

NOTICE OF THE REGULAR MEETING OF THE PLAN COMMISSION

The regular meeting of the Plan Commission is scheduled for
Thursday, October 1, 2020 beginning at 7:00 p.m.

A copy of the agenda for this meeting is attached hereto and
can be found at www.tinleypark.org.

NOTICE - MEETING MODIFICATION DUE TO COVID-19

Pursuant to Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, and Executive Order 2020-39, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on May 29, 2020, the members of the Plan Commission will be participating in the meeting through teleconference.

A livestream of the electronic meeting will be broadcasted at Village Hall. Pursuant to Governor's Executive Order No. 2020-10 and CDC guidelines, no more than 10 people will be allowed in the Council Chambers at any one time. Anyone in excess of 10 people will be asked to wait in another room with live feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments.

Public comments or requests to speak may also be emailed in advance of the meeting to clerksoffice@tinleypark.org or placed in the Drop Box at the Village Hall by noon on Thursday, October 1, 2020.

Kristin A. Thirion
Clerk
Village of Tinley Park



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**October 1, 2020 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the September 17, 2020 Regular Meeting

ITEM #1 Workshop/Public Hearing – Lenny’s Gas N Wash – 7451 183rd Street & 18421 West Creek Drive – Special Use Permits, Site Plan Approval, Final Plat Approval

Consider recommending that the Village Board grant Leonard McEnery on behalf of Lenny’s Food N Fuel 183rd Street, LLC (Contract Purchaser) an amendment to the North Creek Business Park Planned Unit Development Ordinance (Ord. 91-O-083) to permit an automobile car wash to be a permitted use on the subject property. Additionally, to recommend a Special Use Permit for a Substantial Deviation with exceptions from the Zoning Ordinance for the properties located at 7451 183rd Street and 18421 West Creek Drive in the ORI PUD (Office and Restricted Industrial, North Creek Business Park PUD) zoning district. The requests will include Site Plan and Final Plat Approvals to permit the addition of a car wash to the previously approved automobile service (gas) station and convenience store site.

Good of the Order

Receive Comments from the Public

Adjourn Meeting



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

SEPTEMBER 17, 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 September 17, 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, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on June 26, 2020, the members of the Village Board will be participating in the meeting through teleconference.

A live stream of the electronic meeting will be broadcasted at Village Hall. Pursuant to Governor's Executive Order No. 2020-43 and CDC guidelines, no more than 50 people or 50% of the maximum capacity will be allowed in the Council Chambers at any one time, so long as attendees comply with social distancing guidelines. Anyone in excess of the maximum limit will be asked to wait in another room with a live feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments. CHAIRMAN GRAY confirmed Commissioners and Staff were able to communicate. All replied affirmatively. CHAIRMAN GRAY then addressed ground rules for the effective and clear conduct of Plan Commission business.

Secretary Bennett called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray (Participated electronically)
Steven Vick (Participated electronically)
Eduardo Mani (Participated electronically)
Lucas Engel (Participated electronically)
Mary Aitchison (Participated electronically)
James Gaskill

Absent Plan Commissioners:

Angela Gatto
Kehla West

Village Officials and Staff:

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

CALL TO ORDER

PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for September 17, 2020 at 7:00 p.m.

COMMUNICATIONS

None

APPROVAL OF MINUTES

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

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, AITCHISON, VICK and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 17, 2020 REGULAR MEETING

**ITEM #1 Public Hearing – Pete’s Fresh Market – 16300 Harlem Avenue
Special Use for a Substantial Deviation of the Park Place PUD**

Consider recommending that the Village Board grant Petros Drimonas, Pete’s Fresh Market, on behalf of 163rd & Harlem LLC (property owner) a Special Use for a Substantial Deviation of the Park Place Planned Unit Development (89-O-048) for a phased development located at 16300 S. Harlem Avenue, Tinley Park. The granting of this request will allow for the use of the former K-Mart structure as a warehouse/distribution center in Phase 1. Phase 2 shall include the construction of a new grocery store (Pete’s Fresh Market), associated retail (approximately 119,000 Sq. Ft.) and renovation of the former K-Mart store for an additional 38,000 Sq. Ft. retail as Phase 2.

Present Plan Commissioners: Chairman Gray (Participated electronically)
Eduardo Mani (Participated electronically)
Lucas Engel (Participated electronically)
Mary Aitchison (Participated electronically)
Steven Vick (Participated electronically)
James Gaskill

Absent Plan Commissioners: Angela Gatto
Kehla West

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

Guests: Eugene Grzynkowicz, PM Realty, Inc. (Participated electronically)
John Bradshaw, Architect. (Participated electronically)

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

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK to open the Public Hearing for Pete’s Fresh Market

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, AITCHISON, VICK and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

Paula Wallrich, Planning Manager presented the Staff Report. This Staff Report has been distributed to the Plan Commission, the Applicant and will be posted on the website in its entirety.

CHAIRMAN GRAY asked the applicant for comments and swore in the Petitioner and Architect.

Eugene Grzynkowicz, PM Realty Inc. noted he had nothing to add to the presentation. He noted that Ms. Wallrich did an excellent job on the presentation to explain phase 1 and phase 2. Phase 2 is currently being worked on and the site development plan will be tweaked. We will be presenting that in the near future. He has been in contact with Ms. Wallrich and he foresees no issues to the Village’s request.

John Bradshaw, Architect had nothing to add, but is open for any questions.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER VICK inquired when the proposed grocery store opens, will it have the interior loading and unloading docks? Mr. Wallrich replied that it would.

CHAIRMAN GRAY inquired if the proposed warehouse will have hours of operation from 5 a.m. to 5 p.m. Ms. Wallrich replied that it would and 5 a.m. to 5 p.m. is for phase 1. Chairman Gray inquired if this would be revisited if there is a need. Ms. Wallrich replied that is correct.

CHAIRMAN GRAY noted that repurposing the sign is okay. There would be no need to take the sign down if it can be repurposed in the future. He has no issues with putting the concrete sidewalk in phase 2. The Commission would concur with staff that all this is contingent on having a grocery store by September of 2022.

CHAIRMAN GRAY asked for comments from the Public.

