



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

June 15, 2023 – 7:00 P.M.  
Council Chambers  
Village Hall – 16250 S. Oak Park Avenue

**Regular Meeting Called to Order**

**Pledge of Allegiance**

**Roll Call Taken**

**Communications**

**Approval of Minutes:** Minutes of the June 1, 2023 Regular Meeting

**ITEM #1 PUBLIC HEARING – 8041, 8051, 8061 186<sup>th</sup> STREET – MAP AMENDMENT (REZONING) AND SPECIAL USE FOR A SUBSTANTIAL DEVIATION FROM THE MERCURY BUSINESS CENTER PUD**

Consider recommending that the Village Board grant John Olivieri on behalf of Centre Place Office Condominium Association a Map Amendment (Rezoning) and a Special Use for a Substantial Deviation from the Mercury Business Center PUD at 8041, 8051, and 8061 186<sup>th</sup> Street in the M-1 PD (General Manufacturing, Mercury Business Center PUD) zoning district to rezone the properties to ORI (Office and Restricted Industrial) zoning district, and amend the PUD to allow Medical Office as a permitted use.

**ITEM #2 PUBLIC HEARING – GAS N WASH, 18301 LAGRANGE RD – SPECIAL USE, FINAL PLAT, VARIATIONS, AND SITE PLAN/ ARCHITECTURAL APPROVAL**

Consider recommending that the Village Board grant Leonard McEnery on behalf of Gas N Wash a Special Use for a Automobile Service Station and an Automobile Car Wash and Variations (Urban Design Overlay, Parking Minimum, Parking Minimum, Parking Locations, Wall/Ground Signs, etc.) to permit an gas station with a convenience store, car wash, and two drive-thru restaurant uses at the property located at 18301 LaGrange Road (SEC LaGrange Rd and 183rd St) in the B-3 (General Business and Commercial) zoning district. Site Plan and Final Plat approval are also being considered at the meeting.

*\*\*Requested to continue to 7/6/2023 meeting.*

**Receive Comments from the Public**

**Good of the Order**

**Adjourn Meeting**



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

**June 1, 2023**

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 June 1, 2023.

**CALL TO ORDER** –CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for June 1, 2023 at 7:05 p.m.

Jarell Blakely, Management Analyst, called the roll.

Present and responding to roll call were the following:

Chairman Gray  
Donald Bettenhausen  
James Gaskill  
Angela Gatto  
Terry Hamilton  
Andrae Marak  
Kurt Truxal

Absent Plan Commissioners: Eduardo Mani  
Steve Sepessy

Village Officials and Staff: Dan Ritter, Community Development Director  
John Urbanski, Public Works Director  
Michael O. Whalen, Associate Planner  
Jarell Blakely, Management Analyst  
Dana West, Robinson Engineering

Petitioners: Chris Kalischefski

Members of the Public: none

COMMUNICATIONS – Dan Ritter, Community Development Director, noted there are no communications.

APPROVAL OF THE MINUTES - Minutes of the May 18, 2023, Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER TRUXAL to approve the May 18, 2023, minutes as presented. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

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

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

**SUBJECT: MINUTES OF THE JUNE 1, 2023 REGULAR MEETING**

**ITEM #1: WORKSHOP – GAS N WASH, 18301 LAGRANGE RD – SPECIAL USE, FINAL PLAT, VARIATIONS, AND SITE PLAN/ARCHITECTURAL APPROVAL**

Consider recommending that the Village Board grant Leonard McEnery on behalf of Gas N Wash a Special Use for a Automobile Service Station and an Automobile Car Wash and Variations (Urban Design Overlay, Parking Minimum, Parking Minimum, Parking Locations, Wall/Ground Signs, etc.) to permit an gas station with a convenience store, car wash, and two drive-thru restaurant uses at the property located at 18301 LaGrange Road (SEC LaGrange Rd and 183rd St) in the B-3 (General Business and Commercial) zoning district. Site Plan and Final Plat approval are also being considered at the meeting.

Present and responding to roll call were the following:

Chairman Gray  
Donald Bettenhausen  
James Gaskill  
Angela Gatto  
Terry Hamilton  
Eduardo Mani  
Andrae Marak  
Kurt Truxal

Absent Plan Commissioners:

Eduardo Mani  
Steve Sepessy

Village Officials and Staff:

Dan Ritter, Community Development Director  
John Urbanski, Public Works Director  
Michael O. Whalen, Associate Planner  
Jarell Blakely, Management Analyst  
Dana West, Robinson Engineering

Petitioners:

Chris Kalischefski

Members of the Public:

none

CHAIRMAN GRAY introduced Item #1.

Dan Ritter, Community Development Director, provided a brief introduction on the project. He noted that traffic and parking are major components since it is a proposed gas station on a busy corner. Dana West from Robinson Engineering and John Urbanski, our Public Works Director, are

both here as a resource. Gas N Wash has been a good partner thus far given the challenges of topography and access to the site. He noted that following Staff's presentation that the Petitioner may have some updates. He stated this is a Workshop, so there is no voting today. The Commissioners are welcome to ask questions.

Michael O. Whalen, Associate Planner, presented the staff report.

Dan Ritter said the Urban Design Overlay District (UDO) has required variations for many projects. He said that the UDO provisions are strong, however making a gas station and carwash is challenging for walkable urban design. He added that the project has added some pedestrian walkways to help meet the intent of the UDO. He said that the signage variations are similar to the variations approved for both other Gas N Wash gas stations. He said the Zoning Ordinance sign provisions are not well suited to the design of a gas station. He said some signs could meet the code. He asked Dana West whether the Robinson Engineering team had anything to elaborate on from the traffic report and their memo included in the agenda packet. Dan Ritter said that the approval can be conditioned to say that Gas N Wash will be responsible for some traffic improvements if problems arise. He said that any developer would have difficulty developing a good site plan without access to La Grange Road. He said this scenario is also found on Harlem Avenue near the I-80 and Harlem Ave interchange.

CHAIRMAN GRAY raised a concern with the location of the stormwater facility at the high point of the site. Dana West said the strategy is unconventional, but that the developer's engineers are confident the facility will work. She added that the details will be worked out at final engineering. Dan Ritter noted that there would be a retaining wall as the site is leveled out. CHAIRMAN GRAY said the grading approach will be costlier for maintenance.

