

## **NOTICE OF THE MEETING OF THE PLAN COMMISSION**

The meeting of the Plan Commission is scheduled for  
January 21, 2021 beginning at 7:00 p.m.

A copy of the agenda for this meeting is attached hereto and  
can be found at [www.tinleypark.org](http://www.tinleypark.org).

### **NOTICE - MEETING MODIFICATION DUE TO COVID-19**

Pursuant to Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on June 26, 2020, the Commission members may be participating in the meeting through teleconference.

Pursuant to Governor's Executive Order No. 2020-63 and CDC guidelines, no more than 25 people or 25% of the maximum capacity will be allowed in the Council Chambers at any one time, so long as attendees comply with social distancing guidelines. Anyone in excess of maximum limit will be asked to wait in another room with live audio feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments.

*Meetings are open to the public, but members of the public may continue to submit their public comments or requests to speak telephonically in advance of the meeting to [clerksoffice@tinleypark.org](mailto:clerksoffice@tinleypark.org) or place requests in the Drop Box at the Village Hall by noon on January 21, 2021 . Please note, written comments will not be read aloud during the meeting. A copy of the Village's Temporary Public Participation Rules & Procedures is attached to this Notice.*

Kristin A. Thirion  
Clerk  
Village of Tinley Park

**VILLAGE OF TINLEY PARK**  
**TEMPORARY PUBLIC PARTICIPATION RULES & PROCEDURES**

As stated in Gubernatorial Executive Order 2020-07 issued on March 16, 2020 and Gubernatorial Executive Order 2020-10 issued on March 20, 2020, both extended by Gubernatorial Executive Order 2020-18 issued on April 1, 2020, all public gatherings of more than ten people are prohibited. In-person public participation is not defined as an essential activity.

The Mayor of Tinley Park is issuing the following rules for all Village Board and other public meetings in order to promote social distancing as required by the aforementioned Executive Orders and the requirements of the Open Meetings Act:

***Written Comments***

After publication of the agenda, email comments to [clerksoffice@tinleypark.org](mailto:clerksoffice@tinleypark.org). When providing written comments to be included as public participation at a public meeting, clearly identify the following in the subject line:

- The date of the meeting;
- The type of meeting for the written comments (e.g. Village Board meeting, Zoning Board of Appeals meeting, Plan Commission meeting, etc.);
- Name and any other identifying information the participant wishes to convey to the public body;
- The category of public participation (e.g., Receive Comments from the Public, Agenda Items, etc.);
- For specific Agenda Items, identify and include the specific agenda item number;
- The entire content of the comments will be subject to public release. The Village of Tinley Park is under no obligation to redact any information.

The contents of all comments will be provided to the relevant public body for their review. **Written comments will not be read aloud during the meeting. If you wish to publicly address the public body, you may request to participate via teleconference as described below.**

Comments must be submitted by 12:00 pm on the day of the meeting. However, it is strongly recommended that comments be emailed not less than twenty-four (24) hours prior to the meeting so the appropriate Board members, Commissioners, Board members, and Committee members have sufficient time to review the comments prior to the meeting.

### ***Live Public Participation During Meeting***

After publication of the agenda, those wishing to participate in a live telephone call option at a public meeting must register by 12:00 pm on the day of the meeting. A Village representative will call the participant at the relevant portion of the meeting and the participant will be allowed to participate telephonically at the meeting. To participate in a live telephone call during the meeting, a request shall be submitted by email to [clerksoffice@tinleypark.org](mailto:clerksoffice@tinleypark.org). The following information must be included the subject line:

- The date of the meeting;
- The type of meeting for the written comments (e.g. Village Board meeting, Zoning Board of Appeals meeting, Plan Commission meeting, etc.);
- Name and any other identifying information the participant wishes to convey to the public body;
- The category of public participation (e.g., Receive Comments from the Public, Agenda Items, etc.); and
- For specific Agenda Items, identify and include the specific agenda item number.

If the participant provides an email address, they will receive a confirmation email that their request has been logged. If the participant provides an email address and does not receive a confirmation email, they may call (708) 444-5000 during regular business hours to confirm the application was received.

Upon successful registration, the participant's name will be placed on an internal Village list. On the date and during relevant portion of the meeting, the participant will be called by a Village representative. The Village representative will call the provided telephone number and allow the phone to ring not more than four (4) times. If the call is not answered within those four (4) rings, the call will be terminated and the Village representative will call the next participant on the list.

The public comment should be presented in a manner as if the participant is in attendance at the meeting. At the start of the call, the participant should provide their name and any other information the participant wishes to convey. For comments regarding Agenda Items, identify and include the specific agenda item number. The participant should try to address all comments to the public body as a whole and not to any member thereof. Repetitive comments are discouraged. The total comment time for any single participant is three (3) minutes. Further time up to an additional three (3) minutes may be granted by motion. A participant may not give his or her allotted minutes to another participant to increase that person's allotted time.



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

**January 21, 2021 – 7:00 P.M.  
Council Chambers  
Village Hall – 16250 S. Oak Park Avenue**

**Regular Meeting Called to Order**

**Roll Call Taken**

**Communications**

**Approval of Minutes:** Minutes of the January 7, 2021 Regular Meeting

**ITEM #1      WORKSHOP/ PUBLIC HEARING – DO RITE DONUTS & CHICKEN DRIVE-  
THRU SIGNAGE, 7451 183RD STREET –  
SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION**

Consider recommending that the Village Board grant Leonard McEnery on behalf of Lenny's Food N Fuel 183rd Street, LLC (Property Owner) a Special Use Permit for a Substantial Deviation with exceptions from the Zoning Ordinance for drive-thru signage at the property located at 7451 183rd Street in the ORI PUD (Office and Restricted Industrial, North Creek Business Park PUD) zoning district. The request allows for additional drive-thru signage for the Do-Rite Donuts & Chicken tenant space.

**ITEM #2      PUBLIC HEARING: ZONING MAP UPDATE**

Consider recommending that the Village Board adopt the Village's Official Zoning Map reflecting map amendments through December 31, 2020.

