



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

June 4, 2020

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 4, 2020.

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 and Executive Order 2020-18, which suspends the Open Meetings Act provisions relating to in-person attendance by members of a public body. Specifically, the Governor's Office: (1) suspends the requirement in Section 2.01 that "members of a public body must be physically present," and (2) suspend the limitations in Section 7 on when remote participation is allowed. 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)
Eduardo Mani (Participated electronically)
James Gaskill (Participated electronically)
Tim Stanton (Participated electronically)
Kehla West (Participated electronically)

Absent Plan Commissioners:
Mary Aitchison
Angela Gatto
Steven Vick
Lucas Engel

Village Officials and Staff:
Paula Wallrich, Interim Community Development Director (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 June 4, 2020 at 7:04 p.m.

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the May 7, 2020 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.

AYE: COMMISSIONERS MANI, STANTON, GASKILL, WEST, and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY 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 JUNE 4, 2020 REGULAR MEETING

ITEM #1 WORKSHOP: 16651 Theresa Lane – Map Amendment (Rezoning)

Consider recommending that the Village Board grant Aleksandra Ligas (Property Owner) a Map Amendment (Rezoning) from the Zoning Code for the property located at 16651 Theresa Lane. Upon Annexation, the parcel is proposed to be zoned R-6 (Medium-Density Residential).

Plan Commissioners Present: Chairman Garrett Gray (Participated electronically)
Eduardo Mani (Participated electronically)
James Gaskill (Participated electronically)
Tim Stanton (Participated electronically)
Kehla West (Participated electronically)

Absent Plan Commissioners: Mary Aitchison
Angela Gatto
Steven Vick
Lucas Engel

Guests: NONE

Dan Ritter, Senior Planner presented the Staff Report. The subject property was developed in 1996 as a four-unit condo building. Its original development occurred with the belief, by both the Village and developer, that the entire property had been previously annexed into the Village of Tinley Park. The subject development was approved and permitted by the Village, is connected to Village utilities, and has received Village services since that time. However, it has been found that the property is actually two parcels and only the outlot (front yard) is currently located in the Village. The second lot, which includes the principal building and parking structure, has remained unincorporated. Since its original development, the property has had the original condo declarations removed; it currently has a single owner.

Upon noticing the situation, Village staff led efforts to contact and discuss the situation with the property owner. To rectify this situation, the owner/Petitioner, Aleksandra Ligas, agreed to voluntarily annex the property and rezone it to comply with the surrounding R-6 (Medium-Density Residential) zoning district. Voluntarily annexing ensures no loss in Village services for the residents living at the property, brings the property into zoning compliance, and avoids the need for the Village to consider other methods of annexation. The Village agreed to prepare the Plat of Annexation for the request. The use and building will be legal and conforming under the proposed R-6 zoning district that is similar to the surrounding area. No changes to the existing building or site are proposed with the annexation or rezoning.

The subject site originally had a single-family house on it that was constructed in the mid 1940's as part of the area's farmstead. The house was demolished around 1987 and it remained a vacant lot until a developer for the property came forward in 1996. At that time the developer and the Village both believed that the site was annexed into the Village and rezoned R-6, similar to the surrounding neighborhood. This went through the Long Range Plan Commission and the permit process and all Village utilities were connected and has received Village services since that time.

It was recently found that the property is actually split into two lots, with only one portion (the front yard outlot) being located in the Village. The other lot, that previously had the old house remains in unincorporated Cook County. The county zoning is R-4 which is most similar to the Village's R-2 zoning district and means the site is non-conforming under the current county zoning. Staff reached out to the owner in January to discuss the issue and the owner agreed to submit the appropriate applications to properly annex and zone the property.

The properties to the north and east are similar multi-family buildings zoned R-6 (Medium-Density Residential). To the west is an ATI Physical Therapy business zoned B-4 (Office and Service Business). To the south across 167th Street is a single-family home zoned R-2 (Single-Family Residential) and townhomes zoned R-5 (Low-Density Residential)

The Petitioner is voluntarily requesting annexation into the Village to avoid any loss of service to the residents. The Annexation Ordinance will be scheduled for Village Board consideration at the same time as the rezoning request. No annexation agreement is proposed for the property. There are no plan changes to this site. The only change will be the parking in the back. They have angled the parking so the automobile lights do not shine into the neighbor's windows. There are no property maintenance issues.

CHAIRMAN GRAY inquired if the Petitioner had any comments. Mr. Ritter noted the Petitioner is not on the line and has left this to staff.

CHAIRMAN GRAY asked for comments from the Commissioners. Commissioners had no comments or concerns with the proposed zoning.

CHAIRMAN GRAY noted he was happy to see this getting annexed and corrected.

