



**AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION
August 6, 2015 – 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 July 2, 2015 Regular Meeting

Item #1

Public Hearing

DREAMLAND ACADEMY, INC. (DAYCARE) – 7777 159TH STREET – SPECIAL USE PERMIT APPROVAL

Consider a proposal from Zuzanna Gaj, representing Dreamland Academy, Inc., for a Special Use Permit for a daycare center at 7777 159th Street. The daycare center is within an existing building that also contains an insurance agent and an orthodontist. A portion of the building will be remodeled for the daycare center and a required outside play area will be established. The subject property is zoned B-3 (General Business and Commercial District).

Item #2

NATIONAL VETERINARY ASSOCIATES – 7613 159TH STREET – SPECIAL USE PERMIT APPROVAL

Consider a proposal from Dr. Roger Hagenberg, on behalf of National Veterinary Associates, for a Special Use Permit to allow the operation of an Animal Hospital and kennel for patients at 7613 159th Street in the B-3, General Business and Commercial Zoning District.

Item #3

CHASE BANK FINAL PLAT OF SUBDIVISION – 17157 HARLEM AVENUE – FINAL PLAT APPROVAL

Consider recommending that the Village Board grant approval for the Final Plat of Subdivision, including easements, created by T.K.D. Land Surveyors, Inc. with a revision date of 06/08/2015, for the Jewel/Osco subdivision, located at 17157 Harlem Avenue in the B-3 (General Business and Commercial District) Zoning District.

Item #4

AETNA DEVELOPMENT – 7201 191ST STREET - REZONING AND SITE PLAN APPROVAL

Consider a proposal from George Hanus, on behalf of the Webster Property Group, LLC, for a Zoning Rezoning (Map Amendment) of a 1.96 acre property located at 7201 191st Street from R-1 Single-Family Residential Zoning District to B-3 General Business and Commercial Zoning District under the Tinley Park Zoning Ordinance.

Item #5

SBA – 16640 66th AVENUE – SPECIAL USE PERMIT APPROVAL

Consider a proposal from Jim Auld, on behalf of Verizon Wireless and the Village of Tinley Park, for a Special Use Permit to increase the height of an existing monopole beyond 100' in the R-1, Single Family Residential Zoning District. The existing monopole personal wireless tower located at 16640 66th Avenue is proposed to be extended from an existing elevation of 60' to 104'.

Item #6

TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE TINLEY PARK ZONING ORDINANCE AND REZONING CERTAIN PROPERTIES RELATIVE TO THE LEGACY CODE ZONING DISTRICTS – VILLAGE OF TINLEY PARK

Consider recommending that the Village Board grant approval to an Ordinance to amend Section XII (Legacy Code) of the Tinley Park Zoning Ordinance by the following:

- a. Changing figure 2.A.2 and 2.A.6 to read “Street Level Commercial Allowed” from “Street Level Commercial Required” within the Neighborhood Flex and Downtown Core Character Districts;
- b. Changing Section 3.F.11.d (*Landscaping – Properties Adjacent to Non-Legacy Code Areas*) adding required bufferyards between parking lots and Non-Legacy Code areas;
- c. Clarifying that the zoning for the parcel addressed 17533 S. Oak Park Avenue is Downtown Core (DC) for the entire parcel and amending tables 1.G.1, 2.A.1, 2.A.2, and 2.A.7 to clearly delineate the extent of the DC Zone any other table showing a the Legacy Code Boundary line;
- d. Correcting scrivener’s errors in the legal descriptions of several zoning districts at the time of rezoning;
- e. Amending Table 3.A.2 (Use Table) to the following:
 - i. Deleting “Package liquor stores” from the list of special uses and adding “Package liquor stores” to the list of prohibited uses,
 - ii. Deleting the words “and used” from the “Automobile and custom van sales (new and used)” special use entry,
 - iii. Adding “Automobile and custom van sales (used)” to the list of prohibited uses,
 - iv. Adding “Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any related on-site consumption, as a primary use” and “medical marijuana dispensing facility” to the list of prohibited uses.
- f. Amending Section 4.E (Sign Regulations), Table 4.1 (Sign regulations) for Hanging – Freestanding signs.

Adjourn Meeting

ORDER OF PUBLIC HEARING

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

PUBLIC HEARING REMINDERS

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



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

JULY 2, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on July 2, 2015 at 7:30 p.m.

ROLL CALL

Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioner(s):

Bob McClellan
Maureen McLeod

Village Officials and Staff:

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

CALL TO ORDER

Plan Commission Chairman Walker called to the meeting to order at 7:32 p.m.

POINT OF ORDER

CHAIRMAN WALKER requested a motion be made to amend the agenda removing Item #1, Chase Bank Final Plat of Subdivision, 17157 Harlem Avenue, due to lack of sufficient documentation.

COMMISSIONER MAHONEY made a motion to remove this item from the agenda of the July 2, 2015 Plan Commission meeting. The Motion was seconded by COMMISSIONER PIERCE.

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

APPROVAL OF MINUTES

Minutes of the June 18, 2015 Plan Commission Meeting and the June 18, 2015 Joint Meeting with the Zoning Board of Appeals were presented for approval. A motion was made by COMMISSIONER FICARO seconded by COMMISSIONER MOYLAN to approve both Minutes as presented.

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 JULY 2, 2015 MEETING
ITEM #2: DREAMLAND ACADEMY INC.-7777 159TH STREET-SPECIAL USE PERMIT APPROVAL

Consider a proposal from Zuzanna Gaj, representing Dreamland Academy Inc., for a Special Use Permit for a daycare center at 7777 159th Street. The daycare center is within an existing building that also contains an insurance agent and orthodontist. A portion of the building will be remodeled for the daycare center and a required outside play area will be established. The subject property is zoned B-3 (General Business and Commercial).

Present were the following:

Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioner(s):

Bob McClellan
Maureen McLeod

Village Officials and Staff:

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

Guest(s):

Zuzanna Gaj, Director, Dreamland Academy
Marie Manny, Property Owner
Tom Canna, Attorney

ZUZANNA GAJ, Director of Dreamland Academy Inc., presented the request for a Special Use Permit to open a daycare center at 7777 W. 159th Street.

MS. GAJ reported they have been operating a home-based daycare center in Hickory Hills, Illinois that has been at full capacity since 2013. She stated they have chosen the Tinley Park location to expand their business and plan on remodeling the inside of the existing building, according to Department of Children and Family Services (DCFS) guidelines, that will include an outdoor fenced-in playground in the rear of the building.

STEPHANIE KISLER, Planner, presented the Staff report. She showed an aerial photograph of the site including the 5,400 square foot building that is divided into 3 separate tenant spaces having 2 existing tenants, an insurance agent and an orthodontist. She reported Dreamland Academy Inc. will be leasing 2,200 square feet of the space. She noted the significant amount of parking available on the site surrounding the north, east and south sides of the building, ADA accessibility and large green space on the south side of the building.

MS. KISLER reported the hours of operation will be Monday through Friday from 6:00 a.m.-6:00 p.m. to accommodate the various drop-off and pickup times, employing a staff of 4 full-time employees for approximately 36 children ages 2-5 years of age.

MS. KISLER proceeded to summarize and address the following open items identified by Staff:

1. Complete a cross-access easement with the property to the east by formalizing the traffic flow between the 2 properties to ensure legality and less liability issues.
2. Complete a public sidewalk easement by dedicating it as a public sidewalk.
3. Determine what type of fence is being installed for the planned outdoor play area and ensure the materials for the fence are approved materials meeting both Village and DCFS requirements.
4. Formalize a landscape plan that will keep the spirit of the Landscape Ordinance since this is an existing site.
5. Proposed signage on the existing ground sign.
6. A photometric plan was not provided in the application; The Police Department is requiring the site have adequate lighting since hours of operation may have limited daylight in the winter months.
7. Fire Department comments:
 - a. The fenced area that will be used for the playground must be protected from possible vehicular impact/intrusion. Concrete bollards or other approved assemblies should be used;
 - b. Chapter 16 for New Day Care of the Life Safety Code (NFPA101) must be utilized for proper occupancy design;
 - c. A net occupancy load factor of 35 must be used when determining the maximum staff and children that can occupy the space, therefore, the amount of children at the daycare center may need to be reduced.

