

**MEETING NOTICE**  
**VILLAGE OF TINLEY PARK**  
**MEETING OF THE COMMITTEE OF THE WHOLE**

**NOTICE IS HEREBY GIVEN** that a Committee of the Whole Meeting of the Village of Tinley Park, Cook and Will Counties, Illinois will be held on Tuesday, June 4, 2019, beginning at 6:30 p.m. in Council Chambers, located in the Tinley Park Village Hall, 16250 South Oak Park Avenue, Tinley Park, Illinois 60477.

The agenda is as follows:

1. CALL MEETING TO ORDER.
2. CONSIDER APPROVAL OF THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON MAY 21, 2019.
3. DISCUSS A RESOLUTION OPPOSING THE ZONING MAP AMENDMENT TO THE COOK COUNTY ZONING ORDINANCE LOCATED AT 18501 SOUTH RIDGELAND AVENUE.
4. DISCUSS ADDING LIQUOR/VIDEO GAMING LICENSE FOR THE FOLLOWING:
  - a. CLASS AV FOR BUFFALO WILD WINGS, 7301 W. 183<sup>RD</sup> STREET;
  - b. CLASS AV FOR PRIMAL CUT STEAKHOUSE, 17344 OAK PARK AVENUE;
  - c. CLASS DV FOR LOS 3 BURRITOS #2, 8005 183<sup>RD</sup> STREET;
  - d. CLASS EV FOR POP'S ITALIAN BEEF AND SAUSAGE, 7301 W. 183<sup>RD</sup> STREET; AND
  - e. CLASS AV-1 FOR UNION BAR AND GRILL, 17821 80<sup>TH</sup> AVENUE.
5. RECEIVE COMMENTS FROM THE PUBLIC.

ADJOURNMENT

KRISTIN A. THIRION  
VILLAGE CLERK

**MINUTES**  
**Committee of the Whole**  
**May 21, 2019 - 7 p.m.**  
**Village Hall of Tinley Park – Council Chambers**  
**16250 S. Oak Park Avenue**  
**Tinley Park, IL 60477**

Members Present: M. Glotz, President Pro-Tem  
C. Berg, Village Trustee  
W. Brady, Village Trustee  
W. Brennan, Village Trustee  
D. Galante, Village Trustee  
M. Mueller, Village Trustee

Members Absent: None

Other Board Members Present: J. Vandenberg, President  
K. Thirion, Village Clerk

Staff Present: D. Niemeyer, Village Manager  
P. Carr, Assistant Village Manager  
B. Bettenhausen, Village Treasurer  
C. Faricelli, Deputy Police Chief  
K. Workowski, Public Works Director  
P. Wallrich, Interim Community Development Director  
K. Clarke, Planning Manager  
D. Framke, Marketing Director  
P. Connelly, Village Attorney  
L. Valley, Executive Assistant to the Manager and Trustees  
D. Sanfilippo, Executive Assistant to the Mayor  
H. Lipman, Management Analyst  
L. Godette, Deputy Village Clerk  
L. Carollo, Commission/Committee Secretary  
D. Maleski, Computer Technician

**Item #1** - The meeting of the Committee of the Whole was called to order at 7:02 p.m.

**Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON APRIL 10, 2019** – Motion was made by President Pro-Tem Glotz, seconded by Trustee Berg, to approve the minutes of the Committee of the Whole meeting held on April 10, 2019. Vote by voice call. President Pro-Tem Glotz declared the motion carried.

**Item #3 – DISCUSS VILLAGE BOARD'S POSITION ON NEW GAMING LICENSE REQUESTS**

- President Vandenberg stated the Committee of the Whole received packets, which included a considerable list of current video gaming and liquor license requests as well as a background on each establishment. Discussion of video gaming license requests was felt warranted as no specific policies are currently in place. President Vandenberg stated the process generally has been finding efficiencies in order to streamline requests. Village practice has been to raise requests by one (1), which then allows the Village Board opportunity to discuss and consider each request, for which President Vandenberg felt is the best practice for the Village. The Mayor's Office and Liquor Commissioner's Office would like

the Committee to develop a plan and provide direction in order to respond to the current and future requests appropriately. Several business owners who have submitted requests were present.

President Vandenberg discussed the vetting process in detail.

President Pro-Tem Glotz stated he is in favor of video gaming within the boundaries of an enclosed space in an establishment and in his opinion requests would need to be on a case-by-case basis. Trustee Brady was in favor of video gaming within an enclosed space as well. Trustee Brennan suggested researching neighboring communities' procedures in relation to video gaming. P. Connelly, Village Attorney advised the Committee of the Whole as a Home Rule community, the Committee has the ability to determine limitations or boundaries beyond state law and if the Committee is in favor of video gaming being located in an enclosed space a future ordinance could be drafted as such. Trustee Galante stated she is in favor of an enclosed space where children would not be exposed to video gaming and a review of a business to ensure video gaming would only be an option for patrons and not the business's sole purpose. Discussion centered on similar boundaries taken into consideration in the vetting process and state statutes requiring establishments to serve poured alcohol in relation to video gaming.

President Vandenberg stated considerable revenue is generated because of video gaming, which allows the Village to host many events and enhances overall quality of life within the community.

Trustee Berg stated video gaming is a great economic engine and she would not deny anyone the business opportunity video gaming provides. Trustee Mueller stated he would be interested in obtaining the vetting process from the Mayor's Office on a monthly basis. President Vandenberg stated the Mayor's Office will now be in communication on a biweekly basis with the Village Board.

President Pro-Tem Glotz invited business owners having applied for a gaming license approach the Committee of the Whole to discuss their plans for video gaming.

- Union Bar & Grill - Opening in 2019. Estimated investment of \$500,000. Fourth business within Tinley Park since 1997. Locally match competitors offering video gaming.
- Whistle Events and Catering - Investor, 29-year veteran resident. Banquet and special events facility. Separate entity from The Whistle Sports Bar & Grill. Applied for a liquor license. Not interested in video gaming. There were no questions from the Committee.
- Pop's Italian Beef and Sausage - Ten years in business. Video gaming is felt to be a necessity to supplement income. Interested in gaming and liquor licenses. Known as a family restaurant and agrees gaming needs to be partitioned. There were no questions from the Committee.
- Primal Cut Steakhouse - Owner has applied for a gaming license and feels gaming should be in an enclosed space. Margins are minimal and would like to supplement income with gaming. An office space would be used for video gaming in the rear of the business by restrooms. Illinois Gaming Board visited and did not foresee any problems with the office space designated for video gaming as a hostess is nearby at all times. The gaming section will not be visible within the bar or restaurant areas. There were no further questions from the Committee.

**Item #4 – DISCUSS RADIO CAMPAIGN RECOMMENDATION** - The Marketing Department applied for an MPP (Marketing Partnership Program) grant from the State of Illinois several months ago. These grants provide funding at a 50% match rate for tourism-related initiatives and are required to be utilized to promote a destination outside of a 50-mile radius.

The Marketing Department received approval from the Illinois Tourism Bureau for funding up to \$52,800, which will be available for this fiscal year, expiring June 30, 2019. The department would

"test the market" with the radio advertising component of the campaign. If successful, additional match funding could be applied for during the state's fiscal year 2020. In anticipation of this grant request, \$50,000 is available in the FY-20 Budget.

WGN radio has been selected to partner for this campaign for their five-state reach, affiliation with the Chicago White Sox and credibility. The radio advertising component of the campaign would be for one month and include a walk-thru video hosted by a WGN radio personality, radio commercials during the White Sox home games in June, in-studio tasting featuring local brewers and a mix of live read and recorded commercials.

Expectations through this tourism marketing endeavor would be to increase Tinley Park brand awareness, promote hospitality-related amenities and attract visitors for entertainment, dining and shopping.

Staff recommended approval of a \$23,300 state grant for the opportunity to participate in a radio campaign. Results will be measured based on event attendance, feedback from downtown businesses/Chamber of Commerce and social media analytics.

President Pro-Tem Glotz asked the Committee if anyone had any questions. In response to Trustee Mueller's questions due to time constraints and potential reach via radio, D. Framke, Marketing Director stated there will be sufficient time for the radio advertising portion of the campaign. Results will be measured locally and by WGN and the potential reach would encompass a five-state region.

Motion was made by President Pro-Tem Glotz, seconded by Trustee Berg, to approve a matching state grant of \$23,300, for a radio advertising campaign, which will be ratified at the Village Board meeting scheduled on June 4, 2019. Vote by voice. President Pro-Tem Glotz declared the motion carried.

**Item #5 – RECEIVE COMMENTS FROM THE PUBLIC** - No comments from the public.

#### **ADJOURNMENT**

Motion was made by President Pro-Tem Glotz, seconded by Trustee Brady, to adjourn this meeting of the Committee of the Whole. Vote by voice call. President Pro-Tem Glotz declared the motion carried and adjourned the meeting at 7:36 p.m.

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# Interoffice Memo

**Date:** June 4, 2019

**To:** Mayor Vandenberg and Village Board  
Dave Niemeyer, Village Manager

**From:** Kimberly Clarke, AICP  
Planning Manager

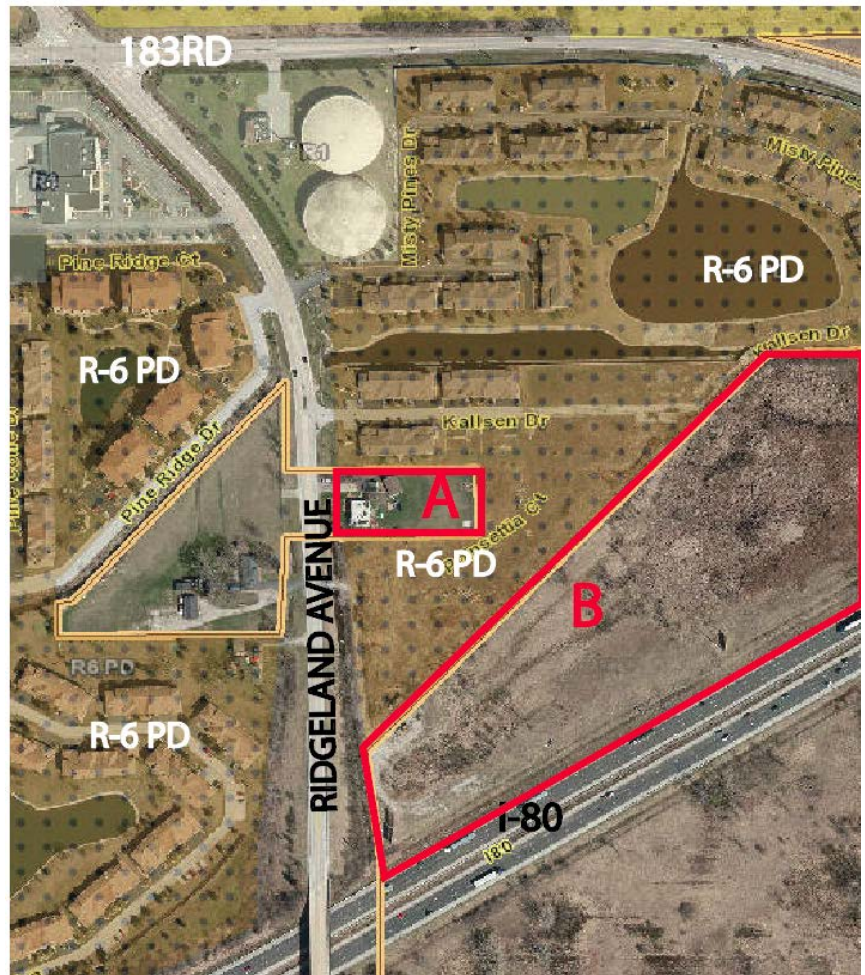
**Subject:** 18501 S. Ridgeland Avenue Cook County Zoning Map Amendment

## **BACKGROUND**

On May 30, 2019, the Community Development Department received a certified letter from the applicant's attorney stating they will be requesting a Map Amendment for their property (Attachment 1 & 2). The notice states the unincorporated property is seeking a Map Amendment from the underlying Cook County R-4 (Single Family Residence District) to a Cook County I-1 (Restricted Industrial District). This proposed rezoning conflicts with existing adjacent landuse (residential) and the Village of Tinley Park Comprehensive Plan.

