <b>WM</b> ..... <b>POST TOP</b> <input type="checkbox"/> <b>PT</b> .....	<input type="checkbox"/> <b>BLACK</b> <b>RAL-9005-T</b> <input type="checkbox"/> <b>WHITE</b> <b>RAL-9003-T</b> <input type="checkbox"/> <b>GREY</b> <b>RAL-7004-T</b> <input type="checkbox"/> <b>DARK BRONZE</b> <b>RAL-8019-T</b> <input type="checkbox"/> <b>GREEN</b> <b>RAL-6005-T</b>	<input type="checkbox"/> <b>CLEAR PRISMATIC POLYCARBONATE</b> ..... <b>CP</b> (STANDARD LENS) <input type="checkbox"/> <b>CLEAR PRISMATIC ACRYLIC</b> ..... <b>CA</b> <input type="checkbox"/> <b>CLEAR ACRYLIC TOP (FOR UPLIGHT)</b> ..... <b>LT</b> (STANDARD IS SOLID TOP) <input type="checkbox"/> <b>HOUSE SIDE SHIELD</b> ..... <b>HS</b> <input type="checkbox"/> <b>DIMMABLE DRIVER(S)</b> (0-10V) ..... <b>DIM</b> <input type="checkbox"/> <b>HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NON-INTEGRATED MOTION SENSOR</b> ..... <b>HLSW</b> <input type="checkbox"/> <b>PHOTO CELL + VOLTAGE</b> (EXAMPLE: PC120V) ..... <b>PC+V</b> <input type="checkbox"/> <b>10KV SURGE PROTECTOR</b> ..... <b>10SP</b> <input type="checkbox"/> <b>20KV SURGE PROTECTOR</b> (277V & 480V Only) ..... <b>20SP</b>
		*Wattages are Max Input Watts		OTHER LED COLORS AVAILABLE CONSULT FACTORY		FOR SMOOTH FINISH REMOVE SUFFIX "T" (EXAMPLE: RAL-9500)  SEE USALTG.COM FOR ADDITIONAL COLORS	

Catalog Number	<b>2TLX2-20L-A12-MVOLT-EZ1-LP840</b>
Notes	<b>Parking Canopy Fixture</b>
Type	

## FEATURES & SPECIFICATIONS

**INTENDED USE** — The T Series LED surface mount combines digital lighting and control technologies with a high-performance optical system to deliver general ambient lighting for many applications such as schools, offices and hospitals. High-efficacy light engine delivers long life and excellent color, ensuring a superior quality light installation that is highly efficient and sustainable. **Certain airborne contaminants can diminish integrity of acrylic.** [Click here for Acrylic Environmental Compatibility table for suitable uses.](#)

**CONSTRUCTION** — Housing formed from cold-rolled steel. Housing is painted after fabrication for superior finish.

Smooth hemmed sides and smooth inward-formed end flanges, for easy handling.

Standard extruded aluminum door frame has superior structural integrity with premium appearance and mitered corners. Door frame is painted after fabrication, standard. Powder-painted rotary cam latches provide easy, secure door closure. Integral T-bar clips are standard. Acrylic shielding material is 100% UV stabilized.

**OPTICS** — Standard pattern #19 lens, 0.156" thick with highly transmissive overlay, is standard for superior brightness control. Overlay is 0.040" thick. Other lenses are available.

**ELECTRICAL** — Long-life LEDs, coupled with high-efficiency drivers, provide superior quantity and quality of illumination for extended service life. 90% LED lumen maintenance at 60,000 hours (L90/60,000).

nLight™ embedded controls make each luminaire addressable - allowing it to digitally communicate with other nLight enabled controls such as dimmers, switches, occupancy sensors and photocontrols. Simply connect all the nLight enabled control devices and the luminaires using standard Cat-5 cabling. Unique plug-and-play convenience as devices and luminaires automatically discover each other and self-commission.

Lumen Management: Unique lumen management system (option N80) provides onboard intelligence that actively manages the LED light source so that constant lumen output is maintained over the system life, preventing the energy waste created by the traditional practice of over-lighting.

Step-level dimming option allows system to be switched to 50% power for compliance with common energy codes while maintaining fixture appearance.

eldoLED driver options deliver choice of dimming range, and choices for control, while assuring flicker-free, low-current inrush, 89% efficiency and low EMI.

Driver disconnect provided where required to comply with US and Canadian codes.

**INSTALLATION** — Surface mount. Drivers and internal components are accessible from floor. LED boards include plug-in connectors for easy replacement or servicing. Suitable for damp location.

**LISTINGS** — CSA certified to US and Canadian standards. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

T SERIES SURFACE MOUNT

# 2TLX2

2' x 2' LED

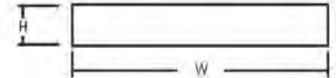


### Specifications

Length: 24-3/4 (62.9)

Width: 24-3/4 (62.9)

Depth: 4-3/4 (12.1)



All dimensions are inches (centimeters) unless otherwise indicated.

**WARRANTY** — 5-year limited warranty. Complete warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

### ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

**Example:** 2TLX2 33L RW A19 EZ1 LP835 N80

2TLX2		Lumens <sup>1</sup>		Door		Lens		Voltage		Driver			
2TLX2	Surface LED 2x2	20L	2000 lumens	FW	Flush aluminum, white	A12	#12 pattern acrylic	(blank)	MVOLT (120-277)	EZ1	eldoLED dims to 1% (0-10 volt dimming)		
		33L	3300 lumens					RW				Regressed aluminum, white	347
		40L	4000 lumens	MWS	Matte white .040" thick				EZB				eldoLED DALI <sup>3</sup>
						MPL	Micro prism			EXB	eldoLED DMX/RDM <sup>4</sup>		
						SWL	Satin white			EXA1	Dims to 1%, XPoint wireless enabled <sup>3,4</sup>		
										EXAB	Dims to dark, XPoint wireless enabled <sup>3,4</sup>		
										SLD	Step-level dimming <sup>3</sup>		
Color temperature		Control				Options							
LP830	3000 K	(blank)	No controls		EL7L		700 nominal lumen battery pack						
LP835	3500 K	N80	nLight with 80% (L80) lumen management		EL14L		1400 nominal lumen battery pack						
LP840	4000 K	N80EMG	nLight with 80% (L80) lumen management for use with generator supply EM power										
LP850	5000 K	N100	nLight without lumen management										
		N100EMG	nLight without lumen management for use with generator supply EM power										

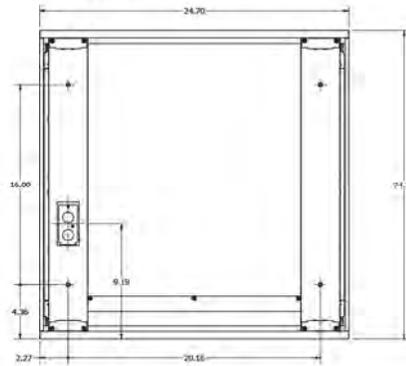
### Notes

- 1 Approximate lumen output.
- 2 Not available with EL7L or EL14L battery packs or SLD drivers.
- 3 Not available with N80, N80EMG, N100, or N100EMG.
- 4 Gateway not included. Requires on-site commissioning. Visit [www.lightingcontrols.com/XPointWireless](http://www.lightingcontrols.com/XPointWireless) for more information.

