

The Reserve Development

Timeline

March 2, 2015 – Developer in contact with Economic Development Department via e-mail regarding Village property that is appropriately zoned.

March 20, 2015 – First meeting with representatives Buckeye Hope Community Foundation. Planning Director and Economic Development Director were in attendance.

March 23, 2015 – Meeting with Buckeye's Developer, Architect, Engineer, and Contractor. Pre-application discussions occurred. Planning Director, Village Engineer, Building Commissioner, and Fire Prevention were also in attendance.

March 26, 2015 – Developer Requests a letter of support from the Mayor via e-mail to Planning Department staff. Planning Department begins to assist the developer with due diligence documents such as past stormwater permits, past MWRD permits, and IDOT permitting.

April 13, 2015 – Village Development Team meeting with the Developer's Team. Village team includes Village Engineer, Fire Department, Police Department, Building Department, Public Works, and Planning. Developer's team includes architect, engineer, developer, and builder.

April 17, 2015 – Developer submits conceptual elevation drawings for consideration by Planners at a meeting at Village Hall. Is seeking feedback on the architectural design of the building.

May 12, 2015 – Developer meets with the Mayor Pro-Tem. Developer requests a support letter from the Mayor Pro-Tem. Developer asks Mayor Pro-tem how to be in touch with Veterans groups.

May 21, 2015 – Meeting between Developer and Village's Development Team (Planning, Engineering, Fire, and Building Departments) to discuss site plan and elevations.

June 2, 2015 – Developer asks Planning Director for a zoning letter. Planning Director informs the developer that the Mayor Pro-Tem will not provide a letter of support for the IDHA application.

June 6, 2015 – Developer provided with contact at the Village Veteran's Commission.

June 15, 2015 – Planning Director provides Developer with a zoning compliance letter, based upon conceptual plans.

June 22, 2015 – Planning Director provides the Developer with a letter with the opinion that the proposed development should be considered "infill" development.

July 22, 2015 – Planning Director meets with Developer to discuss provision of a Letter "affirming revitalization plan." Letter released to Developer by Planning Director the same day.

July 2015 through October 2015 – Informal discussions between Planning Director and the Developer about IDHA processes, Legacy Code text amendments, and roundabout funding. Approval of application for tax credit was provided in late September, early October by IDHA. Village notified by Developer. Planning Director notifies Village Administration.

October 13, 2015 – Planning Director provides Developer with site plan approval applications and checklist for formal submittals. Developer requests appearing on Plan Commission agenda in October, noting that significant due diligence has occurred. Planning Director insists on following the traditional review process of full submittal, review by staff, developer letter, and then once the plans are compliant with the Village Codes, the development could be scheduled for the Plan Commission. Planning Director requests that the developer work to submit final engineering with site plan approval, rather than only preliminary engineering so that the developer's post-entitlement process can be more efficient. Planning Director provides a schedule to the development engineer indicating that Plan Commission meetings in December and January is possible if all Village staff reviews in conformance to the Legacy Code and Plan.

October 25, 2015 - Official submittal by Developer. Project undergoes "review for completeness" by Planning Staff. Plans are routed to Village staff.

November 14, 2015 – Village staff finalize their reviews and submit letters to Planning Department related to their review of the Project. Planning Department staff compiles all review comments into a letter to the developer.

November 25, 2015 – Staff Review Letter completed and e-mailed to the Developer. We noted that there were some plans missing from the original submittal, but overall conformance to Village Codes as along as plan corrections can be made.

December 17, 2015 – Developer meets at Village Hall with Village Planners, Village Engineer, and Fire Department, and Building Commissioner to discuss the option of tilt-up concrete panels. Village staff gives the opinion that tilt-up construction would not meet the masonry/face brick requirements of the Legacy Code. E-mail sent same day from the developer indicating they would be moving to full masonry construction (not tilt-up).

Late December/early January – Planning Staff continues to work with developer on architecture, site planning, landscaping. Planning Staff and Village Engineer receives as many as 10 separate submittals on architecture, landscape, and engineering by the applicant during this time period.

January 12, 2016 – Village staff finalize first staff report for Plan Commission and put together the first Plan Commission packet.