## **DISCUSSION**

State Statute provides municipalities the right of review and comment on zoning amendments within 1.5 miles of their corporate boundaries. The requested rezoning for property located at 18501 Ridgeland Avenue is immediately adjacent to Tinley Park corporate boundary (see aerial above). The applicant is



requesting the rezoning of two parcels (Parcel A PIN: 31-05-100-011-0000 & Parcel B PIN: 31-05-101-002-0000)

Parcel A is located on the east side of Ridgeland Avenue directly adjacent to Misty Pines Subdivision. This property is improved with a single-family home, an accessory garage, and two (2) accessory barn/storage structures. The Misty Pines Subdivision has not been completed, however the approved plans propose townhomes and a detention pond that will surround this parcel (see attachment 3). Parcel B is south and east of the Misty Pines Subdivision abutting I-80. This property is vacant except for the existing billboards signs (see attachment 4). There are no specific plans to develop the property, however, there are several uses permitted under the Cook County I-1 zoning district that may be considered a conflicting land use with the existing residential uses in the area. These uses include:

- Contractor and construction offices, shops and yards, such as building, cement, electrical, heating, ventilating and air conditioning, masonry, painting, plumbing, refrigeration and roofing.
- Greenhouses and nurseries, wholesale.
- Stone companies.
- Machine shops.
- Bars, taverns and cocktail lounges.
- Live entertainment and dancing.
- Automotive storage facilities for vehicles in operating condition
- Automobile repair, rental, paint shops, service stations.
- Bus terminals, turnarounds, garages and lots.

Special Uses include:

- Medical Cannabis cultivation center
- Parks and Playgrounds
- Hotels and motels
- Sewage treatment plants

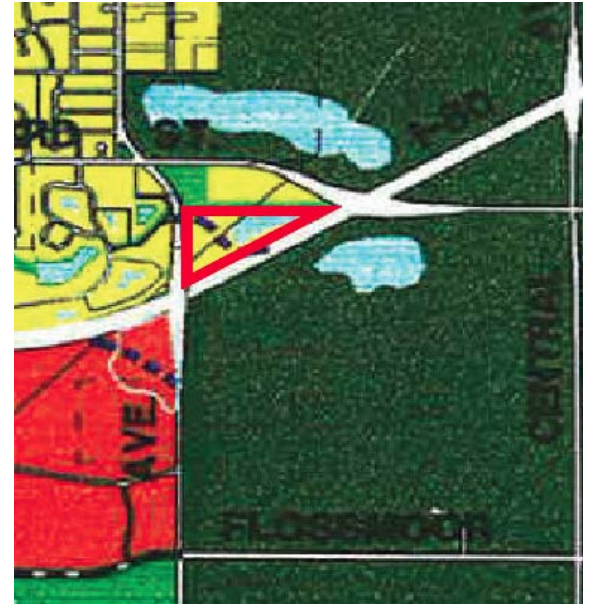


The requested map amendment is also in conflict with the adopted Comprehensive Plan for this area (see image to the right). The Village's Comprehensive Plan proposes these parcels be developed for residential uses. This is consistent with the existing surrounding land use.

If the Village files a legal opposition to this rezoning proposal by Resolution, Illinois Statutes will require a favorable vote of  $\frac{3}{4}$  of all members of the County Board to pass the map amendment.

**REQUEST**

Staff requests the Village Board adopt the attached Resolution opposing the requested map amendment in order to protect the health, welfare and safety of the adjacent residential properties.



**Attachment 1**  
**FIRST PUBLIC NOTICE**

Via Certified Mailing – Return Receipt Requested  
May 23, 2019

**Notice of Intent to File Zoning Application**

To Whom It May Concern:

In accordance with the Cook County Zoning Ordinance, please be informed that the Applicant and Property Owner intends to file a Zoning Map Amendment Application, not less than 15 calendar days and not more than 30 calendar days from the date of this notice, concerning the subject property located at 18501 S. Ridgeland Ave., Tinley Park (Bremen Township), Unincorporated Cook County, IL 60477.

The Applicant will be seeking to amend the underlying R-4 Single Family Residence District to an I-1 Restricted Industrial District in order to bring an existing billboard sign into compliance with the Cook County Zoning Ordinance. Except for the existing billboard signs, the subject property is vacant. No other changes or new development are proposed at the subject property at this time.

Mad Outdoor, Inc., the Applicant and Property Owner, is located at 15941 S. Harlem Ave., Ste. 102, Tinley Park, IL 60477.

I am the attorney for the Applicant and Property Owner concerning the zoning application described above. My address is 221 N. LaSalle St., 38<sup>th</sup> Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,

The Law Offices of Samuel V.P. Banks

  
\_\_\_\_\_  
Nicholas Ftikas

**\*Please note that the Applicant is not seeking to purchase or rezone your property.**

**\*The Applicant is required by the Cook County Zoning Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Special Use Application, or in the alternative, you are identified as a party who is required to receive notice pursuant to the Cook County Zoning Ordinance.**



**Attachment 2**  
**SECOND PUBLIC NOTICE**

*Via Certified Mailing – Return Receipt Requested*  
May 24, 2019

**Notice of Intent to File Zoning Application**

To Whom It May Concern:

In accordance with the Cook County Zoning Ordinance, please be informed that the Applicant and Property Owner intends to file a Zoning Map Amendment Application, not less than 15 calendar days and not more than 30 calendar days from the date of this notice, concerning the subject property located at 5320 W. 175<sup>th</sup> St., Tinley Park (Bremen Township), Unincorporated Cook County, IL 60477.

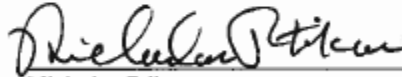
The Applicant will be seeking to amend the underlying R-4 Single Family Residence District to an I-1 Restricted Industrial District in order to bring three (3) existing billboard signs into compliance with the Cook County Zoning Ordinance. The property is otherwise improved with a single-family home, an accessory garage, and two (2) accessory barn/storage structures. No changes are proposed at the subject property at this time.

The Edward Anderson Trust, the Applicant and Property Owner, is located at 5320 W. 175<sup>th</sup> St., Tinley Park (Bremen Township), Unincorporated Cook County, IL 60477.

I am the attorney for the Applicant and Property Owner concerning the zoning application described above. My address is 221 N. LaSalle St., 38<sup>th</sup> Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,

The Law Offices of Samuel V.P. Banks



Nicholas Ftikas

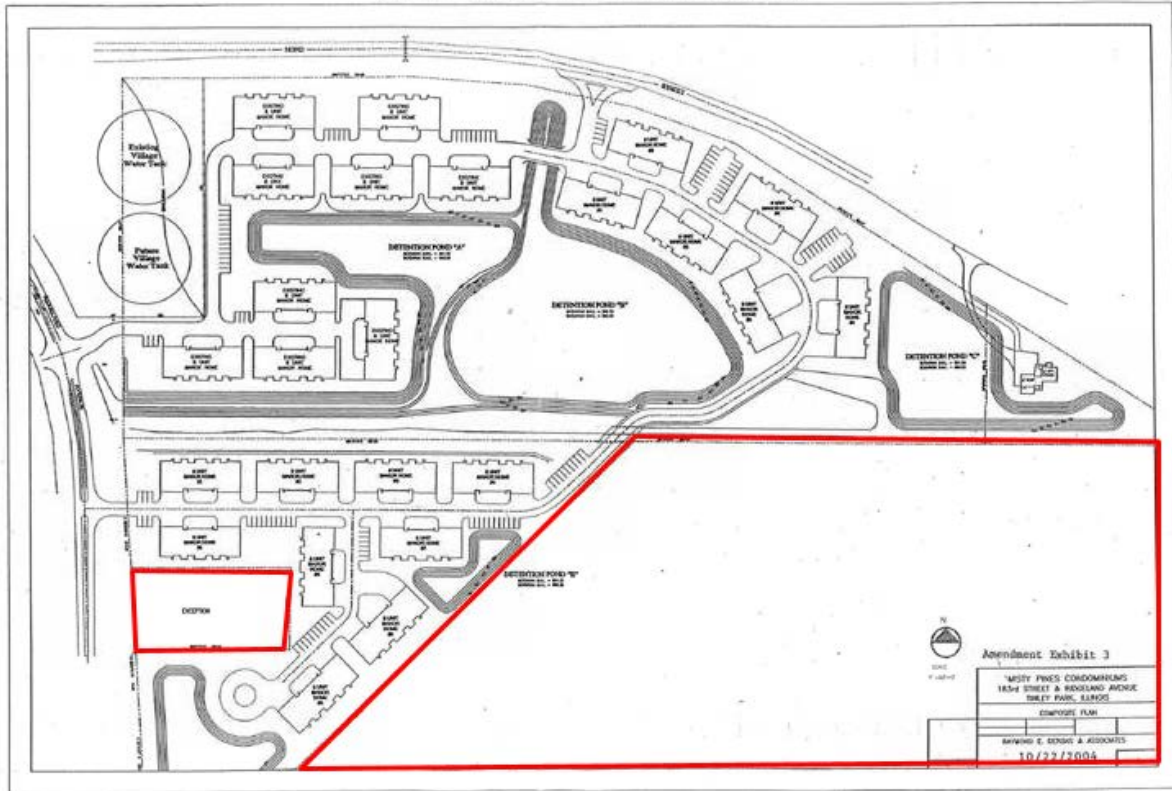
**\*Please note that the Applicant is not seeking to purchase or rezone your property.**

**\*The Applicant is required by the Cook County Zoning Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Special Use Application, or in the alternative, you are identified as a party who is required to receive notice pursuant to the Cook County Zoning Ordinance.**



# Attachment 3

## MISTY PINES SUBDIVISION PLAN



= Subject property requesting rezoning to Cook County I-1 Restricted Industrial District

**Attachment 4**



Billboard #1



Billboards 2 & 3

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**THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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**RESOLUTION  
NO. 2019-R-050**

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**A RESOLUTION OF OPPOSITION TO THE ZONING MAP AMENDMENT  
REQUEST FOR 18501 SOUTH RIDGELAND AVENUE, UNINCORPORATED  
COOK COUNTY, ILLINOIS**

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**JACOB C. VANDENBERG, PRESIDENT  
KRISTIN A. THIRION, VILLAGE CLERK**

**CYNTHIA A. BERG  
WILLIAM P. BRADY  
WILLIAM A. BRENNAN  
DIANE M. GALANTE  
MICHAEL W. GLOTZ  
MICHAEL G. MUELLER  
Board of Trustees**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park  
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys  
200 W. Adams, Suite 2125 Chicago, IL 60606

**VILLAGE OF TINLEY PARK**

Cook County, Illinois

Will County, Illinois

**RESOLUTION NO. 2019-R-050**

**A RESOLUTION OF OPPOSITION TO THE ZONING MAP AMENDMENT  
REQUEST FOR 18501 SOUTH RIDGELAND AVENUE, UNINCORPORATED  
COOK COUNTY, ILLINOIS**

**WHEREAS**, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

**WHEREAS**, the Village of Tinley Park (“Village”) has received notice (“Notice”) that Mad Outdoor, Inc., (“Mad Outdoor”) desires to file an application (“Application”) with Cook County to recommend a zoning map amendment (“Map Amendment”) to change the existing zoning from R-4 Single-Family Residence to I-1 Restricted Industrial District for certain real property located at 18501 S. Ridgeland Avenue, Unincorporated Cook County, Illinois (“Subject Property”), attached hereto as Exhibit 1; and

**WHEREAS**, upon receipt of said Notice, standards and approvals enumerated in the Cook County Zoning Ordinance, and the Village’s own comprehensive zoning plan, the Village desires to oppose said Map Amendment; and

**WHEREAS**, the Village has made its decision to oppose said Application based upon the proposed Map Amendment substantially burdening the Village’s planning and redevelopment goals of the area surrounding the Subject Property, the burden underlying the connection opportunities between residents and municipal utilities, and the failure of the Mad Outdoor to meet the statutory standards for granting a Map Amendment or demonstrating the hardship related to the Subject Property among various other determinations; and

**WHEREAS**, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to oppose said Map Amendment pursuant to this Resolution; and

**NOW, THEREFORE, BE IT RESOLVED** BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

**SECTION 1:** The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

**SECTION 2:** That the President and Board of Trustees of the Village of Tinley Park hereby oppose the proposed Map Amendment filed by Mad Outdoor to allow for the change in zoning uses at the Subject Property, and that the Village Attorney is hereby authorized to represent the Village on all matters related to the proposed Map Amendment.