# 2TLX2 Surface Mount LED Lighting 2' x 2'

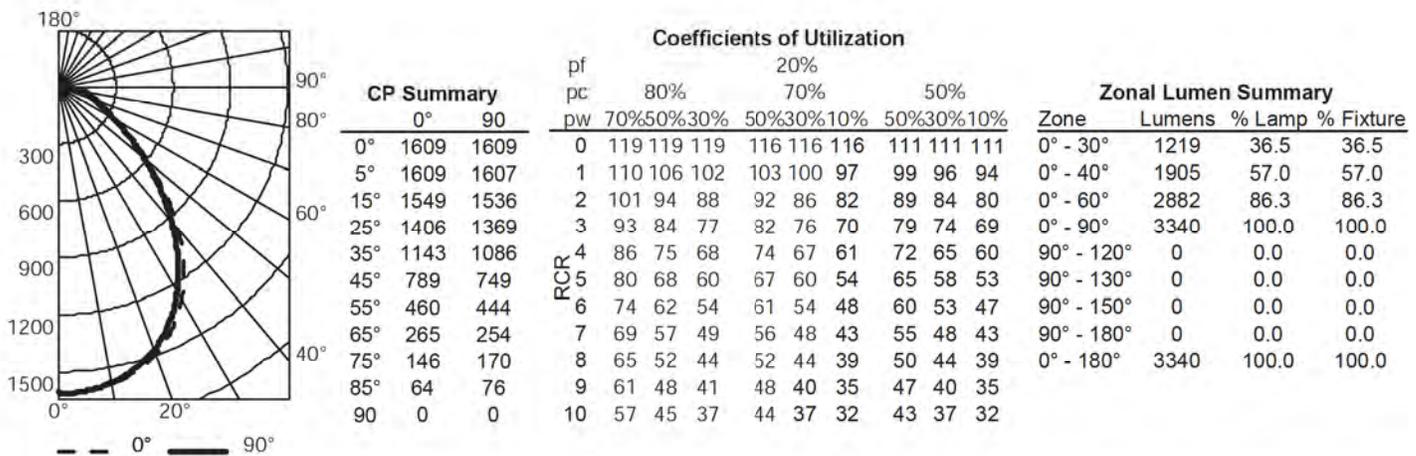
Performance Data				
Lumen	Package	Lumens	Input Watts	LPW
20L	LP830	2,034.7	18	113.0
20L	LP835	2,078.3	18	115.5
20L	LP840	2,092.9	18	116.3
20L	LP850	2,165.6	18	120.3
33L	LP830	3,246.3	29	111.9
33L	LP835	3,317.0	29	114.4
33L	LP840	3,339.8	29	115.2
33L	LP850	3,458.3	29	119.3
40L	LP830	3,811.6	35	108.9
40L	LP835	3,892.7	35	111.2
40L	LP840	3,921.8	35	112.1
40L	LP850	4,058.9	35	116.0

## MOUNTING DATA



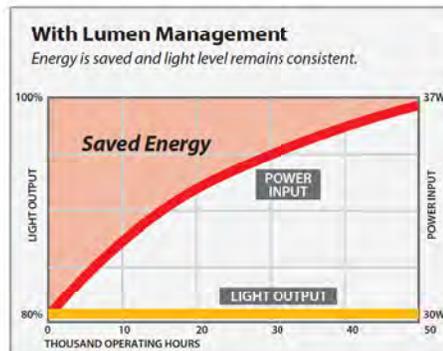
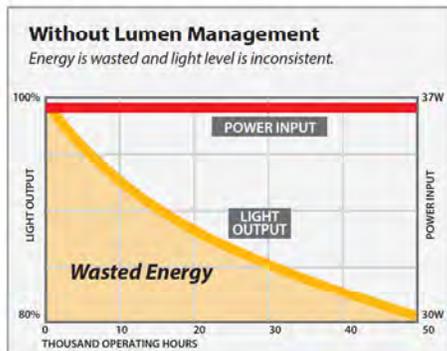
## PHOTOMETRICS

2TL2 33L FW A12 EZ1 LP840, 3339.8 delivered lumens, test no. LTL26923P18, tested in accordance to IESNA LM-79.



## Constant Lumen Management

Enabled by the embedded nLight control, the TLX actively tracks its run-time and manages its light source such that constant lumen output is maintained over the system life. Referred to as lumen management, this feature eliminates the energy waste created by the traditional practice of over-lighting.





GLEASON ARCHITECTS, P.C.

ETERA GROUP

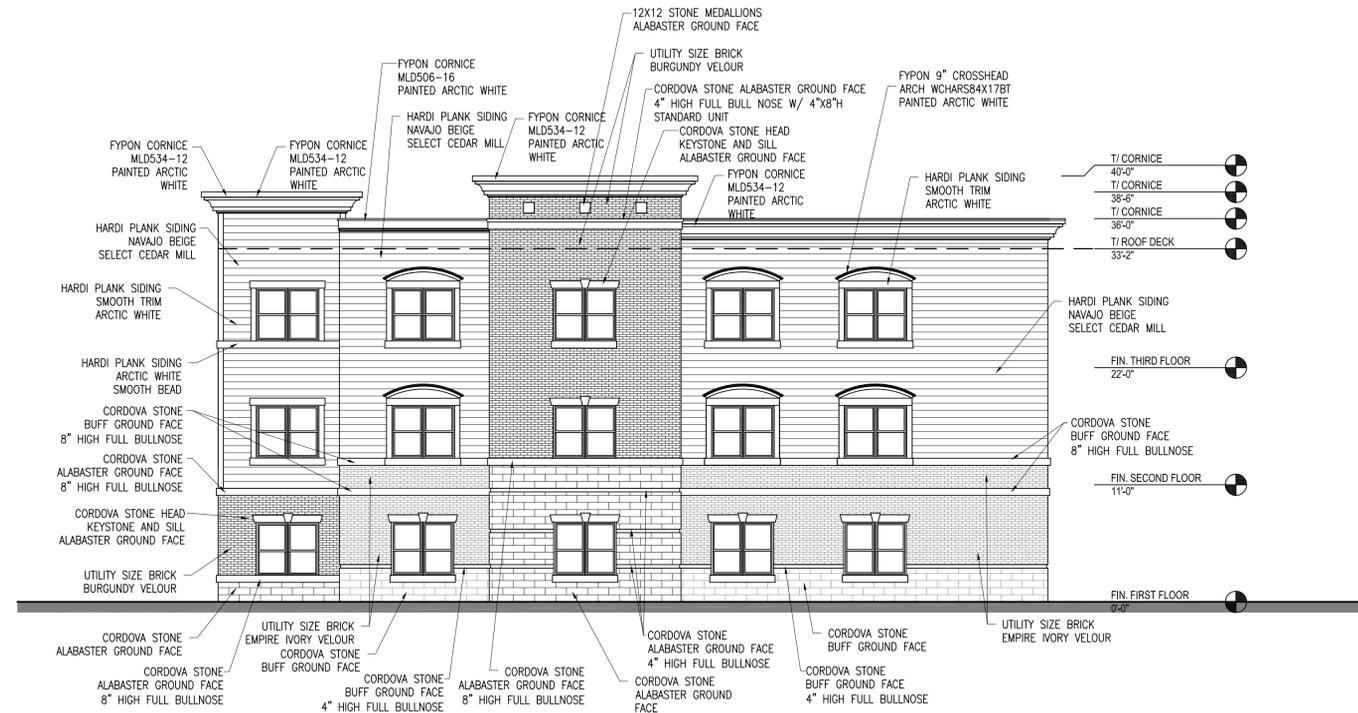
3052 West 167th Street Markham, IL 60428  
P: 815.748.1200 www.eteragroup.com

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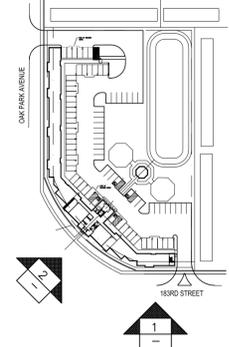