January 19, 2016 – Plan Commission meeting

PROJECT APPROVALS 2013 through 2016

YEAR	DEVELOPMENT	PLAN COMMISSION REVIEW REQ'D	PUBLIC HEARING @ PLAN COMMISSION	VILLAGE BOARD REVIEW REQ'D
2016	The Reserve	X (Site Plan only)		
2015	Union Square Townhomes	X (Site Plan only)		
	Planet Fitness	X	X (Special Use)	X (Special Use)
	Speedway Expansion	X	X (Rezoning/Special Use/Variations)	X (Annexation/Rezoning/Special Use/Variations)
	SBA Cell Tower	X	X (Special Use)	X (Special Use)
	Aetna Development	X	X (Rezoning)	X (Not yet appeared, but will)
	National Vet Associates	X	X (Special Use)	X (Special Use)
	Dreamland Academy Daycare	X	X (Special Use)	X (Special Use)
	Great Escape	X (Site Plan only)		X (Incentive)
	Brixmor Outlot	X	X (Special Use/Amend PUD)	X (Special Use/Amend PUD)
	E&B Liquors	X	X (Special Use)	X (Special Use)
	Davita Dialysis	X	X (Variations)	X (Variations)
	Edenbridge Parking Lot	X (Site Plan only)		
	Maher Funeral Home	X	X (Special Use, variations)	X (Special Use, variations)
	Bickford Senior Living	X	X (Special Use, Variations)	X (Annexation, plat, Special Use, variations)
	Anthem Memory Care	X	X (Special Use, Variations)	X (Special Use, Variations)
2014	Oak Park Townhomes	X (no site plan)	X (Rezoning)	X (Annexation and Rezoning)
	Illinois Compassionate Care	X	X (Special Use)	X (Special Use)
	University Medical Center	X (Site Plan only)		
	Trinity Lutheran Church School	X (Site Plan only)		
	Southwest Synergy Dance	X	X (Special Use)	X (Special Use)
	Wendy's	X	X (Variations)	X (Variations)
	Chrysler Dealership	X	X (Variations)	X (Variations and Incentives)
	Brookside Ridge Rowhouses	X	X (not held) PUD Amendment	X (not held) PUD Amendment
	Panduit Renovations at Ridgeland Ave.	X (Site Plan only)		
	AT&T Wireless at D140 Schools	X	X (Special Use)	X (Special Use)
	Panera Bread (Brookside Marketplace)	X (Site Plan only)		
	Mack 183 rd Mixed Use	X	X (Special Use)	X (Special Use)
	Liberty Building	X	X (Special Use)	X (Special Use)
350 Brewing	X	X (Special Use)	X (didn't appear)	

2013	First Midwest Bank	X (Site Plan only)		
	Dunkin Donuts	X (Site Plan only)		
	Dog Park	X (Site Plan only)		
	Rizza Cadillac/Buick expansion	X (Site Plan only)		
	Baileys expansion	X (Site Plan only)		
	Renovations to Lot 21 building - Brookside Marketplace	X (Site Plan only)		
	International Imports, Audi Expansion	X (Site Plan only)		



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 & 183rd 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 183rd 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 183rd 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 183rd 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 183rd Street. A roundabout was originally planned for the intersection of 183rd 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 183rd Street it is developed with left and right turning lanes for southbound traffic. The west bound traffic on 183rd Street is also provided with a dedicated left turning lane. The intersection of 183rd 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



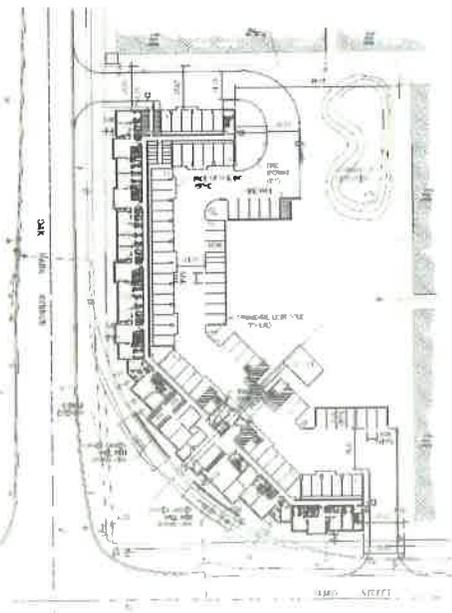
Zoning: The zoning to the north and east is Low Density Residential District (R-5) PUD, and the parcels to the west, southwest and south are all Neighborhood Flex with the exception of the unincorporated parcel to the south. The property is surrounded by multifamily uses to the north and east; a commercial 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 183rd 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 183rd Street frontages. The public sidewalk extends from the bike path to the intersection of 183rd and Oak Park Avenue to provide access across both streets. The sidewalk also extends to the east to connect with the existing sidewalk along 183rd 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 183rd 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 183rd Street.*

The landscape buffers measure approximately 29’ along Oak Park Avenue and 24’ along 183rd 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 183rd 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 183rd Street addresses the existing traffic volumes and lane configuration of 183rd Street, which typically experiences significant stacking of west bound vehicles at distances in excess of 250’ from the intersection. The proposed access on 183rd 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 183rd 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