**Good of the Order**

**Receive Comments from the Public**

**Adjourn Meeting**



**MINUTES OF THE REGULAR MEETING OF THE  
PLAN COMMISSION, VILLAGE OF TINLEY PARK,  
COOK AND WILL COUNTIES, ILLINOIS**

**JANUARY 7, 2021**

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on January 7, 2021.

At this time, CHAIRMAN GRAY, stated the meeting was being held remotely consistent with Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on June 26, 2020, the members of the Plan Commission will be participating in the meeting through teleconference.

A live stream of the electronic meeting was broadcasted at Village Hall. Pursuant to Governor's Executive Order No. 2020-43 and CDC guidelines with no more than 25 people or 25% of the maximum capacity was allowed in the Council Chambers at any one time, so long as attendees complied with social distancing guidelines. CHAIRMAN GRAY confirmed Commissioners and Staff were able to communicate. All replied affirmatively. CHAIRMAN GRAY then addressed ground rules for the effective and clear conduct of Plan Commission business.

Secretary Bennett called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray (Participated electronically)  
Steven Vick (Participated electronically)  
Angela Gatto (Participated electronically)  
Kehla West (Participated electronically)  
Frank Loscuito (Participated electronically)  
James Gaskill  
Mary Aitchison (Participated electronically)

Absent Plan Commissioners:

Eduardo Mani  
Lucas Engel

Village Officials and Staff:

Paula Wallrich, Planning Manager (Participated electronically)  
Dan Ritter, Senior Planner (Participated electronically)  
Barbara Bennett, Commission Secretary

**CALL TO ORDER**

PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for January 7, 2021 at 7:00 p.m.

**COMMUNICATIONS**

None

**APPROVAL OF MINUTES**

Minutes of the December 3, 2020 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER WEST, seconded by COMMISSIONER GATTO to approve the minutes as presented.

AYE: COMMISSIONERS GATTO, VICK, GASKILL, AITCHISON, WEST, LOSCUITO and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

DRAFT

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

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

**SUBJECT: MINUTES OF THE DECEMBER 3, 2020 REGULAR MEETING**

**ITEM #1 PUBLIC HEARING – WHISTLE EVENTS & CATERING, 7537 159TH STREET - SPECIAL USE PERMIT AND PARKING VARIATION FOR A BANQUET FACILITY**

Consider recommending that the Village Board grant Stephanie Mikesell, on behalf of Heyday LLC (D/B/A Whistle Events & Catering), a Special Use Permit for a Banquet Facility with a parking Variation located in the Brementowne Mini-Mall at 7537 159<sup>th</sup> Street in the B-1 (Neighborhood Shopping) zoning district.

Present Plan Commissioners: Chairman Garrett Gray (Participated electronically)  
Steven Vick (Participated electronically)  
Angela Gatto (Participated electronically)  
Kehla West (Participated electronically)  
Frank Loscuito (Participated electronically)  
James Gaskill  
Mary Aitchison (Participated electronically)

Absent Plan Commissioners: Eduardo Mani  
Lucas Engel

Village Officials and Staff: Paula Wallrich, Planning Manager (Participated electronically)  
Dan Ritter, Senior Planner (Participated electronically)  
Barbara Bennett, Commission Secretary

Guests: Mark Mikesell, Petitioner  
Robert Sanfilippo, Petitioner

CHAIRMAN GRAY asked for a motion to open the public hearing.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK to open the public hearing.

AYE: COMMISSIONERS GATTO, VICK, GASKILL, AITCHISON, WEST, LOSCUITO and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

CHAIRMAN GRAY noted he had confirmation of the legal notice for this public hearing being published in the local newspaper as required by state law.

Paula Wallrich, Planning Manager, presented the Staff Report. She noted that the Staff Report has been distributed to the Plan Commission, the Applicant and is posted on the website in its entirety. The staff report is attached to these minutes and made a part of the meeting record.

CHAIRMAN GRAY asked the applicants for comments and swore them in.

Robert Sanfilippo, Petitioner noted he is 50% owner and wants to open something nice in Tinley Park for banquet use rather than people going to other communities for their banquets. Parking became an issue after they were ¾ underway in construction. He also noted they have secured off-site parking spaces for his employees to open up parking for his customers. He also noted they would not schedule banquets on the nights where there are UFC fights or high-volume banquets. They are operating now and they are not having parking issues. He thanks the Commission and staff for their time and hard work on this item.

Mark Mikesell noted he also wanted to thank the Commission and staff for their time and hard work on this. This has been a tough year for all regarding the pandemic.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER LOSCUITO noted that he wanted to thank staff for their great report to help the Commission understand the parking issues. His concern is the B1 zoning, and potential impact on adjacent residential, and hopes if necessary it could be addressed down the road. If needed parking permits could be used.

COMMISSIONER WEST thanked staff for the excellent report.

COMMISSIONER GATTO noted she wanted to echo COMMISSIONER LOSCUITO regarding parking permits. If staff feels the parking is good, then it is okay.

COMMISSIONER VICK noted he echoes the previous comments. They are already operating and he notices there are usually some open parking spots available.

CHAIRMAN GRAY noted he agrees with the previous comments. If there is spillage to the residential streets, then they can go to parking permits. He appreciates them getting off-site parking for the employees. He agrees with staff to address the parking code in the future. Some of the other businesses have different hours than the Whistle so that opens up parking spots in the evening. He inquired if there were previous complaints from the neighbors. Ms. Wallrich replied she is not aware of any complaints.

Mark Mikesell noted if they had to go to permits he wants to note that there are 10-12 people from the neighborhood that park in the lot. He does not want to tow them as they are also customers.

CHAIRMAN GRAY asked for public comment. There was none.

A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER LOSCUITO to close the public hearing.

AYE: COMMISSIONERS GATTO, VICK, GASKILL, AITCHISON, WEST, LOSCUITO and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

Ms. Wallrich noted the Standards for Variation and Special Use.

**Motion 1 – Variation**

A Motion was made by COMMISSIONER LOSCUITO, seconded by COMMISSIONER AITCHISON to grant the Petitioner a parking Variation to the Petitioner, Stephanie Mikesell, on behalf of Whistle Events and Catering, for

property located at 7537B 159<sup>th</sup> Street, and adopt Findings of Fact as proposed in the January 7, 2021 staff report.