BUCKEYE COMMUNITY HOPE FOUNDATION

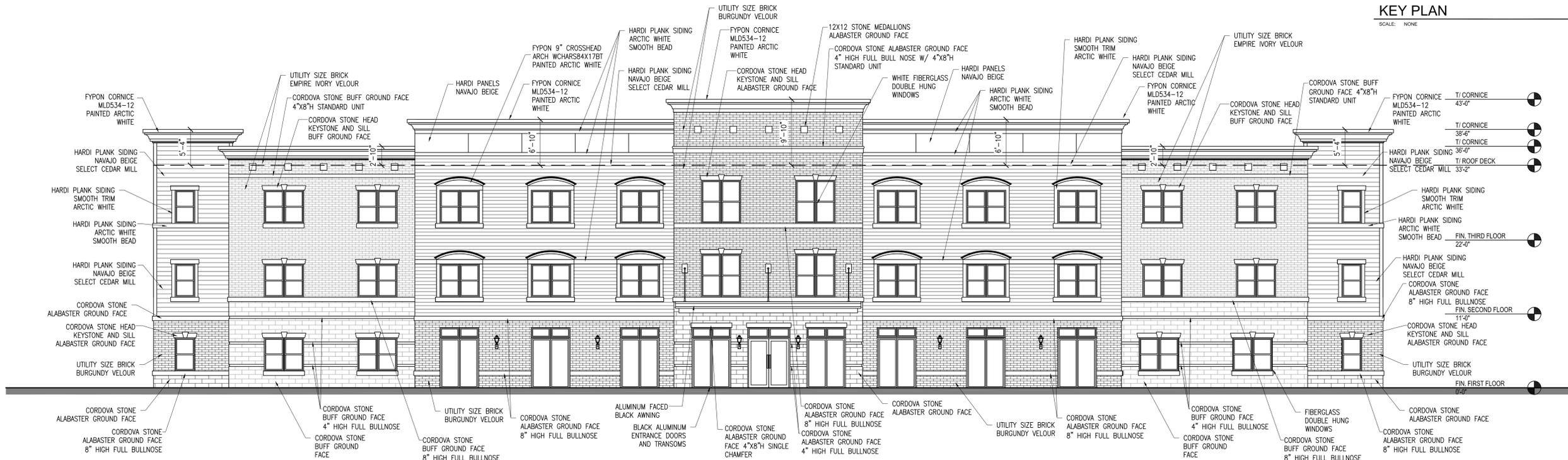
REVISIONS DATE



1 SOUTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



KEY PLAN  
SCALE: NONE



2 SOUTHWEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



GARDEN WALL ELEVATION  
SCALE: 1/8" = 1'-0"

PROJECT: THE RESERVE AT TINLEY PARK  
NORTHEAST CORNER OF OAK PARK AVENUE AND 183RD ST  
TINLEY PARK, IL  
CLIENT: BUCKEYE COMMUNITY HOPE FOUNDATION  
3021 EAST DUBLIN-GRANVILLE RD  
COLUMBUS OH 43231

JOB NO. 15-016  
DATE 1-11-16  
FILE A4-1  
PLOT SCALE 1:1

OWNER APPROVAL  
Signature \_\_\_\_\_  
Date \_\_\_\_\_

SHEET TITLE  
EXTERIOR ELEVATIONS

SHEET NUMBER  
A4.1



GLEASON ARCHITECTS, P.C.

ETERA GROUP

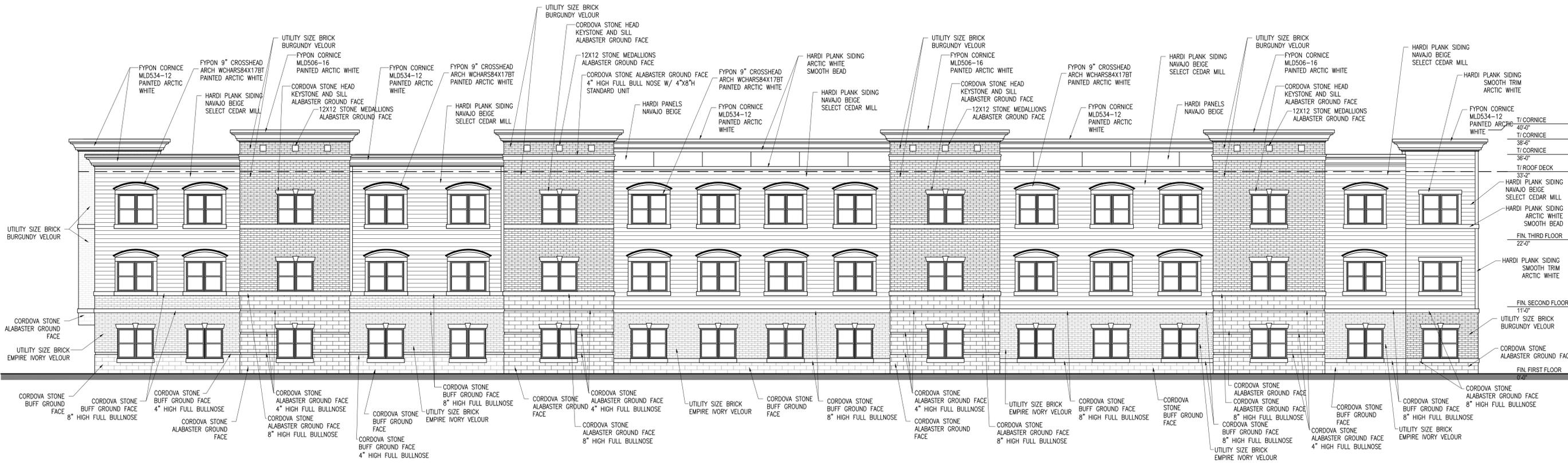
3052 West 167th Street Markham, IL 60428

PH: 815.748.1200 www.eteragroup.com

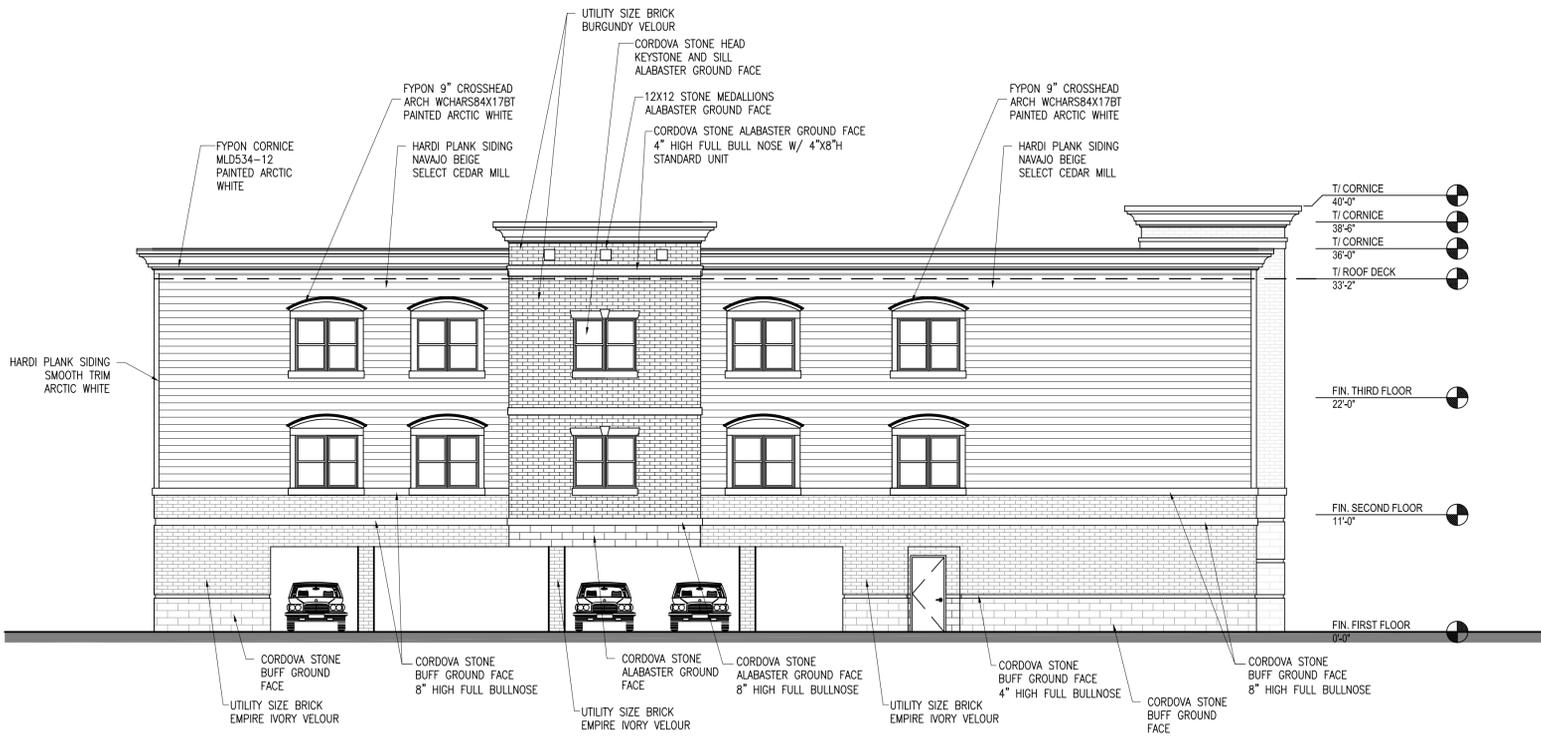
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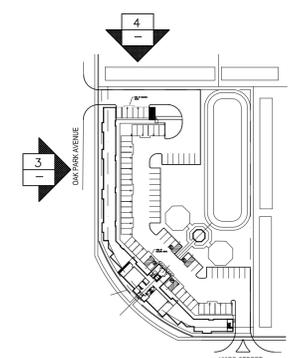
REVISIONS DATE