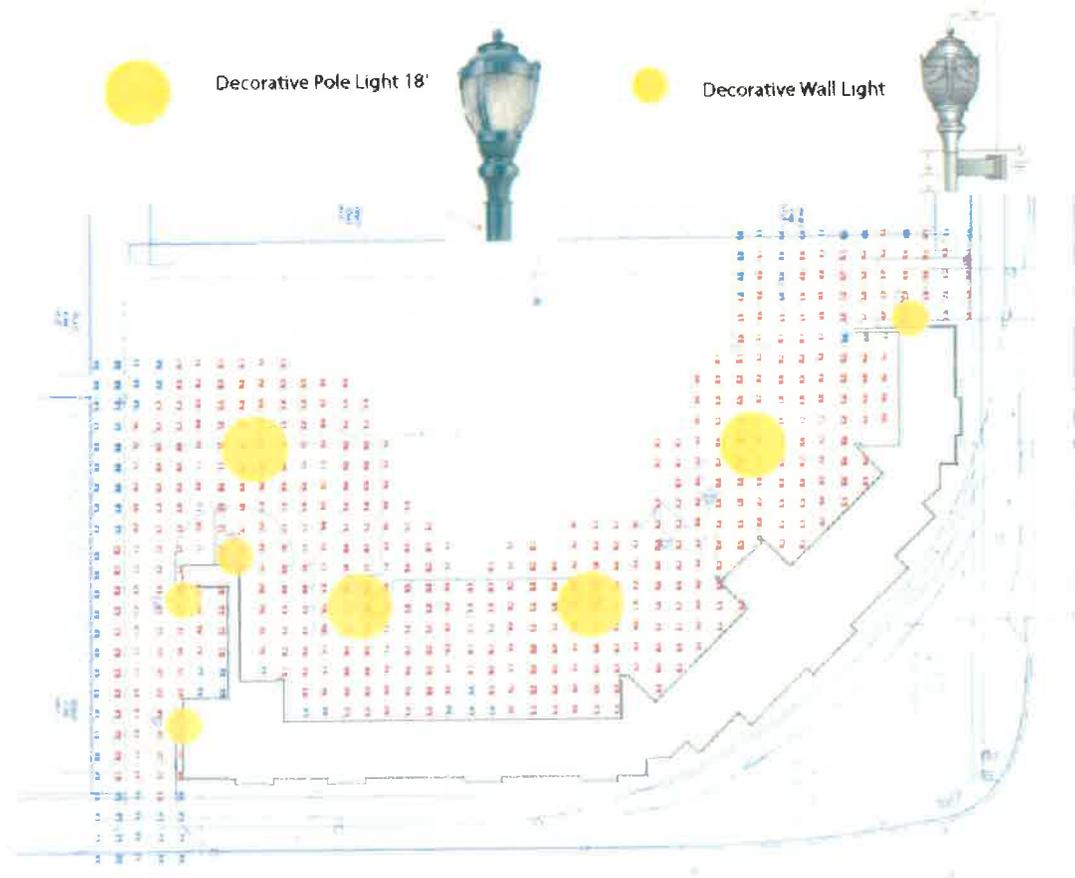
bufferyard width of 5' with 2 shade trees, 1 ornamental tree and 20 shrubs per 50 linear feet. The proposed plan meets the bufferyard requirements as outlined in the table below.

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.

Articulated Corner	<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>
Windows	<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>
Cornice	<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

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 183rd 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

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 st Floor Plan	Gleason	1/11/2016
A1.2	Overall 2 nd Floor Plan	Gleason	1/11/2016
A1.3	Overall 3 rd Floor Plan	Gleason	1/11/2016
A1.4	Overall Roof Plan	Gleason	1/11/2016
A2.1.1	Enlarged 1 st Floor Plan: North	Gleason	1/11/2016
A2.1.2	Enlarged 1 st Floor Plan: North/Center	Gleason	1/11/2016
A2.1.3	Enlarged 1 st Floor Plan: Core	Gleason	1/11/2016
A2.1.4	Enlarged 1 st Floor Plan: East	Gleason	1/11/2016
A2.2.1	Enlarged 2 nd Floor Plan: North	Gleason	1/11/2016
A2.2.2	Enlarged 2 nd Floor Plan: North/Center	Gleason	1/11/2016
A2.2.3	Enlarged 2 nd Floor Plan: Core	Gleason	1/11/2016
A2.2.4	Enlarged 2 nd Floor Plan: East	Gleason	1/11/2016
A2.3.1	Enlarged 3 rd Floor Plan: North	Gleason	1/11/2016
A2.3.2	Enlarged 3 rd Floor Plan: North/Center	Gleason	1/11/2016
A2.3.3	Enlarged 3 rd Floor Plan: Core	Gleason	1/11/2016
A2.3.4	Enlarged 3 rd 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
Gleason
Belson
Kidstuff
Sun Valley

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





3 **SOUTHEAST PERSPECTIVE VIEW**
SCALE: NONE

**GLEASON
ARCHITECTS, P.C.**

ETERA GROUP
Architectural and Construction Services

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TOWER

**BUCKEYE
COMMUNITY
HOPE
FOUNDATION**

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

CLIENT:
BUCKEYE COMMUNITY HOPE FOUNDATION
300 E LAUREL BROADWAY RD
MARIETTA, GA 30067

JOB NO.: 15-018
DATE: 12-3-15
FILE:
PLOT SCALE: 1/4"

CLIENT APPROVAL:

SHEET TITLE
PERSPECTIVE

SHEET NUMBER
A5.3



GLEASON
ARCHITECTS, P.C.