COMMISSIONER PIERCE requested clarification regarding the Fire Department's comments for occupancy. MS. KISLER explained the Village Ordinance allows for a specific occupancy load factor that may differ from DCFS requirements and the Petitioner will work with both the State and Fire Department as to what is acceptable, depending on who has the more strict requirement.

TOM CANNA, Attorney representing the property owner addressed the cross-access easements. He reported conducting a title search of the subject property to determine if a cross-access easement already existed, however, there was nothing on record. He reported drafting a cross-access easement in order to approach the neighboring property owner. He stated this client has spoken with the property owner regarding entering into the cross-access arrangement and explaining the reason for it, however, there was some reluctance. He stated they are attempting to speak with the neighboring property owner's attorney. He noted that each property has their own curb cut with in and out access and ample parking.

Regarding the public sidewalk easement, MR. CANNA reported speaking with a surveyor regarding dedication of the public sidewalk and his client is amenable to whatever the Village requires.

COMMISSIONER MAHONEY inquired about accessibility by all 3 tenants of the rear green space. MS. GAJ stated the green space is accessible by 2 tenants, Dreamland and the middle tenant.

MS. GAJ noted DCFS requires a minimum height of 4' for a fence, however, she showed a photograph of the 6' wood privacy fence they are considering that will enclose 1,500 square feet of the playground, having 1 gate. She also showed a photograph of the proposed signage for the existing ground sign.

COMMISSIONER REIDY inquired about the daycare center's hours of operation and the duration most children are in attendance. MS. GAJ reported DCFS allows for a 10-hour maximum.

COMMISSIONER REIDY also inquired about food service for the children. MS. GAJ reported the center will have a kitchen for drinks and snacks, however, a catering service will provide a hot lunch for the children.

CHAIRMAN WALKER inquired about the condition of the parking lot. The Petitioner's stated the parking lot will be seal coated and striped this year with further repairs occurring later.

There being no further questions from Commissioners, CHAIRMAN WALKER assigned COMMISSIONERS FICARO and REIDY to work with the Petitioner and Staff prior to the next meeting regarding any open items.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER REIDY seconded by COMMISSIONER MAHONEY to adjourn the regular meeting of the Plan Commission of July 2, 2015 at 8:03 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.

DRAFT



PLAN COMMISSION STAFF REPORT

JULY 2, 2015

DREAMLAND ACADEMY, INC.- 7777 159TH STREET

REVISIONS ARE NOTED IN RED

Applicants

Zuzanna Gaj and
Margaret Kudlik
(Dreamland Academy, Inc.)

Marie Manny
(Property Owner)

Property Location

7777 159th Street

Tenant Space

2,200 SF ±

Existing Building

5,400 SF ±

Parcel Size

1.0 ac ±

Zoning

B-3

Approval Sought

Site Plan Approval &
Special Use Permit to
operate a daycare center.

Requested Action

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

Project Planner

Paula J. Wallrich, AICP
Deputy Planning Director



EXECUTIVE SUMMARY

The Applicants, Zuzanna Gaj and Margaret Kudlik of Dreamland Academy, Inc., are seeking Site plan approval and a Special Use Permit to operate a daycare in leased space at 7777 159th Street. The daycare has proposed to occupy a vacant tenant space in the existing building in addition to existing tenants (an orthodontist and an insurance agent). The daycare also proposes to have an outdoor play area at the rear of the building.

- Hours of Operation: 6:00am – 6:00pm (Monday – Friday)
- Number of Full-Time Employees: 4
- Number of Children: 36 (pending DCFS approval)
- Ages of Children: 2 – 5 years old

The Illinois Department of Children and Family Services (DCFS) visited the site in mid-June to inspect and determine conditions for allowing the daycare.

SUMMARY OF OPEN ITEMS

OPEN ITEM	STATUS/RECOMMENDATION
1. Provide an easement for cross-access.	Attorney is preparing, Staff recommends making this a condition of the Special Use Permit
2. Provide a public sidewalk easement and agreement	Attorney is preparing, Staff recommends making this a condition of the Special Use Permit.
3. Provide a solid fence or evergreen screen along the south property line.	Applicant has agreed to construct a solid 6’ wood fence along south property line that will match the existing wood fence to the east
4. Improve the condition of the parking lot.	Staff recommends making this a condition of the Special Use.
5. The Applicants have listed wood or chain-link as the material for the fence. Chain-link is not permitted.	Applicant has provided cutsheet for a 6’ wood fence.
6. Once the Landscape Architect has reviewed the Landscape Plan ,comments may indicate areas for improvement	Revised landscape has been provided and it meets the intent of the Ordinance.
7. A sign plan has not been submitted.	A photo of the proposed sign plan has been submitted.
8. A photometric plan has not been submitted.	Staff conducted a site inspection; lighting is adequate.
9. Acknowledge and resolve Fire Department comments.	Applicant will provide concrete bollards around play ground fence.

EXISTING SITE

The property consists of two parcels – a smaller parcel containing the rear parking lot (PIN 27-24-101-024-0000) and a larger parcel containing the building, grass area, side parking lot, and front parking lot and entrance (PIN 27-24-101-003-0000).

The existing site has an approximately 5,400 square foot building that is divided into three tenant spaces. The two existing tenants are an orthodontist and an insurance company.

The site currently has fifty-eight (58) parking stalls and two (2) accessible parking stalls for a total of sixty (60) parking stalls. The parking lot surrounds the building on the north, east, and south sides.

The property does not have any easements for cross-access or cross-parking with the Castle site to the east. Staff recommends formalizing this through a cross-access easement since employees and customers will likely be



traveling across property lines. A cross-parking easement is only necessary if the property owners decide to share parking.

Open Item #1: Provide a cross-access easement at east property line. Applicant's attorney has been provided the necessary information. Staff recommends conditioning the Special Use Permit on submittal of the plat of easement.

Staff also noted that a portion of the sidewalk along 159th Street is within the private property lines and a public sidewalk easement and agreement with the Village is necessary to legitimize the existing condition and determine liabilities and maintenance of the sidewalk.

Open Item #2: Provide a public sidewalk easement and agreement with the Village. Applicant's attorney has been provided the necessary information. Staff recommends conditioning the Special Use Permit on submittal of the plat of easement and agreement.



The Applicant has a chain link fence bordering the south property line. Solid evergreen or fence buffers are required between commercial and residential uses. The Applicant has agreed to replace the fence with a 6' solid wood fence that would meet the Village's screening requirements.

Open Item #3: Provide a screen along the south property line. Applicant has agreed to construct a 6' solid wood fence along the south property line that will match the existing wood fence to the east.

At the July 2, 2015 Plan Commission meeting there was discussion regarding the condition of the parking lot. The Applicant stated they plan on sealcoating and restriping the lot this year. Staff recommends making this a condition of the Special Use.

Open Item #4: Improve the condition of the parking lot. Staff recommends making this a condition of the Special Use.

PROPOSED USE



The Applicants propose to open a daycare center for children ages two (2) to five (5) years old that will be open from 6:00am – 6:00pm Monday thru Friday. The daycare could have up to thirty-six (36) children at any one time, **but may be limited by DCFS and Fire Department code requirements**. The daycare will be staffed by four (4) full-time employees that have had background checks, have experience in child care, and have taken a minimum number of college courses related to child care. Staff will also complete CPR and First Aid courses. The site also offers outdoor space that Dreamland Academy proposes to use as a playground that will be enclosed by a six foot (6') tall fence.

Open Item #5: The Applicants have listed wood or chain-link as the material for the fence. Chain-link is not permitted. Applicant will construct a 6' wood fence.

According to the application, the Applicants began Dreamland Academy, Inc. in 2011 and became an officially licensed Home Group Day Care in 2013 at the Hickory Hills location. The current location cares for children as young as six weeks old. The daycare is now hoping to expand into a second location by leasing a 2,200 square foot space at 7777 159th Street in Tinley Park.

The Applicants plan to utilize safety measures such as sign-in and sign-out procedures, surveillance cameras (indoor and outdoor), fire alarms/smoke detectors, and burglar alarms. The daycare will also have an outdoor playground at the rear of the building that will be fenced in. Drop-off and pick-up will be at the front of the building. Employees will park at the rear of the building.