3 WEST EXTERIOR ELEVATION SCALE: 1/8" = 1'-0"



4 NORTH EXTERIOR ELEVATION SCALE: 1/8" = 1'-0"



KEY PLAN SCALE: NONE

PROJECT: THE RESERVE AT TINLEY PARK  
NORTHEAST CORNER OF OAK PARK AVENUE AND 183RD ST  
TINLEY PARK, IL  
CLIENT: BUCKEYE COMMUNITY HOPE FOUNDATION  
3021 EAST DUBLING-GRANVILLE RD  
COLUMBUS OH 43231

JOB NO. 15-016  
DATE 1-11-16  
FILE A4-2  
PLOT SCALE 1:1

OWNER APPROVAL  
Signature \_\_\_\_\_  
Date \_\_\_\_\_

SHEET TITLE  
EXTERIOR ELEVATIONS

SHEET NUMBER  
A4.2



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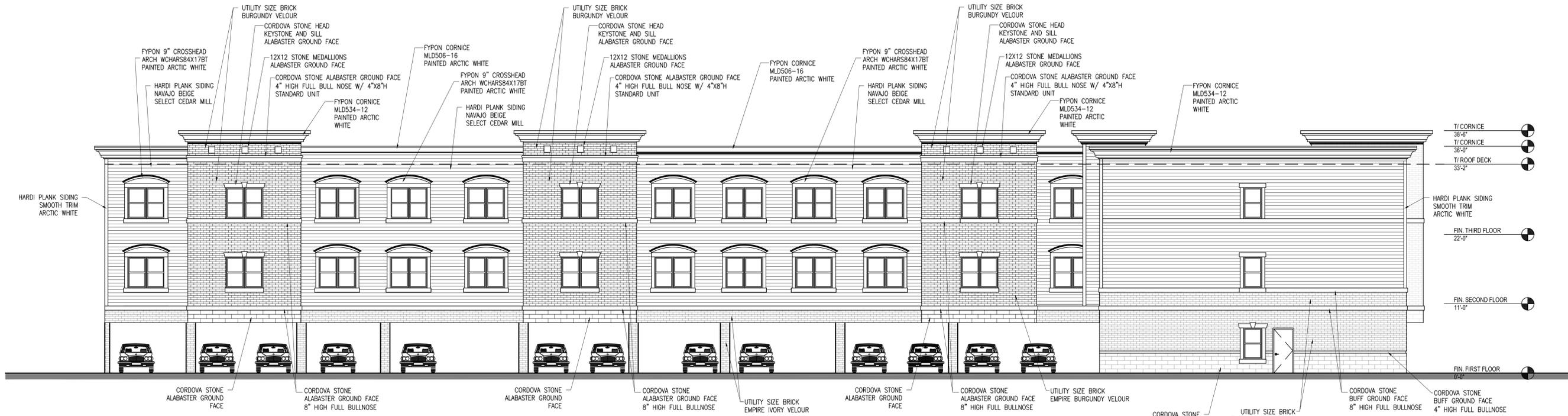
3052 West 167th Street Markham, IL 60428

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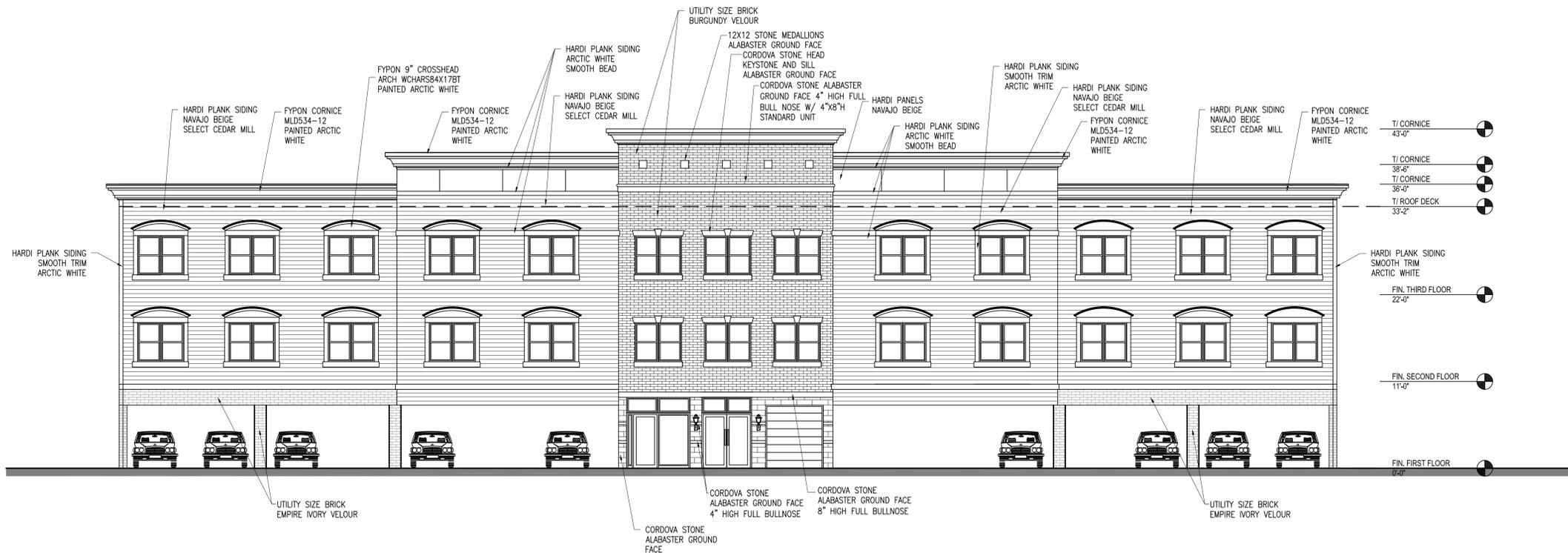