There will be Plan Commission Public Hearing on June 18, 2020

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 4, 2020 REGULAR MEETING

ITEM #2 WORKSHOP: 6800 159th Street – Delta Sonic – Site Plan, Special Use, Variations

Consider recommending that the Village Board grant James Boglioli, on behalf of Delta Sonic Car Wash System Inc (Property Owner), an amendment to the existing Special Use (Ord. # 88-O-016) and Variations (structure setbacks, lighting, parking, and signage) to allow for the expansion of the Delta Sonic detail center and convenience store on the property located at 6800 159th Street in the B-3 (General Business & Commercial) zoning district. Site Plan Approval is being requested due to the structure changes and to improve site circulation and vehicle stacking.

Plan Commissioners Present: Chairman Garrett Gray (Participated electronically)
Eduardo Mani (Participated electronically)
James Gaskill (Participated electronically)
Tim Stanton (Participated electronically)
Kehla West (Participated electronically)

Absent Plan Commissioners: Mary Aitchison
Angela Gatto
Steven Vick
Lucas Engel

Guests: Jeremy Brooks, Delta Sonic, (Participated electronically)

Dan Ritter, Senior Planner presented the Staff Report. The Petitioner, James Boglioli, on behalf of Delta Sonic Car Wash System, Inc., is requesting an amendment to the existing Special Use Permit, Variations, a Site Plan Amendment, and a Plat of Easement. The requests are being made due to site upgrades at the existing Delta Sonic Car Wash site at 6800 159th Street in the B-3 (General Business & Commercial) zoning district. The existing site includes a car wash, detail center, fuel pumping stations, and a convenience store. The proposed plan will expand the interior detail center at the north side of the property, expand the convenience store to allow for ADA accessible public bathrooms, demolish a pre-rinse canopy, and make site changes to provide for improved vehicle circulation and stacking.

The site is known to be very busy and congested when there is a high demand for car washes. The proposal will not add any additional services and is not expected to create any additional traffic demand. The proposal addresses some significant issues on the site, including pay booths that align with an entrance/exit, poor stacking, lack of public sidewalks, an extra-wide curb cut on Oak Park Avenue, and limited landscaping. A traffic study was conducted by KLOA as part of the improvements to help identify critical issues and recommendations for improvement.

The subject site is a single 1.59-acre lot located on the northwest corner of 159th Street and Oak Park Avenue. The site was originally developed and approved in 1988 for the Delta Sonic Car Wash. The project's goal is to clean up the site, help the site circulation, expand the detail center, and add an ADA compliant bathroom to the convenience store.

In 1988 the company expanded into the Chicagoland area and this site was expected to be primarily used as a car wash with the ability to buy gas and convenience items. In 1995, the rear interior detail addition was proposed and approved with an amendment to the Special Use with certain Variations.

The site is located in the B-3 (General Business & Commercial) zoning district. To the north of the site is the Trinity Lutheran Cemetery that is zoned B-3. To the west of the site, is the Trinity Lutheran Church & School zoned R-2 (Single-Family Residential). To the south is Brown's Chicken zoned B-3 and Golden Corral zoned B-2 (Community Shopping). To the east is Shell gas station located in the City of Oak Forest and zoned most similarly to the B-3 zoning district.

The Petitioner is proposing to modernize the site, meet existing demand, meet accessibility codes, and improve site circulation. In the past few years they have upgraded the canopy as well as the pumps and replaced the tanks and asphalt in the parking lot. The same

services will be offered, and no increase in traffic is expected. Staff is recommending adding a condition to the Special Use approval clarifying the existing services and prohibiting oil change or automotive services due to the size limitations of the site.

They do have the existing Special Use granted in 1988. They are proposing to make changes to expand the convenience store building and tear down and replace the detail center in the rear with a larger building. Automobile Service Stations and Car Washes are Special Uses in B-3. Expansion or change in a proposal of a Special Use requires a new approval.

Mr. Ritter displayed an overview of the existing site. The existing convenience store is 1,295 sq. ft. and the proposal includes a 131 sq. ft. addition for a new total of 1,426 sq. ft. The addition is located in an existing concrete walkway area. The convenience store addition will allow for an expansion of the existing restroom to be ADA accessible. The cashier area will also be moved near the exits and will allow for better views of the fueling areas.

The detailing area is used for interior detailing services, which a number of service levels are offered. The existing detail shop is approximately 2,456 sq. ft. and is proposed to be demolished. The new detail shop building will be 7,834 sq. ft., and while the same services will be offered, it will allow more space for equipment and increased efficiencies in servicing vehicles. There will be updated restrooms, waiting area, and mechanical/equipment room.

The structure's expansion will reduce set back to the side and rear property lines to five feet. The structure is not immediately adjacent to any structures on the neighboring cemetery property and will be screened by a six-foot privacy fence and landscaping. A five-foot setback is proposed to allow for maintenance of the building and area between the fence and building.