Dana West said that 183rd Street is a Cook County Department of Transportation and Highways roadway and the Village and Robinson are awaiting comments on what roadway and site plan adjustments may be required by the County. CHAIRMAN GRAY asked about whether or not a signal at White Eagle Drive and 183rd Street was needed. Dan Ritter said a traffic warrant analysis may be required by the County. He noted that there are existing traffic issues at the 183rd and La Grange intersection and that the roadway is wide enough to accommodate a dual left turn lane. He said this may be requested or required by the County.

CHAIRMAN GRAY noted he was also concerned with the site plan's vehicle circulation and referred to a number of pinch points for drive-thru traffic. He said the site was crowded internally. John Urbanski said he supported and agreed with the comments provided by Robinson Engineering relating to traffic and site circulation.

CHAIRMAN GRAY asked the Petitioner to come up to speak. Chris Kalischefski introduced the members of his team. He stated that site was difficult to develop because of its proximity to I-80. He noted the traffic counts and roadway characteristics in the area. He said the site was appropriate for a gas station. He said he would work with his team to reduce the number of signage variances being requested. He was under the impression the total square footage of signage allowed was around 700 square feet and said the proposal was around 300 square feet. He noted there is a number of businesses and components of the gas station proposed on the site. He said the Petitioner would

not spend so much money to design a site that they felt was unsafe. He said the existing traffic is enough to generate enough customers to justify the cost of having the stormwater facility at the high point of the site. He commented on previous submittals and described some specifics of vehicle access. He said the Petitioner's team will work with Staff. He made reference to the proposed floor area ratio to describe the intensity of the development. He said that other Gas N Wash drive-thrus do not have stacking problems. He commented on the traffic generation of potential future tenants and the stacking that might be needed for low generating drive-thru tenants. He commented on vehicle movements. He said confusing site design will lead customers to go to other gas stations. He said gas stations are less successful if they are not right on the street. He said that placing the pond at the high point of the site is intended to place the gas station as close as possible to the 183rd and La Grange intersection. He said most of the grading would use on-site materials, and that digging the pond will generate additional on-site fill to use to raise the lower portion of the site. He commented on the quality of Gas N Wash developments. He committed to enhancing the building entry on the east side of the convenience store building. He stated that in his team's opinion there would be limited pedestrian trip generation in the area. He stated that other developments in the vicinity had less sidewalks. He referred to his earlier signage and development intensity comments. He said his team is willing to work with staff.

CHAIRMAN GRAY thanked the Petitioner. He said he agreed that the site is appropriate for a gas station.

COMMISSIONER BETTENHAUSEN said he had concerns about traffic and site circulation.

COMMISSIONER MARAK said he is concerned with the 183rd right-in-right-out driveway. He noted high-speed vehicle movements. He said the pedestrian connections between the convenience store and the hotels in the vicinity are important. He added that as sidewalks continue to fill in, residents may want to walk to the convenience store, though noted most people would probably drive instead of taking a ten-minute walk. He reiterated that pedestrian connectivity is very important.

COMMISSIONER GASKILL had no comment.

COMMISSIONER GATTO said she was concerned that there were two drive-thrus proposed. She noted that the Gas N Wash location on 183rd Street only has one drive-thru. She said that eliminating one drive-thru would reduce some of the site circulation issues. COMMISSIONER HAMILTON agreed. CHAIRMAN GRAY said the vehicle movements for the u-shaped drive-thru were complicated and that there was potential for a pinch point and for traffic to back up onto 183rd Street. COMMISSIONER GATTO said The Plan Commission was concerned about traffic circulation for the Gas N Wash location on 183rd Street and that the single-drive-thru design makes the site easy to navigate and there is limited congestion within the site. She added that she was glad the Dunkin Donuts franchise rules eliminated the possibility of a Dunkin Donuts at the proposed site. She again said she was concerned about the proposed site having two drive-thrus. She said that at the 183rd Street location the gas station and car wash are divided by a street and asked whether a similar solution was possible at the proposed site. CHAIRMAN GRAY said the lack of access from La Grange was an issue.

CHAIRMAN GRAY asked if the Petitioner had some potential drive-thru tenants in mind. He noted that some users, like the Starbucks on 171st and Harlem generate so much traffic that they cause problems on public roadways. COMMISSIONER GATTO said the Dunkin Donuts on 171th and 80th Avenue is a well-designed drive-thru.

COMMISSIONER GATTO said she thought there is a better way to configure the site. Dan Ritter said the issue is not having two drive-thrus, the issue is which tenants move in. He said that the approval will be conditioned to require a new traffic analysis if a different type of business were to move into one of the drive-thrus. He said the main issue is the 183rd Street access point since users for all of the components of the site will enter at that one location which creates the potential for backups. Dan Ritter said that additional stacking was added and menu boards were relocated to try to make the drive-thrus work better. He said that the Petitioner has worked to improve the site plan, but knowing the maximum drive-thru traffic generation is important to understand whether the site will function as intended. He said other locations work well and directional signage will help.

COMMISSIONER MARAK asked if there were sites with similar layouts. Dan Ritter deferred to the Petitioner. CHAIRMAN GRAY said knowing the tenants would be helpful. He commented on a potential site reconfiguration and said proposed vehicle movements may be non-instinctual. Chris Kalischefski said the Petitioner's team would look at potential reconfiguration. He commented on the nature of the potential tenants. Dan Ritter said the more intense user should be located at the rear drive-thru so that potential backups can occur in the site instead of onto public roads. Michael O. Whalen commented on the traffic report user parameters and said a revised report would be needed if those parameters changed. Dana West said the parameters of the report could shift peak traffic times depending on the drive-thru users. The Chris Kalischefski agreed that revised traffic studies would be submitted if users changed.

Chris Kalischefski asked about parking ratio calculations. Michael O. Whalen said that fueling bays serve as parking stalls for many convenience store customers. CHAIRMAN GRAY asked about the difference in parking counts. Dan Ritter said the Zoning Ordinance's parking provisions are outdated and that a variance can be supported if the Petitioner can show the proposed number of parking spaces is appropriate.