ZONING & NEARBY LAND USES

The zoning of the site at 7777 159th Street is B-3 (General Business and Commercial). According to the Village of Tinley Park Zoning Ordinance, the B-3 Zoning District is “designed to accommodate a wide range of specialized commercial uses...” and day care centers are only permitted by Special Use Permits in R-6, R-7, B-2, B-3, and B-4 zoning districts.

Nearby land uses include other properties zoned B-3 along 159th Street such as The Great Escape to the west and Castle Dental to the east. To the south of the property lie multi-family and single-family residential uses in subdivisions Ashford Manor and Brementowne Estates. The Village of Orland Park is on the north side of 159th Street and nearby land uses include a restaurant, a funeral home, and auto repair. There are not any conflicting uses nearby such as tobacco stores or liquor stores, which require a 100 foot separation from day cares and other similar uses.



PARKING

The site has a parking lot that totals sixty (60) parking spaces; two (2) of which are accessible spaces. The current tenants, an orthodontist and an insurance agent, listed that they each have less than five (5) employees when they completed their Change of Use Application to obtain a Certificate of Occupancy for the tenant spaces.

Staff believes that the site has adequate parking to accommodate less than fifteen (15) total employees for all three tenants and forty-five (45) total open spaces for customers and drop-off/pick-up of children at the daycare. Planning Staff did note that the parking lot needs general maintenance to repair cracks and this is listed as a condition to obtain a Certificate of Occupancy for Dreamland Academy.

LANDSCAPING

While some landscaping exists at the site, the site is not in conformance with the Landscape Ordinance. It is also important to note that the site is nonconforming in required dimensions for bufferyards. Staff is working with the property owner to identify areas for feasible landscape improvements to have the site come closer to conforming to current landscape codes. During the Change of Use inspection, Staff recognized that the existing landscaping on the site is in need of general maintenance.

Open Item #6: Once the Landscape Architect has reviewed the Landscape Plan submittal from 06/26/2015, comments may indicate areas for improvement for landscaping at the site. A revised landscape plan has been submitted and reviewed for compliance. Staff has determined it meets the intent of the Landscape Ordinance.

SIGNAGE

Dreamland Academy, Inc. plans to utilize a vacant panel on each side of the existing ground sign at the property. The existing tenants will occupy the north edge of the sign; the daycare will occupy the south edge. The sign will be similar to the one depicted in the photo.

Open Item #7: A sign plan has not been submitted. The Applicant has submitted a graphic of the proposed sign.



STAFF REVIEW: ENGINEERING/PUBLIC WORKS DEPARTMENT

Engineering and Public Works have reviewed the request for a Special Use Permit to operate a daycare in a leased space. The existing space would be remodeled accordingly and a fence added around a portion of the grassed area in the rear of the building. Since this is an interior build out and no public infrastructure is being modified, Engineering has no comments.



STAFF REVIEW: POLICE DEPARTMENT

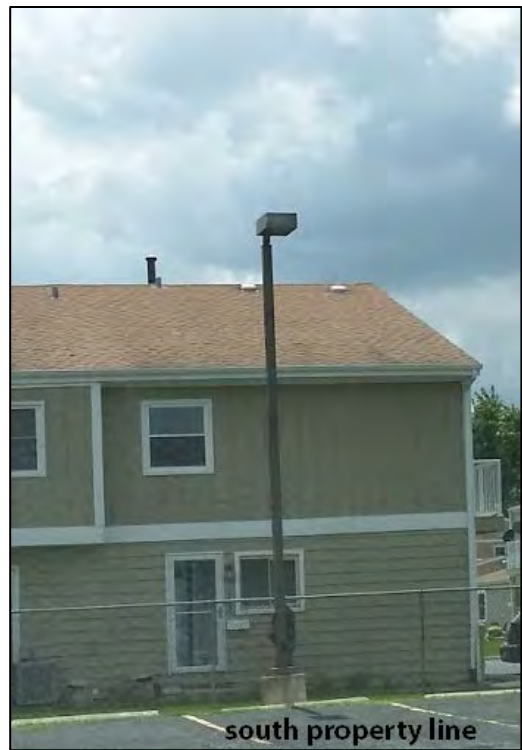
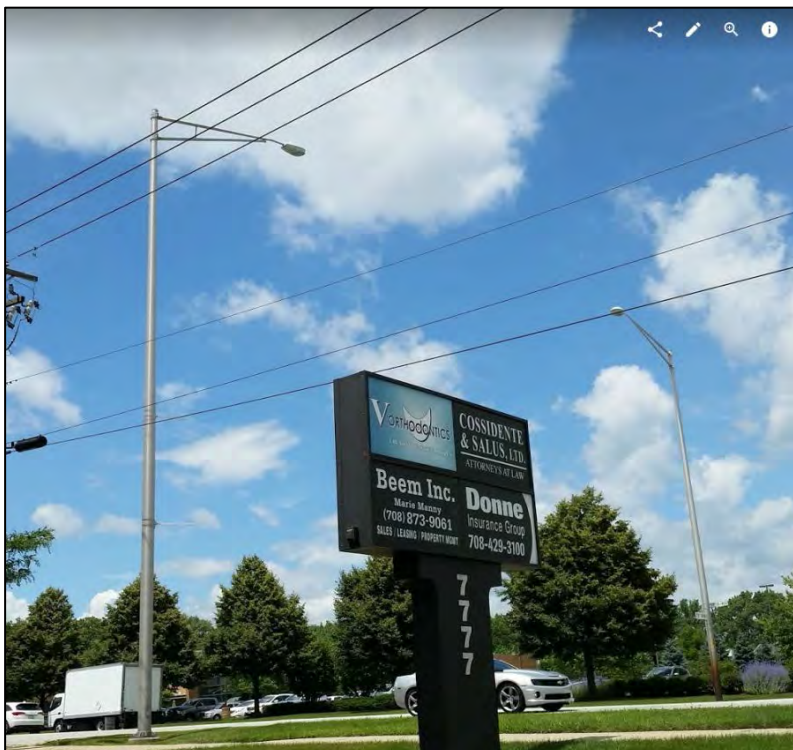
The Police Department reviewed the request for a Special Use Permit to operate a daycare and offers the following comments:

1. The site must have adequate lighting for pick-up and drop-off since hours of operation may have limited

daylight in the winter months. A lighting plan was not provided in the application.

At the July 21, 2015 the Commission questioned whether there was adequate lighting at the property and requested a photometric plan. Staff did an inspection and found the site adequately lit. (Each star indicates a pole light) Unless new lighting is proposed, it is difficult to obtain a photometric plan. There are five (5) decorative pole lights at the front of the property adjacent to the parking areas and there are wall mounted lights at each of the entrances. There are also two (2) large lightpoles at the south property line that provide lighting for the rear parking lot. In addition there is lighting in the 159th Street Right-of-Way.

Open Item #8: A photometric plan has not been submitted. Adequate lighting exists on the site.



STAFF REVIEW: FIRE DEPARTMENT

The Fire Department reviewed the request for a Special Use Permit to operate a daycare and offers the following comments:

1. The fenced area that will be used for the playground must be protected from possible vehicular impact/intrusion. Concrete bollards or other approved assemblies should be utilized.
2. Chapter 16 for New Day Care of the Life Safety Code (NFPA101) must be utilized for proper occupancy design.
3. A net occupancy load factor of 35 must be used when determining the maximum staff and children that can occupy the space.

Open Item #9: Acknowledge and resolve Fire Department comments. Applicant will install concrete bollards 4' on center per the Fire Departments recommendations.

FINDINGS OF FACT

Staff has provided the following Findings of Fact for your review; the Applicant's Findings of Fact were previously provided. The Commission is encouraged to review them and make them part of the official minutes as written or make amendments as necessary. The Commission may elect to read them at the Public Hearing or enter them into the record as written or amended.

Special Use Permit

A Special Use Permit to allow the operation of a daycare at 7777 159th Street.

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

- The Applicant will be required to receive certification from DCFS to operate a daycare center; DCFS has strict licensing requirement and inspection protocols that will ensure that the proposed use is not detrimental to or endanger the public health, safety, morals, comfort, or general welfare of Tinley Park residents and property owners.
- The proposed use and associated improvements have been reviewed by public safety staff (police and fire) and they have provided recommendations and requirements which the Applicant has met.
- The Applicant will provide a solid 6' wood fence along the south property line which will act as a buffer to the residential property to the south. This is an improvement over existing conditions.
- A solid 6' wood fence will enclose the outdoor child play area which will provide visual screening of the area.
- The hours of operation are 6:00 am- 6:00 pm, M-F, which minimizes the potential for impact on the private enjoyment of the adjacent residential property.
- Adequate lighting exists on the site for the proposed use and hours of business.