The pre-wash canopy located west of the car wash building will be demolished and the pay booths for the car wash are located further north toward the car wash. This allows for more vehicle stacking space and also eliminates the dangerous adjacency between the pay booths and the western curb cut. The express lane for the car wash has also been moved to the outside lane which reduces the potential of blocking vehicles queuing for a pay booth.

The width of the curb cut and driveway on Oak Park Avenue has been reduced. Along with the increased setback of the new detail building from Oak Park Avenue, the new configuration of the curb cut minimizes the potential for conflict between cars queuing for service, exiting the carwash and entering the property.

As part of the redevelopment and changes in the Special Use, a public sidewalk is required to be installed along 159th Street and Oak Park Avenue. The sidewalk will extend along 159th Street from the curb cut just west of the subject site that connects to the church's parking lot all the way east to the intersection. However, at the intersection, the sidewalk must cross onto the existing property. The petitioner has requested a public sidewalk easement as compared to a formal dedication to avoid changes in deeds and financing. The easement option also avoids the need to request a ground sign setback variation. Similar sidewalk easements were approved on the 7-Eleven (171st Street & Harlem Ave.) and Food N Fuel (183rd St & West Creek Dr.)

The Petitioner has a parking agreement with the adjacent church and has been working to provide a sidewalk connection to the church parking for employees. The sidewalk will allow for a more direct paved walk for employees who park at the church parking lot since the Petitioner will install the sidewalk on their property and are committed to connecting it to the church parking lot if and when the church approves those plans. Until the sidewalk can be installed the Petitioner will construct a public sidewalk along the 159th Street frontage of the church between the subject property and the east entrance to the church.

The Petitioner will be installing underground detention as part of the project to compensate for any increased stormwater runoff. The engineering plans still have revision and comments that need to be made. Staff recommends conditioning all approvals based upon final engineering plan approval by the Village Engineer.

The site has very little existing landscaping, except for shrubs near light poles along the roadway frontage and along the north property line. A planter area along the south side of the car wash building (and north of the convenience store) was removed following tank replacement. The planter was elevated and made it difficult to grow and maintain plantings. A tree and small planting area near the existing pre-wash canopy is also proposed to be removed.

The new landscape plans work to offset the few areas where landscaping has been removed by increasing the parkway and perimeter landscaping, including 40 canopy trees and 16 small/ornamental trees. Specific species of trees and shrubs were chosen due to their ability to survive in confined areas, are salt-tolerant, and do not create visibility concerns. The property is separated from the cemetery

to the north by an existing privacy fence. The western property that is adjacent to the church is also buffered by a naturalized buffer along a creek.

The site does not comply with many of the current landscape ordinance requirements, such as required bufferyard widths and interior parking lot landscaping. However, as with other aspects of redevelopment sites, the goal is to improve the site, while allowing the project to be economically and functionally feasible. Any additional landscaping will result in a loss of parking/fuel stations, or require an extensive reconfiguration of the site layout, which are not feasible at this time. The Petitioner has prioritized the placement of attractive landscaping in areas not utilized for parking or site circulation. While there are waivers, the Petitioner's proposal significantly improves the site compared to its current condition. The landscaping proposal is very similar to the development of the property on the southeast corner of the intersection with a heavy use of trees and shrubs placed around the street frontages.

Mr. Ritter displayed an overview of the proposed changes to the architecture. The changes maintain the current design which includes a heavy use of brick and metal fascia components. The convenience store will include a matching brick base and windows, similar to the existing building.

The most significant architectural changes are in regards to the Detail Center and the Oak Park Avenue frontage. The new detail center will include a two-story tower with a façade using primarily windows. This design was utilized to bring in existing aspects of the car wash building, but also creating a more modern and attractive facade along Oak Park Avenue.

Mr. Ritter displayed photos of the proposed signs. Most of the signage on the site was approved with a Variation in 1988 and will remain on site. The proposal includes new signage for the detailing center. The proposed wall sign is permitted with respect to size and is on a separate elevation from the front pillar signs. The drive-thru menu boards are also permitted as they are below 16 sq. ft. in size for each lane. However, the new directional signs exceed the maximum six sq. ft. for a wall-mounted directional sign. The "detailing" sign is proposed at 18.25 sq. ft. The overhead car wash lane signs are 28 sq. ft. The additional size is needed to increase the visibility that helps to direct vehicles to these different locations from any point in the site and even from the roadway before they enter.

The Village Zoning ordinance provides some guidance for required parking for various uses; however, there is no specific reference for a convenience store associated with a gas station and car wash. In these situations where a specific use is not listed, the Plan Commission has authority to approve the parking based on the Petitioner's proposal and similar uses noted in the ordinance. A professional parking study is typically required to be supplied to assist the Plan Commission in their review. The site is already known to be significantly under-parked and the Petitioner has an existing cross-parking agreement with the neighboring church that allows them the use of the adjacent parking lot for their employees. Therefore, due to the existing conditions and agreement, a parking study was not required for the proposed site changes.