ETRA GROUP
2020 Third Street Level Columbus, OH 43261

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TOWER

BUCKEYE COMMUNITY HOPE FOUNDATION

REVISED: 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
3024 E DUBLINGRANVILLE RD
COLUMBUS, OH 43221

JOB NO 15-016
DATE 12-3-15
FILE
PLOT SCALE 1:1
OWNER APPROVAL

TITLE
SHEET TITLE
PERSPECTIVE

SHEET NUMBER
A5.2



4 REAR PERSPECTIVE VIEW
SCALE: NONE



**GLEASON
ARCHITECTS, P.C.**

ERA GROUP
3022 W. 12th Street, Columbus, OH 43221

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TOWER



**BUCKEYE
COMMUNITY
HOPE
FOUNDATION**

REVISED: 12/15/15

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 43221

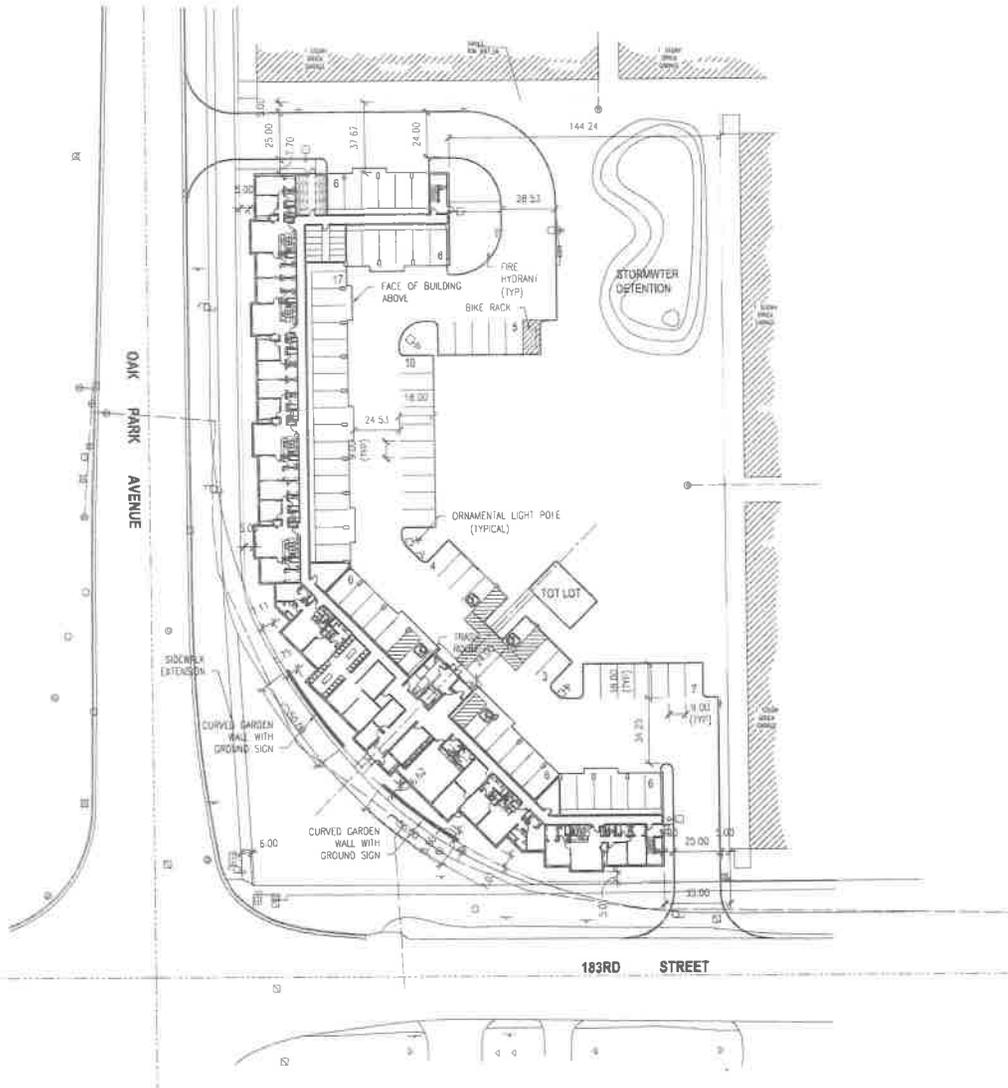
JOB NO: 15-018
DATE: 12-15-15
FILE:
PLOT SCALE: 1/4"