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

- The Applicant will provide a solid 6' wood screen along the south property line which will act as a buffer to the residential property to the south. This is an improvement over existing conditions.
- A solid 6' wood fence will enclose the outdoor child play area which will provide visual screening of the area.
- The hours of operation are 6:00 am- 6:00 pm, M-F, which minimizes the potential for impact on the private enjoyment of the adjacent residential property.
- No additional lighting has been proposed to the site; lighting currently existings at all entryways and parking areas.
- The Change of Use requires improvements to the structure and property which will bring the property up to code which may improve the property values within the neighborhood.

C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

- The surrounding area is fully developed; with the proposed improvments the neighborhood will realize a positive improvement to the area.
- Adequate parking has been provided.
- A cross access easement has been required which will facilitate normal and orderly traffic flow between adjacent properties.
- A public sidewalk easement will be platted which will recognize the current sidewalk configuration and ensure appropriate maintenance and liability issues are addressed.

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

- The subject property is located on 159th Street which is recognized as a major commercial corridor.
- The adjacent right-of-way (159th Street) is improved as an arterial roadway with a four lane cross section with turn lanes which will provide adequate access to the site.
- As part of the review process all utilities and drainage issues are reviewed by Staff with appropriate recommendations and requiriements made to the Applicant.

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

- Access to the site is an established full ingress /egress entry point from 159th Street which is recognized as a major commercial arterial roadway, improved with a 4-lane cross-section.

F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

- No variances are requested as part of this review. The intent of the Landscape Ordinance, lighting and parking lot standards have been met.

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

- This approval of the special use permit will result in improvements to the structure, site and landscaping which represents an increase in value for the property which may enhance the value of adjacent property.
- The proposed use provides a service to those seeking daycare services for their children and addresses a vacancy in the structure.
- The proposed use may provide additional exposure to the existing uses in the structure that may result in an increase their business.

RECOMMENDATION/RECOMMENDED MOTION

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

“...make a motion to grant Site Plan Approval for the proposed property located at 7777 159th Street.

Additionally, we recommend that the Village Board grant the Applicants, Zuzanna Gaj and Margaret Kudlik of Dreamland Academy, Inc., A Special Use Permit to allow a day care center and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting.

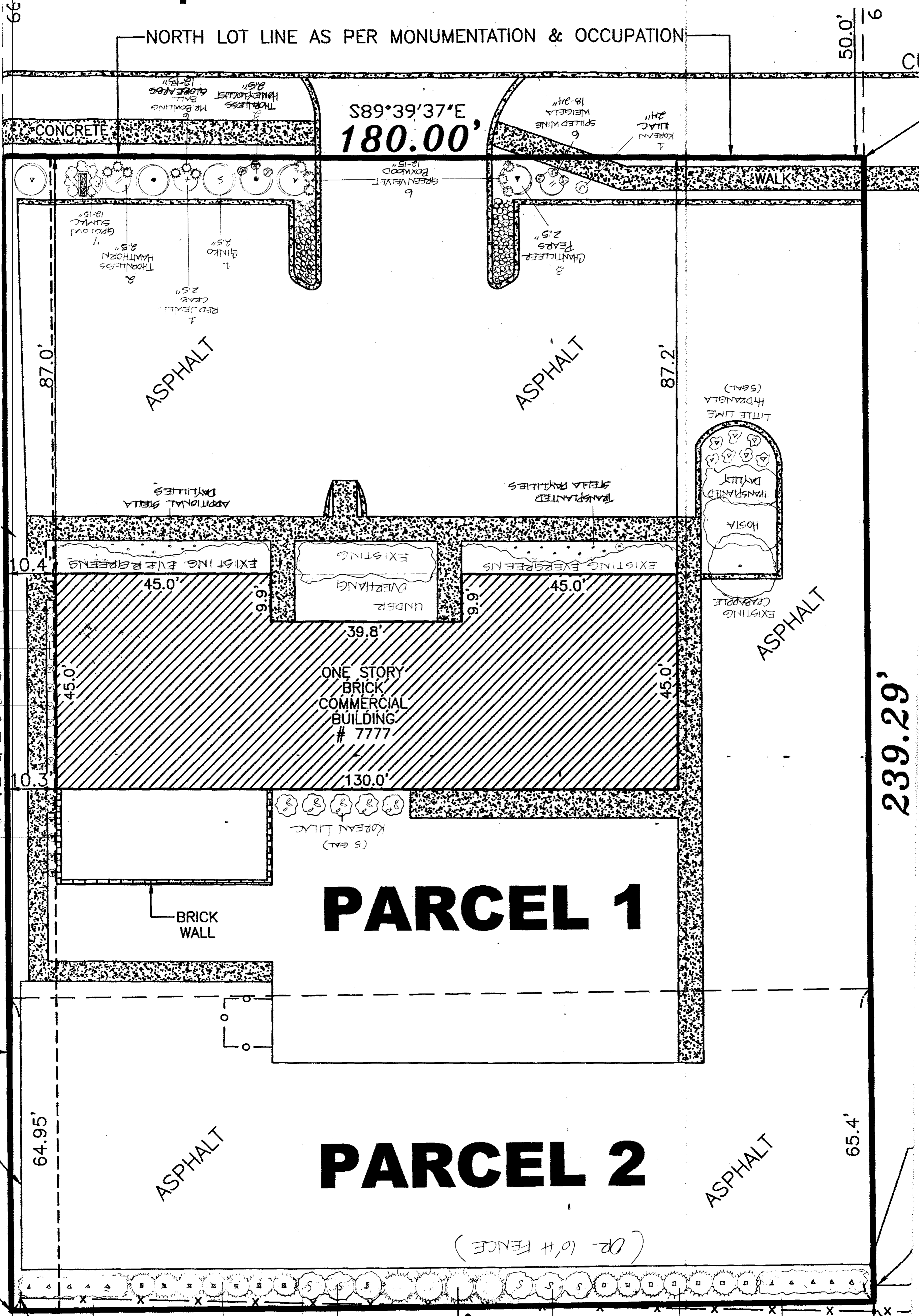
The Plan Commission recommends the Special Use Permit with the following conditions, which can be satisfied prior to issuance of a Certificate of Occupancy:

1. Approval and recording of the cross access and public sidewalk easements;
2. Installation of Bollards protecting the playground fence;
3. **Improvement of the parking lot ;**
4. **Construction and maintenance of the fence along the rear property line;**
5. **Meet all Fire Department requirements; and**
6. *[...any other conditions as suggested by the Plan Commission.]*

NORTH LOT LINE AS PER MONUMENTATION & OCCUPATION

889°39'37"E
180.00'

50.0'



PARCEL 1

PARCEL 2

239.29'

(OR 6' H FENCE)

2
KARL
TOPSOIL
GRASS
(2 GAL)

4
REKIN
COTON
(5 GAL)

5
TECHNY APES 5-6"

7
KETELEERI JUNIPERS 5-6"

3
MOUNTBATTAN JUNIPER 5-6"

4
FAT ALBERT SPRUCE 5-6"

3
MOUNTBATTAN JUNIPER 5-6"

7
FAIRVIEW JUNIPERS 5-6"

5
TECHNY APES 5-6"



PLAN COMMISSION STAFF REPORT

AUGUST 6, 2015

NATIONAL VETERINARY ASSOCIATES-BREMEN ANIMAL HOSPITAL- 7613 159TH Street

Applicant

Dr. Roger Hagenberg

Property Location

7613 159th Street

Parcel Size

17,500SF ±

.4 ac ±

Zoning

B-3

Approval Sought

Site Plan

Special Use for a Veterinary
Clinic

Requested Action

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

Project Planner

Paula J. Wallrich, AICP
Deputy Planning Director

EXECUTIVE SUMMARY

The Bremen Animal Hospital has been operating from their location at 7613 159th Street for over 46 years. Dr. Roger Hagenberg and Dr. Terry Becker, Veterinarians for the hospital, recently entered into a contract to sell their business to National Veterinary Associates (NVA). Per Section X.J.6 of the Village Zoning Ordinance, the approval of a Special Use *“does not run with the land or constitute a covenant running with the land”* and shall expire automatically if there is change in ownership. Animal hospitals, kennels and pounds require a Special Use in the B-3 Zoning District; therefore with the proposed change of ownership the property requires site plan and Special Use approval.