CHAIRMAN GRAY swore in Jim and Lynn Romanenghi, neighbors on Lake Villa Avenue, behind the proposed development.

Lynn Romanenghi noted their concern is noise. When the K-Mart was there, the trucks would idle all day and all night in the winter. She would like to make sure the trucks that will be there behind the new store will not be idling. She would like to make sure the hours will be from 5 a.m. to 5 p.m. and it will not be in the middle of the night or the evening.

Dan Ritter, Senior Planner noted the warehouse space with those hours is what is getting approved tonight and they will make sure that does not happen. The store portion might be different hours but that would come forward with the approval for that phase 2 project.

Jim Romanenghi inquired about the 43,000 sq., ft. retail store and the deliveries to that place. Their house is right behind where it is proposed. Mr. Ritter replied right now the municipal ordinance limits that deliveries would have to be between 10 a.m. and 7 p.m. If they want to change that, and it has been changed by Sam's Club (7 a.m. to 10 p.m.) it could be done. Pete's would probably want the hours a little earlier, so they would have to come back as part of phase 2 and ask for that. As they do not have the retail space yet, they do not know what their needs are.

Lynn Romanenghi also noted they are concerned about the hours of the store. K-Mart was open 24 hours a day which meant music was being blasted and the cars would do donuts in the parking lot. She was constantly calling the police. They need to take into consideration that because they are building this right in front of them, the hours cannot be 24 hours. Pete's should consider putting in speed bumps to contain the speed in the lot.

Eugene Grzynkowicz noted the hours of operation are going to be from 7 a.m. to 10 p.m. for the store. The delivery hours are from 6:30/7:00 a.m. to 5 p.m.

Jim Romanenghi inquired about the construction noise. Pete's should soundproof the back windows. There were people doing donuts and hanging out late at night in the K-mart parking lot previously.

Mr. Ritter noted with all development there is a short time where there is going to be some construction noise but it is part of making improvements to all properties. There are ordinances for construction hours to limit disturbances.

Eugene Grzynkowicz replied that the warehouse is proprietary to Pete's Market. Its sole purpose is to feed the Pete's Market stores. We have complete control of the warehouse and the grocery store. He is always open to talk with the Village police department and would sign an agreement with them regarding control to police this site. This would include parking and being in the fire lane and also contributing to the problems they have had in the past to mitigate those issues. Mr. Grzynkowicz noted the construction would generally be from 7 a. m. to 5 p.m.

Mr. Ritter noted it will help when they flip the parking to the other direction and the addition of landscape islands that don't exist now. There is less room for speeding and donuts in the parking lot.

Mr. Grzynkowicz noted they are condensing this large parcel of asphalt and densifying it with buildings. When this happens you really start to close down the opportunity for people to run rapid. They will monitor it though and contact police if needed.

Lynn Romanenghi inquired if Pete's Market will own the retail space and rent it out. Her major concern is that they do not get another 24 hour business. This is a problem when you are trying to sleep.

Ms. Wallrich replied that they will own it and be leasing those out. As we move on to phase 2, you will receive another notice and it will be addressed then.

Mr. Ritter noted they should feel free to contact staff about questions about phase 2 or to see the plans before the next meeting. One of our biggest concern is the residential areas and they would be glad to walk them through the phase 2 development once it is submitted.

CHAIRMAN GRAY asked the Commissioners if there were any further comments.

There were none.

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER AITCHISON to close the Public Hearing for Pete's Fresh Market.

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, AITCHISON, VICK and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

Ms. Wallrich presented the Standards for Special Use for a Substantial Deviation of the Park Place PUD as noted in the Staff Report.

CHAIRMAN GRAY asked the Commissioners for comments on the Standards.

There were none.

Motion 1 (Site Plan):

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK to grant the Petitioner, Petros Drimonas, Pete's Fresh Market, on behalf of 163rd & Harlem LLC (property owner), Concept Site Plan approval in accordance with plans as noted in the List of Submitted Plans within the Staff Report and attached to the Plan Commission Meeting Packet, to redevelop the property located at 16300 Harlem Avenue.

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, AITCHISON, VICK and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

Motion 2 (Special Use for a Substantial Deviation of the Park Place PUD with Exceptions and Conditions):

A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER MANI to recommend that the Village Board approve a Special Use for a Substantial Deviation of the Park Place PUD to allow warehouse/distribution uses as part of Phase 1 as an accessory use to a grocery store to be occupied by September 1, 2022, and thereafter the warehouse/distribution use is prohibited as a use independent from the grocery store use, in accordance with plans as noted in the List of Submitted Plans within the Staff Report and attached to the Plan Commission Meeting Packet, and adopt Findings related to the Standards for a Special Use as outlined in the staff report for Phase I of property located at 16300 Harlem Avenue with an exception to allow the overnight storage of five (5) delivery vehicles parked at the loading dock, conditioned upon occupancy of the grocery store by September 1, 2022, prohibition of outdoor storage, and the planting of street trees prior to Phase 1 occupancy.

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, AITCHISON, VICK and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

This item will be heard at the Village Board Meeting on October 6, 2020.

The staff report was presented at the meeting and is hereby entered into the record.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE SEPTEMBER 17, 2020 REGULAR MEETING
**ITEM #2 Workshop/Approval – Chipotle Commercial Building (Formerly Bank of America),
7228 191st Street – Site Plan Approval**

Consider recommending that the Village Board grant Daniel Abdo on behalf of Glazier Development Group (Contract Purchaser), is seeking a Site Plan Amendment to make site and façade changes for a two-tenant commercial building at 7228 W 191st Street in the B3 PD (General Business and Commercial, Brookside Marketplace PUD) Zoning District.

Present Plan Commissioners: Chairman Gray (Participated electronically)
Eduardo Mani (Participated electronically)
Lucas Engel (Participated electronically)
Mary Aitchison (Participated electronically)
Steven Vick (Participated electronically)
James Gaskill

Absent Plan Commissioners: Angela Gatto
Kehla West

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

Guests: None

Dan Ritter, Senior Planner presented the Staff Report. This Staff Report has been distributed to the Plan Commission, the Applicant and will be posted on the website in its entirety.