AYE: COMMISSIONERS GATTO, VICK, GASKILL, AITCHISON, WEST, LOSCUITO and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

**Motion 2 – Special Use**

A Motion was made by COMMISSIONER WEST, seconded by COMMISSIONER GATTO to grant the Petitioner, Stephanie Mikesell, on behalf of Whistle events and Catering, a Special Use Permit for a Banquet Facility for property located at 7537B 159<sup>th</sup> Street.

AYE: COMMISSIONERS GATTO, VICK, GASKILL, AITCHISON, WEST, LOSCUITO and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

This item will go to the Village Board on Tuesday, January 19, 2021

**GOOD OF THE ORDER:**

1. Pete's Fresh Market – Phase 2 – this includes the grocery store, adjacent retail and an expansion of the warehouse. They are beginning to market and are looking to fill out lots along Harlem Avenue. PC will hear this on February 4th
2. Crana trying to work out access on 80<sup>th</sup> Avenue. This will be submitted in the next couple weeks.
3. Dan is working on the Dunkin Donuts on 171<sup>st</sup> & 80<sup>th</sup> Avenue to move from the in-line stores to the out lot and add a drive-thru. There are unique concerns regarding the stacking in the drive-thru.
4. Paula asked the Commissioners to please respond to staff as soon as possible to let them know if they will be attending the meeting. They are welcome to let staff know in advance of as many meetings as possible. This allows staff to prepare the script in advance of the meeting.

**COMMENTS FROM THE PUBLIC:**

There were none.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK to adjourn the January 7, 2021 Plan Commission meeting.

AYE: COMMISSIONERS GATTO, VICK, GASKILL, AITCHISON, WEST, LOSCUITO and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

CHAIRMAN GRAY declared the Motion approved by voice call at 7:57 P.M.

# PLAN COMMISSION STAFF REPORT

January 21, 2021 - Workshop/Public Hearing

## Do-Rite Donuts & Chicken Drive-Thru Signage

7451 183<sup>rd</sup> Street (Inside Gas N Wash)

### Petitioner

Leonard McEnery on  
behalf of Lenny's Food N  
Fuel 183rd Street, LLC  
(Property Owner)

### Property Location

7451 183<sup>rd</sup> Street

### PIN

19-09-01-201-025-0000,  
19-09-01-201-015-0000,  
19-09-01-201-016-0000

### Zoning

ORI PD (Office &  
Restricted Industrial,  
North Creek PUD)

### Approvals Sought

Special Use Permit for  
Substantial Deviation  
from PUD

### Project Planner

Daniel Ritter, AICP  
Senior Planner



## EXECUTIVE SUMMARY

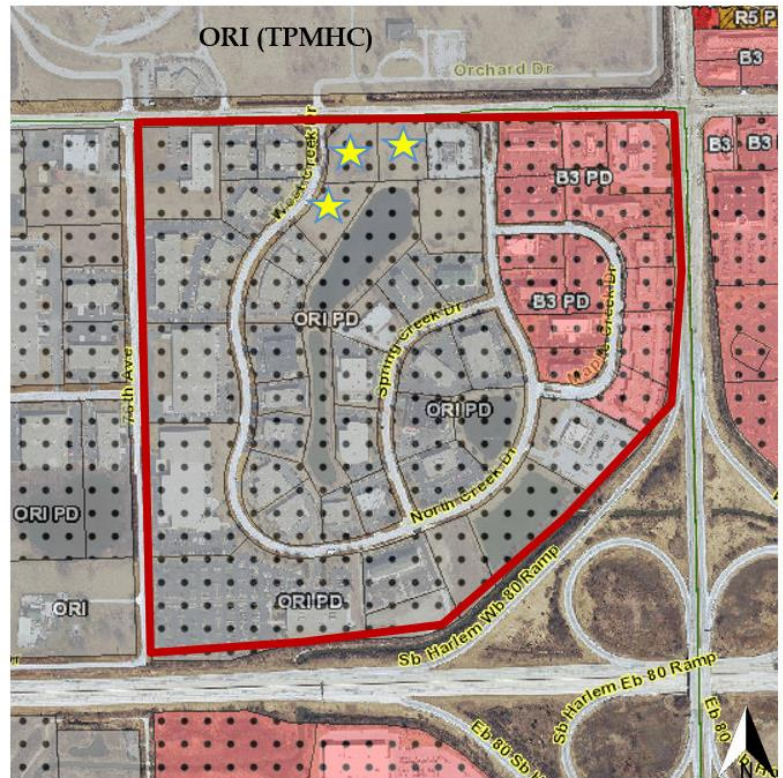
The Petitioner, Leonard McEnery, on behalf of Lenny's Food N Fuel 183rd Street LLC (Property Owner), is seeking a Special Use Permit for a Substantial Deviation with Exceptions for an additional menu board sign associated with the new business Do-Rite Donuts & Chicken which is located inside the newly constructed Gas N Wash location at 7451 183<sup>rd</sup> Street.

As the overall site was under construction, the property owner finalized a lease with Do-Rite Donuts & Chicken rather than Dunkin Donuts and another tenant as originally proposed. Due to the tenant changes and quick timing of opening, the Petitioner had forgot to apply for permits for drive-thru sign changes. Upon submittal of building permits for the drive-thru and directional signage, staff noted a number of deficiencies in the signage that did not comply with the Zoning Ordinance. While most issues were resolved prior to opening, the remaining issue is the installation of a second drive-thru sign (preview menu board), which requires a Substantial Deviation per Village Code.

Preview menu boards have become standard practice for many drive-thru restaurants who use it to advertise specials or rotating food options before an order is placed. Currently Do-Rite utilizes the pre-order board to indicate which donut types are available, which helps to accelerate ordering times at the main menu. Previous approvals of similar preview menu boards include both McDonald's locations, Wendy's, Steak N' Shake, Panera Bread, and Burger King. The preview menu board signs are usually substantially smaller than the primary menu board and only visible to vehicles waiting in the drive-thru lane, thus they do not add visual sign clutter to the site.