OWNER APPROVAL

Date: _____

SHEET TITLE
PERSPECTIVE

SHEET NUMBER
A5.4



ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'



NOTES

TOTAL AREA	
Site Area	144,240
Building Footprint	144,240
Stormwater Detention	144,240
Other	144,240

TOTAL FLOOR AREA	
1st Floor	144,240
2nd Floor	144,240
3rd Floor	144,240
4th Floor	144,240
5th Floor	144,240
6th Floor	144,240
7th Floor	144,240
8th Floor	144,240
9th Floor	144,240
10th Floor	144,240
11th Floor	144,240
12th Floor	144,240
13th Floor	144,240
14th Floor	144,240
15th Floor	144,240
16th Floor	144,240
17th Floor	144,240
18th Floor	144,240
19th Floor	144,240
20th Floor	144,240
21st Floor	144,240
22nd Floor	144,240
23rd Floor	144,240
24th Floor	144,240
25th Floor	144,240
26th Floor	144,240
27th Floor	144,240
28th Floor	144,240
29th Floor	144,240
30th Floor	144,240
31st Floor	144,240
32nd Floor	144,240
33rd Floor	144,240
34th Floor	144,240
35th Floor	144,240
36th Floor	144,240
37th Floor	144,240
38th Floor	144,240
39th Floor	144,240
40th Floor	144,240
41st Floor	144,240
42nd Floor	144,240
43rd Floor	144,240
44th Floor	144,240
45th Floor	144,240
46th Floor	144,240
47th Floor	144,240
48th Floor	144,240
49th Floor	144,240
50th Floor	144,240

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1st Floor	144,240
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14th Floor	144,240
15th Floor	144,240
16th Floor	144,240
17th Floor	144,240
18th Floor	144,240
19th Floor	144,240
20th Floor	144,240
21st Floor	144,240
22nd Floor	144,240
23rd Floor	144,240
24th Floor	144,240
25th Floor	144,240
26th Floor	144,240
27th Floor	144,240
28th Floor	144,240
29th Floor	144,240
30th Floor	144,240
31st Floor	144,240
32nd Floor	144,240
33rd Floor	144,240
34th Floor	144,240
35th Floor	144,240
36th Floor	144,240
37th Floor	144,240
38th Floor	144,240
39th Floor	144,240
40th Floor	144,240
41st Floor	144,240
42nd Floor	144,240
43rd Floor	144,240
44th Floor	144,240
45th Floor	144,240
46th Floor	144,240
47th Floor	144,240
48th Floor	144,240
49th Floor	144,240
50th Floor	144,240



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 43221

JOB NO: 15-016
 DATE: 1-11-16
 FILE: AS1-Architectural Site Plan
 PLOT: SCAL11

OWNER APPROVAL

SHEET TITLE
 ARCHITECTURAL
 SITE PLAN

SHEET NUMBER
AS1

2011 LEGACY CODE



SECTION 5 ADMINISTRATION & PROCEDURES

A. How to Obtain Project Approval

1. Pre-Application Conference

Prior to the official submission of any application for improvements within the Legacy Code Area, the applicant shall meet with Village staff for a preliminary discussion as to:

- a. The scope and nature of the proposed improvement;
- b. The types of building forms and uses proposed; and
- c. Any site or façade improvements proposed.

The applicant shall be prepared to present conceptual plans, sketches or any other information necessary to explain the proposed improvements, including any specific requests to deviate from the standards of this code. Village staff will provide general information and direction relative to the long-range goals of the *Legacy Plan* and the Village of Tinley Park, as a whole. Village staff will also provide direction on the applications, reviews, and meetings that will be required to obtain approval.

Type of Development	Administrative Review	Main Street Commission	Historic Preservation Commission	Plan Commission	Village Board
Redevelopment > 50%	R	R	R	D	\$D
New Development > 50%	R	R	R	D	\$D
Variances	R	R	R	<R>	D
Special Use	R	R	R	<R>	D
Map Amendment (Rezoning)	R	R	R	<R>	D
Plats & Annexations	R	R	R	<R>	D
Appeals				D (Admin.)	D (Plan Comm.)
Exterior Alteration in Footprint < 50%	R	R	R	D	
Change of Owner	D	R	R		
Change of Use	D	R	R		
Signs	D	R	R		
Facade Improvements	D	\$D			
Outdoor Dining	R/D				D*
Lot Improvements (e.g. Parking Lots)	D				
Awnings & Canopies	D				
Outdoor Storage	D				
Collective and Shared Parking	D				
Parking Waiver	D				
Planned Unit Development	Not Allowed				
Maintenance	Exempt				