CHAIRMAN GRAY asked the Applicant to comment.

There was no applicant in attendance.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER VICK noted:

- The fence design needs to be consistent design between the two different patios.
- There should be requirements to make sure if the pickup lane becomes a drive thru lane then there should be a traffic study. That condition is a good idea.
- The landscaping design is okay. The end island trees are being adequately offset by the new landscaped areas.
- Overall, they have done a good job on the site design.
- The pick-up order sign needs revision and agrees with that condition.

COMMISSIONER MANI has no issues with the open items and he agrees with COMMISSIONER VICK.

- There is a safety concern that needs to be addressed on the SE corner of the building. Fencing should be installed to create a barrier so pedestrians/children cannot walk out in front of the pickup lane.

Mr. Ritter replied that this is a good point and he will discuss with the applicant to make it more pedestrian friendly and avoid that blind spot. We will have them close it off and remove the crosswalk at that location.

CHAIRMAN GRAY noted these are good comments regarding the safety concern. This is a blind spot where a fence should be installed. The sidewalk and the landscaped area there should be removed across the pickup lane. Cars are coming out of the drive thru area and there is a blind spot. The drawing on the staff report shows a fence blocking off that area.

Mr. Ritter replied this is a good point and that this will be addressed.

CHAIRMAN GRAY noted he echo's Commission Vicks comments.

- If a new tenant comes in and the pickup is changed to a drive thru, a traffic study should be done.
- The architecture is good.
- The outdoor patios should be kept consistent.
- The signs should conform with the rest of the signs on Brookside Drive.

A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER MANI to grant the Petitioner, Daniel Abdo, on behalf of Glazier Development Group (Contract Purchaser), Site Plan Approval for the property located at 7228 W. 191st Street in accordance with the plans submitted and listed herein, subject to the following conditions:

1. If the drive-up aisle is not utilized in the future, a new site plan approval is required prior to occupancy of the space or immediately upon the decommissioning of the drive-up operations.
2. Any changes in drive-up window or parking demand from what was presented requires a new traffic/drive-thru analysis and prior approval to ensure the on-site drive-thru stacking and parking is sufficient.
3. Site Plan Approval is subject to final engineering plan review and approval by the Village Engineer.
4. The pick-up window directional sign shall be revised to comply with the Zoning Code and PUD requirements."

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, AITCHISON, VICK and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

The staff report was presented at the meeting and is hereby entered into the record.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 17, 2020 REGULAR MEETING

**ITEM #3 Workshop/Public Hearing - New School for Massage, Bodywork & Healing,
18440 Thompson Court, Suite 10 - Special Use Permit**

Consider recommending that the Village Board grant New School for Massage, Bodywork & Healing (tenant), approval of a Special Use Permit for a vocational massage school at 18440 Thompson Court, Suite 10 in the ORI (Office & Restricted Industrial) zoning district.

Present Plan Commissioners: Chairman Gray (Participated electronically)
Eduardo Mani (Participated electronically)
Lucas Engel (Participated electronically)
Mary Aitchison (Participated electronically)
Steven Vick (Participated electronically)
James Gaskill

Absent Plan Commissioners: Angela Gatto
Kehla West

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

Guests: Emmanuel Bistas, Owner of the school
Marilyn Monaco, Property Manager

Paula Wallrich, Planning Manager presented the Staff Report. This Staff Report has been distributed to the Plan Commission, the Applicant and will be posted on the website in its entirety.

CHAIRMAN GRAY asked for comments from the Petitioner.

Marilyn Monaco, Property Manager noted Ms. Wallrich explained everything.

CHAIRMAN GRAY asked for comments from the COMMISSIONERS.

CHAIRMAN GRAY inquired if there would be people coming into the class rooms to be worked on.

Mr. Bistas replied that there would only be students in the school. No outsiders would be allowed for being practiced on. Massage Therapy could be vulnerable and for safety, no one would be allowed other than students. Even during the admissions tours, outsiders would not be allowed in the class rooms.

CHAIRMAN GRAY noted he would be now be proceeding to the Public Hearing.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK to open the Public Hearing for New School for Massage Therapy.

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, AITCHISON, VICK and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

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

CHAIRMAN GRAY noted anyone wishing to speak will be sworn in.

CHAIRMAN GRAY asked for comments from the COMMISSIONERS.

There were none.

CHAIRMAN GRAY asked for comments from the Petitioner.

Mr. Bistas replied he had no comment other than being very excited for this opportunity to be here and speak with the Commission.

CHAIRMAN GRAY asked for comments from the Public.

There were none.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK to open the Public Hearing for New School for Massage Therapy.

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, AITCHISON, VICK and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice call.

Ms. Wallrich noted the Standards for Special Use as stated in the Staff Report.

A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER AITCHISON to recommend that the Village Board grant a Special Use Permit to the Petitioner, Marilyn Monaco, Property Manager, for a Special Use on behalf of Steve Vernon, SAVI Properties, LLC, for a Vocational Educational Facility to be located at 18440 Thompson Ct., Suite 10, in the Hickory Creek Planned Unit Development (PUD) and adopt Findings of Fact as proposed by Village Staff in the Staff Report.

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, AITCHISON, VICK and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by Roll Call.

The staff report was presented at the meeting and is hereby entered into the record.

This item will be heard at the Village Board Meeting on October 6, 2020.

GOOD OF THE ORDER

1. Staff has reviewed permit requests on Brixmor Development.
2. Magnuson Residential Development on 191st is in for permit and is being reviewed.
3. Dan and Kimberly are virtually attending the APA Illinois Conference. There has been interesting sessions on reinventing suburban corridors. Also sessions on the many changes regarding Covid-19, outdoor dining and legal considerations, sustainability with landscape design, and granting economic development incentives. If any Commissioners are interested in attending the Commissioner Training at the state conference in the future, let staff know and it would be possible.

COMMENTS FROM THE PUBLIC

There were none.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER MANI to adjourn the September 17, 2020 Plan Commission Meeting.

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, VICK, AITCHISON and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice call.

CHAIRMAN GRAY declared the Plan Commission Meeting adjourned at 8:53 pm.