**SECTION 3:** Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Resolution shall be and is hereby repealed to the extent of such conflict.

**SECTION 4:** That the Village Clerk is hereby ordered and directed to publish this Resolution in pamphlet form, and this Resolution shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 4<sup>th</sup> day of June, 2019.

AYES:

NAYS:

ABSENT:

APPROVED THIS 4<sup>th</sup> day of June, 2019.

ATTEST:

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VILLAGE PRESIDENT

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VILLAGE CLERK

STATE OF ILLINOIS        )  
COUNTY OF COOK        )     SS  
COUNTY OF WILL        )

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2019-R-050, “A RESOLUTION OF OPPOSITION TO THE ZONING MAP AMENDMENT REQUEST FOR 18501 SOUTH RIDGELAND AVENUE, UNINCORPORATED COOK COUNTY, ILLINOIS,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on June 4, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 4<sup>th</sup> day of June, 2019.

KRISTIN A. THIRION, VILLAGE CLERK

## 6.1. - I-1 Restricted Industrial District.

*6.1.1. Description of district.* The I-1 Restricted Industrial District is intended to control the development of lands to be used by industrial firms that have high standards of performance and that can locate in close proximity to residential and business uses without creating nuisances. District regulations are designed to permit the operations of most manufacturing, wholesaling and warehousing activities while providing adequate protection to adjacent district uses and sufficient control of external effects to protect one industry from another. Some retail uses are permitted that service the industrial uses within the industrial district or that do not depend upon intensive visits of retail customers.

*6.1.2. Use, lot and bulk regulations.* The applicable use, lot and bulk regulations are set forth in Sections 6.1.3 through 6.1.9.

*6.1.3. Permitted uses.* A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use and no building or structure shall be erected, altered, enlarged or occupied, except as a permitted use. Uses lawfully established on the effective date of this ordinance and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the I-1 District:

## A. Industrial.

1. Assembly firms for assembly of completely fabricated parts.
2. Bakeries, production of goods.
3. Bottling works.
4. Contractor and construction offices, shops and yards, such as building, cement, electrical, heating, ventilating and air conditioning, masonry, painting, plumbing, refrigeration and roofing.
5. Dairy products manufacturing.
6. Dry cleaning and laundry establishments. Plants serving more than one retail outlet are permitted.
7. Industrial launderers.
8. Machine shops.



9. Manufacturing and industrial activities, including fabrication, processing, assembly, disassembly, repairing, cleaning, servicing, testing, packaging and storage of materials, and products and goods that can be conducted wholly within enclosed buildings. Uses must conform with the performance standards of this section and shall not be injurious to the occupants of adjacent premises.
  10. Packing and crating services.
  11. Pharmaceutical industries.
  12. Printing, publishing or lithography establishments.
  13. Stone companies.
- B. Wholesale and warehouse.
1. Automotive storage facilities for vehicles in operating condition.
  2. Beverage distributors.
  3. Frozen food stores, including locker rental and food processing.
  4. Greenhouses and nurseries, wholesale.
  5. Storage facilities, including self-storage and mini-warehouse facilities.
  6. Wholesale establishments.
- C. Retail business.
1. Auction rooms.
  2. Automobile accessory stores.
  3. Automobile vehicle sales, new and used.
  4. Bars, taverns and cocktail lounges. Live entertainment and dancing are permitted.
  5. Boat and marine sales.
  6. Bottled gas dealers.
  7. Building material supplies, sales and service.
  8. Business machine sales and service.
  9. Camper and recreational vehicle sales.
  10. Carpet and rug stores.
  11. Catalog stores.
  12. Drug stores and pharmacies.

13. Extermination shops.
  14. Farm supply and feed stores.
  15. Furrier shops, including storage.
  16. Garden supply and seed stores.
  17. Gravestone and monument sales.
  18. Greenhouses and nurseries, retail.
  19. Ice and milk machine sales.
  20. Lumber companies and yards.
  21. Machinery sales.
  22. Mail order houses.
  23. Mobile home sales.
  24. Model home and garage displays and sales.
  25. Motorcycle sales.
  26. Plumbing and heating showrooms and sales.
  27. Retail outlet stores, accessory to a manufacturing or wholesale establishment.
  28. Restaurants. Live entertainment, dancing and serving alcohol are permitted.
  29. Roadside stands.
  30. Roofing sales and service.
  31. Snowmobile sales and service.
  32. Swimming pool sales and service.
  33. Tire, battery and accessory sales.
  34. Trailer sales and service.
  35. Truck sales and service.
- D. Services.
1. Automobile diagnostic centers and clinics.
  2. Automobile driving schools.
  3. Automobile paint shops.
  4. Automobile rentals.

5. Automobile repair shops.
6. Automobile gasoline and service stations, including minor accessories, supplies and services customarily incidental to gasoline and service stations. Oil and lubrication services are permitted only if enclosed in a building.
7. Automobile undercoating services.
8. Banks and savings and loan institutions, with or without drive-in facilities.
9. Blueprinting, photostating and copying establishments.
10. Cartage and express facilities for trucks not over 1½-ton capacity.
11. Credit unions.
12. Currency exchanges.
13. Electrical shops.
14. Equipment rental and leasing services.
15. Fix-it shops, for general, minor repairs.
16. Furnace supplies and services.
17. Furniture cleaning, repair and upholstering service shops.
18. Glazing shops.
19. Lawnmower sales and repair shops.
20. Linen, towel, diaper and other similar supply services.
21. Locksmith shops.
22. Motorcycle service and repair shops.
23. Newspaper distribution agencies.
24. Parcel delivery services.
25. Parking lots and garages, other than accessory, subject to Article 11.
26. Personnel training centers.
27. Radio and television service and repair shops.
28. Radio and television stations.
29. Refrigeration shops.
30. Sewer and septic tank cleaning and rodding services.
31. Sheet metal shops.

32. Sign contractors.
  33. Signs as regulated by Article 12.
  34. Taxidermist shops.
  35. Tire retreading and repair shops.
  36. Towing services.
  37. Water softener services.
  38. Welding shops.
  39. Window cleaning services.
- E. Professional offices.
1. Animal hospitals and veterinary clinics.
  2. Architects.
  3. Engineers.
  4. Labor unions and organizations.
  5. Land surveyors.
  6. Landscape architectural services.
  7. Medical and dental laboratories.
  8. Medical research facilities.
- F. Recreation and social facilities.
1. Clubs.
  2. Community center buildings, clubhouses, recreation buildings, for indoor pools and buildings for indoor pools, tennis courts and buildings for indoor tennis courts, noncommercial and not-for-profit.
  3. Dance halls.
  4. Gymnasiums.
  5. Health and physical fitness clubs.
  6. Lodges and fraternal organizations.
  7. Theaters, indoor.
- G. Public and governmental land and buildings.
1. Forest preserves.
  2. Historical buildings and landmarks preserved for the public.

3. Public office buildings.
- H. Public utilities and services.
1. Bus terminals, turnarounds, garages and lots.
  2. Electric substations, gas regulator stations, telephone exchanges and other essential public utilities and services.
  3. Fire stations.
  4. Highway maintenance shops and yards.
  5. Parking lots and garages.
  6. Police stations.
  7. Post office substations.
  8. Railroad passenger stations.
  9. Waterworks, reservoirs, pumping stations, wells and filtration plants.
  10. Weight stations operated by the State of Illinois.
- I. Educational institutions.
1. Business colleges and commercial schools.
  2. Trade and vocational schools.
- J. Agricultural land and buildings.
1. Agricultural uses.
- K. Miscellaneous.
1. Convention halls and centers.
  2. Exhibition and meeting halls.
  3. Kennels.
  4. Radar installations and towers.
  5. Stadiums, auditoriums and arenas.

*6.1.4. Special uses.* A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the I-1 District:

- A. Industrial.

1. Chemical processing and production.
  2. Electroplating.
  3. Paper products manufacturing.
  4. Plastics manufacturing.
  5. Research and development laboratory facilities.
  6. Soap manufacturing.
  7. Woodworking and wood products.
  8. Medical cannabis cultivation center, as regulated by 410 ILCS 130/1 et seq.
- B. Services.
1. Automobile testing grounds, excluding competitive racing.
  2. Banks and savings and loans.
  3. Car washes.
  4. Restaurants, drive-in.
- C. Residential uses.
1. Hotels and motels.
  2. Residence of the proprietor.
- D. Recreation and social facilities.
1. Race tracks. Racing activity between 6:00 p.m. and 11:00 a.m. is prohibited in automobile and motor-sport race tracks, raceways and speedways.
  2. Theaters, drive-in.
- E. Public and governmental land and buildings.
1. Parks and playgrounds.
  2. Penal and correctional institutions.
- F. Public utilities and services.
1. Air, railroad and water freight terminals, railroad switching and classification yards, repair shops and roundhouses.
  2. Railroad rights-of-way.
  3. Sewage treatment plants.
- G. Planned unit developments.

- H. Unique uses as regulated by this ordinance.
- I. Miscellaneous.
  - 1. Airports and heliports, including aircraft landing fields, runways, flight strips and flying schools together with hangers, terminal buildings and other auxiliary facilities.
  - 2. Artificial lakes.
  - 3. Landfills, sanitary or solid waste.
  - 4. Waste transfer facilities.
  - 5. Medical cannabis dispensing organization, as regulated by 410 ILCS 130/1 et seq.
- J. Uses similar and compatible to those allowed in this district.

*6.1.5. Temporary uses.* A temporary use may be allowed upon issuance of a permit by the Cook County Department of Building and Zoning, unless this ordinance specifically states that a permit is not required.

- A. *Temporary buildings or yards.* For construction materials and equipment, both incidental and necessary to construction in the zoning district. Permits shall specify the location of the building or yard and the area of permitted operation. Permits shall be valid for not more than six months and shall not be renewed for more than four successive periods. The building or yard shall not interfere with the use and enjoyment of neighboring property.
- B. *Temporary sales offices.* Permits shall specify the location of the office and the area of permitted operation. Permits shall be issued in six-month increments for a period of not more than two years, unless otherwise authorized by the Building Commissioner.
- C. *[Real estate signs.]* Temporary real estate signs as regulated by Article 12.
- D. *[Portable signs.]* Portable signs as regulated by Article 12.
- E. *Portable storage containers.* Portable storage containers as regulated by Article 8.