As part of the Site Plan review, Staff has inspected the existing building placement, parking configuration and landscaping. The Applicant has agreed to remedy all outstanding items identified during staff review. The attached plans indicate the parking lot has been improved with a new seal coat and has been re-striped bringing the ADA parking spaces into compliance. Encroachments into the drive aisle have been removed, bringing it into minimum width requirements.

A landscape plan has been submitted that meets the intent of the landscape ordinance with bufferyards provided on the north and east property lines. No new lighting or signage is proposed.



EXISTING SITE

The subject property is located at 7613 159th Street. The property has full access from 159th Street and includes a 2,190 SF one-story structure with associated parking. The structure meets the bulk regulations and setbacks for the B-3 Zoning District. The parking area has been paved to the west and south property lines, which is consistent with properties in the immediate vicinity. A wood fence borders the south property line.



COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Village of Tinley Park Comprehensive Plan (2000) identifies this site as commercial; therefore, the proposed development is in accord with the Village's Comprehensive Plan.

PROPOSED USE

The Applicant, Dr. Roger Hagenberg, is in the process of selling the property and business to National Veterinary Associates (NVA). Bremen Animal Hospital has operated from this location since 1969; Dr. Hagenberg and his partner Dr. Terry Becker, will continue to operate the clinic after the sale until such time as NVA elects to assume operational responsibilities. There will be no change in service with the change in ownership; the doctors will continue to provide outpatient and inpatient medical and surgical care for pets as well as boarding for patients. The clinic has no outdoor dog runs and does not advertise for kenneling of animals.

ZONING & NEARBY LAND USES

The subject property is zoned B-3; animal hospitals, kennels and pounds are identified as a Special Use in this district. The properties to the east and west are also zoned for commercial use in the B-3 District. The property to the south is zoned R-5 with multi-family residential uses. The properties north across 159th Street are in the Village of Orland Park. The Applicant has provided Findings of Fact (attached) which will be submitted as part of the public record during the Public Hearing. Staff will provide recommended Findings of Fact at the Public Hearing. The Plan Commission may place conditions on the Special Use which are specifically and uniquely attributable to the mitigation of the perceived impact of the proposed use.



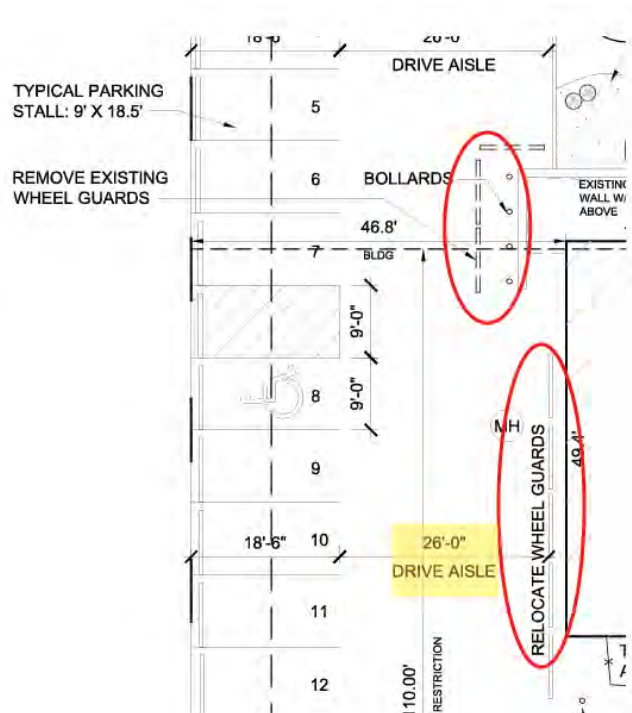
GENERAL SITE PLAN REVIEW

Parking

Perpendicular parking borders the west property line. The Applicant has resurfaced the parking lot and restriped the pavement for compliance with the ADA. As part of the restriping the Applicant provided six (6) additional spaces at the southwest corner of the property for a total of 23 parking spaces, inclusive of one (1) accessible parking space.

Parking requirements for Veterinary Clinics are not specifically defined in the Zoning Ordinance, however medical or dental offices are required to provide “two spaces for each office, examination room, or treatment room, plus one space for each employee.” There are three (3) examination rooms, one (1) office, and one (1) surgery room in the clinic; there will be a maximum of eight (8) employees at any given time. Using the medical office requirement as a guide, the parking requirement would be 18 spaces; the proposed parking therefore meets code. The Applicant states that the current parking supply meets the demand for the clinic. Employees are instructed to park at the rear of the property.

The existing drive aisle is encumbered by several wheel guards placed on the property. The Applicant uses the wheel guards to prevent patrons from backing into the building or the low brick wall at the entrance. The placement of the wheel guards reduces the drive aisle below Code requirements especially at the entrance to the building where it is reduced to approximately 18’. The Applicant has agreed to remove the wheel guards at the entrance to the building (adjacent to the low brick wall) and use bollards as a means to protect the wall, thereby increasing the width of the aisle. The wheel guards south of the building entrance will also be moved east to meet the 26’ wide drive aisle requirement.



LANDSCAPE ARCHITECTURE

There are several existing trees and shrubs on the property; credit toward landscape requirements has been provided for these. Due to property constraints a bufferyard along the west and south property line is not possible. The bufferyards proposed for the north and east property lines meet Ordinance requirements. Currently there is a significant amount of stone in the foundation landscape; this will be removed to meet the ordinance limits of 20%. Due to inadequate parkway width, street trees will not be required on the property.

RECOMMENDATION/RECOMMENDED MOTION

Assign two Commissioners to meet with the Applicant in a work session with Staff.

GENERAL NOTES

PLANT MATERIAL SHALL BE NURSERY GROWN AND BE EITHER BALLED AND BURLAPPED OR CONTAINER GROWN. SIZES AND SPREADS IN PLANT LIST REPRESENT MINIMUM REQUIREMENTS. SIZE AND GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1 AMERICAN STANDARD IF NURSERY STOCK, BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

ANY MATERIAL WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS SHALL BE REJECTED UNLESS CALLED FOR IN THE PLANT LIST AS MULTILEM OR CLUMP. GRADING SHALL PROVIDE SLOPE WHICH ARE SMOOTH AND CONTINUOUS. POSITIVE DRAINAGE SHALL BE PROVIDED IN ALL AREAS.

QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE. HOWEVER, THE CONTRACTOR SHOULD VERIFY ALL QUANTITIES. THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE LISTS.

ALL PLANT SPECIES SPECIFIED ARE SUBJECT TO AVAILABILITY. MATERIAL SHORTAGES IN THE PLANT LIST SHALL BE REPLACED BY EQUIVALENT SPECIES. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.

CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. CALL "UTILITY" (JOINT UTILITY LOCATION FOR EXCAVATORS) 1-800-882-4123.

CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE FIELD TO THE LANDSCAPE ARCHITECT AND/OR OWNER.

PLANT SYMBOLS ILLUSTRATED ON THIS PLAN ARE A GRAPHIC REPRESENTATION OF PROPOSED PLANT MATERIAL TYPES AND ARE INTENDED TO PROVIDE VISUAL CLARITY. HOWEVER, THE SYMBOLS DO NOT NECESSARILY REPRESENT ACTUAL PLANT SPREAD AT THE TIME OF INSTALLATION.

ALL PERENNIAL, ORNAMENTAL GRASS, GROUNDCOVER AND ANNUAL BEDS SHALL BE TOPDRESSED WITH A MINIMUM OF THREE INCHES (3") OF MUSHROOM COMPOST. THE TOPDRESSING SHALL BE WORKED INTO THE SOIL TO A MINIMUM DEPTH OF NINE INCHES (9") BY THE USE OF A CULTIVATING MECHANISM. UPON COMPLETION, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE MULCHED WITH AN ADDITIONAL TWO INCH (2") LAYER OF SHREDED WOOD LAYER OF MUSHROOM COMPOST.