Petitioner

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

Property Location

18421 West Creek Drive & 7451 183rd Street

PIN

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

Zoning

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

Approvals Sought

- PUD Ordinance Amendment
- Special Use Permit
- Site Plan Approval
- Final Plat Approval

Project Planner

Daniel Ritter, AICP
Senior Planner

PLAN COMMISSION STAFF REPORT

October 1, 2020 – Workshop/Public Hearing

Gas N Wash (Formally Food N Fuel) – Car Wash Addition

18421 West Creek Drive & 7451 183rd Street



EXECUTIVE SUMMARY

The Petitioner, Leonard McEnery, on behalf of Lenny's Food N Fuel 183rd Street LLC (Contract Purchaser), is seeking an amendment to the existing North Creek Business Park Planned Unit Development (PUD) Ordinance (Ord. 91-O-083), a Special Use Permit for a Substantial Deviation with Exceptions, Site Plan Approval, and Final Plat of Consolidation Approval. The requests allow for the construction of a car wash addition at 18421 West Creek Drive. The car wash would be on a consolidated lot with the previously approved Food N Fuel gas station and convenience store at 7451 183rd Street. The new site would be branded as a Gas N Wash instead of the originally proposed Food N Fuel.

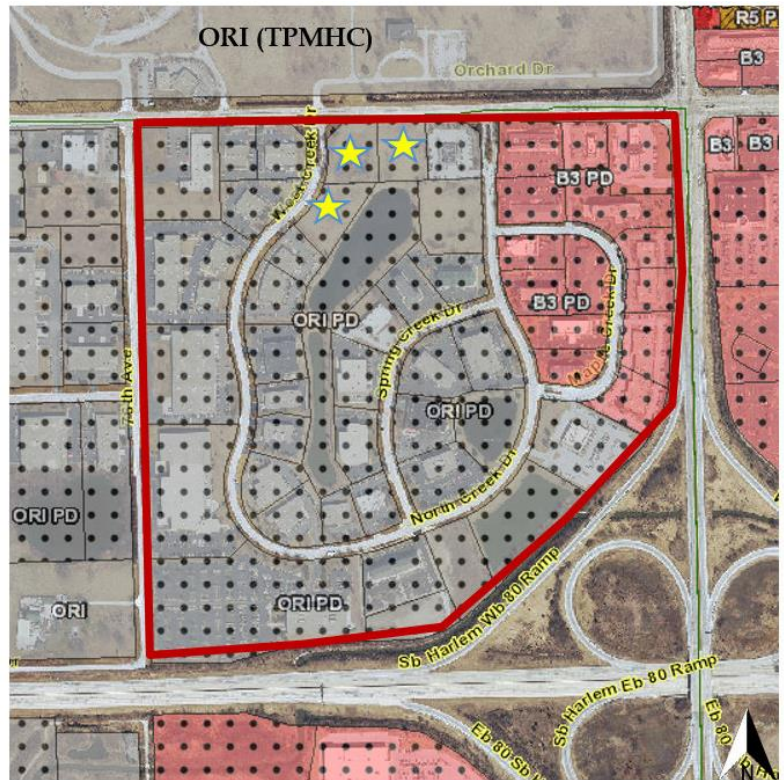
The location of this site was chosen due to high existing traffic counts, I-80 access, and the need to supply additional gas station services in the area to meet demand. The area is home to many hotels, restaurants, stores, and other commercial uses compatible with a gas station, convenience store, and car wash. Since the original approval in 2019, the Petitioner came to an agreement on the land to the south of their gas station site to add the proposed car wash. The car wash is expected to bring more convenience to customers and generates additional fuel, food, and retail sales at the site.

In addition to the car wash proposal, the Petitioner requests a change to their signage on the primary gas station canopy. The Petitioner is requesting some additional square footage be permitted on the main canopy facing 183rd Street, so that they can place a sign for their interior tenant, Do-Rite Donuts & Chicken, who will be utilizing both interior tenant spaces. The additional signage will help with the brand recognition of the interior business. The Gas N Wash canopies are among the largest gas canopies in the Village, and the signage is designed so that it does not appear overcrowded.

EXISTING SITE & ZONING

The subject property consists of three parcels on the southeast corner of West Creek Drive and 183rd Street. The two lots located to the west of the existing Hamada of Japan Restaurant (18310 North Creek Drive) were approved for the Food N Fuel convenience store and gas station in late 2019. The site has a permit issued and is currently under construction. The third lot is vacant and to the southwest of the site. The properties are zoned Office and Restricted Industrial (ORI) and part of the North Creek Business Park PUD. The PUD was originally approved and subdivided in 1991 (Ord. 91-O-083) with the ORI base zoning covering the full area, but permitting some specific uses more typical of the B-3 zoning district. In 1995, a portion of the area included in the PUD that was most adjacent to Harlem Avenue, was rezoned from the ORI base zoning to a B-3 (General Business) base zoning (Ord. 95-O-055).

Most of the PUD has been developed and includes a mixture of office, light industrial, educational, and commercial uses. The area is a destination for many travelers due to its proximity to I-80, Hollywood Casino Amphitheater, Convention Center, hotels, and many shopping/service



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



establishments. There is only one gas station (Speedway) in the immediate area and does not have a car wash. All properties surrounding the subject site are in the same North Creek PUD.

The site is also located within the Urban Design Overlay District (UDOD), which promotes walkability, lesser front yard setbacks, and a more urbanized look. Due to the inconsistencies between the intent of the UDOD and the development pattern of the existing development within the North Creek Business Park PUD, staff relied primarily on the PUD regulations to guide the review of the original Food N Fuel project, and that view has continued here with the car wash addition to the site. Staff has worked with the Petitioner to ensure that the spirit of the UDOD is met where possible. However, a gas station and car wash are heavily auto-oriented uses that are difficult to fit into the intent of the UDOD regulations. Despite a lack of pedestrian connectivity in the subdivision and general area, the Petitioner has done their part to plan for pedestrian connections throughout and around the subject site.