*6.1.6. Accessory uses.* A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as

the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry. Accessory uses may include the following and similar uses:

- A. Agricultural buildings and structures.
- B. Fallout shelters as regulated by this ordinance.
- C. Garages, carports or other parking spaces. Truck parking shall be limited to vehicles not more than 1½-ton capacity when located within 150 feet of a residence district.
- D. Gardens.
- E. Retail outlet stores, accessory to a manufacturing or wholesale establishment.
- F. Roadside stands. For the display and sale of agricultural products only, on lots where the principal use is agriculture.
- G. Sewage disposal units and water systems as regulated by this ordinance.
- H. Signs as regulated by Article 12.
- I. Tool houses, sheds and other similar buildings. For storage of supplies and equipment.
- J. Vending machines.
- K. Water retention and detention areas.

*6.1.7. Prohibited uses.* All uses not expressly authorized in Sections 6.1.3 through 6.1.6 are prohibited.

*6.1.8. Site and structure provisions.* The uses in the I-1 Restricted Industrial District shall conform to the following requirements:

- A. *Minimum lot area.* Minimum area of 10,000 square feet is required for each permitted or special use, except that agricultural buildings and structures require a minimum lot area of five acres and hotels and motels require a minimum of 500 square feet of lot area per suite.
- B. *Minimum lot width.* Minimum lot width of 60 feet shall be provided for each lot used for a permitted or special use, except that agricultural buildings and structures require a minimum lot width of 300 feet.
- C. *Front yard.* Buildings and structures shall be set back from the front lot line at



least 30 feet.

- D. *Interior side yard (adjacent to a zoning lot).* Interior side yard is not required.
- E. *Corner side yard (adjacent to a street).* Buildings and structures shall be set back from the side lot line adjacent to the street right-of-way at least 30 feet.
- F. *Rear yard.* Buildings and structures shall be set back from the rear lot line at least ten feet, except that agricultural buildings and structures require a minimum rear yard setback of 75 feet.
- G. *Transitional yard.* Minimum transitional yard requirements for all buildings and structures shall be not less than those specified below:
  - 1. Side lot lines that abut a side or rear lot line in a commercial or residence district shall provide a yard along the side lot line. The yard shall be at least 30 feet in width.
  - 2. Rear lot lines that abut a side lot line in a commercial or residence district shall provide a yard along the rear lot line. The yard shall be at least 30 feet in depth.
  - 3. Rear lot lines that abut a rear lot line in a commercial or residence district shall provide a yard along the rear lot line. The yard shall be at least 30 feet in depth.
- H. *Floor area ratio.* Maximum floor area ratio shall be 1:2.

*6.1.9. Special provisions.* The uses in the I-1 Restricted Industrial District shall conform to the following requirements:

- A. *Parking and loading.* Uses shall conform to Article 11.
- B. *Signs.* Uses shall conform to Article 12.
- C. *Sewer and water.* Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system, or a private individual sewage disposal and water supply system. The system used must be approved by the Cook County Health Department. Hotels and motels must be served by either a municipal or private sewage disposal system.
- D. *Businesses.*
  - 1. *Enclosure of use.* Uses shall be conducted within enclosed buildings, unless otherwise provided.
  - 2.

*Outdoor storage.* Outdoor storage of fuel, raw materials and products shall be screened and enclosed by a fence, wall or plant materials adequate to conceal the storage from adjacent properties and public rights-of-way. Outdoor storage of uncontained bulk material is prohibited.

3. *Surfacing.* Outdoor sales space shall have a permanent, durable, dustless surface and shall be graded and drained to dispose of all surface water.
4. *Spacing.* Uses located across the street from a commercial or residence district having any point on the structure surface greater than 35 feet above curb level shall be located at least 1½ times its height above curb level from the commercial or residence district boundary line. However, stacks, tanks, bulkheads or ventilating equipment, including enclosing towers, shall be exempt from such limitation if not exceeding in the aggregate 25 feet in linear dimension parallel to the street for any 100 feet of street frontage. Parapets not exceeding three feet in height shall also be exempt from this spacing limitation.

Uses located adjacent to a side or rear property line in a commercial or residence district having any point on the structure surface greater than 35 feet above curb level shall be located at least a distance equal to its height above curb level from the commercial or residence district lot line. However, stacks, tanks, bulkheads or ventilating equipment, including enclosing towers shall be exempt from this limitation if not exceeding in the aggregate 25 feet in linear dimension parallel to the commercial or residence district lot line for any 100-foot lot line. Parapets not exceeding three feet in height shall also be exempt from this spacing limitation.

E. *Performance standards.*

1. *Purpose.*

- a. Permit industrial nuisances to be measured factually and objectively.
- b. Ensure that all industries will provide methods to protect the community from hazards which can be prevented by processes of control and nuisance elimination.

## 12.3. - Permitted signs.

The following signs shall be permitted. Regulations for off-premises advertising signs and billboards are set forth under separate ordinance.

*12.3.1. Permitted signs—Residential districts.*

- A. On-premises signs which are exempt from permit requirements under this article.
- B. On-premises identification signs subject to the following:
  - 1. One identification sign, not having a sign face exceeding three square feet in area, for residential buildings containing one or two dwelling units indicating the name and/or address of the occupant and/or permitted occupation. One identification sign, not having a sign face exceeding 15 square feet in area, for residential buildings containing between three and ten dwelling units. One identification sign, not having a sign face exceeding 32 square feet in area, for residential buildings containing between 11 and 25 dwelling units. One identification sign, not having a sign face exceeding 48 square feet in area, for residential buildings containing more than 25 dwelling units. Only the name and address of a building and the name of the building management may be contained on identification signs. On corner lots, two identification signs may be displayed, one sign facing each street.
  - 2. One nonadvertising sign, including community information messages and schedules of events, not having a sign face exceeding 32 square feet in area. On corner lots, two such signs may be displayed, one sign facing each street.
  - 3. One identification sign for nonresidential buildings not having a sign face exceeding 32 square feet in area. On corner lots, two such signs may be displayed, one sign facing each street.
  - 4. One sign containing the name of the contractor or builder, in connection with the construction or remodeling of a building, not having a sign face exceeding 32 square feet in area. On corner lots, two such signs may be displayed, one sign facing each street. Signs shall be removed within two weeks after completion of the construction or remodeling.

5. Signs shall not project higher than one story or ten feet above curb level, whichever is lower.
  6. Signs shall not project beyond the property line into or over the right-of-way.
- C. On-premises signs accessory to parking areas subject to the following:
1. Signs designating parking area entrances or exits shall be limited to a maximum size of two square feet. One sign designating conditions of use or identity of a parking area is permitted, limited to a maximum sign face of nine square feet. On corner lots, two such signs may be displayed.
  2. Signs shall not project beyond the property line into or over the right-of-way.
  3. Signs shall not project higher than seven feet above the established average grade of a parking area.
- D. On-premises subdivision and other development identification signs subject to the following:
1. Two identification signs shall be allowed for each residential subdivision or other development.
  2. Signs shall not have a sign face exceeding 48 square feet in area nor be closer than ten feet to other zoning lots.
  3. Signs shall not project beyond the property line into or over the right-of-way.
  4. Signs shall not project higher than one story or ten feet above the established average grade of a zoning lot, whichever is lower.

*12.3.2. Permitted signs—Commercial districts.*

- A. On premises signs which are exempt from permit requirements under this article.
- B. On-premises signs permitted in residential districts subject to obtaining a sign permit.
- C. On-premises portable signs subject to the following:
  1. Signs shall not be closer than 15 feet from the property lines.
  2. Signs shall not have a total height greater than ten feet above the level

of the street upon which the sign faces.

3. Signs shall not have a sign face exceeding 50 square feet.
  4. Signs shall meet all requirements contained in the Building and Environmental Ordinance [Chapter 30 of the Code].
- D. On-premises novelty signs subject to the following:
1. Signs, including sign structures, shall not project higher than 30 feet above established average grade of a zoning lot.
  2. Signs shall be required to be set back from the right-of-way line a distance of the minimum setback requirement of the zoning district.
  3. Signs may be erected on the roof of a building provided that the sign complies with all regulations in the Cook County Building and Environmental Ordinance [Chapter 30 of the Code].
- E. On-premises identification and advertising signs, affixed to buildings, subject to the following:
1. Signs located on the front or rear walls of a principal building shall not have a sign face area exceeding 20 percent of the area of the wall (including doors and windows) to which the sign is affixed. Signs located on side walls of a principal building shall not have a sign face area exceeding ten percent of the area of a side wall (including doors and windows). In no case shall a sign face area exceed 100 square feet.
  2. Signs suspended from buildings shall not project more than four feet from the front of a building, and the bottom of such signs shall not be less than ten feet above the finished grade of the sidewalk or ground elevation and shall not exceed 30 feet in height. Sign locations shall be subject to approval by the Department of Building and Zoning. Signs shall not project into or over the right-of-way.
  3. One sign face per facade may be allowed. In no case shall signs project higher than four feet above a roofline.
- F. On-premises freestanding signs subject to the following:
1. Signs shall not be closer than 15 feet from the property lines.
  2. Signs shall not have a total height greater than 20 feet above the level of the street upon which a sign faces.
  3. Signs shall not have a sign face area exceeding 200 square feet.

*12.3.3. Permitted signs—Industrial Districts.*

- A. On-premises signs which are exempt from permit requirements under this article.
- B. Signs permitted in commercial districts subject to obtaining a permit.
- C. Billboards and off- premises advertising signs subject to the requirements set forth under separate ordinance.



# Interoffice Memo

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**Date:** May 30, 2019  
**To:** Village Board of Trustees  
**From:** Dominic Sanfilippo, Executive Assistant to the Mayor  
**Subject:** Buffalo Wild Wings Video Gaming Request

The purpose of this memo is to explain the background of Buffalo Wild Wings' request for a Class AV liquor license that would allow video gaming.

Brad Fralich of Buffalo Wild Wings, located at 7301 West 183<sup>rd</sup> Street, has approached the liquor commissioner about adding a liquor license to his establishment that allows video gaming. Buffalo Wild Wings is a full service restaurant and bar that has operated in Tinley Park for 10 years and is in good standing with the Village of Tinley Park.

Buffalo Wild Wings currently holds a Class A Liquor License, which allows "sale of liquor by the drink on premises"; this petition is to change to a Class AV license, which allows "sale of liquor by the drink on premises and has video gaming."<sup>1</sup>

The area in which the video game terminals will be placed in the back of the establishment in a separate space (a prospective floor plan is attached.)

Buffalo Wild Wings has been a stable presence in the community & has shown that video gaming would not be the main source of revenue for the establishment.

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<sup>1</sup>Tinley Park Municipal Code, § 112.20, (A), (1-2).



**BUFFALO  
WILD  
WINGS**  
WINGS BEER SPORTS™

Buffalo Wild Wings  
18811 S 80<sup>th</sup> Ave  
Suite F  
Mokena, IL 60448  
708-390-8884 Fax 708-390-8862

January 16, 2019

Village of Tinley Park  
16250 S Oak Park Avenue  
Tinley Park, IL 60477

Attention: Mayor Jacob Vandenberg

Mayor Vandenberg,

Per our conversation with Rob Zimmer regarding the video gaming for Buffalo Wild Wings in Tinley Park located at 7301 W 183<sup>rd</sup> Street, we are seeking to change our current Class "A" Liquor License to an "AV" Liquor License.