Table 5.A.1

R: Review & Recommendation

D: Final Approval

\$: Incentive Decisions Only, not Land Use

< >: Public Hearing

* Outdoor Dining with alcohol sales must be approved by the Liquor Commissioner

2. Types of Review & Approvals

- a. Administrative Review and Approval – Certain improvements require administrative review and approval because of their minimal size and scope. Administrative approvals may consist of reviews from Village staff, including Planning Department, Building Department, Public Works, Engineering, Fire Department, Police Department, and the Village’s landscape consultants. All administrative reviews and approvals will require an application and must be documented. Village staff may require an improvement that qualifies for administrative review to go through site plan review by the Plan Commission if the application does not comply with the standards herein or if Village staff determines that the scope of the project exceeds his/her administrative authority.
- b. Main Street Commission and Historic Preservation Commission – Review and input from the Main Street Commission and Historic Preservation Commission on any application that requires site plan review before the Plan Commission or any application that requires consideration by the Village Board is critical to ensure that the principles and goals established by the *Legacy Plan* and this code are fully met.
 1. Main Street Commission and Historic Preservation Commission may review the application, plans, and related data submitted to the Village before the meeting or Public Hearing on the application. This review should be concurrent with the review of the Plan Commission. However, review by the Plan Commission should not be contingent upon Main Street Commission and Historic Preservation Commission review, in the event that the Main Street Commission and Historic Preservation Commission cannot meet to review an application before the scheduled meeting or hearing of the Plan Commission.
 2. Review comments shall be prepared in a written document that can be distributed to the Plan Commission and petitioner before or during the meeting or hearing that has been scheduled to review the application. Such review comments are advisory and shall be processed as recommendations to the Plan Commission.
 3. The Main Street Commission and Historic Preservation Commission may send a representative to the scheduled meeting of the Plan Commission.
 4. The Main Street Commission and Historic Preservation Commission may be invited to participate in any work session of the Plan Commission for any application.
 5. Drawings and support documentation that are revised to respond to comments by Village staff, the Plan Commission, and the Main Street Commission and Historic Preservation Commission shall be transmitted to the Main Street Commission and Historic Preservation Commission for subsequent review and comment until such time as a final vote is taken by the Plan Commission or a recommendation is made and forwarded by the Plan Commission to the Village Board.

6. Representatives of the Main Street Commission and Historic Preservation Commission may prepare formal recommendation for Village Board consideration on any application proposed in any district in this code that was recommended for approval by the Plan Commission and which does not address the requested changes or conditions of approval proposed by the Main Street Commission and Historic Preservation Commission or in the event that the Plan Commission recommendation for approval is contrary to the recommendations proposed by the Main Street Commission and Historic Preservation Commission.
- c. Site Plan Review by Plan Commission – Certain improvements require site plan approval because of the proposed changes to the site or building and the scope of the project. Site plan review by the Plan Commission typically involves two public meetings for review by the Plan Commission and one workshop with assigned Plan Commission members.
 - d. Site Plan Review by Plan Commission and Village Board – Certain improvements require site plan review and approval by the Plan Commission and Village Board because the application requires that an ordinance be considered. Any Public Hearing required for approvals granted by the Village Board will be held by the Plan Commission. Site Plan Review by the Village Board typically involves two public meetings.
 - e. Exempt - Regular maintenance and repair are exempt from any reviews and approvals.

B. Public Meetings Required

1. Process Determination

The process for meetings and approvals for projects requiring site plan review will be determined by Village staff, based upon the relative conformity to the *Legacy Plan* and this code, and also based upon whether or not a Special Use, variance(s), and/or rezoning are required.