PROPOSED USE & PUD SPECIAL USE AMENDMENT

The PUD regulations were amended in 2019 (Ord. 2019-O-075) to allow automobile service (gas) station with a convenience store as a permitted use on this subject site. However, that approval did not mention a car wash, which is a separate use outlined in the zoning code, and also not listed as a permitted use in the underlying ORI zoning district. Car washes are only permitted uses in the B-5 (Automobile Service Business) and M-1 (General Manufacturing) zoning districts; it is a special use in the B-3 (General Business and Commercial) zoning district when “attached to an automobile service station”. The subject site is near to the portion of the PUD that has an underlying B-3 use and is immediately adjacent to a restaurant and a heavily traveled section of 183rd Street. Additionally, it should be noted that the car wash will not be physically attached to the automobile service station, but will be on a consolidated lot, so they cannot be owned separately without further Village approval.

The proposed car wash site will include a 4,905 sq. ft. automatic car wash building and a canopy with 20 free vacuum stations. The car wash site will have three lanes that consolidate to one at the entrance to the car wash. Each lane takes a card payment, prepaid car wash codes purchased from the fuel pumps/c-store, and prepaid monthly memberships. The site will function the same as other Gas N Wash Locations, including the nearby locations at 19420 Harlem Avenue in Tinley Park and 8810 191st Street in Mokena. The car wash will only be used by personal vehicles; no large semi-trailer or box trucks can use the car wash.

Car washes have been traditionally limited to certain auto-oriented districts because they can be unsightly, noisy, and create traffic congestion with a limited positive impact to the economy. However, car washes are a service with strong demand and helps to drive additional fuel and retail sales when attached to the other uses on gas station sites. Additionally, many of the concerns about the car washes can be solved by good site design and landscaping; the concerns about the appearance can be solved by applying the same architectural standards that would be applied to other commercial buildings.

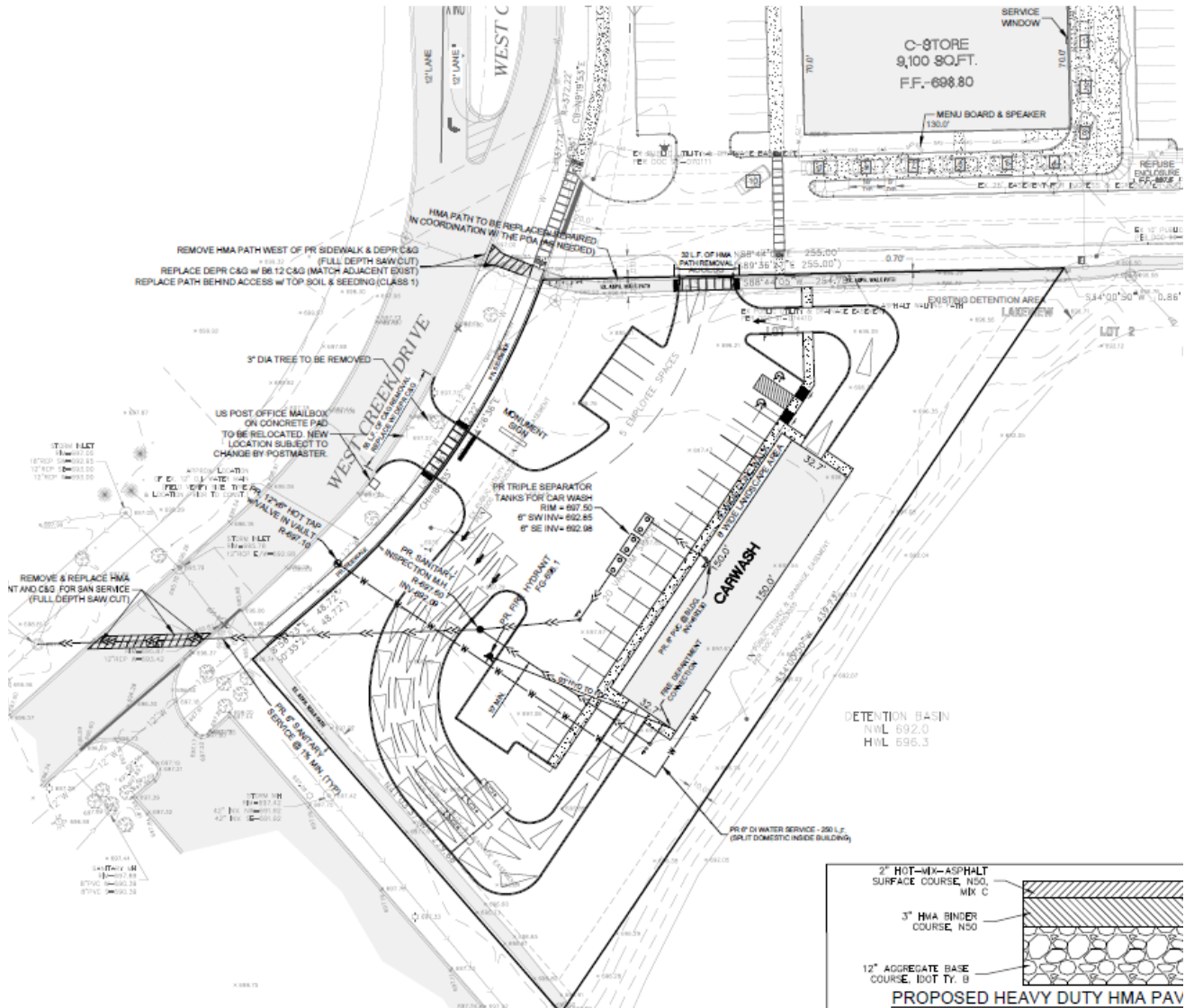
Open Item #1: Discuss the request to amend the PUD ordinance to permit a “car wash” as permitted use on the subject site.

SITE PLAN

The proposed site plan indicates how the subject site will function on its own as a car wash, and how it connects with the previously approved gas station site, which will share customers and traffic with the car wash. The car wash site will include the automatic car wash building, payment area/canopy, vacuum area/canopy, vehicle parking, walkways, and landscaping. Additionally, new utilities will be provided to the building, such as watermain, sewer lines, and lighting. Access to the site will be through one curb cut onto West Creek Drive, as well as a connection point on the north site with the gas station site. While the car wash will not wash large trucks, the site has been designed with approximate spacing and turning radii to accommodate semi-trailer and fire trucks through the site.