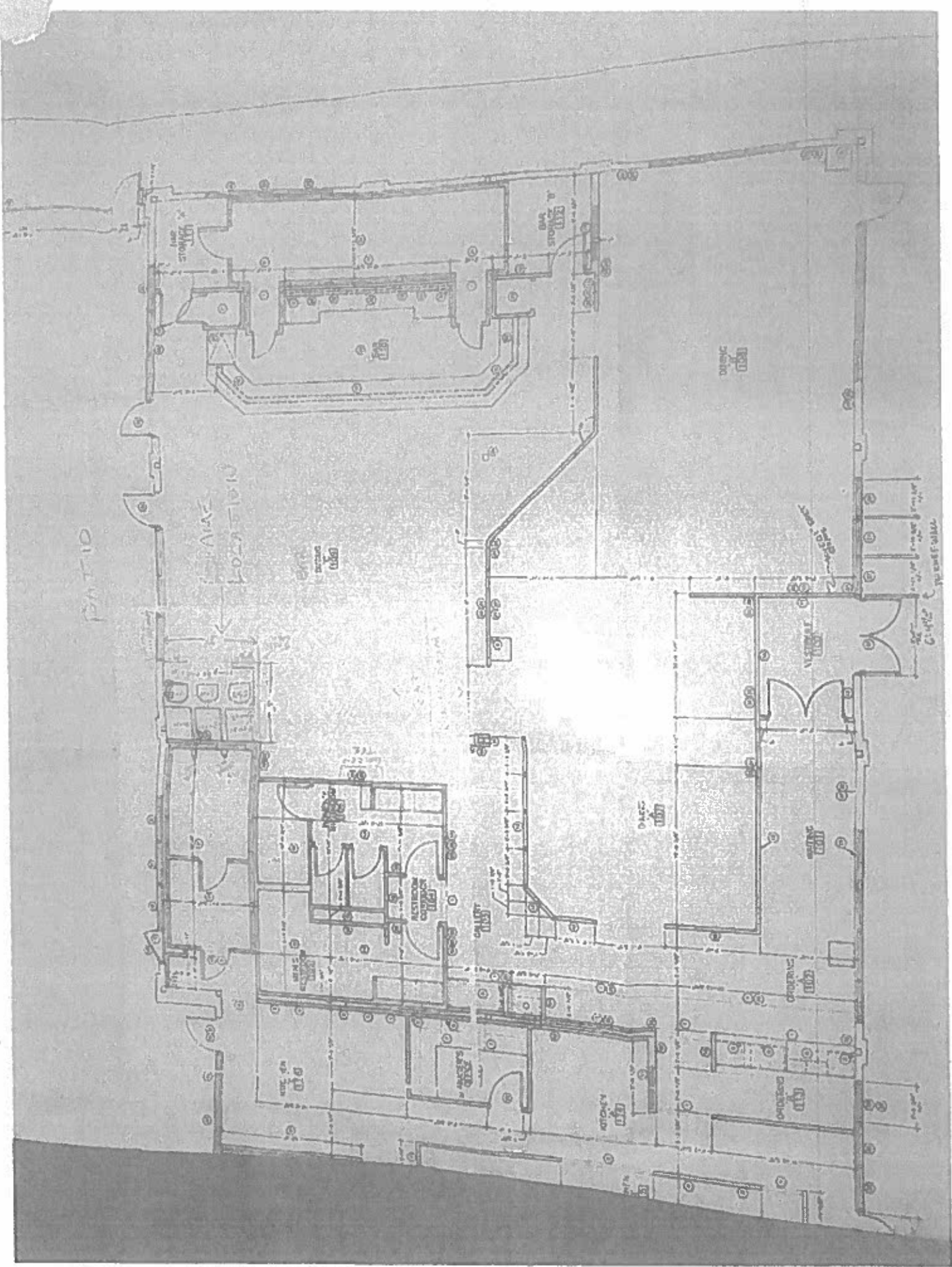
Attached is the floor plan and menu per your request.

Should you require any additional information, please feel free to contact me.

Thank you,

Brad Fralich  
708-257-7771





# PASS IT

## GRAND SLAM

...the best of both worlds...  
...the ultimate in...  
...the ultimate in...  
...the ultimate in...

## EXTREME MACHOS

...the ultimate in...  
...the ultimate in...  
...the ultimate in...

# POP IT

## FRUIT FLAVORS

...the ultimate in...  
...the ultimate in...  
...the ultimate in...

## NEW CRISP BREADS

...the ultimate in...  
...the ultimate in...  
...the ultimate in...

# DUNK IT

## RECIPIES FOR SUCCESS

...the ultimate in...  
...the ultimate in...  
...the ultimate in...

## FRUIT FLAVORS

...the ultimate in...  
...the ultimate in...  
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# GRAND SLAM

## BONELESS

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## SIGNATURE SAUCES & SEASONINGS

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# BURGERS

## OFF-JACK GALAXY BUNNERS

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## ROCK ROLLER

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## SMITHSONIAN

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# WRAPS & SANDWICHES

## SMITHSONIAN

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Interoffice

# Memo

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**Date:** May 30, 2019

**To:** Village Board of Trustees

**From:** Dominic Sanfilippo, Executive Assistant to the Mayor

**Subject:** Primal Cut Video Gaming Request

The purpose of this memo is to explain the background of Primal Cut's request for a Class AV liquor license that would allow video gaming.

Paul Spass of Primal Cut Steakhouse, located at 17344 Oak Park Avenue, has approached the liquor commissioner about adding video gaming to his restaurant/bar. Primal Cut is a full service restaurant and bar that has operated in the Village of Tinley Park for over two years and is in good standing with the liquor commissioner & the Village.

Primal Cut currently holds a Class A Liquor License, which allows sale of liquor by the drink on premises"; this petition is to change to a Class AV license, which allows "sale of liquor by the drink on premises and has video gaming."<sup>1</sup>

The area in which the video game terminals will be placed in the back of the establishment in a separate gaming room (a prospective floor plan & letter from the establishment is attached.)

Primal Cut has been a stable presence in the community for 2 years, and has shown that video gaming would not be the main source of revenue for the establishment.

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<sup>1</sup> Tinley Park Municipal Code, § 112.20, (A), (1-2).

## Primal Cut Steakhouse/dba PCSH Inc

17344 OakPark Ave  
Tinley Park Illinois ,60477  
708.407.8150  
woodstonekb@yahoo.com

January 1, 2019

Mayor Jacob Vandenberg  
16250 Oak Park Ave  
Tinley Park Illinois, 60477

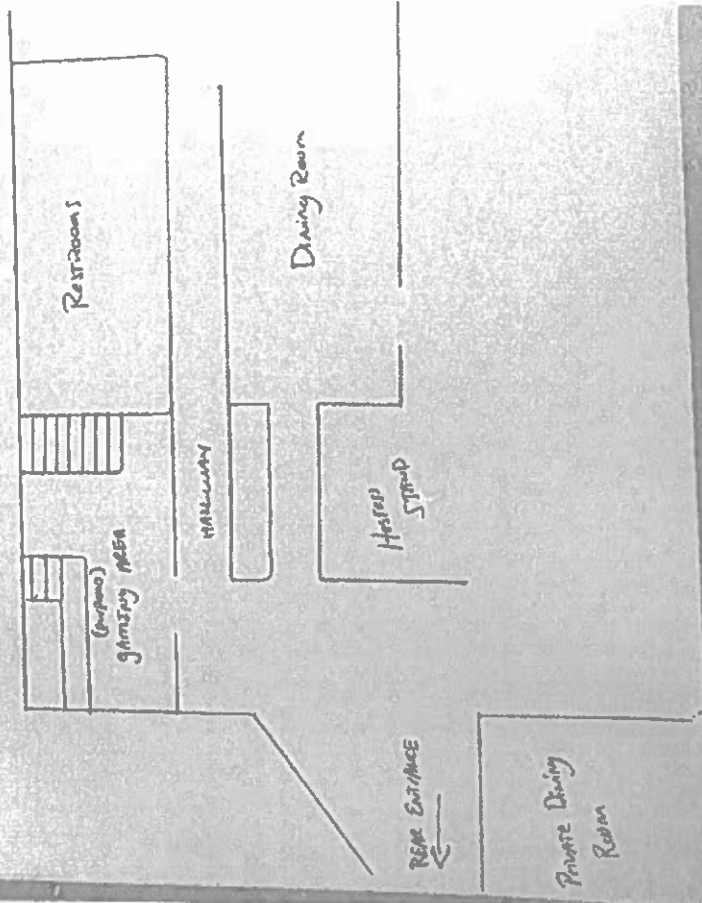
Dear Mayor Vandenberg,

I would like to take this opportunity by asking you to increase the number of gaming licenses on OakPark Ave, it has been brought to my attention that it is at it's capacity currently. We are currently entering into our second year here at The Primal Cut Steakhouse and gaining a lot of respect by locals by bringing a amazing restaurant and city like atmosphere right here in downtown Tinley Park. I have already went through the complete gaming process application with the state and just awaiting final approval . As you know I have invested a considerable amount of capital in your downtown area in the past two years and believe have been one of the first risk takers to succeed in becoming a major part of your downtown rebuilding, bringing back the known address of the former Bogarts Steakhouse. We also have begun the process of expanding our rear property with new drawings of a upscale outdoor dining area and bar soon to be submitted for approval. It has been a pleasure being a part of Tinley Park and look forward to working together in building a long term relationship with you and our village.

Sincerely yours,

Paul Spass

# PRIMAL CUT GAMING PLAN





Interoffice

# Memo

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**Date:** May 30, 2019

**To:** Village Board of Trustees

**From:** Dominic Sanfilippo, Executive Assistant to the Mayor

**Subject:** Los 3 Burritos #2 Video Gaming Request

The purpose of this memo is to explain the background of Los 3 Burritos #2's request for a Class DV liquor license that would allow video gaming.

Florentino Garcia and Vanessa Palma of Los 3 Burritos #2, located at 8005 183<sup>rd</sup> Street, has approached the liquor commissioner about adding video gaming to their restaurant. Los 3 Burritos #2 is a full service restaurant that has operated in the Village of Tinley Park for over two years and is in good standing with the liquor commissioner & the Village.

Los 3 Burritos #2 currently holds a Class D Liquor License, which allows "sale by a restaurant for consumption on the premises by the drink only"; this petition is to change to a Class DV license, which allows "sale by a restaurant for consumption on the premises by the drink only and has video gaming."<sup>1</sup>

The establishment proposes adding new walls between the front and side entrances to create a separate gaming space (a prospective floor plan & letter from the establishment is attached.)

Los 3 Burritos #2 has been a stable presence in the community & has shown that video gaming would not be the main source of revenue for the establishment.

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<sup>1</sup> Tinley Park Municipal Code, § 112.20, (D), (1-2).

Village of Tinley Park  
Mayor Jacob C. Vandenberg  
16250 S. Oak Park Avenue  
Tinley Park, IL 60477

Dear Mayor,

My name is Florentino Garcia and Vanessa Palma of Los 3 Burrito's #2 located in Tinley Park at 8005 183rd St. Our family opened the business in February 2012 and have actively competed in the marketplace where there is significant competition. We have made a commitment to the community with our membership in the Chamber of Commerce, supporting local organizations fundraising efforts and hiring locally.

Since starting our business in Tinley Park it has been a great opportunity and a challenge to succeed. In order to continue to compete with businesses similar to our's in the community, we are asking your consideration to change our existing liquor license to include video gaming. By doing so, we feel that we can compete on a more level playing field. In addition, we will continue our support of the community, organizations and local hiring. More importantly, it would also allow us to remain financially strong and continue as a viable asset to the village.

Your kind consideration is appreciated. Thank you.