## EXISTING SITE, HISTORY & ZONING

The subject property, 7451 183<sup>rd</sup> Street, is located at the southeast corner of West Creek Avenue and 183<sup>rd</sup> Street. The restaurant is located in the Gas N Wash property approved in December 2019 and constructed in 2020. The Gas N Wash convenience store and Do-Rite Donuts location opened for business on December 18, 2020. The original plan was for a Dunkin Donuts and a second food tenant to be located at the site, however the owner elected to lease the two spaces to Do-Rite Donuts and Chicken instead. The car wash portion of the project is currently under construction and will open in spring 2021. The property is zoned ORI (Office & Restricted Industrial) and located in the North Creek Business Park Planned Unit Development (PUD).



Above: Zoning Map around subject property (indicated with stars) in the North Creek Business Park PUD (outlined in Red).

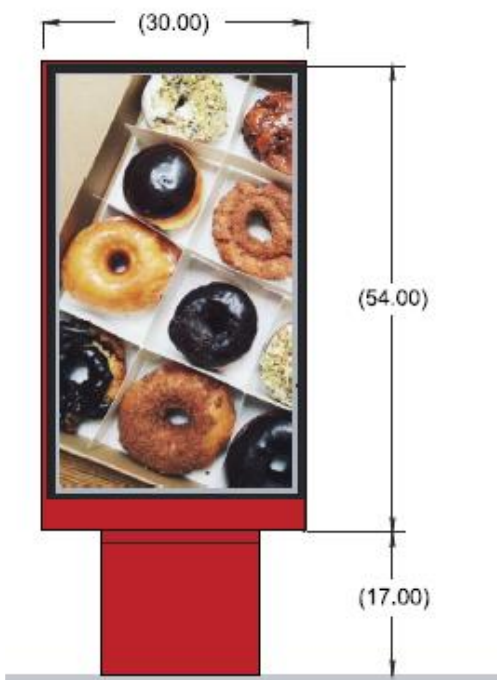


## SUBSTANTIAL DEVIATION FOR ACCESSORY DRIVE-THRU SIGNAGE

The Zoning Ordinance permits certain accessory signs on commercial properties with an approved drive-thru per section IX.L.3. (Signs Accessory to Drive-Thru Uses). Specifically, it permits a maximum of one menu board when accessory to a drive thru to advertise products and services offered on-site. The maximum height of the sign is 7 ft. and maximum size is 45 sq. ft. and must be landscaped. The location of drive-thru signage is also important in regards to stacking of vehicles for the drive-thru and site circulation; this is typically reviewed as part of the site plan approval. The proposal will permit a second “preview” menu board accessory to a drive-thru as shown in the attached proposal and as was constructed. The size and height are within the code requirements for a menu board sign but it will be limited to 6 ft. height and 11.25 sq. ft. in size as they have proposed (compared to 45 sq. ft. and 7ft. max permitted). No other changes to the drive-thru and directional signs are proposed.

Second “preview” menu boards at drive-thru lanes have become common practice as way to advertise rotating menu options, deals, or specials to those waiting in the order que. These signs are typically much smaller in size than the main menu board. Previous and recent approvals of the similar pre-order menu boards were approved at both McDonald’s locations, Wendy’s, Steak N’ Shake, Panera Bread, and Burger King.

The Petitioner is requesting a Special Use Permit for a Substantial Deviation for an Exception from Zoning Ordinance section IX.L.3.a. to permit a second menu-board sign. Deviations from Village’s Zoning Ordinance are considered Exceptions rather than Variations when located within a PUD and do not require the standard Findings of Fact, as required with a Variation. Alternatively, Exceptions are looked at in terms of their conformance to their overall PUD’s design and goals.



Proposed pre-view  
menu board  
requested (no  
changes proposed)

## STANDARDS FOR A SPECIAL USE

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Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff's draft Findings of Fact are provided below for the Commission's review and approval.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- 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 proposed additional sign is minimized in size and visible only to traffic in the drive-thru line. The sign helps to expedite drive-thru ordering times and brings efficiency to the drive-thru.*
- 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 proposed sign is minimal in size and visibility to surrounding properties. The sign is most proximate to a detention pond and all other properties around the site are commercial developments.*
- 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 majority of the property within this area is already developed or approved to be developed for commercial purposes. Landscape buffers and cross-access has been supplied to surrounding properties, where possible.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - *The plans were previously approved and constructed to accommodate the Gas N Wash site and drive-thru use. The sign will not require additional public utilities or effect drainage.*
- 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; and
  - *The proposed site plans specifically included the use of the drive-thru lane and the additional menu board will not change the function of that lane.*
- 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 Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
  - *The Special Use conforms to all other applicable regulations of the Planned Unit Development and the Village's ordinances and codes. Exceptions to the signage are specific to the unique layout and characteristics of this property and use.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
  - *The proposed sign will help order times that can affect customer satisfaction and overall wait times, thus the additional preview menu board will assist in the success of a new restaurant.*

## MOTION TO CONSIDER

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If the Plan Commission wishes to make a motion, the following motion is written in the affirmative for the Commission's consideration:

*"...make a motion to recommend that the Village Board grant the Petitioner a Special Use Permit for a Substantial Deviation from the North Creek Business Park PUD with an Exception from the Zoning Ordinance for a second menu board accessory to a drive-thru that is 6 ft. tall and 11.25 sq. ft. in size at 7451 183rd Street in the ORI PD zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the January 21, 2021 Staff Report."*

*[any conditions that the Commission would like to add]*

## LIST OF REVIEWED PLANS

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Submitted Sheet Name	Prepared By	Date On Sheet
Directional Sign Survey	VB	10-12-20
Do-Rite Directional Signs	VB	10-12-20
Menu Board (DT FLEX) Cut Sheet	VB	

VB = Van Bruggen Signs



Village of Tinley Park  
Community Development Dept.  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477  
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS  
**PLANNING AND ZONING GENERAL APPLICATION**

**REQUEST INFORMATION**

\*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☐ Special Use for: \_\_\_\_\_
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☒ Variation ☐ Residential ☒ Commercial for Drive thru signage
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From \_\_\_\_\_ to \_\_\_\_\_
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: \_\_\_\_\_

**PROJECT & PROPERTY INFORMATION**

Project Name: Gas N Wash - Lenny's Food and Fuel 183rd St., LLC - drive thru signge

Project Description: (1) Pre-sell menu board; logo topper on menu board

Project Address: 7451 W. 183rd Street Property Index No. (PIN): 19-09-01-201-015-0000

Zoning District: \_\_\_\_\_ Lot Dimensions & Area: SEE PLANS ON FILE

Estimated Project Cost: \$ 7,000.00

**OWNER OF RECORD INFORMATION**

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Len McEnery Company: Gas N Wash

Street Address: 8200 185th St. - Unit K City, State & Zip: Tinley Park, IL 60487

E-Mail Address: kfarbak.lennys@aol.com Phone Number: [REDACTED]

**APPLICANT INFORMATION**

☐ Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: Brad Werkman Company: Van Bruggen Signs, Inc.