The Subdivision Code requires that any new development or redevelopment install a public sidewalk on all public frontages. While the existing sidewalk network in the area is limited, there is a sidewalk running west of the site along 183rd Street, and a sidewalk is being installed along the gas station frontages to connect to that walkway. The gas station sidewalk is 6 feet wide and will run along the West Creek Drive frontage, connecting to the car wash and convenience store sidewalks. The sidewalk will also connect to the existing pathways around the detention pond that are owned by the North Creek Property Owner Association. The walkways also connect to the public sidewalk on the north and south sides of the subject site. It should be noted since this will become one lot and one site plan, that the conditions of approval on the gas station/c-store site have been included on this approval, to avoid any confusion or miscommunication of those conditions in the future.

Open Item #2: Discuss overall site plan layout, walkways, and circulation.



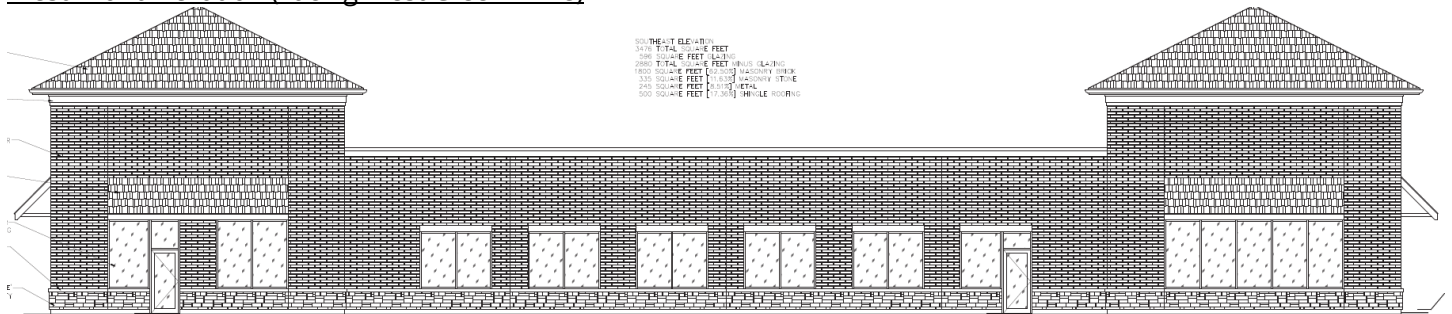
LANDSCAPE

The proposed Landscape Plan has been reviewed by Village Staff and finds it to be in general conformance with the Village's Landscape Ordinance, with a few exceptions. The proposal meets the most of the landscape requirements, yet a few deficiencies remain due to site constraints. The proposed landscaping is similar in style and design with surrounding area properties, such as Hamada, Comfort Inn & Suites, Sleep Inn, and the recently approved Holiday Inn. The species and variety of plantings are expected to increase the appeal of the property and overall area. Below is a list of the landscaping deficiencies in the proposed plan.

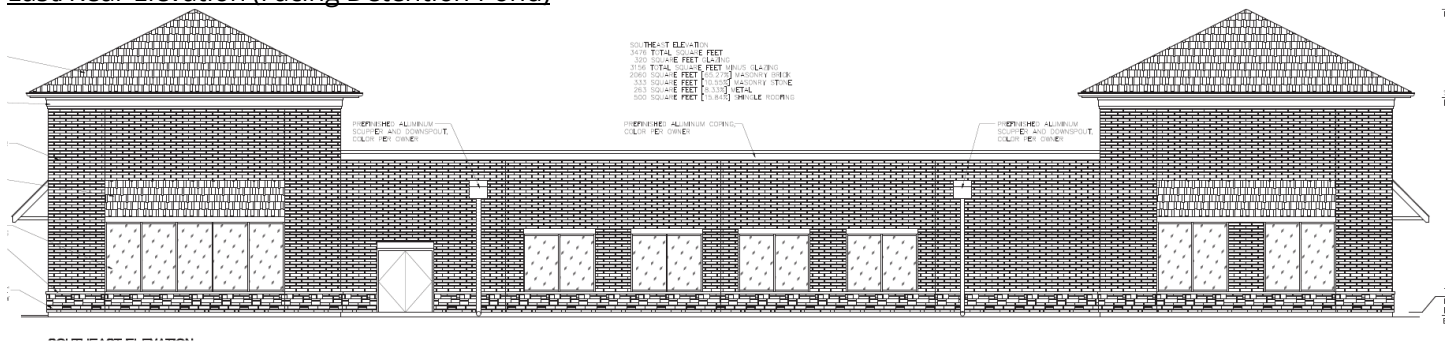
ARCHITECTURE

The building's exterior architecture will be similar to their other locations and will also tie into the convenience store building currently under construction. The same brick and stone materials will be used with the same layout and color. The goal is to utilize a common high-quality architectural theme throughout the property. The car wash building will feature windows on the long western and eastern sides of the building. The use of these windows creates an attractive commercial appearance to the structure. The use of windows on the east side was included at the request of staff, to avoid a large brick wall that will be visible from the businesses on the east side of the pond. The building complies with the masonry requirements by using a plethora of brick and stone where glazing isn't proposed.

