



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

December 19, 2019

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on December 19, 2019 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Curt Fielder, Acting Chairman
James Gaskill
Tim Stanton
Angela Gatto
Stephen Vick

Absent Plan Commissioner(s): Garrett Gray
Eduardo Mani
Lucas Engel
Mary Aitchison

Village Officials and Staff: Kimberly Clarke, Community Development Director
Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

CALL TO ORDER

PLAN COMMISSION ACTING CHAIRMAN FIELDER called to order the Regular Meeting of the Plan Commission for December 19, 2019 at 7:00 p.m.

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the November 21, 2019 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER GASKILL to approve the minutes as presented. ACTING CHAIRMAN FIELDER declared the Motion approved by voice call.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE DECEMBER 19, 2019 REGULAR MEETING

Item #1 WORKSHOP: 7-ELEVEN GAS STATION – 171st & HARLEM AVENUE

Consider a request to recommend that the Village Board consider granting Vequity, LLC (Contract Purchaser) a map amendment to rezone the subject properties from B-4 (Office and Service Business) and R-1 (Single-Family Residential) to a B-1 (Neighborhood Shopping) zoning district. Additionally, the Petitioner is requesting a special use for an automobile service (gas) station with a convenience store and a variation from the Zoning Ordinance to permit a reduced ground sign setback. The requests will permit a 7-Eleven gas station and convenience store to be constructed at the properties located at 17100 - 17110 Harlem Avenue. Site Plan and Final Plat approval will also be considered at the meeting.

Present were the following:

Plan Commissioners: Curt Fielder, Acting Chairman
James Gaskill
Stephen Vick
Tim Stanton
Angela Gatto

Absent Plan Commissioner(s): Garrett Gray
Eduardo Mani
Lucas Engel
MaryAnn Aitchison

Guests: David Sosin, Attorney
Dan Aykroyd, Sr. Real Estate Rep. – 7-Eleven
Ivan Nockov, Developer
William Perry, Engineer

Daniel Ritter, Senior Planner gave a presentation as noted in the Staff Report. The Petitioner is here with his design team; they will give a short presentation of their project and respond to any open items. The site will be a 7- Eleven convenience store and a gas station with 10 fueling stations. The site is on the southwest corner of 171st and Harlem Avenue. The subject property consists of two lots. The lot furthest north is vacant and is currently zoned B-4 (Office and Service Business). The site was previously home to an office building that was demolished in 2016. The south portion of the subject property is zoned R-1 (Single-Family Residential) with a vacant single-family home and detached garage located on the property, both slated for demolition. There are two vacant single-family home lots zoned R-1 to the south of the subject properties as well, and are not part of this development. The developer has agreed with the property owner (who is the owner of all four lots) and staff to demolish those two homes as well as part of the 7-Eleven project and the lots. Staff recommended the demolition be a condition of the approval for the rezoning and special use requests as a substitution for completing a concept plan approval for the remaining lots.

To the north of the subject property is the Tinley Park Post Office, and to the west is a bank. Both are zoned B-4 (Office and Service. To the northeast is a multi-tenant office building and car wash zoned B-3 General Business). Directly to the

east of the property is a Shell gas station/car wash and the Jewel-Osco and Tinley Park Commons Shopping Center zoned B-3 (General Business). To the west is single-family residential.

Automobile service (gas) stations are a special use in all commercial zoning districts, with the exception of B-5 (Automotive Service). The proposed gas station site includes a 3,511 sq. ft. convenience store building, vehicle fueling area/canopy, vehicle parking, walkways, exterior storage areas, landscaping, and a dumpster enclosure. There will be no truck/diesel fueling available at this site. Access to the site will primarily be through two curb cuts, one on Harlem Avenue and one on 171st Street. Additionally, there will be cross-access for vehicles to the west through the existing First Merchants Bank and a future cross-access to the south. The cross-access through the bank will only be used for personal vehicles; truck access will be prohibited. Fueling trucks will primarily access the site from 171st Street and exit southbound onto Harlem Avenue.

The access points on both Harlem Avenue and 171st Street will be limited to right-in/right-out turns. The median at Harlem Avenue is likely to make any illegal turns unlikely at that location. The 171st Street Access includes limited access and a raised island to discourage illegal or dangerous turning movements. The geometrics of the access has been altered slightly to allow for fuel truck and fire engine access. Drive aisles will meet the 26 foot width minimum with the exception of one on the north of the property that connects to the existing bank cross-access. 24 feet is standard in many situations and staff has no concerns with matching the existing bank aisle width.