BUCKEYE COMMUNITY HOPE FOUNDATION

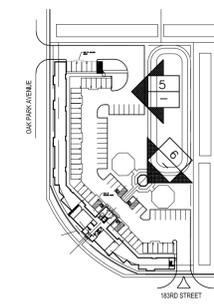
REVISIONS DATE



5 EAST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



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



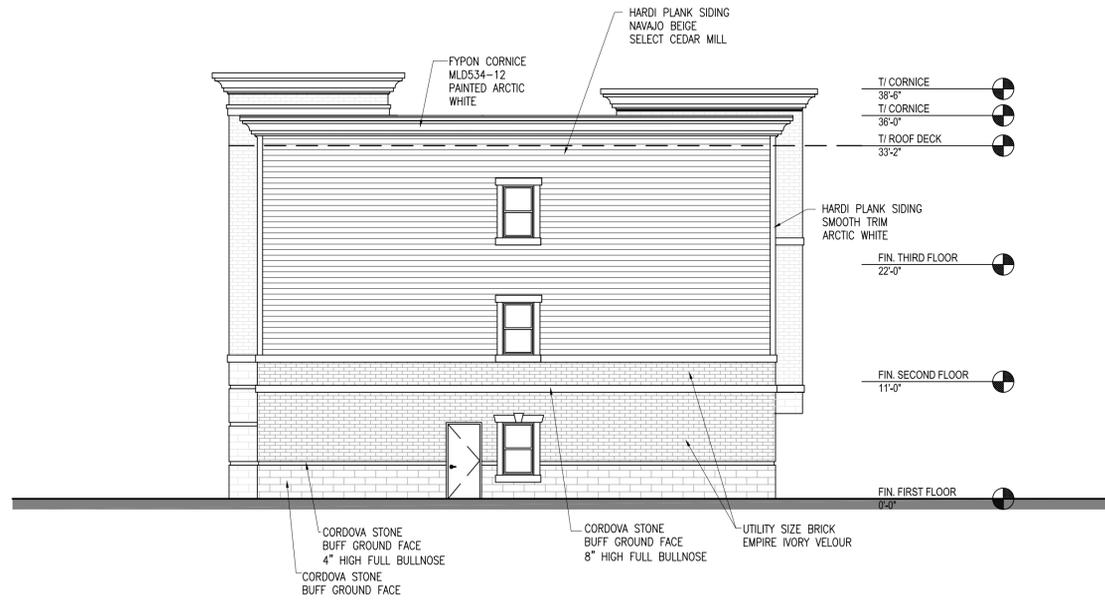
KEY PLAN  
SCALE: NONE

PROJECT: THE RESERVE AT TINLEY PARK  
NORTHEAST CORNER OF OAK PARK AVENUE AND 143RD ST  
TINLEY PARK, IL  
CLIENT: BUCKEYE COMMUNITY HOPE FOUNDATION  
3021 EAST DUBLIN-GRANVILLE RD  
COLUMBUS OH 43231

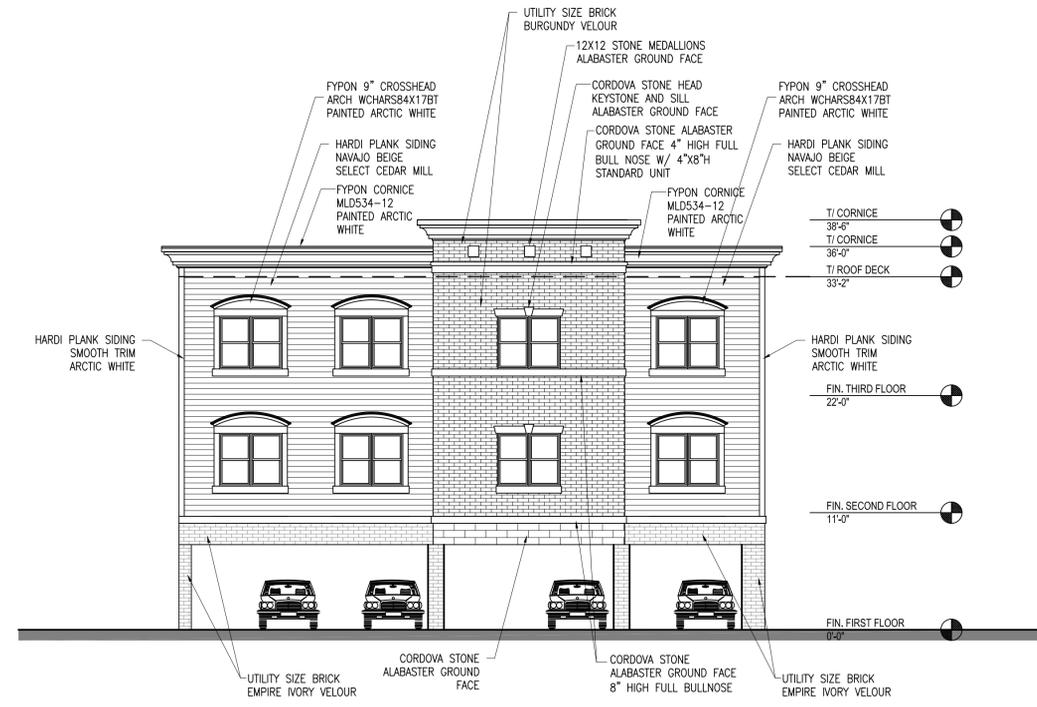
JOB NO. 15-016  
DATE 1-11-16  
FILE A4-3  
PLOT SCALE 1:1  
OWNER APPROVAL  
Signature \_\_\_\_\_  
Date \_\_\_\_\_

SHEET TITLE  
EXTERIOR ELEVATIONS

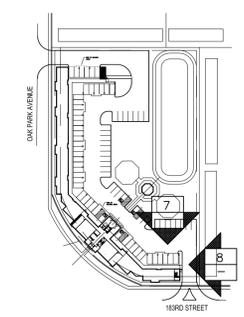
SHEET NUMBER  
A4.3



**8 EAST EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



**7 NORTH EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



**KEY PLAN**  
SCALE: NONE

REVISIONS	DATE

PROJECT: THE RESERVE AT TINLEY PARK  
NORTHEAST CORNER OF OAK PARK AVENUE AND 183RD ST  
TINLEY PARK, IL

CLIENT: BUCKEYE COMMUNITY HOPE FOUNDATION  
3021 EAST DUBLING-GRANVILLE RD  
COLUMBUS OH 43231

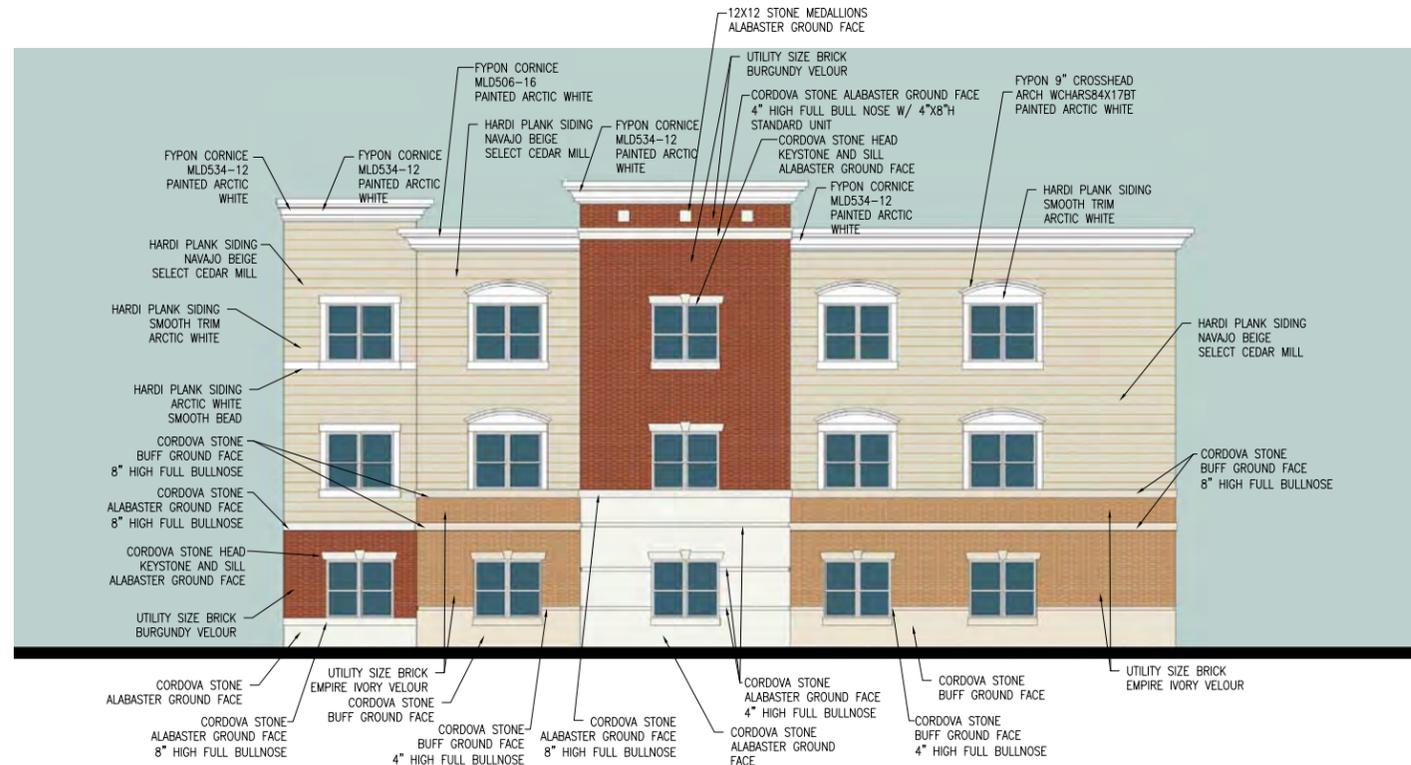
JOB NO. 15-016  
DATE 1-11-16  
FILE A4-4  
PLOT SCALE 1:1