Yours Truly,

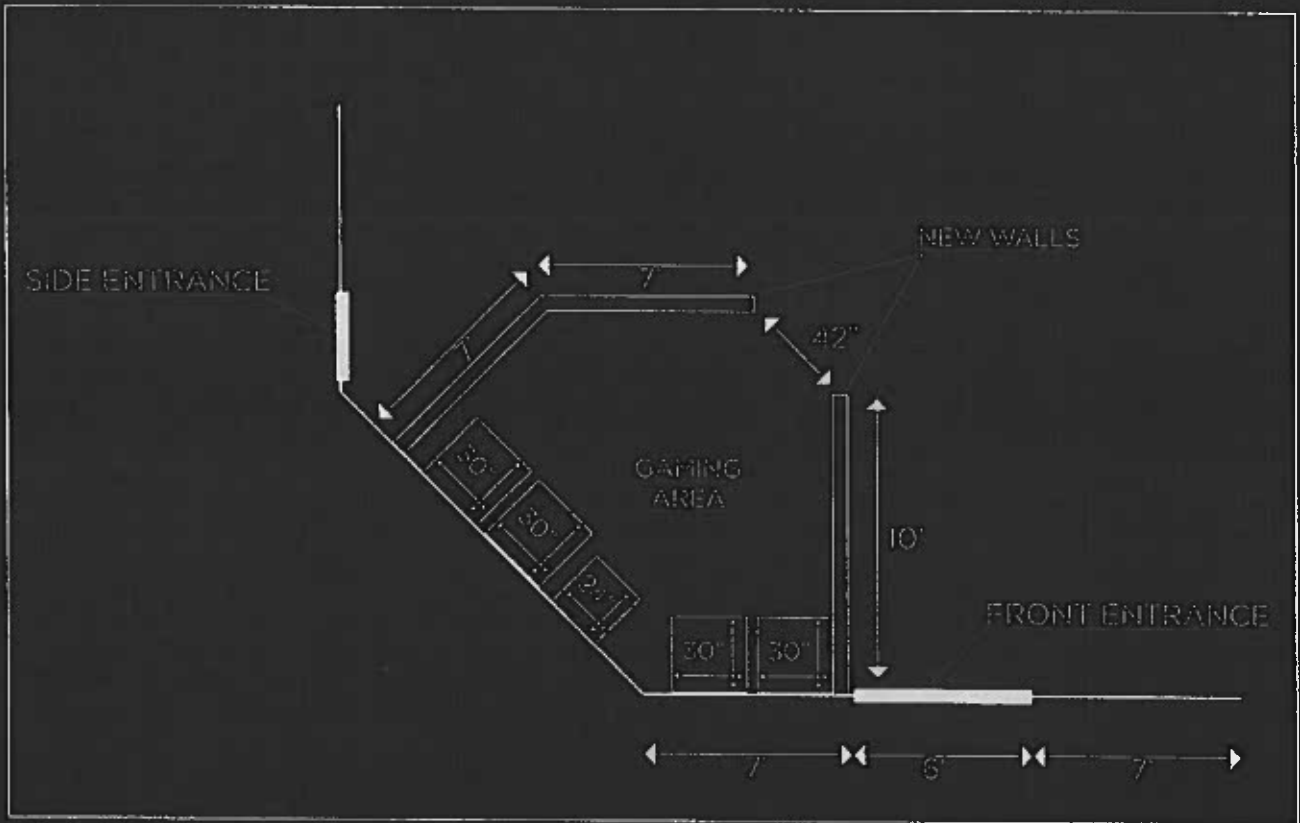
*Florentino Garcia*  
Florentino Garcia

*Vanessa Palma*  
Vanessa Palma

P.s.  
We have attached a diagram of our business floorplan as well as the proposed gaming area.

# LOS 3 BURRITOS

8005 183RD ST. TINLEY PARK, IL 60487

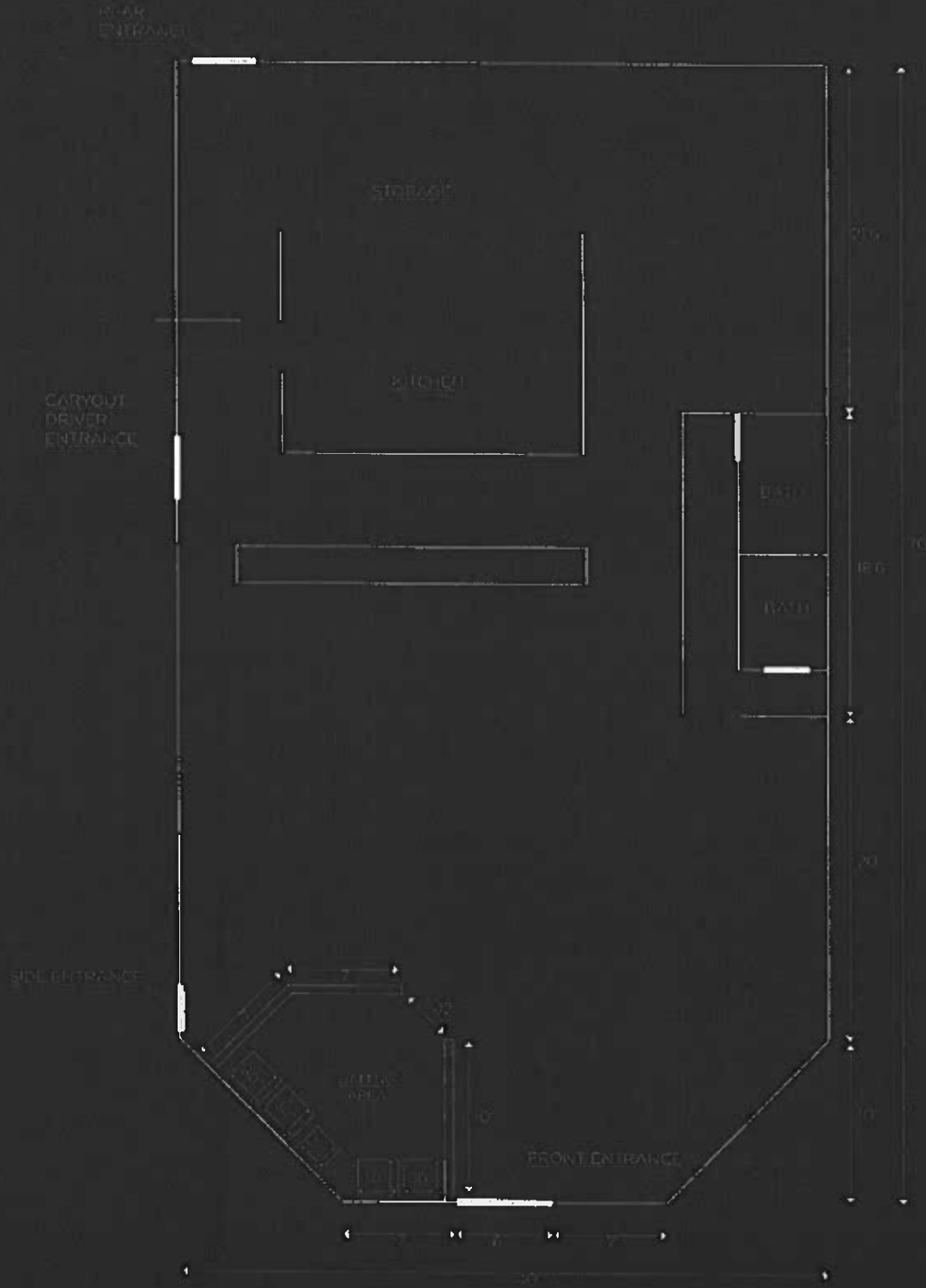


## NEW WALL DETAIL





LOS 3 BURRITOS  
3005 183RD ST. TINLEY PARK, IL 60457





Interoffice

# Memo

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**Date:** May 30, 2019

**To:** Village Board of Trustees

**From:** Dominic Sanfilippo, Executive Assistant to the Mayor

**Subject:** Pop's Italian Beef and Sausage Video Gaming Request

The purpose of this memo is to explain the background of Pop's Italian Beef and Sausage's request for a Class EV liquor license that would allow video gaming.

Burke Matyas of Pop's Italian Beef and Sausage, located at 7301 W. 183<sup>rd</sup> Street, has approached the liquor commissioner about adding a liquor license to his establishment that allows video gaming. Pop's is a full service restaurant that has operated in Tinley Park for 10 years and is in good standing with the Village of Tinley Park.

Pop's currently does not hold a liquor license; this petition is to add a Class EV license, which allows "sale by a restaurant for consumption on the premises by the drink only (beer and wine) and has video gaming."<sup>1</sup>

The area in which the video game terminals will be placed is past the food counter near the area where the condiments & drink machines are currently located; the owner proposes building a wall to cordon off the terminals in a separate space (a prospective floor plan is attached.)

Pop's has been a stable presence in the community for 10 years, and have shown that video gaming would not be the main source of revenue for the establishment.

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<sup>1</sup> Tinley Park Municipal Code, § 112.20, (E), (2).



Pop's Italian Beef & Sausage  
7301 West 183<sup>rd</sup> Street  
Tinley Park, IL 60477

(708) 614-7677  
(708) 614-7676 fax  
www.popsbeef.com

April 8<sup>th</sup>, 2019

Jacob Vandenberg  
Mayor  
Village of Tinley Park  
16250 S. Oak Park Avenue  
Tinley Park, IL 60477

Re: Video Gaming

Dear Mayor Vandenberg:

Allow me to reintroduce myself. My name is Burke Matyas and I own Pop's Italian Beef and Sausage located at 7301 W. 183<sup>rd</sup> Street. I have met with you on several occasions trying to get gaming in my restaurant. I have also followed up with your assistant, Rob, on several occasions. Prior to you being in office, I had met with Mayor Seaman who stated I would be approved to receive video gaming machines at my location. Unfortunately at that time I was having a problem with the machine company. When the issue was finally resolved, your Board was elected into Office. I was promised to be high on the list to receive gaming machines once all the approvals went through. I have been skipped over and other restaurants new to town have received gaming machines already, or are in the process of getting them. I have been in Tinley Park paying taxes for 10 years now. I support the local police, fire fighters, schools, and other organizations. I have never caused any problems during my 10 years of business. I recently met with you to ask again that I please be reconsidered for gaming. You told me to resubmit my layout, as well as a letter. I do understand some residents may have concerns about gaming. Pop's customers are heavily Blue-Collar workers that would likely enjoying grabbing a beer with their beef sandwich and trying their luck on a machine. When I first approached you about gaming, my intentions were for recreational purposes. Now with minimum wage going up to \$15/hour in the future, this is a necessity. I can only raise prices so much. As a small business owner, you work on small margins. I am always searching for ways to keep my prices economical, workers employed, as well as raising money for the community. Currently, video gaming keeps a lot of business afloat, and it also pumps money into the Villages. I am extremely proud of what I have built with my business, but I am also concerned about the future of Pop's and all of my employees. I do not want this building to become vacant like we unfortunately see happening elsewhere. With all that being said, I really hope with the new administration I can



Pop's Italian Beef & Sausage  
7301 West 183<sup>rd</sup> Street  
Tinley Park, IL 60477