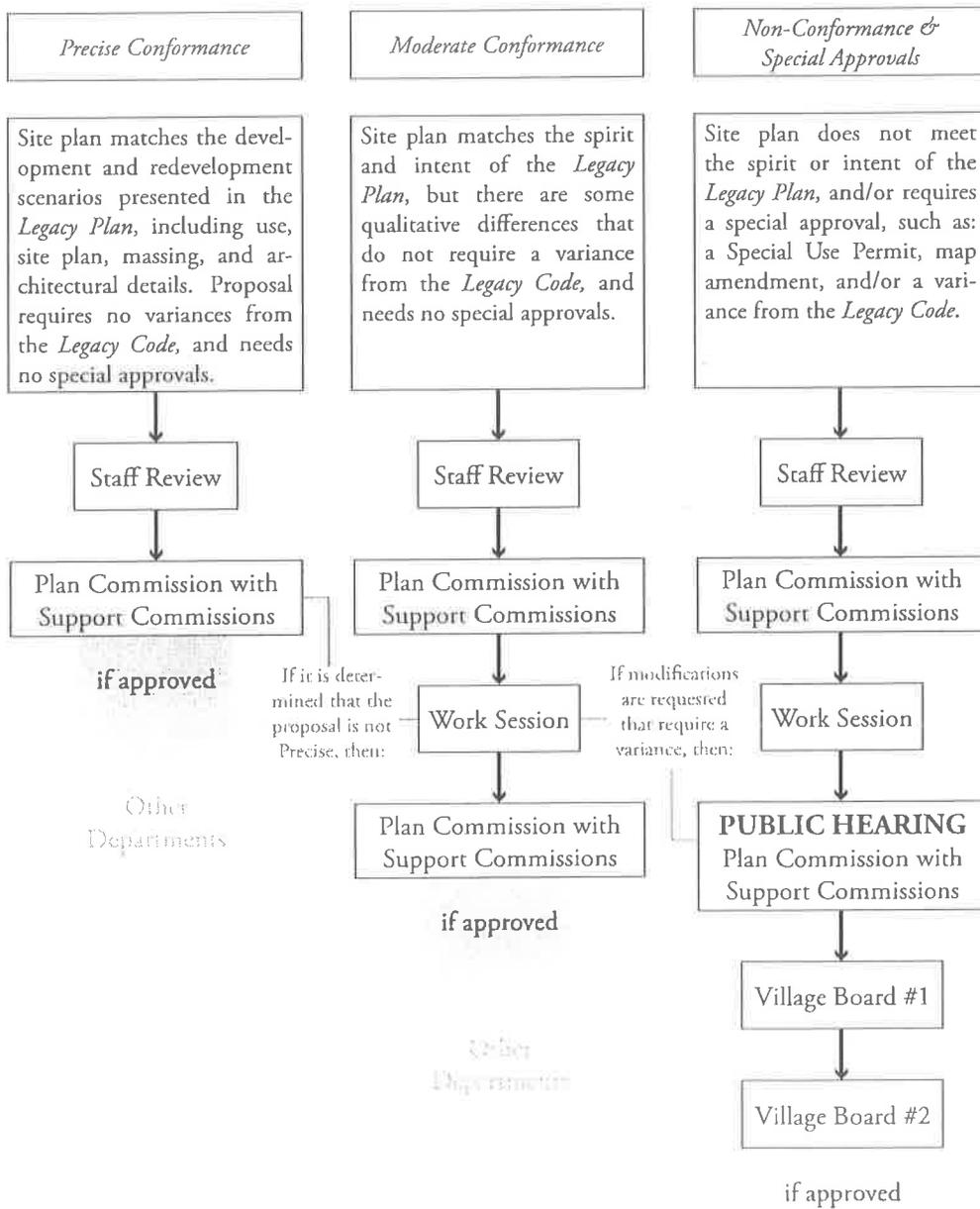


Figure 5.B.1

C. Required Submittal Information

1. Administrative Review

For those projects requiring administrative review, the following information is required to be submitted:

- a. Application
- b. Concept Plan
- c. Plat of Survey with Legal Description
- d. Any other items requested by Village staff

The Village will keep on file an application and a list of elements required on each of the above listed items.

2. Site Plan Review

For those projects requiring site plan review, the following information is required to be submitted:

- a. Application
- b. Site Plan
- c. New Plat of Survey with Legal Description
- d. Landscape Plan
- e. Engineering Plans, with existing and proposed utilities
- f. Topographic Plan
- g. Stormwater Plan
- h. Photometric and Lighting Plan
- i. Elevation Drawings, indicating materials
- j. Color Renderings
- k. Signage Plans
- l. Any other items requested by Village Staff

The Village will keep on file an application and a list of elements required on each of the above listed items.

3. Special Use, Variance, Map Amendment

For projects requiring a Public Hearing and review by the Village Board, the following information is required to be submitted:

- a. All site plan review requirements listed above in Section 5.C.2
- b. Petition for Special Use, variance, map amendment, or Plat of Subdivision
- c. Proposed Findings of Fact

4. Plat of Subdivision

For projects requiring a Plat of Subdivision (includes a Public Hearing and review by the Village Board), the following information is required to be submitted:

- a. Petition for Plat of Subdivision
- b. Plat of Subdivision prepared by a registered Illinois surveyor or engineer

D. Approval Standards

1. General Standards

In addition to any other specific standards set forth herein the Plan Commission shall not recommend a Special Use, variance, appeal, or map amendment from the regulations of this ordinance unless it shall have made findings of fact, based upon evidence presented to it, in each specific case that:

- a. The proposed improvement meets the *Legacy Plan* and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties;
- c. Any improvement meets the architectural standards set forth in the *Legacy Code*.
- d. The improvement will have the effect of protecting and enhancing the economic development of the *Legacy Plan* area.