COMMISSIONER TRUXAL said he goes to both Gas N Wash locations in Mokena. He said the parking at both is constrained and said the issue may be caused by the presence of gaming machines as some people can stay for hours. He said he occasionally parks in the carwash vacuum bays because all parking spaces are taken. He also noted that crashes might occur at the 183rd right-in-right-out driveway at the proposed site. He said the northernmost driveway could cause more crashes with motorists trying to turn left. He said the proposal of having two drive-thrus was too much for the site. Chris Kalischefski said the Mokena locations have less parking. COMMISSIONER TRUXAL said the Gas N Wash location on 191st and 88th Avenue in Mokena only has one drive-thru. He said the drive-thru at that location, a Dunkin Donuts, regularly backs up onto 88th Avenue and blocks access to the site. He said proposed site including a second drive-thru may create the same problem. CHAIRMAN GRAY referred to the staff report which noted that there is no parking requirement for gaming seats. COMMISSIONERS GATTO and TRUXAL said people sit at the gaming machines for hours. Dan Ritter likened gaming seats to tables at a restaurant but said a one-to-one ratio was probably appropriate. COMMISSIONER TRUXAL said

two drive-thrus were too much for the location. Chris Kalischefski said there will be six gaming seats.

COMMISSIONER BETTENHAUSEN asked if White Eagle Drive will ever run through north of 183rd Street. Dan Ritter said that a driveway would be more likely. COMMISSIONER BETTENHAUSEN said he was concerned about traffic from the hotels. Dan Ritter said hotels generate a limited amount of traffic. Dana West said the Marriott hotels site on the east side of White Eagle will have as many trips in a day as the proposed Gas N Wash will in an hour. Dan Ritter said a condition will be added to the approvals that Gas N Wash will have to cover its portion of road modifications if problems occur. COMMISSIONER BETTENHAUSEN said the site circulation was complicated and likened it to the CVS on 171st and La Grange.

COMMISSIONER TRUXAL said Gas N Washes are very clean and very popular, which is both a good and bad thing. Chris Kalischefski commented about CC DOTH and IDOT approvals.

COMMISSIONER TRUXAL said that the current proposal was scary. CHAIRMAN GRAY commented on pedestrian-motorist conflicts and that the site plan cause safety concerns. Dan Ritter commented that pedestrian connectivity to hotels is important because the convenience store side of the business is a strong driver of trips. He said the Petitioner's team did its best to design the walkways but that topography of the site made more conveniently located walkways not possible. Chris Kalischefski responded. Dan Ritter noted the importance of walkability as the area continues to develop.

John Urbanski said the current proposal is a lot closer to what the Village wants to see from an engineering and traffic perspective. He said the Petitioner's team has expressed a willingness to work with Village Staff.

COMMISSIONER HAMILTON said it appeared there were conflicting goals for the site. He said there's a balance between a site design that is strongly oriented towards vehicles and a need for more pedestrian oriented urban design. He questioned whether bringing the item back to the June 15th hearing would allow enough time to make revisions and complete reviews. Dan Ritter said making the 15th public hearing is the goal and that Staff will work with the Petitioner on a realistic timeline. He said the item could be continued if the timeline becomes an issue. CHAIRMAN GRAY said it appears Village Staff and the Petitioner are all acting in good faith. Dan Ritter noted that workshops help guide petitioners to improve projects. Chris Kalischefski thanked the Plan Commissioners.

CHAIRMAN GRAY reiterated the public hearing is scheduled for two weeks from now on June 15th. If more progress still needs to be made, staff will let us know.

### **Good of the Order**

Dan Ritter, Community Development Director, provided status on the following projects:

Lori Kosmatka, Associate Planner, passed her AICP exam to be a Certified Planner.

Planning Manager position was accepted today.

Per COMMISSIONER GASKILL's inquiry on Amazon (noting signage is down and they have closed many stores because it isn't working the way they thought it would): This is one of approximately 40 locations in the nation. They are not telling us anything they are not telling anyone else. They are not pulling out of the Chicago market, but may be changing prototypes. The hope is they still go in the space. The property owner is committed to having a grocer in that space. We have a good relationship with the property owner who also does not know anything. They have been paying their lease. They removed signage at other locations as well, like Arlington Heights, and across the country. There is nothing we have to force them to open. The property owners worked well with us. We are hopeful they will pivot to another model and stay there. If not, we will work with the property owners to find another use. COMMISSIONER GASKILL noted it would be nice if Walt's came back. Dan Ritter responded it has more to do with the property owner and what Walt's would have agreed to. COMMISSIONER GASKILL noted it would be helpful to broker something to put them back there. Dan Ritter responded they are looking at all types of users that could go in the space.

Pete's has been moving forward across the street.

Per COMMISSIONER GATTO'S inquiry on the (former state) mental institution: Dan Ritter noted the public updates are what has been communicated in the newspapers/media. The bill passed in the State for the Park District to get it. The Village's vision for being able fund the cleanup for the site was going to be through some private development and not parks. We are trying to work with the Park District. He would have to defer to the Village Manager on any further information. Everyone wants to see cleanup and development on the site one way or another. That would be a step in the right direction, and everyone's goal in Tinley Park. COMMISSIONER HAMILTON then asked whether any of the mental institution would come to the Plan Commission. Dan Ritter responded it could potentially come to the Plan Commission, because as the zoning currently is, it does not allow for a public park on it. There may be requests for rezoning and subdivision. It is currently one lot without utilities, easements or roads. Regardless of the owner, these things need to be thought out as pieces are split off. COMMISSIONER MARAK remarked that it strikes him that the upcoming master plan would be an appropriate place to address how that space fits into the rest of the Village. Dan Ritter responded that we are doing the comprehensive plan for the entire Village. We don't know if that will come before or after. 280 acres in the center of town is a major focal point.

### **Receive Comments from the Public**

There were no comments from the public.

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER GATTO made a motion to adjourn the Meeting. Second by COMMISSIONER GASKILL. CHAIRMAN GRAY requested a voice vote. Hearing no opposition, he declared the Meeting Adjourned. Meeting was adjourned at 8:36 p.m.