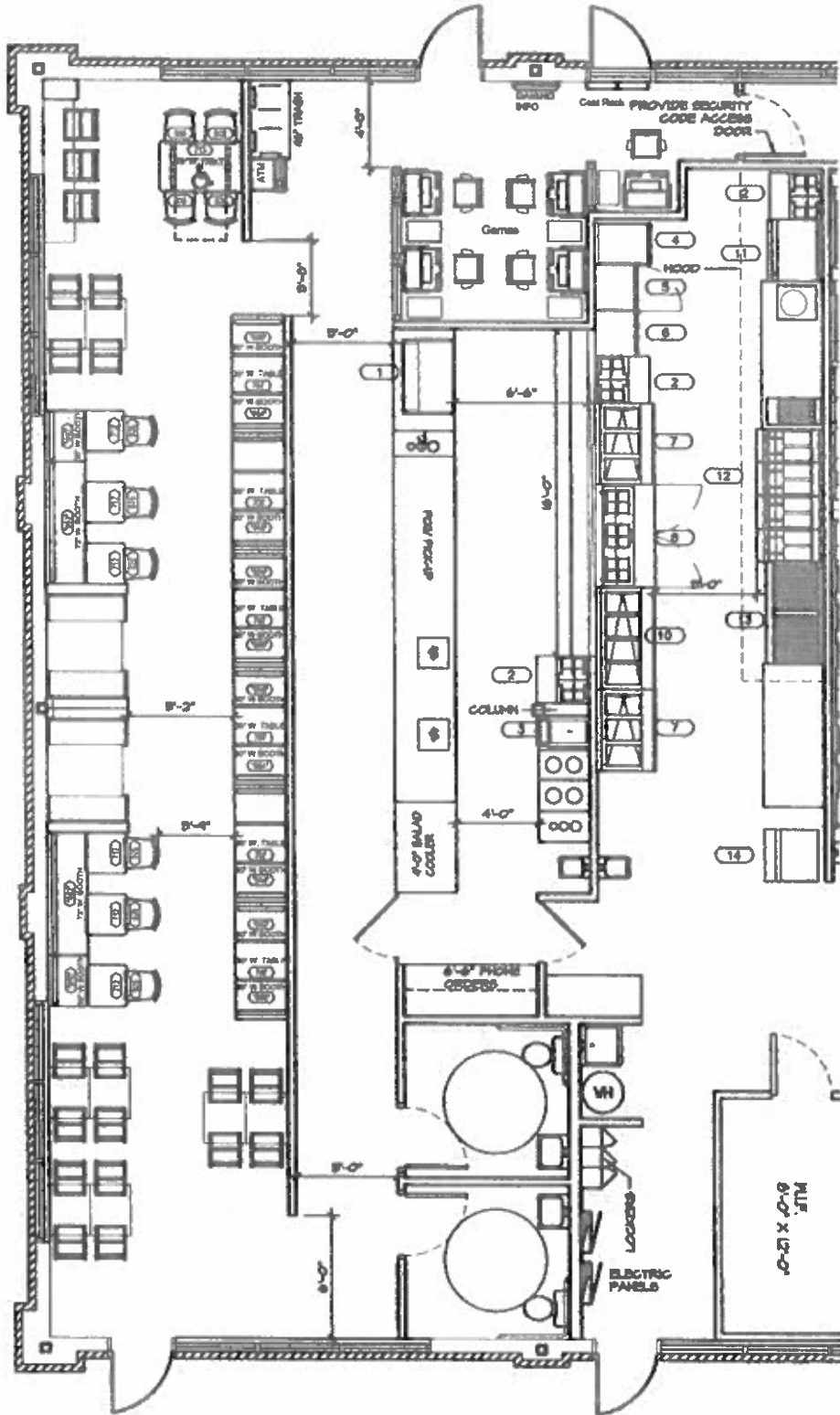
(708) 614-7677  
(708) 614-7676 fax  
[www.popsbeef.com](http://www.popsbeef.com)

have a fair chance at becoming one of the next locations to receive approval for gaming. I have been patiently waiting. I will wait for a response from you.

Respectfully ,

A handwritten signature in black ink that reads "Burke Matyas". The signature is written in a cursive style.

Burke Matyas  
Pop's Beef



Gaming EQUIPMENT PLAN  
 3-19-17 55 SEATS





Interoffice

# Memo

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**Date:** May 30, 2019

**To:** Village Board of Trustees

**From:** Dominic Sanfilippo, Executive Assistant to the Mayor

**Subject:** Union Bar and Grill Video Gaming Request

The purpose of this memo is to explain the background of Union Bar and Grill's request for a Class AV-1 liquor license that would allow video gaming.

Joe Colucci of Union Bar and Grill, which will be located at 17821 80<sup>th</sup> Avenue, has approached the liquor commissioner about obtaining a liquor license that allows video gaming for his restaurant that is set to open in 2019. Mr. Colucci's conduct with the Liquor Commissioner throughout his inquiry is in good standing.

Union Bar and Grill is applying for a Class AV-1 License, which allows "sale of liquor by the drink on premises and is open late hours."<sup>1</sup>

The establishment proposes adding a gaming space in a corner room of the establishment that already has opaque windows from the previous occupant's use, thus providing a discrete separate space (a prospective floor plan & letter from the establishment is attached.)

Union Bar and Grill has affirmed that, as a full service restaurant and bar, video gaming would not be the main source of revenue for the establishment.

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<sup>1</sup> Tinley Park Municipal Code, § 112.20-21, (A) & "Liquor Licenses By Class," Village of Tinley Park.

# UNION

## BAR & GRILL

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The UNION an American themed restaurant located at 17821 80th Avenue. Featuring a full service kitchen with several specialty burgers, along with other sandwiches such as chicken, steak, Italian sausage, Italian beef, hot dogs and assortment of sides. A vast variety of drinks including soft drinks and a full bar with a large variety of spirits.

This location has a high traffic demographic, a dense population of homes, vast amount of business and office employees and the Metra train commuters.

Therefore, I propose two distinct target demographics - day time employees from surrounding businesses who want lunch and evening customers wanting larger meals. Located near the business parks and the train station we will be able to service both employees and commuters.

We are confident that our ideas and experience will give us a leg up on the competition. Our product will be appealing enough to consumers that they will want to spend their hard earned money at our restaurant.

### UNION WILL OFFER:

- Affordable menu items & drinks
- Gaming in a private setting.  
*See attached drawing*
- We also plan to construct an outdoor patio for an al fresco dining experience.  
*See attached drawing*

### HOURS:

Monday	9 am - 12 am
Tuesday	9 am - 12 am
Wednesday	9 am - 12 am
Thursday	9 am - 1 am
Friday	9 am - 2 am
Saturday	9 am - 2 am
Sunday	9 am - 12 am



# UNION

## BAR & GRILL

### STARTERS

#### MOZZARELLA STICKS

Battered, fried to perfection  
1/2 DZ. 5.95 1 DZ. 10.95

#### CHICKEN STRIPS 9.95

4 large chicken strips  
CHOICE OF RANCH, HONEY MUSTARD or BBQ SAUCE

#### BUFFALO CHICKEN STRIPS 9.95

4 large chicken strips tossed in our  
buffalo sauce

#### PRETZELS N' CHEESE 5.95

#### MEX ROLLS 5.95

#### MAC N' CHEESE 5.95

#### FRENCH FRIES 2.95

ADD CHEESE .50

#### LOADED FRIES 4.95

Topped with bacon, cheese, scallions

#### SPINACH & ARTICHOKE DIP 8.95

Creamy blend of spinach, artichokes & cheese

#### CHILI (Seasonal)

CUP 4.25 BOWL 5.25

### SALADS

#### HOUSE SALAD 4.95

Lettuce, tomato, cucumber, onion  
ADD CHICKEN 3.00

#### CAESAR SALAD 4.95

Romaine lettuce, tomato, croutons, parmesan cheese  
ADD CHICKEN 3.00

#### GRILLED CHICKEN SALAD 7.95

Grilled chicken breast, lettuce, tomato,  
cucumber, onion

#### UNION GRILLED CHICKEN

#### PASTA SALAD 9.95

Chilled tri colored rotini, fresh tomato, cucumber,  
and scallions with our secret seasoning.

#### GRILLED STEAK SALAD 9.95

Grilled skirt steak, lettuce, tomato,  
cucumber, onion

#### SALAD DRESSINGS:

BALSAMIC VINAIGRETTE | OIL & VINEGAR  
RANCH | CAESAR

### SANDWICHES

SERVED WITH FRENCH FRIES OR WAFFLE FRIES

#### ITALIAN BEEF 6.95

#### ITALIAN SAUSAGE 6.95

#### ITALIAN COMBO SANDWICH 7.95

#### CHEESY BEEF 7.95

ADD CHEESE .50 | ADD HOT OR SWEET PEPPERS .75 EACH

#### GRILLED MAHI MAHI SANDWICH

Blackened mahi mahi, lettuce, tomato, avocado

#### PHILLY STEAK 6.95

Thinly sliced skirt steak, sauteed onions, green  
peppers, mushrooms and mozzarella cheese

#### PHILLY CHICKEN 6.95

Thinly sliced chicken breast, sauteed onions, green  
peppers, mushrooms, mozzarella cheese