OWNER APPROVAL

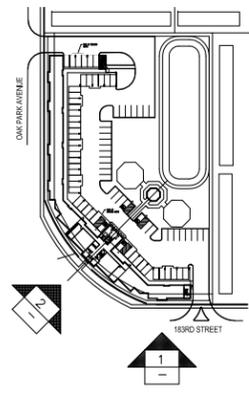
Signature \_\_\_\_\_  
Date \_\_\_\_\_

SHEET TITLE  
EXTERIOR ELEVATIONS

SHEET NUMBER  
**A4.4**



**1 SOUTH EXTERIOR ELEVATION**  
SCALE: 1/16" = 1'-0"



**KEY PLAN**  
SCALE: NONE

**GLEASON ARCHITECTS, P.C.**  
**ETERA GROUP**  
 3052 West 167th Street Markham, IL 60428  
 P: 815.756.1250 www.eteragroup.com

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**TOWER CONTRACTING, LLC**  
 1000 W. 167th St. Markham, IL 60428  
 P: 815.756.1250 www.towercontracting.com

**BUCKEYE COMMUNITY HOPE FOUNDATION**

REVISIONS	DATE



**2 SOUTHWEST EXTERIOR ELEVATION**  
SCALE: 1/16" = 1'-0"

PROJECT: **THE RESERVE AT TINLEY PARK**  
 NEC OF OAK PARK AV AND 183RD ST  
 TINLEY PARK, IL

CLIENT: **BUCKEYE COMMUNITY HOPE FOUNDATION**  
 3021 E DUBLIN-GRANVILLE RD  
 COLUMBUS, OH 43231

JOB NO. 15-016  
 DATE 1-11-16  
 FILE  
 PLOT SCALE 1:1

OWNER APPROVAL

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A4.1**



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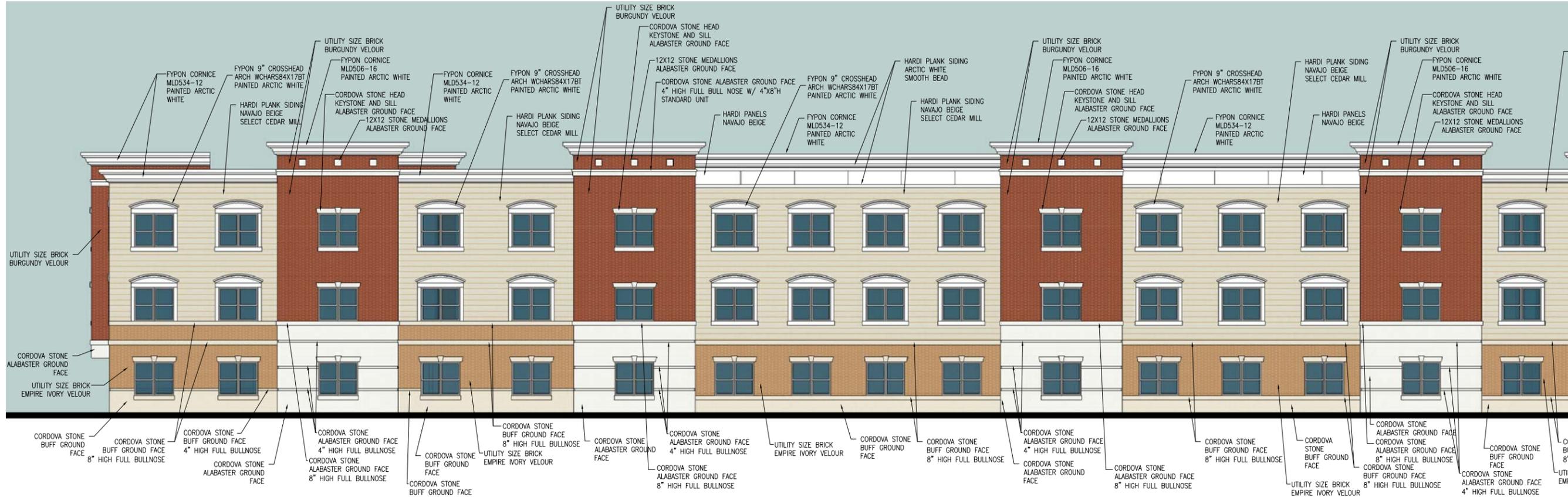
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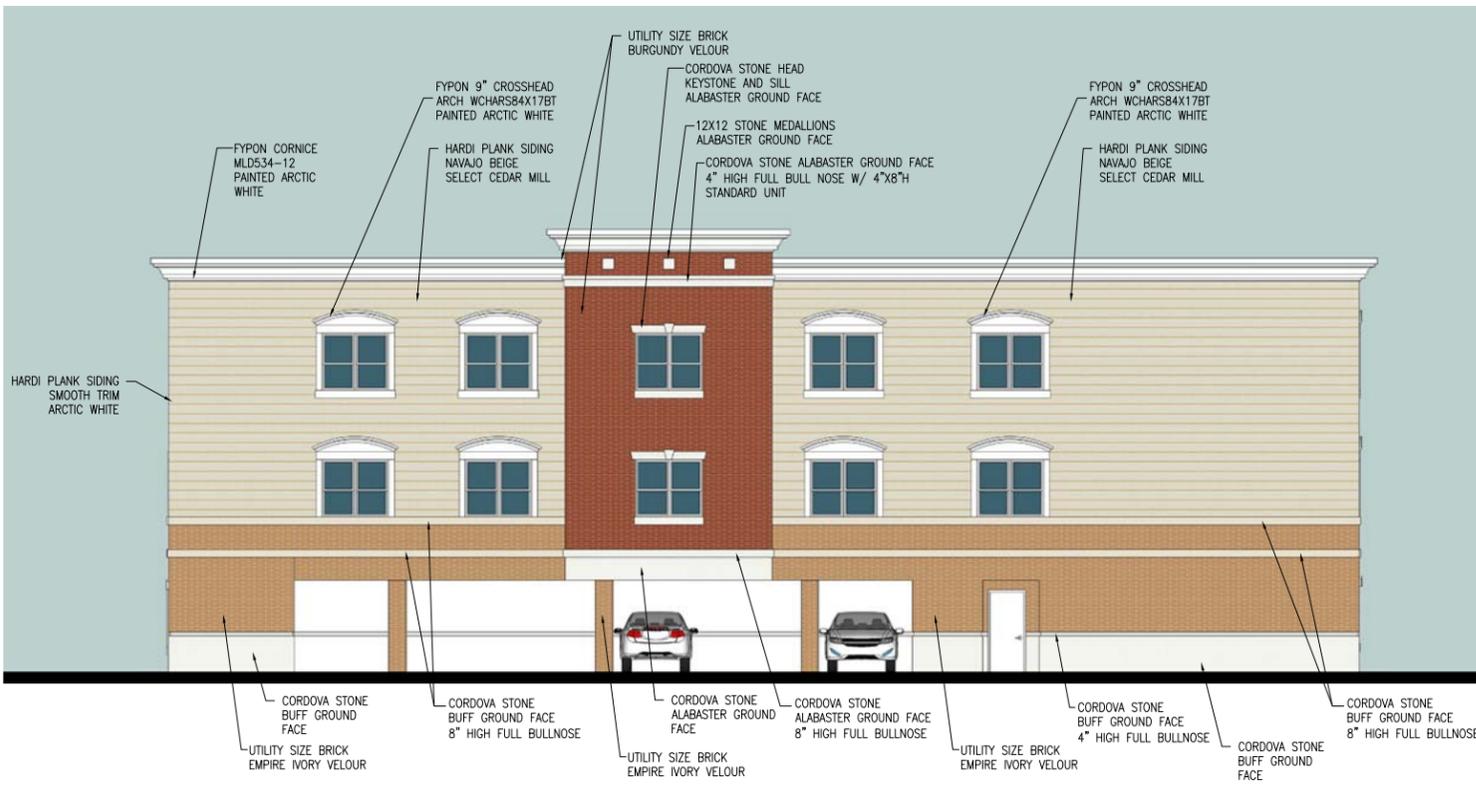