# PLAN COMMISSION STAFF REPORT

June 15, 2023 – Public Hearing

## 8041–8061 186<sup>th</sup> Street PUD Deviation and Map Amendment

8041– 8061 186<sup>th</sup> Street

### Petitioner

John Olivieri of Centre  
Place Office  
Condominium  
Association

### Property Location

8041–8061 186<sup>th</sup> Street

### PIN

19-09-02-202-023-0000;  
19-09-02-202-021-0000;  
19-09-02-202-019-0000

### Zoning

Existing: M-1 PD (General  
Manufacturing, Mercury  
Business Center)

Proposed: ORI PD (Office  
& Restricted Industrial,  
Mercury Business  
Center)

### Approvals Sought

- Special Use Permit  
for a PUD Substantial  
Deviation
- Map Amendment

### Project Planner

Michael O. Whalen, AICP  
Associate Planner



Google Streetview of 8041–8061 186<sup>th</sup> Street

### EXECUTIVE SUMMARY

The Petitioner, John Olivieri, on behalf of Centre Place Office Condominium Association, is seeking a Special Use for a Substantial Deviation from the Mercury Business Center PUD. Contingent on the approval of the Special Use, the Petitioner is seeking a Map Amendment (Rezoning) to the ORI PD (Office and Restricted Industrial, Mercury Business Center) zoning district. The property is currently zoned M-1 PD (General Manufacturing, Mercury Business Center PUD).

The purpose of this Substantial Deviation and Rezoning is to permit *Medical Office Uses* within the ORI (Office and Restricted Industrial) zoning district within the Mercury Business Center PUD. The PUD and its underlying M-1 zoning district permits *Medical Clinics*, however that use is larger in scale and distinct from a *Medical Office*. There are a handful of *Medical Offices* operating at 8041-8061 186<sup>th</sup> Street already which are out of compliance with the Zoning Ordinance. The buildings are designed as traditional office spaces and not as industrial buildings. The ORI zoning allows more of the office type uses while limiting heavy industrial uses that could operate on the site by-right under the M-1 zoning. A Substantial Deviation from the PUD and a Rezoning will allow these businesses to continue operating in the office condominium and allow uses compatible with the building types to operate.

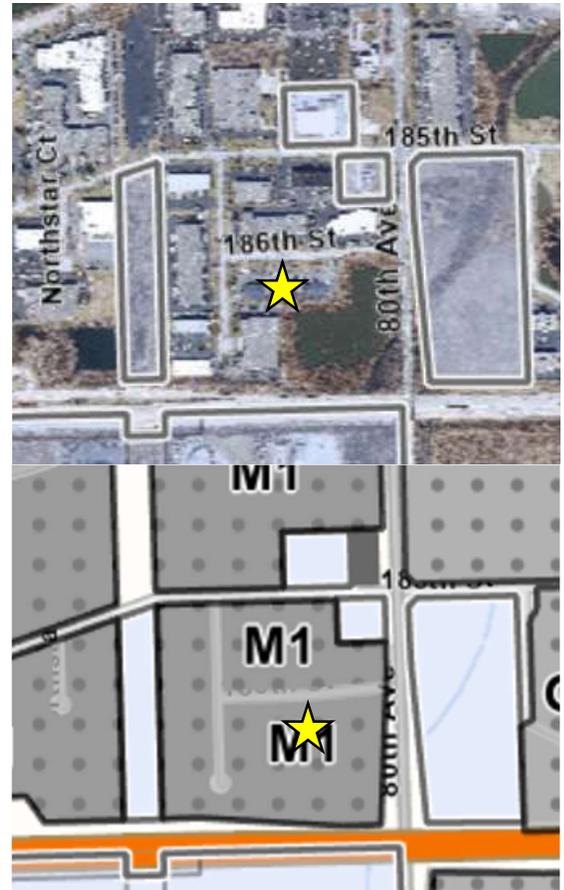
No other changes to the site are proposed.

## EXISTING SITE, NEARBY LAND USES, & ZONING

The subject properties at 8041-8061 186<sup>th</sup> Street are zoned M-1 and are within the Mercury Business Center PUD. The PUD was adopted in 1994 (Ord. No. 94-O-066) and, together with the underlying zoning, was intended to be developed as an industrial park with a variety of light industrial uses. All properties in the vicinity of the subject properties are zoned M-1 within the same PUD.

Three four-unit office condominiums exist at the subject properties—one four-unit building on each lot. The buildings were constructed in 2003 and the development pattern is incongruous to the surrounding built environment. The neighborhood surrounding the development is an industrial park with warehouse buildings. It is typical for these large warehouse buildings to contain both accessory offices for warehouse users and professional offices for a variety of businesses. The three four-unit condominium buildings are designed for professional offices, and thus are compatible with surrounding uses office uses, despite the different development pattern.

The Zoning Ordinance states that “the M-1 General Manufacturing District is intended to provide for those industrial activities that have moderate environmental effects and are located in areas relatively removed from residential and prime retail development. *Offices, business and professional: including but not limited to insurance offices, real estate offices, security and commodity brokers, and other similar type offices* (abbreviated here as “professional office”) is a permitted use in the M-1 zoning district. *Business and professional offices, including medical* (abbreviated here as “medical office”) is not permitted in the M-1 zoning district. The ORI zoning district has the same allowability for these uses.



Location map (top) & zoning map (bottom)

## PETITIONER REQUEST

The Petitioner is seeking approval for medical office tenants to be allowed to operate out of the properties at 8041-8061 186<sup>th</sup> Street.

There are distinctions between professional offices and medical offices, especially in an industrial park context. Professional Offices typically have a lower rate of trip generation as few non-employees arrive at the businesses. An office for an insurance agency might have less than one customer per day. Medical Offices by nature have a much higher rate of non-employees arriving at the business. For example, an office for a single physician, if fully booked for the day, could have 30+ people visiting per day. These industrial parks can be difficult to navigate, and signage can be a challenge, as the Zoning Ordinance restricts signage in industrial areas. The subject sites are located adjacent to 80<sup>th</sup> Avenue at 186<sup>th</sup> Street, so customers/patients will not struggle navigating the site.

The market for these types of offices spaces has changed since their development. Demand for small corporate office space is limited, particularly with a rise in demand for work-from-home situations. However, the demand for medical office space has increased.

The Petitioner is requesting a Special Use Permit to modify the Mercury Business Center PUD to allow medical offices within the ORI zoning district. Contingent upon the granting of this Special Use Permit, the Petitioner is requesting a Map Amendment to rezone the subject properties to ORI to allow the continuation of medical office uses by existing tenants.