Convenience stores are most commonly considered a "retail use" which requires one parking stall for every 150 sq. ft. With a total of 1,426 sq. ft. proposed, this results in a requirement of nine parking spaces per the Zoning Ordinance requirements. Automobile service (gas) stations require parking for each employee and that can be used for both the detailing and car wash services as well. The petitioner has stated up to 10 employees work on the site at any given time. This requires a total of 19 parking stalls for the proposed uses.

Currently, there are four parking stalls; however, one is being converted to an ADA compliant stall and will reduce the parking stalls to a total of three. Additionally, the site has twelve fueling stations. There is a unique nature of a gas station where some of the retail customers may be parked at the pumps (which is not included in the parking count) while they access the convenience store, thereby essentially providing twelve additional parking spaces. Due to its size and limited item selection, the convenience store typically only serves someone who is fueling and only rarely used by customers stopping solely for a convenience item. Additionally, customers are usually on the site for short periods of time, resulting in high turnover and thereby lowering the demand for parking. The Petitioner has had a cross-parking agreement with Trinity Lutheran Church for a number of years and recently extended it allowing employees to park in the church parking lot during their shifts. Staff does not have concerns with the parking variation, subject to a parking agreement with an adjacent property.

Mr. Ritter displayed photos of the proposed light fixture. A new lighting ordinance was recently adopted in September 2019. The lighting plan for the proposed development complies with the new lighting standards with respect to fixture type, illumination intensity, and light intensity at the property lines. The Petitioner will be installing new lights around the expanded car wash entrance. They will also be replacing the existing light poles on the site that have angled box fixtures with similar poles and light fixtures that will be parallel to the ground.

CHAIRMAN GRAY asked the Petitioner to make comments.

Mr. Jeramy Brooks, Delta Sonic noted the main focus is to improve the circulation and stacking at the site.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER STANTON noted he was glad to see that Delta Sonic is making improvements to the site. Great business.

COMMISSIONER MANI noted he was in favor of the architecture and is glad to see the sidewalks being installed and the congestion being addressed.

CHAIRMAN GRAY echoed the comments and noted Delta Sonic does a good amount of business at this location and he liked the new improvements. He does like the reduction of the size of the signage, The parking and traffic study was helpful. It is good to have the parking agreement in place and the sidewalks running to I for the employees.

Mr. Ritter discussed the Open Items:

1. Discuss the Variations to permit reduced side and rear yard setbacks for the detail center.
 - Staff has found the setbacks to be appropriate on this site based upon surrounding uses, proposed fencing, and a minimum five-foot setback to allow for maintenance of the structure.
2. Discuss the proposed landscape plan and required landscape waivers.
 - As an existing redevelopment site with heavy automobile use, there are limited opportunities to expand landscaping on the site without disrupting circulation. While the proposed landscaping is not compliant with current code requirements, staff believes it has been improved upon considerably. A small reduction internal to the site has been reasonably compensated for by the landscape increases on the perimeter of the site. The proposal appears to balance the needs for the proposed site changes and improving upon the existing landscaping.
3. Discuss the Variation to permit directional signs to be 28 and 18.25 sq. ft. in size instead of the maximum allowable 6 sq. ft.
 - The signs are scaled appropriately to the proposed structures and work to help direct vehicles both on- and off-site to the correct locations. No logos/advertising are permitted on directional signs.
4. Discuss the requested parking variation, conditioned upon a valid parking agreement with an adjacent property.
 - Staff notes that while parking is limited, it is an existing condition with limited ability for improvement. The reduction in parking is due to the conversion of two stalls to an ADA compliant stall. Most vehicles utilizing the convenience store will also be getting fuel. A parking agreement is in place that allows for employees to park at the neighboring church and there will be walkways installed to allow for safe pedestrian access between the sites in the future, with the agreement of the church. In the meantime, a public sidewalk will be installed along the 159th Street frontage between the subject property and the east entrance to the church parking lot.

There will be Plan Commission Public Hearing on June 18, 2020

PUBLIC COMMENT

NONE

ADJOURNMENT:

There being no further business, a Motion was made by PLAN COMMISSIONER WEST, seconded by PLAN COMMISSIONER MANI to adjourn the Regular Meeting of the Plan Commission of June 4, 2020 at 7:57 p.m. The Motion was unanimously approved by voice call.

All Commissioners participated electronically.

AYE:

COMMISSIONERS MANI, GASKILL, STANTON, WEST, and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared the motion approved by voice call.

PLAN COMMISSION CHAIRMAN GRAY declared the meeting adjourned.