The parking and traffic were a primary concern staff and the developer has been reviewing and revising the plans to best address those concerns. The intersection can be very busy and has a history of traffic issues. There was originally a full access on 171st Street. Staff did not feel this worked and pushed for the right-in/right-out with raised curbing to prevent vehicles to make turns they should not do and could create traffic issues on 171st Street. Staff feels this plan will work with Cook County Dept. of Transportation and the Village Engineer. This should control the access in and out. The Petitioner’s transportation expert (KLOA) will be available at the Public Hearing to discuss their report and answer any other specific questions.

With the 3,511 sq. ft. proposed convenience store requires 23 parking spaces per the Zoning Ordinance requirements. The proposed site plan provides 17 total spaces based on the similar retail requirements. Due to the unique nature of a gas station where some of the retail users may be stationed at the pumps yields the potential for 10 additional parking spaces. Customers are usually on the site for short periods, resulting in high turnover and thereby lowering the demand for parking. Staff believes that the parking supply is adequate on the proposed site.

COMMISSIONER GASKILL inquired about the parking. He was not sure there is enough parking at this location. Mr. Sosin, Attorney replied that per the Petitioner’s experience with his other locations, he is confident that this parking is adequate.

There are some deficiencies in the landscaping. The Village’s Landscape Architect has reviewed the plan and finds it to be in general conformance with the Village’s Landscape Ordinance with a few exceptions due to the site’s constraints. The Petitioner has indicated that they have worked to meet the landscape requirements to the greatest extent possible and focused their available bufferyard width and landscaping to adequately buffer views from the residential properties to the west. The deficiencies are outlined in the table below.

Table A

Please note the following abbreviations: CT = Canopy Tree, US = Understory Tree, SH = Shrub, T = Tree.

BUFFERYARD REQUIREMENTS						
Bufferyard Location	Required Width	Proposed Width	Length	Required Plantings	Proposed Plantings	Deficit

North ("C" Bufferyard)	10'	10'	117'	6 CT 3 US 24 SH	4 CT 2 US 24 SH	-2 CT -1 US -
East ("C" Bufferyard)	10'	10'	149'	8 CT 3 US 30 SH	4 CT 3 US 30 SH	-4 CT - -
South ("B" Bufferyard)	20'	20'	154'	4 CT 1 US 19 SH	4 CT 3 US 8 SH	0 +2 US -11 SH
West (top) ("B" Bufferyard)	10'	10'	83'	3 CT 1 US 14 SH	3 CT 1 US 12 SH	- - -2 SH
West (bottom) ("D" Bufferyard)	30'	30'	82'	6 CT 3 US 23 SH	5 CT 1 US 23 SH	-1 CT -2 US -

PARKWAY STANDARDS					
Location	Requirement	Required Trees	Proposed Trees	Deficit	Comments
Parkway	1 tree per 25 lineal ft.	9	0	-9	Adequate room does not exist. CT in bufferyards could be further upsized to compensate for this deficiency.

PARKING LOT LANDSCAPING STANDARDS				
Location	Requirement	Provided	Deficit	Comments
Parking Lot	15% of parking lot area to be landscaped or 3,130 sq. ft.	1,425 sq. ft.	-1,705 sq. ft.	20,870 sq. ft. of parking lot shown on landscape plan
Parking Lot	Screening of adjacent properties and streets.	Continuous screening not provided.	~40 lineal ft.	Parking in northwest corner of site not screened along drive aisle – this could also help with Parking Lot deficit outlined above.

A fence is proposed running between the site and the parcels to the west. The fence is proposed to match the adjacent bank's fence (beige PVC fence). Plans currently show a six foot high fence. The bank's existing fence is eight foot high. Eight foot high fences are recommended for the separation of commercial and residential uses. The Petitioner will need to revise the plans to indicate an eight foot fence matching the existing bank fence in color, height, and style.

The design of the convenience store building and gas station canopy utilizes high-quality materials, including face brick with fiber cement and metal cornice architectural treatments. All mechanical equipment on the rooftop parapet will be screened. The architectural design is prototypical of 7-Eleven's new branding initiative. Staff recommended a more residential roof for the convenience store building, utilizing more residential elements such as shingles and peaks. A peak was added to the front entrance and caps to the architectural treatments to give a more traditional look to the building.

Due to the tight space, a ground sign size and location were presented. The proposed location will require a five foot setback Variation to allow the sign to be setback five feet from the property line instead of ten feet. The Petitioner has decided to leave the final proposal up to the 7- Eleven operator. Staff is comfortable with the proposed five foot setback Variation.