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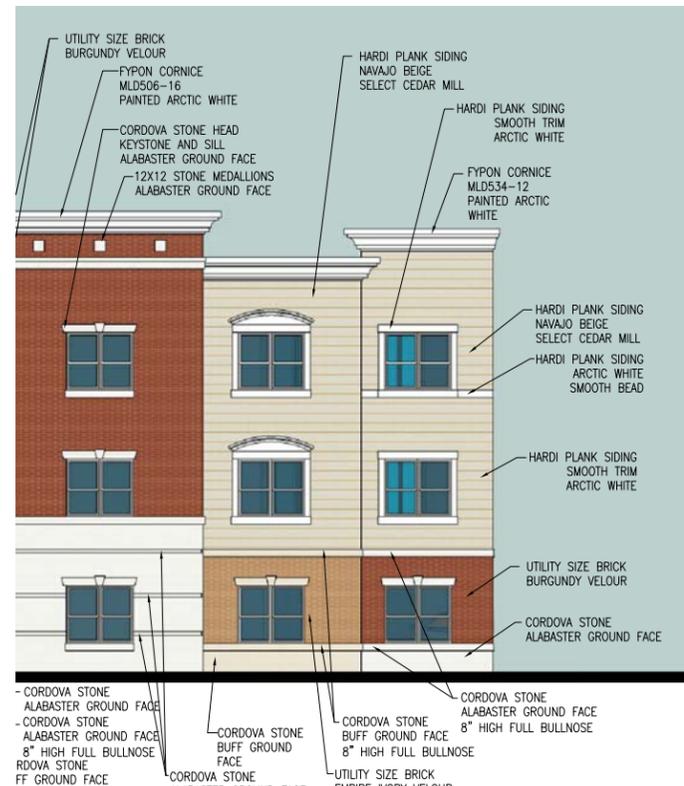
REVISIONS DATE



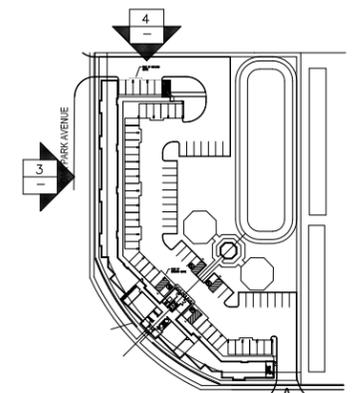
3 WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



4 NORTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



KEY PLAN  
SCALE: NONE

PROJECT: THE RESERVE AT TINLEY PARK  
NEC OF OAK PARK AV AND 183RD ST  
TINLEY PARK, IL  
CLIENT: BUCKEYE COMMUNITY HOPE FOUNDATION  
3021 E DUBLIN-GRANVILLE RD  
COLUMBUS, OH 43231

JOB NO. 15-016  
DATE 12-5-15  
FILE  
PLOT SCALE 1:1  
OWNER APPROVAL

Signature \_\_\_\_\_  
Date \_\_\_\_\_

SHEET TITLE  
EXTERIOR ELEVATIONS

SHEET NUMBER  
A4.2



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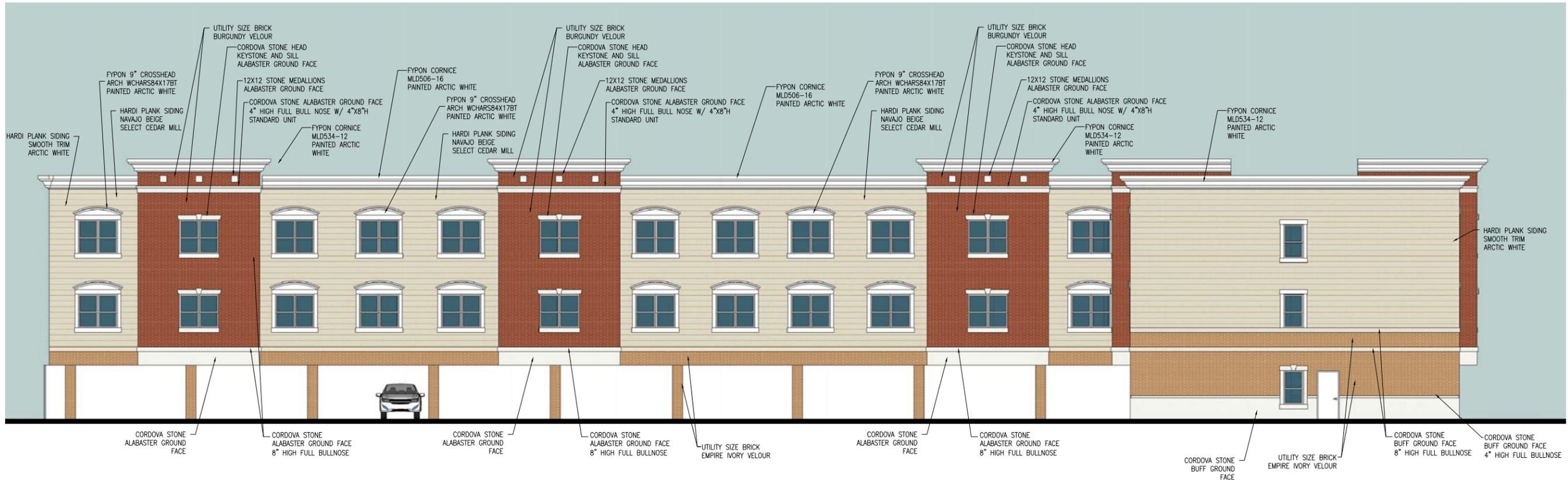
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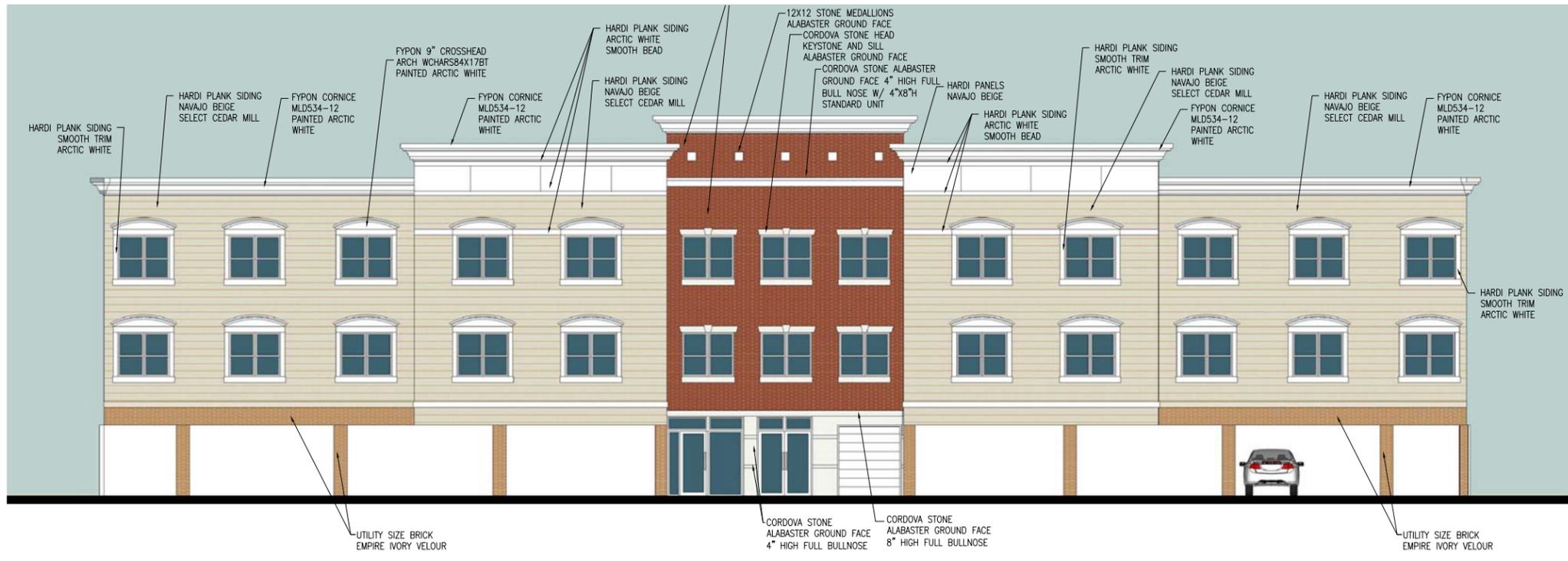