## PARKING

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There is adequate parking—at least 96 spaces between the three buildings. If parking is divided amongst the twelve units in the complex, each unit will have eight spaces. Since some units will be occupied by limited trip-generating businesses (e.g., an insurance office), it is anticipated that there will be enough space for any medical office uses. Additionally, while medical offices may generate a higher number of trips than professional offices, the number of customers/patients at any given time is typically limited. Parking is reviewed as part of the Village's Change of Use application process—each business proposal will be reviewed for parking constraints at the time of application.



*Aerial image of site buildings and parking areas*

## 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.

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 Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The proposed Special Use is safe for the public, employees, and neighboring properties. The Special Use Permit for a Substantial Deviation to the Mercury Business Center PUD will allow Tinley Park businesses to continue operation without disruption.*
- 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 proposal will not be injurious to the use and enjoyment of other property in the immediate vicinity nor substantially diminish or impair property values within the neighborhood.*
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
  - *Neighboring properties are already developed, and the proposal will not negatively affect any future development or redevelopment of neighboring properties.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - *The site is already developed with adequate utilities and no additional utilities are needed based on the change in potential business uses.*
- 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 site is already developed with drive aisles and parking areas. While permitting "Medical Offices" in the ORI-PD district will generate more traffic, traffic impacts will be minimal.*
- 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.
  - *All other Village code requirements will be met.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
  - *The proposal will allow existing businesses to continue to operate within the Village without disruption. Medical offices provide essential services to the public.*

**STANDARDS FOR MAP AMENDMENT (REZONING) APPROVAL**

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The Zoning Ordinance does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases, LaSalle Bank of Chicago v. County of Cook (1957) and Sinclair Pipeline v. Village of Richton Park (1960), when evaluating the validity of zoning changes. The so-called “LaSalle factors” are listed below. The Plan Commission must consider these standards when analyzing a Map Amendment (Rezoning) request.

- a. The existing uses and zoning of nearby property;
  - *Existing surrounding uses of properties in the vicinity are generally warehouse and professional office type uses. All properties in the vicinity of the subject site are zoned M-1 PD (General Manufacturing, Mercury Business Center PUD) which are compatible with the proposed ORI zoning.*
- b. The extent to which property values are diminished by the particular zoning;
  - *The property value of the subject site is diminished due to the nature of the development pattern of the subject site in the M-1 PD (General Manufacturing, Mercury Business Center PUD). The office condominium development pattern is compatible with all office uses, including medical offices. The site’s zoning limits the pool of potential tenants/owners of each office condominium.*
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
  - *Maintaining the M-1 PD (General Manufacturing, Mercury Business Center PUD) generally has no impact on the health, safety, or general welfare of the public. The site is easily accessed from 186<sup>th</sup> Street near 80<sup>th</sup> Avenue—motorists can access the site without navigating through the industrial park.*
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
  - *By allowing the properties to be rezoned to the ORI PD (Office and Restricted Industrial, Mercury Business Center PUD), the public gains access to conveniently located medical offices, which are important to enhancing and maintaining quality of life for residents and visitors.*
- e. The suitability of the property for the zoned purpose;
  - *The development pattern of the existing buildings is more compatible with the ORI PD (Office and Restricted Industrial, Mercury Business Center PUD) zoning district than the M-1 PD (General Manufacturing, Mercury Business Center PUD). The latter district permits higher intensity industrial uses incompatible with the subject site’s development pattern and existing uses.*
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
  - *The property is not vacant and the three buildings on the subject site were constructed in 2003 as professional office condominiums. Units within the three four-unit buildings may experience typical or extended vacancy as tenants and owners cycle in and out, and the site’s current zoning limits the pool of tenants that may occupy the units.*
- g. The public need for the proposed use; and
  - *Providing conveniently located medical offices is important for the quality of life for residents of and visitors to the Village.*
- h. The thoroughness with which the municipality has planned and zoned its land use.
  - *The Future Land Use map included in the Comprehensive Plan 2000 plan envisions and encourages the development of light-industrial uses in the vicinity of the subject site. The Zoning Ordinance, as amended, considers industrial and office uses compatible as these use categories are allowable within the M-1 (General Manufacturing) and ORI (Office and Restricted Industrial) districts. The development pattern in the vicinity, as enabled and*

*8041-8061 186<sup>th</sup> Street Special Use and Map Amendment encouraged by the M-1 (General Manufacturing) district, is that of an industrial park, as envisioned by Comprehensive Plan 2000. The ORI (Office and Restricted Industrial) zoning district is also compatible with this future land use category.*

**MOTION TO CONSIDER**

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If the Plan Commission wishes to act on the Petitioner's request, the appropriate wording of the motion is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan. The Commission may choose to modify, add, or delete from the recommended motions and recommended conditions:

**Motion 1 - Map Amendment (Rezoning)**

*"...make a motion to recommend that the Village Board grant the Petitioner, John Olivieri, on behalf of Centre Place Office Condominium Association, a Map Amendment (Rezoning) from the M-1 PD (General Manufacturing, Mercury Business Center PUD) zoning district to the ORI PD (Office and Restricted Industrial, Mercury Business Center PUD) zoning district for the properties located at 8041-8061 186<sup>th</sup> Street and adopt the Findings of Fact as listed in the June 15, 2023 staff report."*

**Motion 2 - Special Use Permit:**

*"...make a motion to recommend that the Village Board grant the Petitioner, John Olivieri, on behalf of Centre Place Office Condominium Association, a Special Use Permit for a Substantial Deviation to the Mercury Business Center PUD to allow 'Medical Offices' within the ORI (Office and Restricted Industrial, Mercury Business Center PUD) zoning districts in the PUD and adopt the Findings of Fact as listed in the June 15, 2023 staff report."*

**LIST OF REVIEWED PLANS**

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Submitted Sheet Name		Prepared By	Date On Sheet
	Application (Redacted)	Petitioner	5/8/23
	Narrative	Petitioner	5/8/23
	Rezoning Addendum	Petitioner	5/8/23
	PUD Addendum	Petitioner	5/8/23
	Letters of Unit Owner Consent	Petitioner	4/27/23
	Legal Description and Plat	Petitioner	5/23/23

# Fees

Planning and Zoning division fees include:

- **Rezoning:** \$750
- **Variances:**
  - Residential: \$250 + \$75 per additional Variation
  - Commercial: \$500 + \$75 per additional Variation
- **Special Uses and Planned Unit Developments:** \$500
- **Annexation:**
  - <1 acre: \$750
  - 1-5 acres: \$1500
  - >5 acres: \$3000
- **Site Plan Approval:**
  - New/First Site Plan: \$500
  - Amendment: \$300
- **Zoning or Subdivision Text Amendment:** \$500
- **Plats:** \$500 + \$5 per lot
- **Signs:** \$1 per square foot (\$50 minimum)

\$1250.00

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DIVOC  
VILLAGE OF TINLEY PARK

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## Contact Us

For more information, or if you have questions concerning the above fees, please contact the Community Development Department at (708) 444-5100.