The Petitioner has provided a Photometric Plan. Particular thought was put into the light placement and height (20' pole height) to avoid their visibility from the residential properties to the west. No light or glare (0 foot candle spillage) will be visible to the neighboring properties. The property will require rezoning. The existing properties are zoned B-4 (Office and Service Business) and R-1 (Single-Family Residential). The B-1 zoning district was chosen due to the cohesiveness with adjacent residential uses. The B-1 zoning district also allows for the Petitioner to request a special use to permit an automobile service (gas) station to be constructed on the site.

Due to the rezoning of the lots to a B-1 zoning district, three lot bulk variations are required for the following:

1. Lot size of .961 acres instead of the required min. of 4 acres.
2. Lot width of 186.53 feet instead of the required min. of 600 feet.
3. Lot depth of 198.52 feet instead of the required min. of 250 feet.

An automobile service (gas) station is a special use in B-1, B-2, and B-3 commercial zoning districts. Gas stations are a special use in all commercial zoning districts except B-5. Gas stations are generally in high traffic areas and the sites require a unique site design that accounts for safe/efficient access, proper circulation, sufficient parking, and adequate light levels.

The proposed Plat of Subdivision will consolidate two existing lots (17100 and 17110 Harlem Avenue) resulting in a single lot that is .961 acres in size. Existing drainage and utility easements will remain on the property. Easements for the public sidewalk and cross-access to east and south have been included in the Final Plat of Subdivision. However, the public sidewalk easement need to be extended across the north property line. The Plat of Subdivision will need to be revised to add a sidewalk easement covering the full length of the sidewalk along the northern property line.

ACTING CHAIRMAN FIELDER asked the Petitioner to speak.

David Sosin, Attorney for the Petitioner noted regarding the parking that most customers would only spend 3-5 minutes while they get gas and enter the store to pay for the gas and do minor shopping. 17 parking spaces are considered to be more than adequate due to their experience with the other 7-Eleven stores, of which they have many.

Mr. Sosin noted they have been working on this plan for over a year and have done 10 major changes to try and address the access and neighboring property issues. The car wash was eliminated due to the proximity of the residents to the west and that allowed for additional buffering. There is no Master Plan at this time but he is working with the developer on a use for the property to the south. The drive aisle of 24' is standard for other Villages and works well on this site.

Adding 2 feet in height to the fence is not a problem at all. Signage is important to any user and they will work with the Village to meet the code requirements. The houses will be buffered from Harlem Avenue with the 0 foot-candle lighting and the buffering from landscaping and an 8 foot fence. The site actually accepts stormwater from the residents to the west and will accommodate stormwater flow through their site. The stormwater in this area will be improved with the extensive engineering done. The traffic expert will be at the Public Hearing for any questions. As this is currently a busy area, they feel the traffic change will only be 1-2% more at most.

ACTING CHAIRMAN FIELDER asked for comments from the public. There were none.

COMMISSIONER STANTON inquired if you could make a left-hand turn and enter the station on 171st Street when going north on Harlem, then turn into the station. Mr. Ritter replied that it would not be possible to directly enter the gas station that way, you can only turn into the station when going south on Harlem Avenue and east on 171st Street. You could make a left turn at the Oconto Avenue intersection or enter at the bank due to the allowable cross-access between the properties.

COMMISSIONER STANTON inquired about the hours of operation. Mr. Sosin replied the hours of operation for most 7-elevens are 24 hours a day. There are no speakers or bells, and the lighting has been designed very well to avoid any issues off-site. They will be good neighbors. The pumps are close to Harlem Avenue and the entrance is on the east side with the thought of staying away from the residential area.

COMMISSIONER STANTON inquired if there was thought about a security system. Ivan Nockov, Developer replied there will be a camera system that is centrally monitored.

COMMISSIONER VICK inquired about Cook County allowing access on 171st Street. It seems that you are doing everything possible to restrict the left-hand turn. The parking seems to be fine and will work similarly to their other gas station location on 159th Street with quick customer turnover.

COMMISSIONER GATTO inquired about the properties to the south and who would maintain them after they are demolished. Mr. Sosin replied that the homes that are there now are a buffer to the residents to the west. It could be good to leave them there until there is something done with that property. Mr. Ritter replied that there is a demo plan in the contract with the Petitioner and they are in deteriorating condition with property maintenance issues. Staff does not want these properties to be reoccupied as residential as the 7-Eleven plan was designed assuming these would not be residential homes.