ALL OTHER PLANTING BEDS AND TREE SAUCERS SHALL BE MULCHED WITH A MINIMUM OF THREE INCHES (3") OF SHREDED WOOD MULCH.

ALL BED LINES AND TREE SAUCERS SHALL REQUIRE A HAND SPADE EDGE BETWEEN LAWN AND MULCHED AREAS.

PLANTING BEDS ADJACENT TO BUILDING SHALL BE MULCHED IN THEIR ENTIRETY TO THE BUILDING FOUNDATION.

ALL SOD SHALL BE OF SALT TOLERANT SPECIES WITH A MINERAL BASE.

ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.

PLANT REQUIREMENT CALCULATIONS

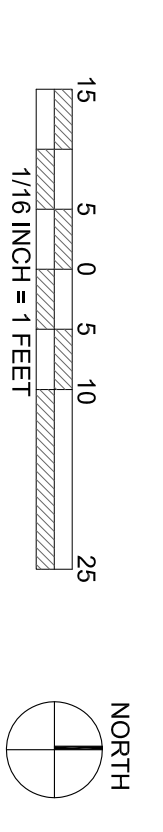
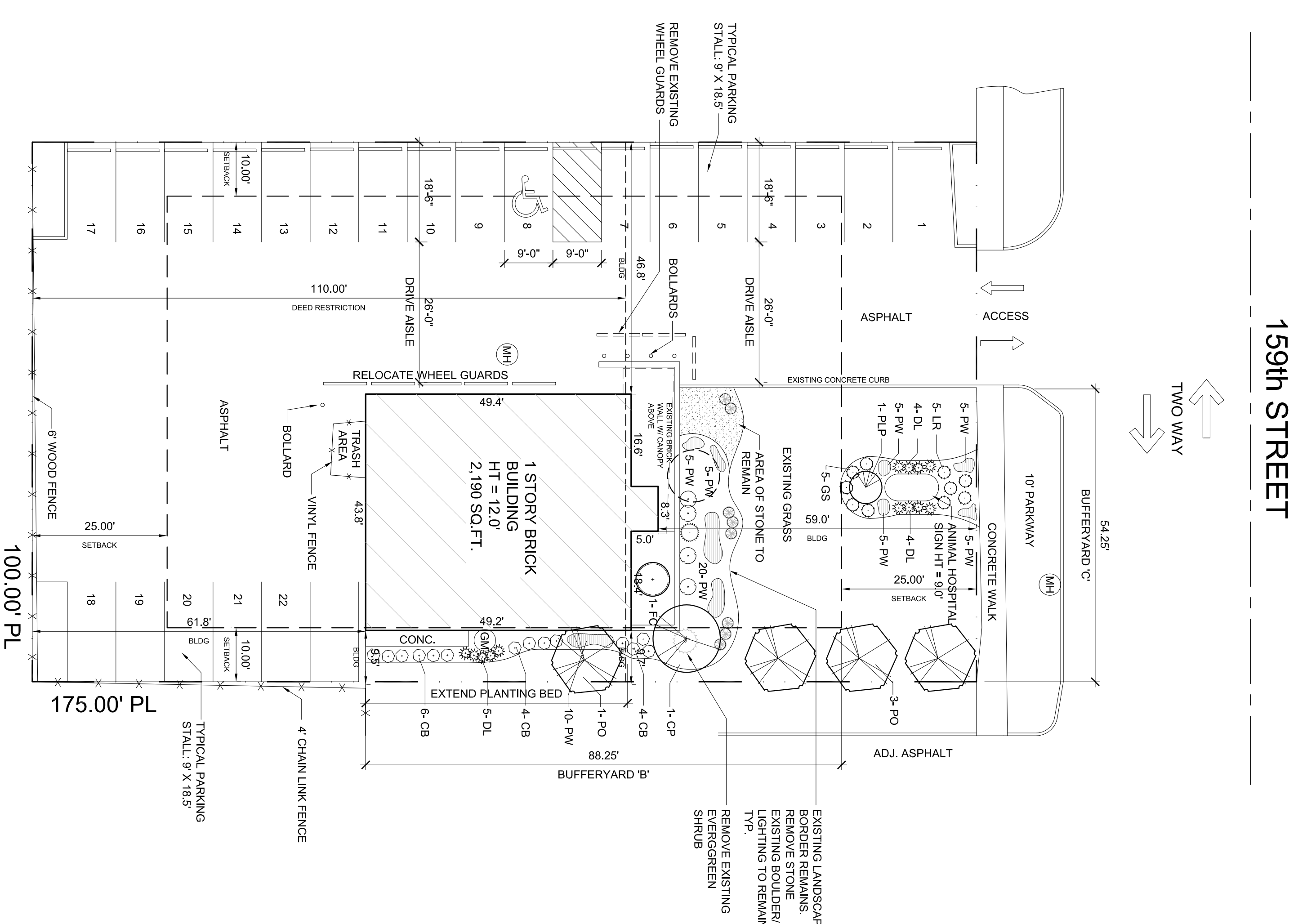
159th STREET
25' BUFFERYARD 'C'
CALCULATION: 54.25' DIVIDED BY 100 = .55 PLANT MULTIPLIER

CATEGORY	CALCULATION	PROVIDED
SHADE TREE (2.5')	5.5 X 3.5 = 1.9 OR 2 REDD TREES	2
ORNAMENTAL TREE (6.5' OR 6")	5.5 X 1.4 = .77 OR 1 REDD TREES	1
SHRUBS (24"-36")	5.5 X 14 = 7.7 OR 8 REDD SHRUBS	9

EAST PROPERTY LINE
CALCULATION: 98.25' DIVIDED BY 100 = .98 PLANT MULTIPLIER

CATEGORY	CALCULATION	PROVIDED
SHADE TREE (2.5')	.88 X 3.2 = 2.8 OR 3 REDD TREES	3
ORNAMENTAL TREE (6.5' OR 6")	.88 X 1.4 = 1.23 OR 1 REDD TREES	1
SHRUBS (24"-36")	.88 X 14 = 12.32 OR 12 REDD SHRUBS	14

PARKWAY TREES
ONE (1) TREE PER TWENTY-FIVE (25) FEET OF FRONTAGE
CALCULATION: 54.25' DIVIDED BY 25 = 2.1 OR 2 REDD TREES
PARKWAYS LESS THAN 15'-0" IN WIDTH, THE REQUIRED TREES MAY BE PLANTED ON PRIVATE PROPERTY



SITE AND LANDSCAPE PLAN

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

PROJECT NAME: NATIONAL VETERINARY ASSOCIATES, INC.	ISSUED FOR: REVIEW
PROJECT ADDRESS: 7613 159th STREET, TINLEY PARK, IL 60477	DATE: 07.23.2015
DRAWING TITLE: SITE AND LANDSCAPE PLAN	DRAWN BY: WS

ELEMENTS ARCHITECTURAL GROUP, INC
205 SUPERIOR STREET OAK PARK, IL 60302
www.elementsarchitects.com 708.848.4750

VERIFY THAT THESE PLANS
WAS PREPARED BY THE
DIRECT SUPERVISOR AND TO
CONFORM TO THE BUILDING
CODES OF THE CITY OF
CHICAGO

WALTER SCHULTZ
REGISTERED ARCHITECT
STATE OF ILLINOIS
LICENSE #19492

L-1

FINDINGS OF FACT
SPECIAL USE PERMIT – (Including Planned Developments)
PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record and will be discussed in detail during the Plan Commission meetings and will be provided to any interested party requesting a copy.

Please provide factual evidence that the proposed Special Use meets the statements below and use as much space as needed to provide evidence.

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

The plans for the site are to continue the service currently provided by Bremen Animal Hospital. No major changes to the physical building are planned. The new owners will continue treating animals in the same capacity with substantially the same staff.

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

The Special Use will allow the animal hospital to continue operation. No physical changes outside of the business besides the required Landscape Improvements will occur. The current operation of the animal hospital will not be disrupted once NVA takes over ownership.

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

Since the current animal hospital has been operating for many years within this district, establishing the Special Use permit will do nothing more than allow for that service to continue. No impediments to surrounding properties are expected nor should they be.

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

The structural characteristics of the property create the need for a Landscape exception, which has been disclosed with the Village. Mulch, signage, and other improvements to the landscape and property will be implemented in accordance with Village requirements.