Relation To Project: Sign Company

Street Address: 13401 Southwest Hwy. City, State & Zip: Orland Park, IL 60462

E-Mail Address: brad@vbsign.com Phone Number: [REDACTED]



Village of Tinley Park  
Community Development Dept.  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477  
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS  
**PLANNING AND ZONING GENERAL APPLICATION**

**Authorized Representative Consent**

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized representative.

I hereby authorize Van Bruggen Signs, Inc. (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: \_\_\_\_\_

Property Owner Name (Print): \_\_\_\_\_

**Acknowledgements**

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: \_\_\_\_\_

Property Owner Name (Print): \_\_\_\_\_

Applicant Signature:  
(If other than Owner)

Applicant's Name (Print): \_\_\_\_\_

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

Brad Werkman

12/16/2020

## STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

- A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

IN AN EFFORT TO REDUCE DRIVE THRU WAIT TIME, THE PRE-SELL MENU BOARD AND MENU TOPPER WILL PROVIDE ADDITIONAL INFORMATION ASSISTING CUSTOMERS IN PLACING THEIR ORDERS EFFICIENTLY.

- B. Describe any difficulties or hardships that current zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.

NOT ALLOWING A PRE-SELL MENU BOARD AND MENU TOPPER MAY DECREASE PROPERTY VALUE BY CREATING A LONGER ORDERING PROCESS AND LONGER LINES, WHICH MAY ADVERSELY AFFECT TRAFFIC FLOW AROUND THE PROPERTY.

- C. Describe how the above difficulty or hardship was created.

THIS DIFFICULTY IS CREATED BY NOT ALLOWING MORE THAN ONE DRIVE THRU MENU.

- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

ALLOWING THE PRE-SELL MENU AND MENU TOPPER WILL CONTRIBUTE TO A FASTER, MORE EFFICIENT DRIVE THRU EXPERIENCE.

- E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

THIS REQUEST IS INTENDED TO FACILITATE A FASTER, MORE EFFICIENT DRIVE THRU EXPERIENCE.

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.

THIS REQUEST WOULD BENEFIT THE PUBLIC, AND THE NEIGHBORING PROPERTIES BY FACILITATING MORE EFFICIENT DRIVE THRU SERVICE, THUS REDUCING POTENTIAL CONGESTION.

- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality.

THIS VARIATION WOULD NOT ALTER THE CHARACTER OF THE SURROUNDING AREA, BUT WOULD IMPROVE THE DRIVE THRU EFFICIENCY.

H. Describe how the requested Variance will not:

1. Impair an adequate supply of light and air to adjacent properties.

THESE SIGNS WILL NOT IMPAIR THE SUPPLY OF LIGHT AND AIR TO THE ADJACENT PROPERTIES.

2. Substantially increase the congestion of the public streets.

THESE SIGNS WILL NOT INCREASE THE CONGESTION OF THE PUBLIC STREETS.

3. Increase the danger of fire.

THIS REQUEST WOULD NOT INCREASE THE DANGER OF FIRE.

4. Impair natural drainage or create drainage problems on adjacent property.

THIS REQUEST WILL NOT IMPAIR ANY NATURAL DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.

5. Endanger the public safety.

THIS REQUEST WILL NOT ENDANGER THE PUBLIC SAFETY.

6. Substantially diminish or impair property values within the neighborhood.

THIS REQUEST WOULD NOT DIMINISH OR IMPAIR THE NEIGHBORING PROPERTY VALUES.



13401 SOUTHWEST HIGHWAY, ORLAND PARK, IL 60462 / 708-448-0826 FAX 708-448-9092

**12/17/2020**

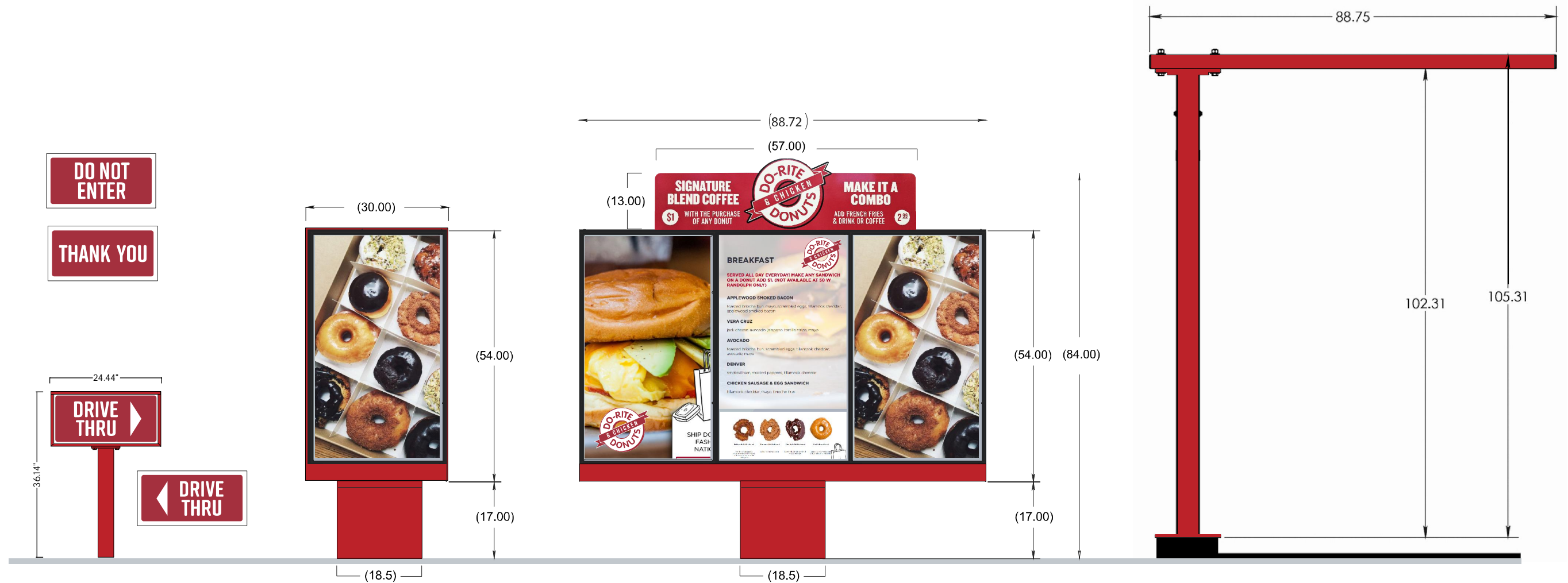
**Variation Request:**  
**Gas N Wash**  
**7451 W. 183<sup>rd</sup> Street**