ACTING CHAIRMAN FIELDER inquired if the utility poles will remain or would they be burying the lines. If not, will any of the poles be moved. Mr. Ritter replied the poles will stay and they will not be buried. It is very expensive to bury them and there are poles in the area that connect to these. They will need to adjust the utility line height for safe access and it does appear one of the Harlem Avenue light poles needs to be relocated.

ACTING CHAIRMAN FIELDER inquired if the triangle at the right-in/right-out would be a choke point for cars entering and exiting. Mr. Nockov replied that the safety standard for 7-Eleven is to have fuel trucks enter from the back rather than around the front of the building. Mr. Ritter replied that the fuel trucks would be coming into the station at slow traffic times. Kimberly Clarke, Community Development Director noted that the entry to the station has been very challenging but they have come up with a plan that should work for all properties.

COMMISSIONER VICK noted that the entry is probably the best way that can be done. What are the changes to the buffer on the landscaping? Mr. Ritter replied they are short a couple trees and shrubs. Staff feels the landscape architect can make it work. Parkway trees are not able to be done. Mr. Sosin noted he would have the Petitioner's landscape architect work with the Village. A 4" tree is probably the best size.

COMMISSIONER VICK inquired if the lots to the south should be rezoned now. Mr. Ritter replied this would not be good to rezone at this time until there are plans for the development.

COMMISSIONER GATTO noted she liked the peak that has been added to the roof.

Ms. Clarke noted this has been a good team to work with.

Mr. Ritter went through all the open items:

1. Discuss recommended condition requiring the demolition and lot restoration of the two deteriorating vacant single-family homes south of the subject site (currently the same property owners).
2. Discuss Variation to reduce the minimum drive aisle width from 26 feet to 24 feet.
3. Staff is recommending a condition that site plan approval be conditioned upon final engineering review and approval.

4. Discuss the proposed landscape plan and requested Landscape Ordinance waivers. Discuss staff's recommendations to best offset deficiencies.
5. Revise plans to indicate that the fence between the subject site and residential properties to the west matches the existing bank's fence in height (eight feet), color (taupe/beige) and style (PVC privacy).
6. Review the proposed architectural design and materials used throughout the site.
7. Discuss proposed ground sign setback Variation to permit a five foot setback.
8. Discussed proposed parking supply of 17 parking spaces and need for the traffic analysis to include parking information for similar locations.
9. Discuss overall light plan and light fixture placement.
10. Discuss the requested rezoning of the subject property to the B-1 (Neighborhood Shopping) zoning district.
11. Discuss the requested Variations associated with the lot dimensions and size.
12. Discuss the proposed special use for an Automobile Service (Gas) Station.
13. Revise the Plat of Subdivision so that the public sidewalk easement encompasses the entire length of the sidewalk that runs on private property.

Mr. Ritter noted most of the open items are workable with minimal concerns.

Ms. Clarke noted the Traffic Consultant (KLOA) will be at the Public Hearing to talk about the improvements.

Mr. Sosin noted they are fairly certain they will be able to get a permit for a curb cut from IDOT and Cook County.

The Public Hearing will be on January 2, 2020.

GOOD OF THE ORDER:

1. The Village is working towards Property Acquisition for Harmony Plaza.
2. The Boulevard/South Street moving forward with the foundation. The weather has cooperated. They are close to the full permit being issued with hopefully one more set of revisions needed.
3. Lenny's Food N Fuel on 183rd Street was approved by the Village Board.
4. Banging Gavel got the incentive agreement amended and will be moving forward with their loan and start the reconstruction.
5. SIP Wine Bar has pretty much finished on the outside and they are working on the inside and opening soon.
6. The Masonry amendments have been approved at the Village Board. The Fee structure is being reviewed by Village Board currently and will take fees out of the zoning code and put them in a comprehensive fee schedule.
7. An English Garden, 16800 Oak Park Avenue will come before the Plan Commission at the next meeting for Special Use to convert commercial space to an apartment on the second floor. This will help with their taxes.

COMMENTS FROM THE COMMISSION:

None at this time.

PUBLIC COMMENT:

None at this time.

ADJOURNMENT:

There being no further business, a Motion was made by PLAN COMMISSIONER GASKILL, seconded by PLAN COMMISSIONER VICK to adjourn the Regular Meeting of the Plan Commission of December 19, 2019 at 8:16 p.m. The Motion was unanimously approved by voice call. ACTING PLAN COMMISSION CHAIRMAN FIELDER declared the meeting adjourned.