E. Map Amendment (Rezoning)

An application to amend the Legacy Code Regulating Plan particular to one or more parcels of land may be made to the Plan Commission by any person, firm, or corporation having a free-hold interest, an option to purchase, or any exclusive possessory interest which is specifically enforceable. The process for deciding map amendments will follow the process set forth in Section X.H (Amendments) in the Village Zoning Ordinance.

F. Appeals

Appeals shall be considered by the Plan Commission according to the procedures set forth in Section X.F of the Zoning Ordinance.

G. Special Uses

Special Uses shall be considered by the Plan Commission according to the procedures set forth in Section X.J of the Zoning Ordinance.

1. Additional Standards for Special Uses

The Plan Commission shall not recommend a Special Use unless it shall have made findings of fact, based upon evidence presented to it, in each specific case that:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- c. That the establishment of the Special Use will not impede the normal and orderly development of surrounding property for uses permitted in the district.

- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
- e. That adequate measures have been or will be taken to provide ingress or egress so designated as to minimize traffic congestion in the public streets.
- f. That the Special Use shall in other respects conform to the applicable regulations of the district in which it is located, except as such regulations may be in each instance be modified by the Village Board pursuant to recommendation of the Plan Commission.
- g. That the Special Use contributes directly or indirectly to the economic development of the community as a whole.

H. Variances

An application for a variance from this code may be made to the Plan Commission by any person, firm, or corporation intending to request an application for a building permit or occupancy certificate. The process for deciding a variance will follow the process set forth in Section X.X.G (Variances) in the Village Zoning Ordinance.

1. Additional Standards Specific to a Variance

The Plan Commission shall not recommend a variance from the regulations of the *Legacy Code* unless it shall have made findings of fact, based upon evidence presented to it, in each specific case that:

- a. Property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in this district in which it is located.
- b. The plight of the owner is due to unique circumstances.
- c. The variance, if granted, will not alter the essential character of the locality.
- d. There are practical difficulties or particular hardships that are unique to the property such as:
 1. The particular physical surroundings, shape, or topographical condition of the property creates a hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 2. The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same zoning classification;
 3. The purpose of the variance is not based exclusively upon a desire to make more money out of the property;
 4. The granting of the variance would not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood; and
 5. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.

2. Additional Standards Specific to a Parking Variance

The number of off-street automobile and/or bicycle parking spaces required in all districts may be reduced by a variance reviewed by the Plan Commission and approved by the Village Board following the variance standards in Section 3.C and when all of the following standards are met:

- a. The development does not have the benefit of shared or collective parking;
- b. The applicant proves that adequate parking exists for such use, based on the unique number, type and use characteristics (i.e., peak hour or day) of those businesses or residences that currently use such a lot;
- c. A municipal or commuter parking lot exists within 300 feet of the development that has adequate parking to accommodate all or a portion of the number of required spaces for the use;
- d. The owner of the building makes a payment equal to \$1,000 per required automobile and bicycle parking space that cannot be provided on the subject lot. The fees collected for the payment in lieu of parking will be used only for the acquisition of land or construction of municipally owned or leased off street parking facilities for automobiles or bicycles; landscape or streetscape; bike trails, lanes, or paths; or maintenance or illumination of off-street parking facilities.

I. Parking Agreement Standards and Waivers

1. Additional Standards for Cross Parking & Cross Access Agreements

Off street parking facilities for automobiles are encouraged to be provided for collectively or shared. The Plan Commission must approve a shared parking arrangement through site plan review and under the following conditions:

- a. A shared parking analysis is conducted, following the standards of the Urban Land Institute, and indicates that reduced parking standards between uses can be supported because of the hourly parking demand associated with each business is different; and
- b. There is adequate parking proposed to serve each business sharing the parking during the peak hour associated with each use; and
- c. There is a written acknowledgement from all property owners that are party to the collective or shared parking that the shared parking approval will only be recognized by the Village if the current arrangements of commercial and residential square footages on the property remain the same. If these arrangements change by change of use or change of owner, expansion or redevelopment, new parking improvements may be required; and
- d. The arrangement is formalized through officially recorded cross access and cross parking agreements.

2. Additional Standards Specific to a Parking Waiver

The number of off-street automobile or bicycle parking spaces required in the Downtown Core District (only) may be reduced by an administratively granted Parking Waiver approved by Village staff under the following conditions:

- a. The waiver requested is for 50% or less of the total required parking for the site to meet commercial automobile and/or bicycle parking requirements.
- b. The waiver is not for residential parking requirements. Residential parking requirements cannot be waived.
- c. A municipal lot exists within 300 feet of the business that has adequate parking to accommodate all or a portion of the number of required spaces for a new tenant or use or a public commuter parking lot exists within 300 feet of the business and can be used on weekends and weekdays (after 11:30 a.m.);
- d. The development does not have the benefit of shared or collective parking;