**Project Narrative:**

Gas N Wash is requesting a Variation for (2) items; (1) A pre-sell menu board, (2) A menu topper with Do-Rite Donuts logo. The Pre-sell menu board and menu topper should help to provide the customers with a more efficient ordering and drive thru experience.

Sincerely,  
Brad Werkman

Van Bruggen Signs, Inc.



13401 SOUTHWEST HWY.,  
ORLAND PARK, ILLINOIS

Since  
1925

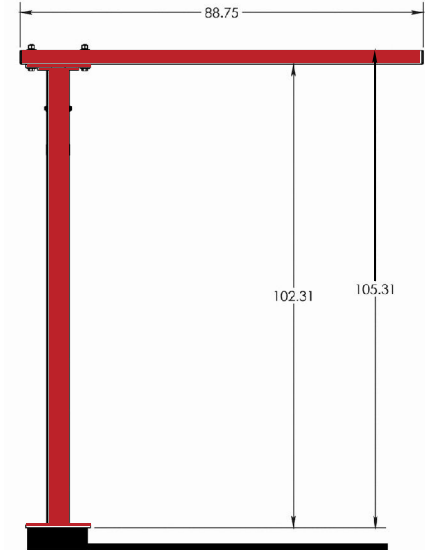
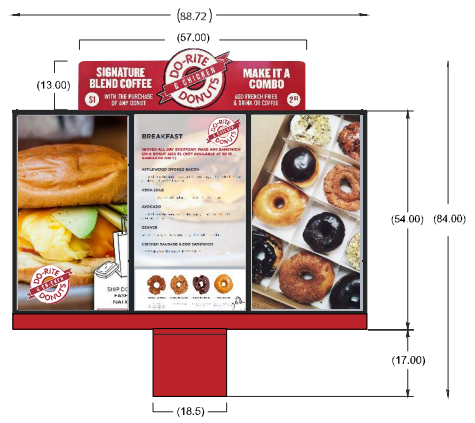
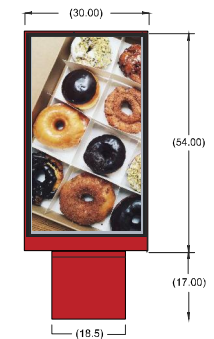
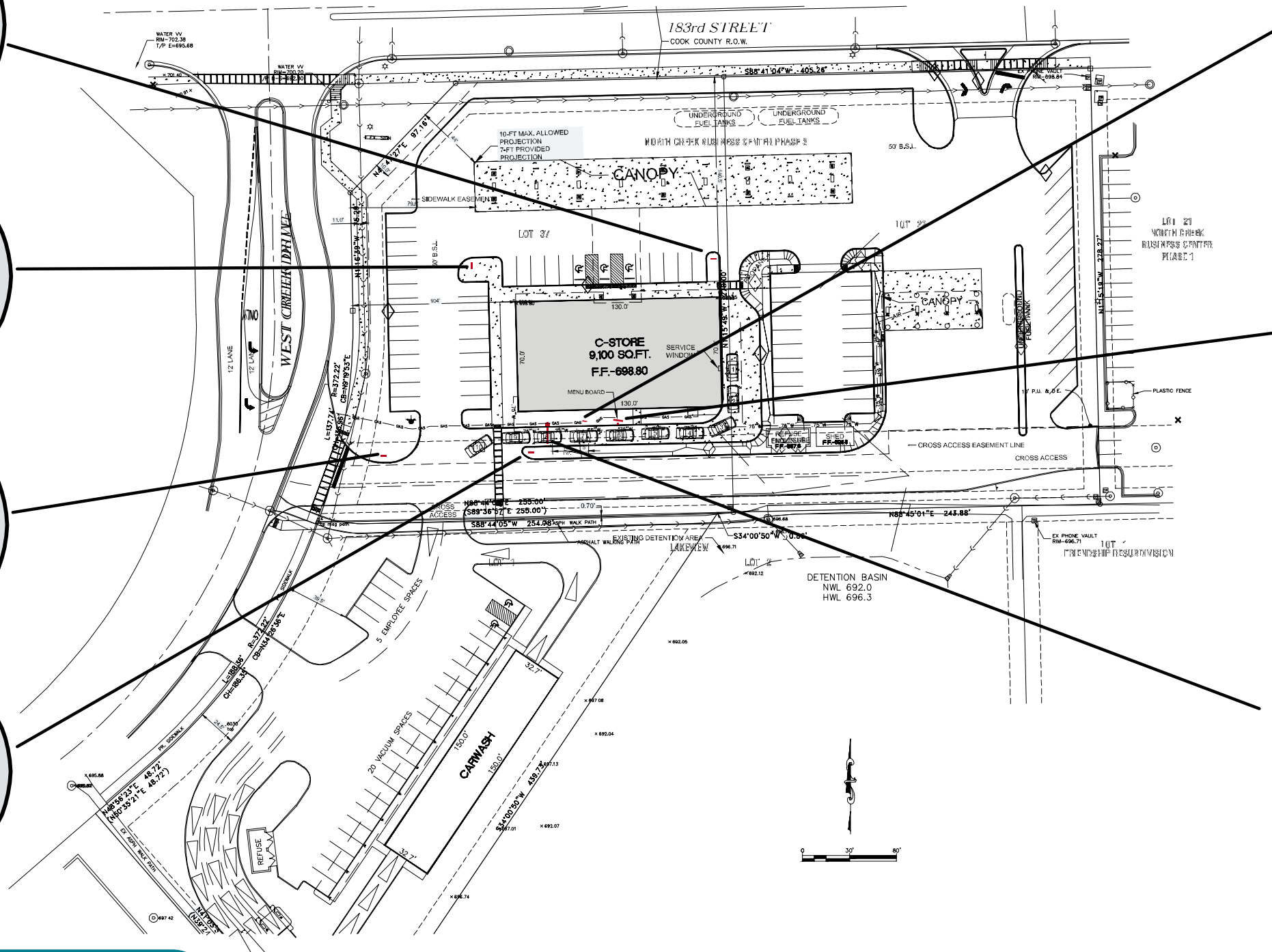
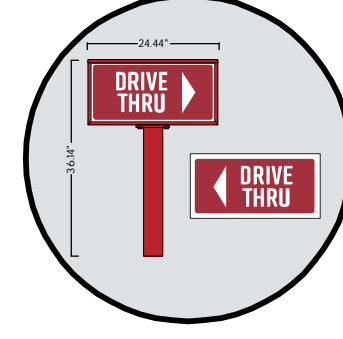
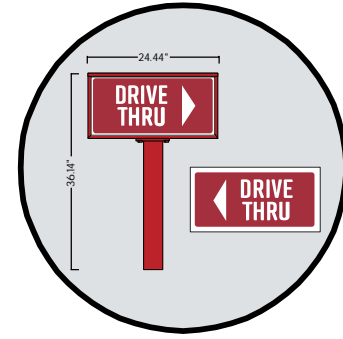
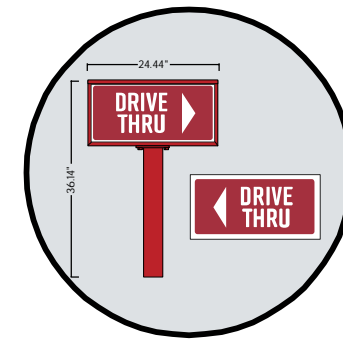
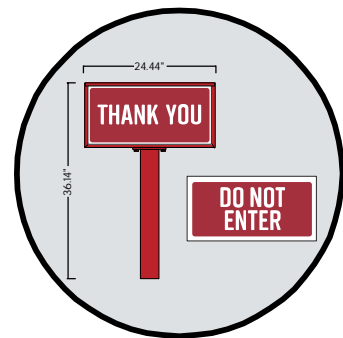
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Approved
Date