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

Nothing in this application will change the current ingress and egress to the business.

- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.**

The new business will conform to all Village requirements besides the aforementioned Landscaping issues based on the structural characteristics of the property. The Special Use permit will only allow the business to continue operations in accordance with past practices.

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

The new business will continue to provide an important service to the community by treating pets of the residents of the Village. The business may even attract new customers from neighboring communities based on the quality of the treatment the animals receive. Nothing about the Special Use permit required as a result of the change of ownership should disrupt current economic activity and should only increase the success of the animal hospital.



PLAN COMMISSION STAFF REPORT AUGUST 6, 2015

FINAL PLAT OF RESUBDIVISION - CHASE BANK 17157 Harlem Avenue

Applicants

Rick Heidner
(Property Owner)

Property Location

17157 Harlem Avenue

Parcel Size

0.541 acres ±
(23,559 square feet)

Zoning

B-3 (General Business and Commercial)

Approval Sought

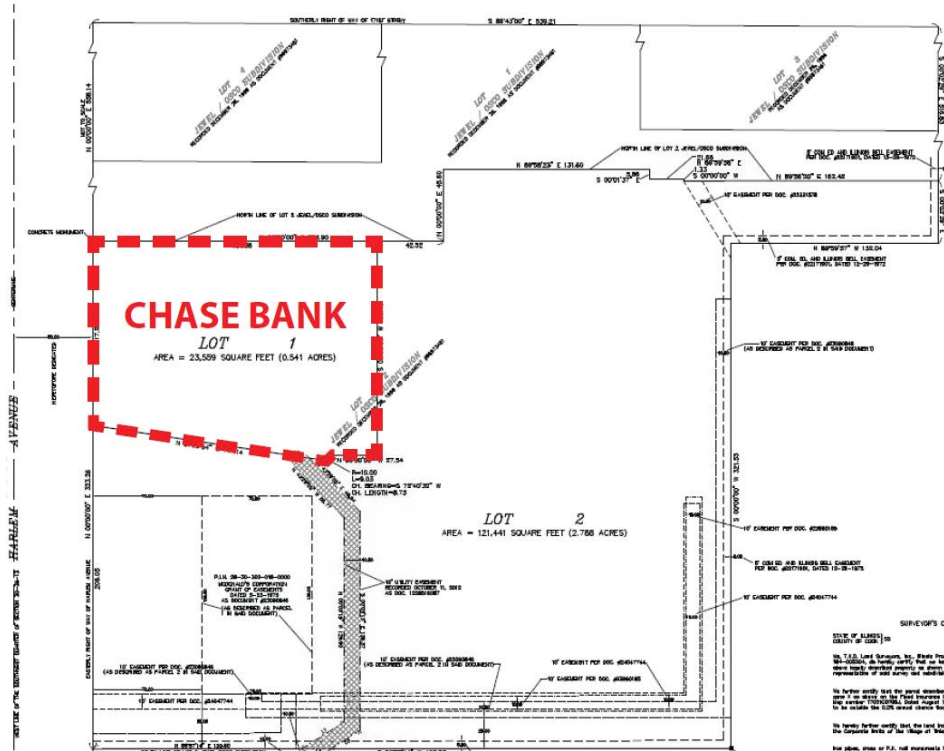
Final Plat Approval

Requested Action

Make a motion to recommend approval of the Final Plat of Resubdivision to the Village Board

Project Planner

Stephanie Kisler
Planner I



EXECUTIVE SUMMARY

The Applicant, Rick Heidner, has submitted a Final Plat of Resubdivision to divide the parcel (currently PIN 28-30-300-017-0000) into two lots to divide the Chase Bank lot from the remainder of the Jewel/Osco subdivision. The plat creates a new lot in the subdivision for the purpose of providing a separate lot for ownership by Chase Bank. The plat includes easements for ingress/egress, parking, and public utilities.

The Chase Bank project was previously reviewed and approved by the Plan Commission on 09/15/2011, 11/17/2011 and 12/01/2011. The finalization of a Plat of Resubdivision was a condition of Site Plan Approval that was unresolved prior to Building Permit issuance. The Applicant would like to obtain final approval for this Plat of Resubdivision to complete the Chase Bank project.

RECOMMENDED MOTION

Should the Plan Commission wish to take action, an appropriate motion would be:

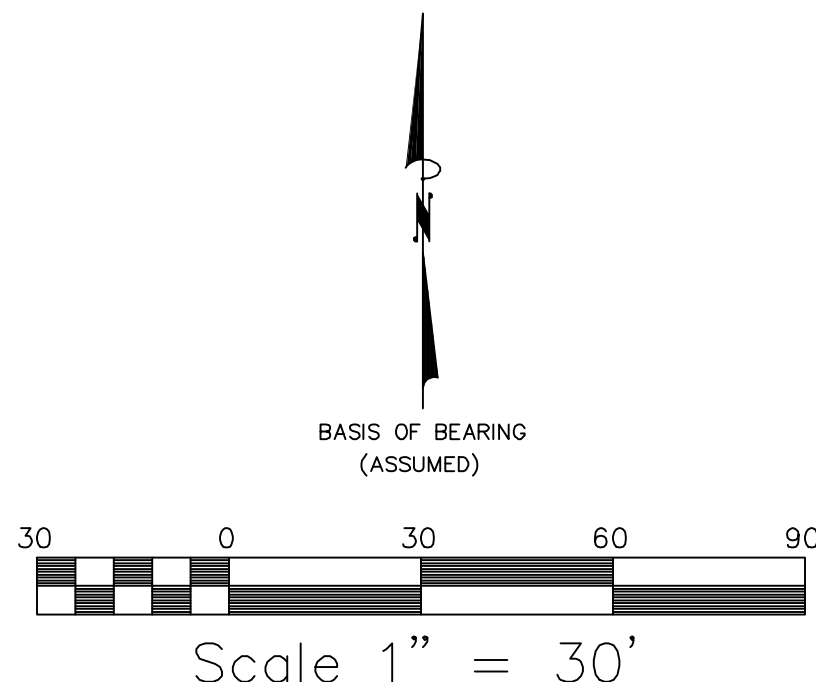
“...make a motion to recommend that the Village Board grant approval for the Final Plat of Resubdivision, including easements for ingress/egress, parking, and public utilities, created by T.K.D. Land Surveyors, Inc. with a revision date of 07/02/2015 for the Jewel/Osco subdivision, located at 17157 Harlem Avenue in the B-3 (General Business and Commercial) Zoning District.”

CHASE BANK RESUBDIVISION

OF LOT 2 IN JEWEL/OSCO SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 1996 AS DOCUMENT NUMBER 96973461, IN COOK COUNTY, ILLINOIS.

PREPARED BY:
T.K.D. Land Surveyors, Inc.
P.O. BOX 1423, Arlington Heights, IL 60005
Phone: (847) 997-5292
tkdlandsurveyors@att.net

AREA IN RESUBDIVISION = 145,000 SQUARE FEET (3.329 ACRES)



VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

APPROVED BY THE MAYOR AND THE BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, ILLINOIS, ON THIS _____ DAY OF _____ A.D. _____

BY: _____ MAYOR

ATTEST: _____ VILLAGE CLERK

VILLAGE PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF TINLEY PARK, ILLINOIS ON THIS _____ DAY OF _____ A.D. _____

CHAIRMAN _____

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OF UNPAID CURRENT SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.

DATED ON THIS _____ DAY OF _____ A.D. _____

VILLAGE CLERK _____

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS IS TO CERTIFY THAT _____ AS THE OWNER OF THE PROPERTY DESCRIBED AS CHASE BANK SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF ITS KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIES.

LOT NUMBER(S)	SCHOOL DISTRICTS
1 AND 2	ELEMENTARY HIGH SCHOOL 146, 228

ENGINEER'S DRAINAGE CERTIFICATE / SURFACE WATER STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF THIS RESUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH SUCH RESUBDIVISION HAS A RIGHT OF USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MANY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE RESUBDIVISION.

OWNER	PROFESSIONAL ENGINEER
NAME _____	NAME _____
DATE _____	FIRM _____
	DATE _____

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

OWNER'S _____

DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF RECORD TITLE TO THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT AS SUCH TITLE-HOLDER IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN, FOR THE USES AND PURPOSES THEREIN SET FORTH.