#### ITALIAN PORKCHOP SANDWICH 9.95

Grilled onions, lemon, oregano, EVOO

#### GRILLED STEAK SANDWICH 9.95

Grilled onions, mozzarella

#### GRILLED CHICKEN SANDWICH 9.95

Marinated chicken breast, lettuce,  
tomato, mayo

#### BBQ CHICKEN SANDWICH 9.95

Marinated chicken breast, lettuce,  
tomato, BBQ sauce

#### BUFFALO CHICKEN SANDWICH 9.95

Marinated chicken breast, lettuce, bleu cheese,  
buffalo sauce

#### CLASSIC GRILLED CHEESE 6.95

ADD HAM 1.00



## HOT DOGS

SERVED WITH FRENCH FRIES OR WAFFLE FRIES

### CHICAGO DOG

Tomato, onion, relish, pickle, celery salt

### CHEESE DOG

### CHILI DOG

### CHILI CHEESE DOG

### TWISTED BACON DOG

## BRUNCH

SERVED ALL DAY

### BREAKFAST BURRITO 5.95

Scrambled eggs, bacon, cheddar, salsa

### BREAKFAST PANINI 5.95

Scrambled eggs, bacon, tomato, mozzarella

### STEAK N' EGGS 5.95

Grilled rib eys, 2 eggs any style

## KIDS MENU

### GRILLED CHEESE 5.95

### CHEESE BURGER 5.95

### HOT DOG 5.95

### CHICKEN STRIPS 5.95

### MAC N' CHEESE 5.95

## BURGERS

SERVED WITH FRENCH FRIES OR WAFFLE FRIES

### UNION BURGER 5.95

Lettuce, tomato, pickle, onion, mustard, ketchup

### CHEESE BURGER 5.95

Lettuce, tomato, pickle, onion, american cheese  
mustard, ketchup

ADD BACON 1.00

### BLACK N' BLUE BURGER 7.95

Bacon, bleu cheese crumbles,  
blackened seasoning

### BUFFALO BURGER 7.95

Buffalo sauce, bleu cheese crumbles

### BIG MICK BURGER 7.95

Lettuce, onion, pickles, special sauce

### MEX BURGER 7.95

Avocado, letuce, tomato, onion, sour cream,  
jalapeno, cheddar cheese

### CALI BURGER 7.95

Avocado, bacon, mozzarella

### HANGOVER BURGER 7.95

Fried egg, bacon, lettuce, tomato, cheddar

## DESSERTS

### TIRAMISU 5.95

Handmade tradional Italian dessert

### CHEESECAKE 5.95

### CHEESECAKE 5.95

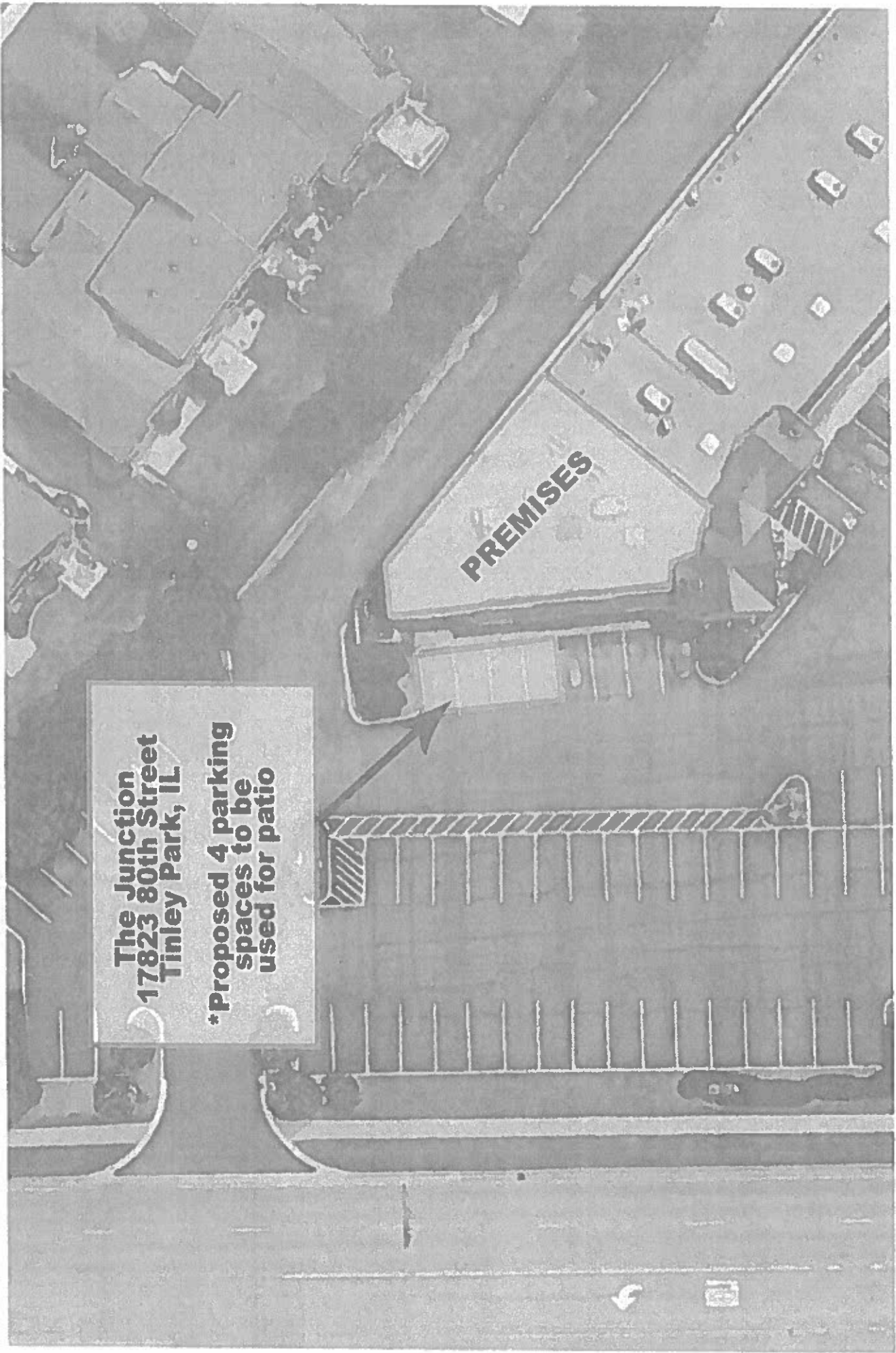
### CHEESECAKE 5.95

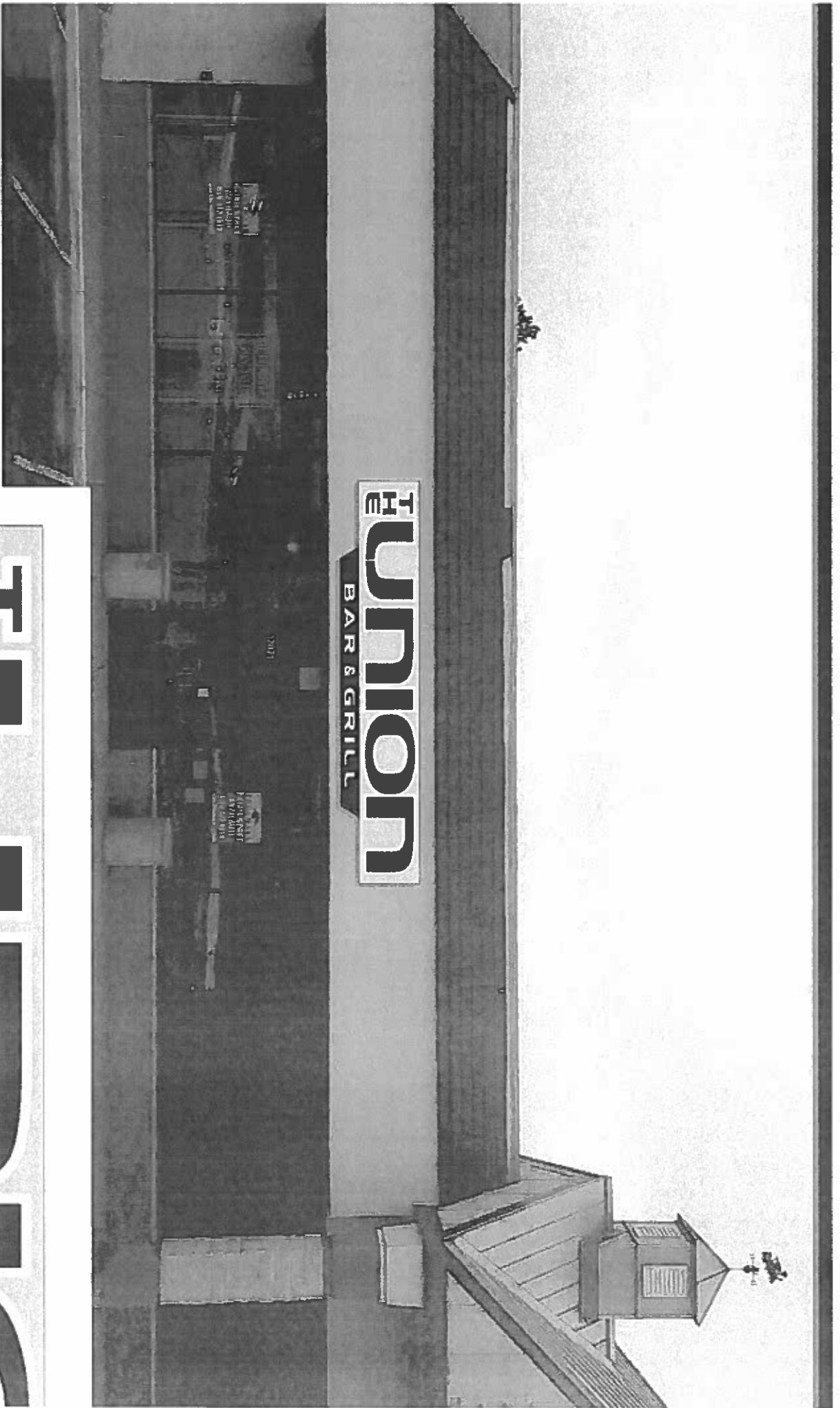
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AT DRINK PLAY WIN! EAT DRINK PLAY WIN!

**The Junction  
17823 80th Street  
Tinley Park, IL**

**\*Proposed 4 parking  
spaces to be  
used for patio**

**PREMISES**





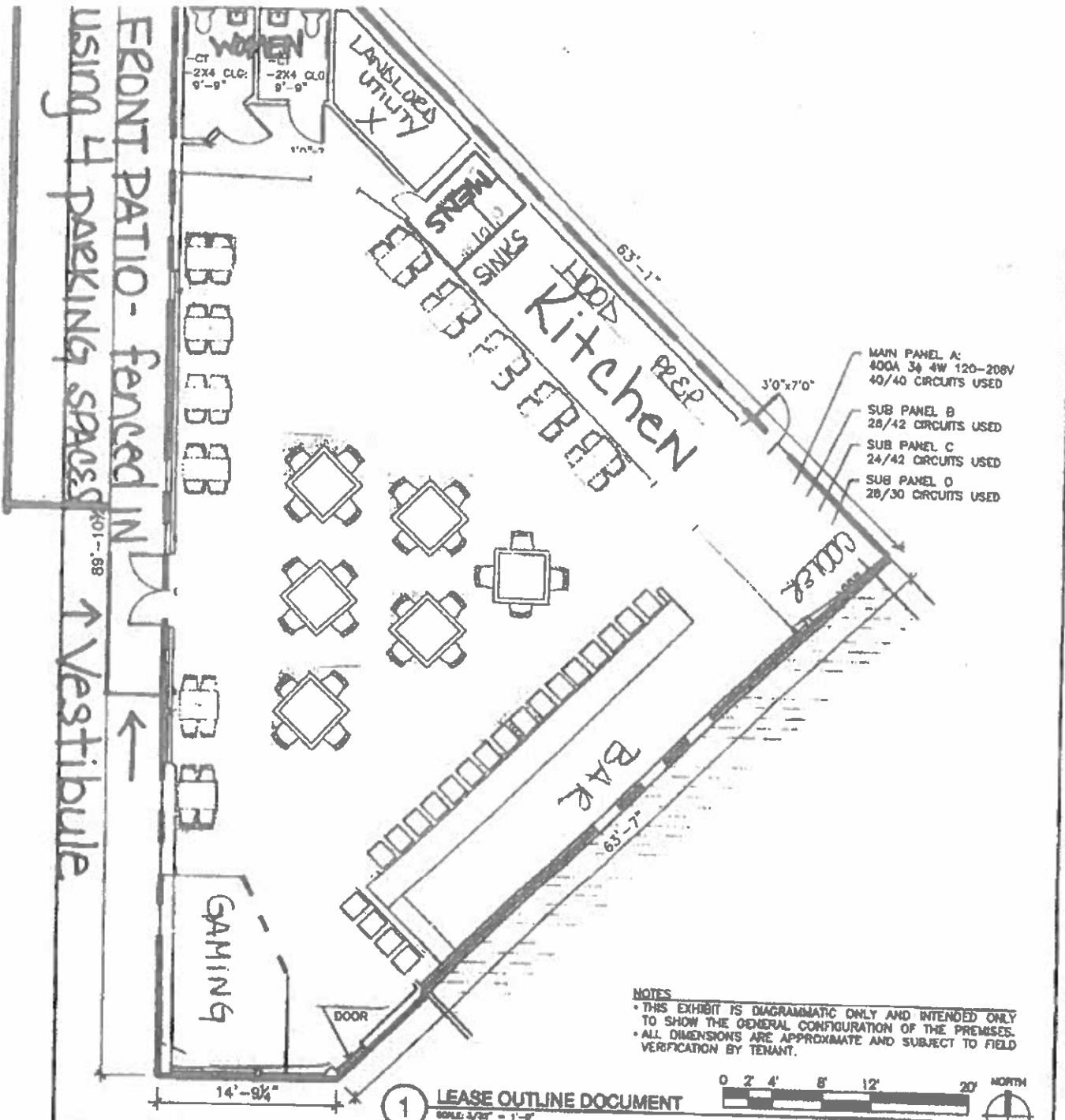
THE  
**Union**  
BAR & GRILL

2007

4131 N.W. 11th Ave  
Miami, FL 33150  
Tel: 305.555.1234

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Miami, FL 33150  
Tel: 305.555.1234

THE  
**Union**  
BAR & GRILL



partners  
www.porticapartments.com

**Tinley Corners**  
17821 S 80th Ave.  
Tinley Park, IL 60477

**EDWARDS REALTY COMPANY**  
14489 SOUTH JOHN HUMPHREY DRIVE  
SUITE 200, ORLAND PARK, IL 60462

EDWARDS REALTY COMPANY

AREA OF WORK

KEY PLAN

DATE: 5-21-2015

JOB NO: 1504-4b

SPACE NUMBER(S):  
**17821**

**PUBLIC  
COMMENT**

**ADJOURNMENT**