Scale	1/2"	Title	GAS N WASH - TINLEY PARK					
Date	10-12-20	Description	DO-RITE DIRECTIONAL SIGNS					
Drawn By	ED	Revisions By	ED					Drawing No.
		Date	12-14-20					20-235.2C



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Approved
Date

Scale	1"=80'	Title	GAS N WASH - TINLEY PARK				
Date	10-12-20	Description	DO-RITE DIR LOCATIONS				
Drawn By	ED	Revisions By	ED	ED			Drawing No.
		Date	10-14-20	12-14-20			20-235.1C



## EXECUTIVE SUMMARY

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Staff has worked with the Village's GIS Consultant, MGP, Inc., to review the Village's Zoning Map and identify all updates and corrections through December 31, 2020. Per the Illinois Municipal Code, municipalities must adopt an Official Zoning Map by March 31<sup>st</sup> of each year.

Village Board approval is scheduled for February 16, 2021 to review and approve the 2020 Official Zoning Map. The Plan Commission provides a recommendation to the Village Board as to whether or not to approve the draft Zoning Map as proposed by Staff.

Staff notes that **no properties are being rezoned as part of the adoption of the official Zoning Map**. All zoning changes included a Public Hearing at the time of their approval and the request is simply ensuring the map correctly reflects any of the previous year's changes. The corrections made to the map reflect either map amendments (rezonings), annexations, and subdivisions approved in 2020, or corrections that were previously approved, but not accurately documented.

## BACKGROUND

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The Illinois Municipal Code (65 ILCS 5/11-13-19) requires municipal authorities to annually publish an Official Zoning Map by March 31<sup>st</sup> each year.

*(65 ILCS 5/11-13-19) (from Ch. 24, par. 11-13-19) Sec. 11-13-19. Except as otherwise provided in this section, **the corporate authorities shall cause to be published no later than March 31 of each year a map clearly showing the existing zoning uses, divisions, restrictions, regulations and classifications of such municipality for the preceding calendar year. The map published by the corporate authorities shall be the official zoning map.***

The Village's GIS Consultant maintains the on-line map and update's it with any changes throughout the year; however, an official map must still be approved each year. Staff has reviewed the current Zoning Map, made corrections based on map amendments through December 31, 2020, and provided a proposed draft of the Official Zoning Map for the Plan Commission's review.

## CHANGES TO THE ZONING MAP

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Three annexations took place in 2020:

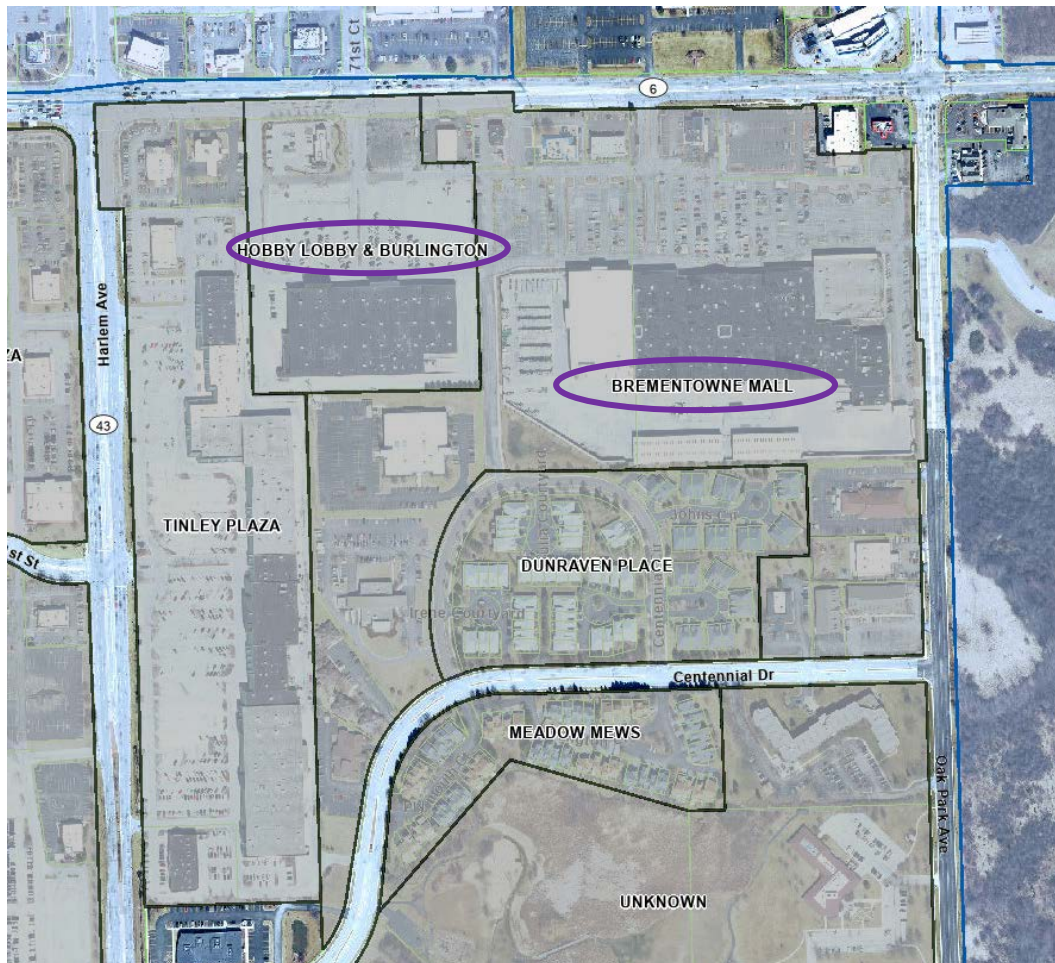
- One property at 16651 Theresa Lane (PIN 28-19-306-018-0000) was annexed and rezoned to R-6, Medium Density Residential per Ordinances 2020-O-036 (Annexation) and 2020-O-037 (Rezoning).
- Two properties associated with the Fox College parking lot expansion were annexed and rezoned to the NG, Neighborhood General zoning district. They are located at 18017 Sayre Ave (PIN 28-31-303-002-0000) and 6901 180th St (PIN 28-31-303-015-0000). This was approved per Ordinances 2020-O-051 (Annexation) and 2020-O-052 (Rezoning).
- One property at 18501 Ridgeland Avenue (PIN 31-05-101-002-0000) was annexed and is zoned R-1, Single-Family Residential (no-rezoning required) per Resolution 2020-R-020.

One rezoning took place in 2020:

- Two properties associated with the 7-Eleven gas station/convenience store were rezoned to the B-1, Neighborhood Shopping zoning district. They are located at 17100 Harlem Avenue (PIN 27-25-403-013-0000) & 17110 Harlem Avenue (PIN 27-25-403-014-0000). This was approved per Ordinance 2020-O-003.

Staff also identified various corrections to the Official Zoning Map, including:

- The shopping center/commercial properties at 6803-7011 159th Street and properties along Centennial Drive and Oak Park Avenue, commonly referred to Bementowne Mall (see map below), were incorrectly labeled as a Planned Unit Development (PUD), which was removed from the updated Zoning Map. The shopping center is zoned B-2 and subject to a Unified Sign Plan available in the code of ordinance, but has not been approved as a PUD.
- Similarly, the Hobby Lobby/Burlington property and outlot at 7061, 7063, and 7135 159<sup>th</sup> Street are incorrectly indicated as a PUD. The shopping center is zoned B-2, but has not been approved as a PUD. See map of location below.



The Village's GIS Consultant, MGP, Inc., has provided an updated map that reflects the corrections and annexation as noted by Staff. The updated map has been included in the Plan Commission packet in draft form.

## RECOMMENDATION

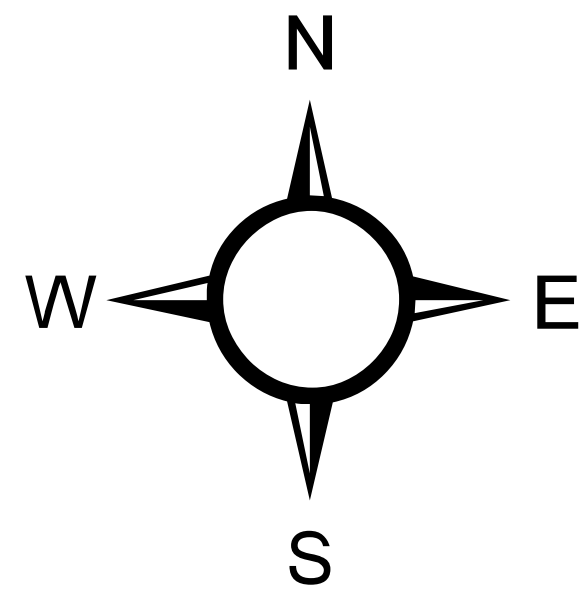
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Following a successful review, proceed to Village Board on February 2, 2021.



# Village of Tinley Park Official Zoning Map 2020

Reflecting Map Amendments Through 12/31/2020



ORLAND PARK

OAK FOREST

ORLAND HILLS

MOKENA

FRANKFORT

MATTESON

Zoning				
Residential	Commercial	Downtown Legacy District	Downtown Legacy District	
R1	B1	CV	Planned Unit Development (PD)	Rich Township Entertainment and Tourism Overlay District (RTETO)
R2	B2	DC	Mixed-Use Duvan Drive Overlay District (MU-1)	
R3	B3	DF		
R4	B4	DG		
R5	B5	NF		
R6	ORI	NG		
R7	M1			