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 \_\_\_\_\_
- Annexation
- Rezoning (Map Amendment) From M1 to ORI w/ MEDICAL OFFICES
- Plat (Subdivision, Consolidation, Public Easement)  Preliminary  Final
- Site Plan
- Landscape Change Approval
- Other: \_\_\_\_\_

#### PROJECT & PROPERTY INFORMATION

Project Name: CENTRE PLACE CONDOMINIUM ASSOCIATION OFFICE

Project Description: 8041 - 8061 W. 186th ST. TINLEY PARK.

Project Address: REZONING. Property Index No. (PIN): SEE ATTACHED

Zoning District: M1 -> OM w/ MEDICAL OFFICES Lot Dimensions & Area: PIN #'S

Estimated Project Cost: \$ 0

#### OWNER OF RECORD INFORMATION

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

Name of Owner: CENTRE PLACE OFFICE CONDOMINIUM ASSOC. Company: [REDACTED]

Street Address: [REDACTED] City, State & Zip: MORRIS IL. 60448

E-Mail Address: [REDACTED] 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: JOHN OLIVIERI Company: DIVOC PROPERTIES LLC

Relation To Project: CONDO OWNER

Street Address: [REDACTED] City, State & Zip: [REDACTED]

E-Mail Address: [REDACTED] Phone Number: [REDACTED]

I AM ALSO THE OFFICE CONDOMINIUM ASSOC. PRESIDENT.



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 repetitive.

I hereby authorize JOHN OLVICZKI (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: SEE ATTACHED

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): PRESIDENT Centre Peace Office Condominiums

Applicant Signature: (If other than Owner) \_\_\_\_\_

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

Date: 5-8-2023



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

## VILLAGE OF TINLEY PARK, ILLINOIS REZONING (MAP AMENDMENT) ADDENDUM

### APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review and meeting dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Map Amendment for Rezoning** from the terms of the Zoning Ordinance. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback on any concept ideas or plans prior to making a submittal.

- General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- Response to LaSalle Factors/Criteria listed below.
- A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details should include the existing zoning designation, the proposed designation and the intended future use and function of the site. The narrative should describe how the rezoning conforms to the Village's Comprehensive Plan as well as how it works with adjacent and nearby existing and proposed land uses. Any additional requests such as a Site Plan approval, Special Use permit or Variation should be indicated in the narrative as well.
- A Plat of Survey of the property, including the legal description, that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated.
- It is standard practice and policy that zoning is not changed without specific plans for development that can be attached to the zoning change. Site Plan or interior layout plans that indicate how the property and site will be utilized and developed should be submitted and it is likely site plan approval will be required at the same time.
- \$400 Map Amendment/Rezoning hearing fee.

## LASALLE FACTORS/CRITERIA FOR REZONING (MAP AMENDMENT)

The UDO does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases, LaSalle Bank of Chicago v. Count of Cook (1957) and Sinclair Pipeline v. Village of Richton Park (1960), when evaluating the validity of zoning changes. The so-called "LaSalle factors" are listed below. Village staff and officials will take these factors into consideration when evaluating and deciding rezoning requests. The petitioner should prepare their own responses to the "LaSalle Factors" with factual evidence to defend the requested rezoning. If additional space is required, you may provide the responses on a separate document or page.

**A. The existing uses and zoning of nearby property;**

GENERAL OFFICE & OFFICE WAREHOUSE

**B. The extent to which property values are diminished by the particular zoning;**

THE CURRENT ZONING DOES NOT ALLOW FOR ALL PROFESSIONAL OFFICE OR SMALL DOCTORS OFFICE.

**C. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;**

NOT ALLOWING SPECIAL USES = MORE VACANCY IN BLDG.

**D. The relative gain to the public as compared to the hardship imposed on the individual property owner;**

MORE OPTIONS FOR MEDICAL USES FOR RESIDENCES.

**E. The suitability of the property for the zoned purpose;**

IT LOOKS LIKE OFFICE & MEDICAL USES.

**F. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;**

1 SUITE = OVER 3 YEARS  
24 SUITES = 2 YEARS.

**G. The public need for the proposed use; and**

THERE ARE A LOT OF SMALL DOCTORS USES THAT ARE UNABLE TO FIND OFFICE SPACES.

**H. The thoroughness with which the municipality has planned and zoned its land use.**



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

## VILLAGE OF TINLEY PARK, ILLINOIS PLANNED UNIT DEVELOPMENT (PUD) ADDENDUM

### **APPLICATION & SUBMITTAL REQUIREMENTS**

The following information is being provided in order to assist applicants with the submission of **Planned Unit Development (PUD)** plans and support documentation for staff review prior to placement on a Plan Commission agenda or meeting. A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete, it may delay and review or hearing of the materials until a complete application package is received. Submittal requirements may be modified based upon the particular nature and scope of the specific request.

Section VII of the Zoning Code details the purpose, procedures, submittal requirements and standards that must be met to receive different levels of approval for a Planned Unit Development (PUD). Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements and receive some preliminary feedback on concept plans prior to making a submittal.

- Schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, and explain the difference between concept, preliminary and final approval.
- General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied. All beneficiaries of a property must be disclosed.
- A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on all existing and proposed uses, densities, expected traffic, differences from existing zoning code allowances, the general nature of the development and how the resulting code flexibility will benefit the Village.
- Preliminary/Final plans in conjunction with the Site Plan checklist (site plan, landscaping, engineering, etc.) and Plat of Subdivision of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.
- Site Plan or interior layout plans that indicate how the property and site will be utilized.
- Responses to all Standards and Criteria for Planned Unit Developments (PUDs) on the following page (can be submitted along with the narrative, but all standards must be covered).
- Additional PUD standard responses based on if the PUD is residential, commercial, or industrial. Please respond to the appropriate PUD standards and criteria in section 7-C of the zoning code on a separate page.
- \$500 PUD Special Use Hearing fee.