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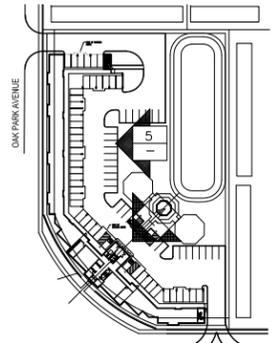
REVISIONS DATE



5 EAST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



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



KEY PLAN  
SCALE: NONE

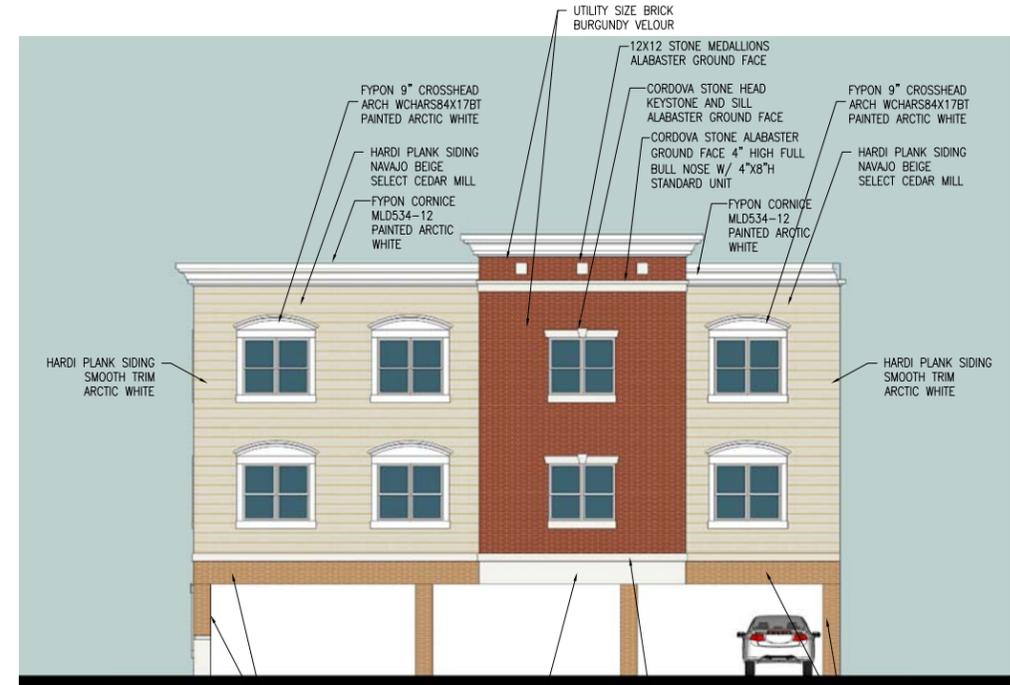
PROJECT: THE RESERVE AT TINLEY PARK  
NEC OF OAK PARK AV AND 183RD ST  
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CLIENT: BUCKEYE COMMUNITY HOPE FOUNDATION  
3021 E DUBLIN-GRANVILLE RD  
COLUMBUS, OH 43231

JOB NO. 15-016  
DATE 12-5-15  
FILE  
PLOT SCALE 1:1  
OWNER APPROVAL  
Signature \_\_\_\_\_  
Date \_\_\_\_\_

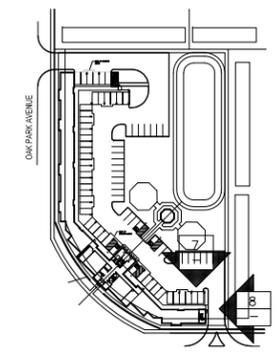
SHEET TITLE  
EXTERIOR ELEVATIONS  
SHEET NUMBER  
A4.3



**8 EAST EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



**7 NORTH EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



**KEY PLAN**  
SCALE: NONE

**GLEASON ARCHITECTS, P.C.**  
**ETERA GROUP**  
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**TOWER CONTRACTING, LLC**  
 2025 W. 167TH ST.  
 MARKHAM, IL 60428  
 P. 815.766.1200  
 WWW.TOWERCONTRACTINGLLC.COM

**BUCKEYE COMMUNITY HOPE FOUNDATION**

REVISIONS	DATE

**PROJECT:**  
 THE RESERVE AT TINLEY PARK  
 NEC OF OAK PARK AV AND 183RD ST  
 TINLEY PARK, IL

**CLIENT:**  
 BUCKEYE COMMUNITY HOPE FOUNDATION  
 3021 E DUBLIN-GRANVILLE RD  
 COLUMBUS, OH 43231

**JOB NO.** 15-016  
**DATE** 12-5-15  
**FILE**  
**PLOT SCALE** 1:1

**OWNER APPROVAL**

Signature \_\_\_\_\_  
 Date \_\_\_\_\_

**SHEET TITLE**  
 EXTERIOR ELEVATIONS

**SHEET NUMBER**  
**A4.4**



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PROJECT:  
THE RESERVE AT TINLEY PARK  
NEC OF OAK PARK AV AND 183RD ST  
TINLEY PARK, IL

CLIENT:  
BUCKEYE COMMUNITY HOPE FOUNDATION  
3021 E DUBLIN-GRANVILLE RD  
COLUMBUS, OH 43231

JOB NO. 15-016  
DATE 1-11-16  
FILE  
PLOT SCALE 1:1  
OWNER APPROVAL

Signature \_\_\_\_\_  
Date \_\_\_\_\_

SHEET TITLE  
PERSPECTIVE

SHEET NUMBER

A5.1

1 SOUTHWEST PERSPECTIVE VIEW  
SCALE: NONE



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REVISIONS	DATE



**2** NORTHWEST PERSPECTIVE VIEW  
SCALE: NONE

PROJECT:  
THE RESERVE AT TINLEY PARK  
NEC OF OAK PARK AV AND 183RD ST  
TINLEY PARK, IL

CLIENT:  
BUCKEYE COMMUNITY HOPE FOUNDATION  
3021 E DUBLIN-GRANVILLE RD  
COLUMBUS, OH 43231

JOB NO. 15-016  
DATE 12-5-15  
FILE  
PLOT SCALE 1:1

OWNER APPROVAL

Signature \_\_\_\_\_

Date \_\_\_\_\_

SHEET TITLE  
PERSPECTIVE

SHEET NUMBER

**A5.2**



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REVISIONS	DATE

PROJECT:  
**THE RESERVE AT TINLEY PARK**  
NEC OF OAK PARK AV AND 183RD ST  
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COLUMBUS, OH 43231

JOB NO. 15-016  
DATE 12-5-15  
FILE  
PLOT SCALE 1:1

OWNER APPROVAL

Signature \_\_\_\_\_  
Date \_\_\_\_\_

SHEET TITLE  
PERSPECTIVE

SHEET NUMBER

**A5.3**



3

### SOUTHEAST PERSPECTIVE VIEW

SCALE: NONE



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COLUMBUS, OH 43231

JOB NO. 15-016  
DATE 12-5-15  
FILE  
PLOT SCALE 1:1

OWNER APPROVAL

Signature \_\_\_\_\_  
Date \_\_\_\_\_

SHEET TITLE  
PERSPECTIVE

SHEET NUMBER

A5.4

4 REAR PERSPECTIVE VIEW  
SCALE: NONE