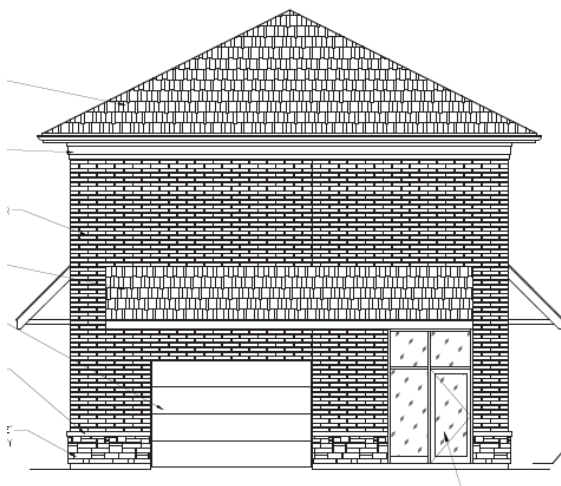
West/Front Elevation (Facing West Creek Drive)



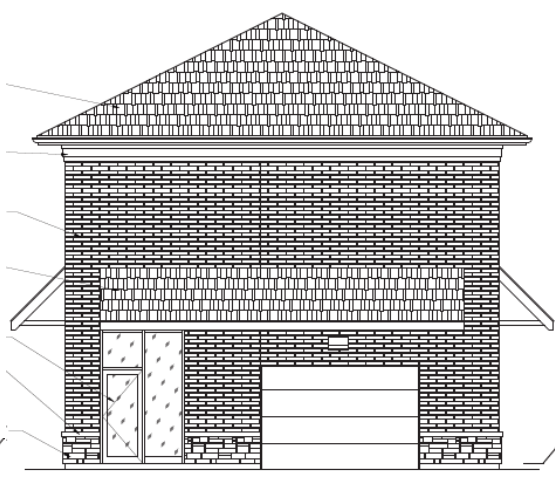
East/Rear Elevation (Facing Detention Pond)



South Elevation (Car Wash Entrance)



North Elevation (Car Wash Exit/Facing Gas Station)



Canopy

The details of the column design on the two canopies are not shown on the architectural plans and are shown as red on the renderings. Staff recommended that these canopy columns be wrapped in brick and stone to match the gas station and truck canopies. The Petitioner has agreed to this request and submitted a detail sheet of the work. However, staff has recommended a condition be included with the approval for clarification purposes.

Open Item #4: Review the overall proposed architecture and the condition of approval in regards to the canopy columns matching the gas station canopy's design.

Renderings





SIGNAGE

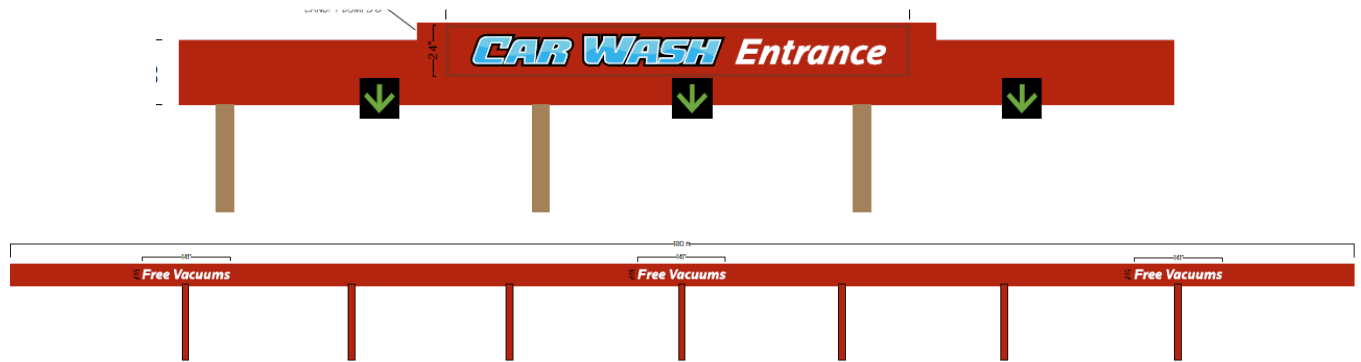
The petitioner has proposed the following signs on the car wash site:

- Three wall signs at 41 sq. ft (north) and 68 sq. ft. sq. ft. on the car wash towers (west and east). The sign on the east elevation is not permitted by the zoning code because it is not a formal “frontage” that is adjacent to a roadway, parking lot or drive aisle; this requires an exception. However, it will be visible from the commercial properties east of the detention pond.
- One “Car Wash Entrance” directional sign at 35.7 sq. ft. (exception required - max size permitted is 6 sq. ft.)
- Three “Free Vacuums” canopy directional signs at 14.7sq. ft. each (exception required - max size permitted is 6 sq. ft.)
- One monument sign – 60 sq. ft. total, 12 sq. ft. LED message center, 8 ft. high.
- 3 car wash menu board signs. These signs were requested but not submitted. They will need to meet the code requirements (max: 45 sq. ft. and 7 ft. height).

The proposed signs require a few exceptions, most notably with the size of the directional signage. The additional size on these signs is needed to increase their visibility to help direct vehicles from different areas on the site and from the roadway before they enter the site. The canopies are uniquely used as directional signage and the sizes were chosen to be visible and the best appearance. The other exception is to allow a wall sign on the east façade. While this is not a formal “frontage” visible from the roadway, they would like to have some visibility from the commercial properties and hotels on the other side of the detention pond.

Open Item #5: Review proposed signage and required Exceptions to the Zoning Ordinance for the car wash site.





Gas Station Canopy Change

The Petitioner now has a specific tenant for the convenience store restaurant spaces and are able to better understand the tenant's signage needs. The tenant is Do-Rite Donuts & Chicken, which will be taking the space originally thought would be utilized by two different food tenants. Instead of having two wall signs on the convenience store building, the Petitioner is requesting some additional signage on the gas station canopy instead. As a high-quality food tenant, Do-Rite Donuts & Chicken is hoping the canopy signage helps give them additional visibility to potential customers, who may not be aware of their brand. The code permits 1 sq. ft. of signage for each 1 ft. of canopy length. With a 240 ft. long canopy, the total signage is limited to a maximum of 120 sq. ft. The original proposal with "Gas N Wash" signs total 113.5 sq. ft. the new "Do-Rite Donuts & Chicken" sign will be located only along the north side of the canopy and is an additional 32.5 sq. ft. for a total of 146 sq. ft. The total exception required is to permit an additional 26 sq. ft. of gas station canopy signage.

Open Item #6: Discuss the Exception to the Zoning Ordinance to allow 26 sq. ft. of additional canopy signage.



PARKING

The car wash portion of the site will have 20 free vacuum stations which function similarly to parking stalls. Customers must exit their vehicles to utilize the vacuums. The free vacuums can be used by someone before or after their car wash, and they can also be used by people who haven't purchased a car wash. There will be an additional seven traditional parking stalls (two are ADA compliant stalls). The car wash will not have any customer traffic that will park and leave their vehicles, so it is expected that those stalls will be primarily used by employees of the car wash and gas station.