## STANDARDS AND CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUD)

Section VII.C of the Village of Tinley Park Zoning Ordinance establishes standards and criteria for all Planned Developments. In order for a Planned Unit Development to be approved, the Petitioner must respond to and confirm each of the following general provisions by indicating the facts supporting such findings. If a general provision cannot be met, please state the reason and indicate if a variation will be requested for that item. In order to thoroughly respond to the following items, please label and answer each question on a separate page and attach additional pages as necessary. Please provide factual evidence that the proposed Planned Unit Development (PUD) meets the statements below. If additional space is needed, you may provide the responses on a separate document or page.

- A. The site of the proposed planned unit development is not less than five (5) acres in area, is under single ownership and/or unified control, and is suitable to be planned and developed, or redeveloped, as a unit and in a manner consistent with the purpose and intent of this Ordinance and with the Comprehensive Plan of the Village.

YES THIS DEVELOPMENT AT INCEPTION WAS GREATER THAN 5 ACRES.  
AND THE CONDOMINIUM ASSOCIATION IS "UNIFIED CONTROL"

- B. The planned development will not substantially injure or damage the use, value and enjoyment of the surrounding property nor hinder or prevent the development of surrounding property in accordance with the land use plan of the Village.

NO - THESE BUILDINGS ARE A GREATER VALUE PSF  
THE ALL THE SURROUNDING BUILDINGS.

- C. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated.

THE MARKET HAS CHANGED - FOR SMALL MEDICAL OFFICES.  
THE DESIGNS OF THE BUILDINGS CATER TO ORI & MEDICAL  
OFFICES.

- D. The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police and fire protection.

NO ALL ARE EXISTING.

- E. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer.

THE DEVELOPMENT IS COMPLETE

F. The street system serving the planned development is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the planned development will be adequate to serve the residents or occupants of the proposed development.

YES - IT IS ALL EXISTING - AND THESE BUSINESSES ARE MOSTLY CAR TRAFFIC

G. When a Planned Unit Development proposes the use of private streets, common driveways, private recreation facilities or common open space, the developer shall provide and submit as part of the application the method and arrangement whereby these private facilities shall be operated and maintained.

N/A.

H. The general development plan shall contain such proposed covenants, easements and other provisions relating to the bulk, location and density of residential buildings, non-residential uses and structures and public facilities as are necessary for the welfare of the planned development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the land owners within the development.

ALL ARE EXISTING.

I. The developer shall provide and record easements and covenants, and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably required to assure performance in accordance with the development plan and to protect the public interest in the event of abandonment of said plan before completion.

ALL ARE EXISTING.

J. Any exceptions or modifications of the zoning, subdivision, or other regulations that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it, are consistent with the general interest of the public.

SO NOTED.

MARY ANN STUKEL 54P R 2004194124  
Will County Recorder Page 1 of 54



PC2 Date 10/22/2004 Time 14:12:32  
Recording Fees: 106.00

**DECLARATION OF CONDOMINIUM OWNERSHIP**

**FOR**

**CENTRE PLACE OFFICE CONDOMINIUMS**

**OF**

**MERCURY BUSINESS CENTRE**

**PART OF PIN: 09-02-202-010  
09-02-202-007**

*Developer:*

*M.A. Connolly Corp.  
18342 S. West Creek Drive  
Tinley Park, IL 60477*

*mail to:  
Mass Equities  
18342 S. West Creek Dr.  
Tinley Park, IL 60477*

April 27, 2023

Michael Whalen  
Associate Planner  
Village of Tinley Park  
16250 S. Oak Park Ave.  
Tinley Park IL 60477

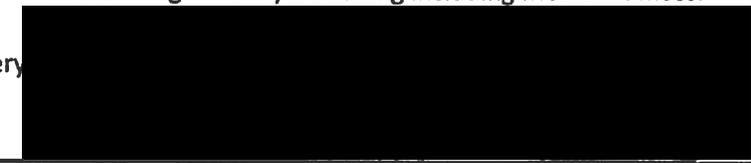
RE: re-zoning of 8041-8061 186<sup>th</sup> Street, Tinley Park, IL 60487

Dear Mr. Whalen:

Thank you for your help in cleaning up the zoning district for our 3 office building complex. Our condo association is called Centre Place Condo association and the addresses are 8041, 8051 and 8061 186<sup>th</sup> Street, Tinley Park IL.

I agree with your analysis, which is a more appropriate zoning. Therefore, this letter is to inform you that I agree and approve the change from M1 zoning which allows permitted uses of Manufacturing Assembly, Contractors shops, Hotels and distribution plants to rezone the property to ORI including to allow all the categories in your zoning including Medical Offices.

Very



*Jasek, Laura M Living Trust*

Legal name of Condominium owner/ Address

*5-5-2023*

April 27, 2023

Michael Whalen  
Associate Planner  
Village of Tinley Park  
16250 S. Oak Park Ave.  
Tinley Park IL 60477

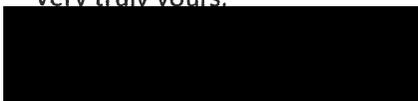
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I agree with your analysis, which is a more appropriate zoning. Therefore, this letter is to inform you that I agree and approve the change from M1 zoning which allows permitted uses of Manufacturing Assembly, Contractors shops, Hotels and distribution plants to rezone the property to ORI including to allow all the categories in your zoning including Medical Offices.

Very truly yours,



8041 186<sup>th</sup> Street, Unit D, Tinley Park IL 60487

Legal name of Condominium owner/ Address

April 27, 2023

Michael Whalen  
Associate Planner  
Village of Tinley Park  
16250 S. Oak Park Ave.  
Tinley Park IL 60477

RE: re-zoning of 8041-8061 186<sup>th</sup> Street, Tinley Park, IL 60487

Dear Mr. Whalen:

Thank you for your help in cleaning up the zoning district for our 3 office building complex. Our condo association is called Centre Place Condo association and the addresses are 8041, 8051 and 8061 186<sup>th</sup> Street , Tinley Park IL.

I agree with your analysis, which is a more appropriate zoning. Therefore, this letter is to inform you that I agree and approve the change from M1 zoning which allows permitted uses of Manufacturing Assembly, Contractors shops, Hotels and distribution plants to rezone the property to ORI including to allow all the categories in your zoning including Medical Offices.