DATED AT _____ ILLINOIS, THIS _____ DAY _____

OF _____ A.D. _____

BY: _____

ATTEST: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT _____ AND _____ (NAME) (TITLE) OF _____ BOTH PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS FREE AND VOLUNTARY ACT OF SAID _____ FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC _____

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS" AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DIANE M. O'KEEFE, P.E.
DEPUTY DIRECTOR OF HIGHWAYS,
REGION ONE ENGINEER

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to:

Commonwealth Edison Company and AT&T Telephone Company, Grantees

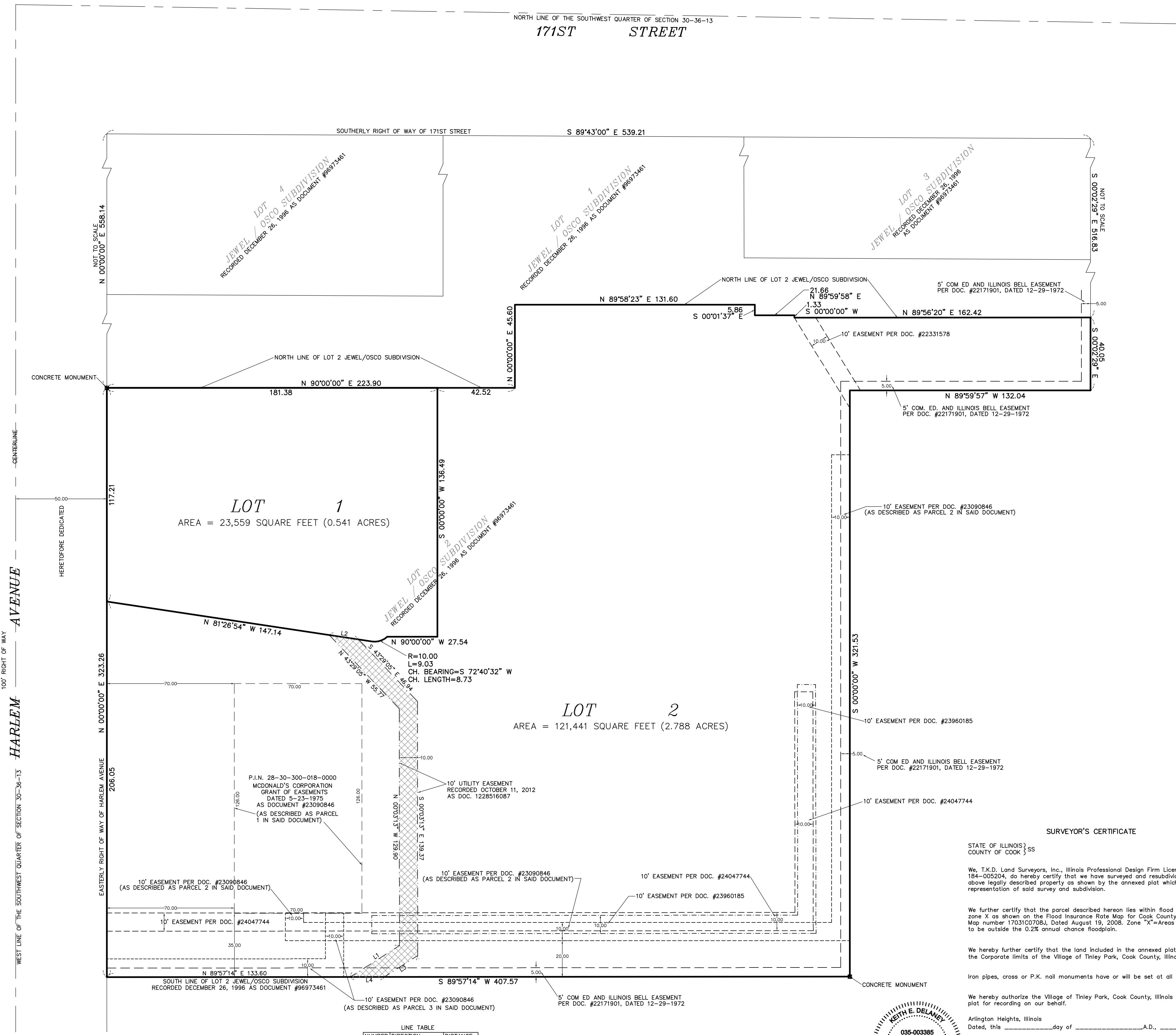
their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with underground transmission and distribution of electricity and signals in, under, along and upon the surface of the property shown within the dotted lines on the plot and marked "Easement for Public Utilities", and the property designated on the plot for streets and alleys, together with the right to install required service connections or under the surface of each lot to serve improvements thereon, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Easement for Public Utilities" without prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

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

Note: Utility easements shown hereon include easement for cable television.

NOTE: THE FOLLOWING RECORDED EASEMENTS AFFECT THE PROPERTY SHOWN HEREON.

- GRANT OF EASEMENT MADE BY CHICAGO CITY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1971 AND KNOWN AS TRUST NUMBER 9028 TO MCDONALD'S CORPORATION OF THE RIGHT TO PARK AUTOMOBILES AND VEHICLES AND PEDESTRIAN INGRESS AND EGRESS OVER, ACROSS AND UPON ALL OF CAPTION AS CREATED IN MEMORANDUM OF LEASES RECORDED AS DOCUMENT NUMBERS 23236166 AND 23090846.
- EASEMENTS RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK OVER THE ENTIRE PROPERTY, EXCLUSIVE OF BUILDING SITES, FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SERVICE AND MAINTENANCE CONTAINED IN THE PLAT RECORDED AS DOCUMENT NUMBER 96973461.
- MUTUAL AND RECIPROCAL EASEMENTS FOR THE PURPOSE OF INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC AND FOR VEHICULAR PARKING, AS GRANTED IN THE DECLARATION RECORDED DECEMBER 31, 1996 AS DOCUMENT 96984094 UPON, OVER ACROSS AND THROUGH THE COMMON AREA OF THE SHOPPING CENTER, AS LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED THERETO. (THIS AFFECTS LOTS 1, 2 AND 3 OF JEWEL/OSCO SUBDIVISION AND WILL CONTINUE TO AFFECT SAID LOTS INCLUDING LOTS 1 AND 2 IN CHASE BANK RESUBDIVISION SHOWN HEREON)



HARLEM AVENUE

WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 30-36-13

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 57°24'31" E	31.99
L2	S 81°25'54" E	16.26
L3	S 57°24'31" W	21.80
L4	S 89°57'14" W	18.59

TOWN AND COUNTRY SUBDIVISION RECORDED DECEMBER 22, 1969 AS DOCUMENT #21041966

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

We, T.K.D. Land Surveyors, Inc., Illinois Professional Design Firm License Number 184-005204, do hereby certify that we have surveyed and resubdivided the above legally described property as shown by the annexed plat which is a correct representation of said survey and subdivision.

We further certify that the parcel described hereon lies within flood hazard zone X as shown on the Flood Insurance Rate Map for Cook County, Illinois, Map number 17031C0708J, Dated August 19, 2008. Zone "X" Areas determined to be outside the 0.2% annual chance floodplain.

We hereby certify that the land included in the annexed plat is within the Corporate limits of the Village of Tinley Park, Cook County, Illinois.

Iron pipes, cross or P.K. nail monuments have or will be set at all lot corners

We hereby authorize the Village of Tinley Park, Cook County, Illinois to submit this plat for recording on our behalf.

Arlington Heights, Illinois
Dated, this _____ day of _____ A.D. _____



By: _____ Lic. Exp. 11-30-16
Keith E. DeLaney
Illinois Professional Land Surveyor Lic. #035-003385
Professional Design Firm Lic. No. 184.005204
This professional service conforms to the current Illinois minimum standards for a boundary survey.

* All dimensions shown are given in feet & decimal parts thereof
* No angles or distances are to be assumed by scaling
* Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to title policy, deed or local jurisdiction for building setbacks and easements not shown hereon and report any discrepancies.

Scale: 1"=30'
Order # 11-076-SUBD
Address: South Harlem Ave.
Tinley Park, IL 60477
Ordered by: Heilner Properties/Eric Grabowski
Rev. 3-18-13, 6-8-15, 7-2-15