Very truly yours,



---

Mountain Office Properties 8041 W. 186<sup>th</sup> St. Unit A

Legal name of Condominium owner/ Address

TINLEY PARK, IL. 60487

April 27, 2023

Michael Whalen  
Associate Planner  
Village of Tinley Park  
16250 S. Oak Park Ave.  
Tinley Park IL 60477

RE: re-zoning of 8041-8061 186<sup>th</sup> Street, Tinley Park, IL 60487

Dear Mr. Whalen:

Thank you for your help in cleaning up the zoning district for our 3 office building complex. Our condo association is called Centre Place Condo association and the addresses are 8041, 8051 and 8061 186<sup>th</sup> Street , Tinley Park IL.

I agree with your analysis, which is a more appropriate zoning. Therefore, this letter is to inform you that I agree and approve the change from M1 zoning which allows permitted uses of Manufacturing Assembly, Contractors shops, Hotels and distribution plants to rezone the property to ORI including to allow all the categories in your zoning including Medical Offices.

Very truly yours,



---

*Monarch Office Properties 8041 W. 186<sup>th</sup> St. UNIT B.*

Legal name of Condominium owner/ Address

*Tinley Park 60487*

April 27, 2023

Michael Whalen  
Associate Planner  
Village of Tinley Park  
16250 S. Oak Park Ave.  
Tinley Park IL 60477

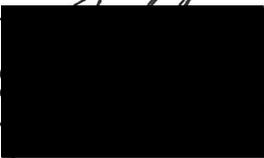
RE: re-zoning of 8041-8061 186<sup>th</sup> Street, Tinley Park, IL 60487

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I agree with your analysis, which is a more appropriate zoning. Therefore, this letter is to inform you that I agree and approve the change from M1 zoning which allows permitted uses of Manufacturing Assembly, Contractors shops, Hotels and distribution plants to rezone the property to ORI including to allow all the categories in your zoning including Medical Offices.

Ver



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Divoc Properties LLC 8061 W. 186<sup>th</sup> St. Unit A & C

Legal name of Condominium owner/ Address

Tinley Park, IL 60487

April 27, 2023

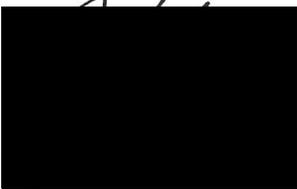
Michael Whalen  
Associate Planner  
Village of Tinley Park  
16250 S. Oak Park Ave.  
Tinley Park IL 60477

RE: re-zoning of 8041-8061 186<sup>th</sup> Street, Tinley Park, IL 60487

Dear Mr. Whalen:

Thank you for your help in cleaning up the zoning district for our 3 office building complex. Our condo association is called Centre Place Condo association and the addresses are 8041, 8051 and 8061 186<sup>th</sup> Street , Tinley Park IL.

I agree with your analysis, which is a more appropriate zoning. Therefore, this letter is to inform you that I agree and approve the change from M1 zoning which allows permitted uses of Manufacturing Assembly, Contractors shops, Hotels and distribution plants to rezone the property to ORI including to allow all the categories in your zoning including Medical Offices.



Divoc Properties LLC 8061 W. 186<sup>th</sup> St. Unit B. Tinley Park 60487

Legal name of Condominium owner/ Address

April 27, 2023

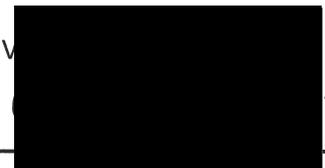
Michael Whalen  
Associate Planner  
Village of Tinley Park  
16250 S. Oak Park Ave.  
Tinley Park IL 60477

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v  


---

DIVOC PROPERTIES LLC 8061 W. 186<sup>th</sup> ST. UNIT D T.P. 60487

Legal name of Condominium owner/ Address

April 27, 2023

Michael Whalen  
Associate Planner  
Village of Tinley Park  
16250 S. Oak Park Ave.  
Tinley Park IL 60477

RE: re-zoning of 8041-8061 186<sup>th</sup> Street, Tinley Park, IL 60487

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Very truly yours,



SMART MEDICAL BUILDING SUITES A, C AND D. 8051

Legal name of Condominium owner/ Address

April 27, 2023

Michael Whalen  
Associate Planner  
Village of Tinley Park  
16250 S. Oak Park Ave.  
Tinley Park IL 60477

RE: re-zoning of 8041-8061 186<sup>th</sup> Street, Tinley Park, IL 60487

Dear Mr. Whalen:

Thank you for your help in cleaning up the zoning district for our 3 office building complex. Our condo association is called Centre Place Condo association and the addresses are 8041, 8051 and 8061 186<sup>th</sup> Street, Tinley Park IL.

I agree with your analysis, which is a more appropriate zoning. Therefore, this letter is to inform you that I agree and approve the change from M1 zoning which allows permitted uses of Manufacturing Assembly, Contractors shops, Hotels and distribution plants to rezone the property to ORI including to allow all the categories in your zoning including Medical Offices.

Very truly yours,



Lanaway Center LLC, 8041 W. 186<sup>th</sup> St. Unit C

Legal name of Condominium owner/ Address

TINLEY PARK, IL. 60487

**EXHIBIT "A"**

**TO**

**DECLARATION OF COMMERCIAL OWNERSHIP**

**FOR**

**MERCURY BUSINESS CENTRE RESUBDIVISION NO. 1**

*LOTS 11, 12 AND 13 IN MERCURY BUSINESS CENTRE RESUBDIVISION NO. 1, BEING A RESUBDIVISION IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 2004 AS DOCUMENT NUMBER R2004190862, IN HILL COUNTY, ILLINOIS.*

**186TH**

(70 AD-2)



# Village of Tinley Park

## Memo

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**Date:** June 15, 2023

**To:** Plan Commission

**From:** Daniel Ritter, AICP  
Community Development Director

**Subject:** Continuation of Item 2 - Gas N Wash

Item 2 on the meeting agenda for a public hearing for Gas N Wash at 18301 LaGrange Road has been requested for a continuation. A revised site plan was submitted to address traffic concerns noted at the workshop and is under review. The Petitioner is working on updating plans and the traffic/drive-thru analysis. Additional conversations with Cook County Dept. of Transportation and Highways are also expected. Continuation of the Public Hearing is requested to the July 6, 2023 Plan Commission meeting.