LIGHTING

The lighting/photometric plan has been designed to minimize light spillage and any visible glare offsite. The plan is in conformance with the Village's lighting standards by limiting the maximum light spillage to 2fc at the property lines adjacent to a commercial use or public right-of-way. All lights are LED light sources that are downcast and full cutoff to avoid off-site glare.



SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION

The Petitioner is requesting a Special Use Permit for a Substantial Deviation from the PUD. Deviations from Village's Zoning Ordinance are considered Exceptions rather than Variations when located within a PUD and do not require the standard Findings of Fact, as required with a Variation. Alternatively, Exceptions are looked at in terms of their conformance to their overall PUD's design and goals.

The Urban Design Overlay District standards help promote a more urban and walkable environment by influencing things like building placement, parking placement, pedestrian connections, limited curb cuts, and cross-access. However, the auto-oriented nature of a Gas Station makes meeting many of the requirements difficult. The North Creek PUD was designed prior to the approval of the Urban Design Overlay District. Due to the unique nature of the site and the existing development patterns within the PUD, the exceptions retain the character and previously set design of the PUD.

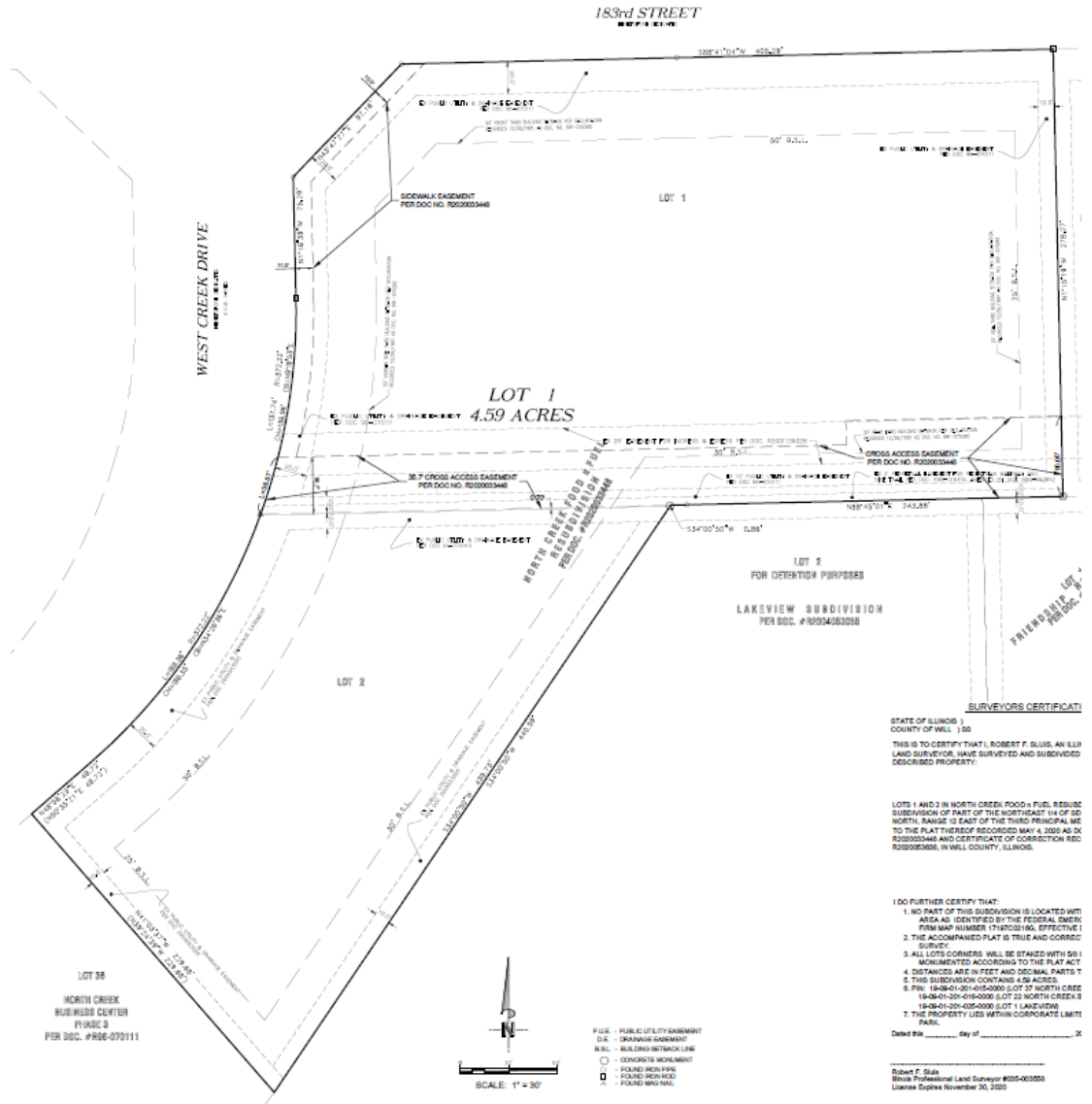
Below are the specific Exceptions and Deviations being requested as part of the Special Use Permit:

1. Exceptions from the Urban Design Overlay District (Section V)
 - a. Increased front yard setback (140.5' proposed)
 - b. Allow parking in the front yard
 - c. Maximum of one curb cut per site (two proposed)
2. Deviations from the PUD Requirements and Sign Regulations (Section IX)
 - a. Allow parking in the front yard
 - b. Changes to the approved lots as indicated in the Final Plat of Subdivision
 - c. Permit wall sign to be placed on the east elevation that does not have immediate frontage to a roadway, parking lot, or drive aisle
 - d. Permit one car wash entrance directional sign to be 35.7 sq. ft. and three free vacuum directional signs to be 14.7 sq. ft. instead of the maximum size of 6 sq. ft.
 - e. Permit total canopy signage to be 146 sq. ft. where the maximum permitted is 120 sq. ft.

Open Item #7: Review requested Exceptions to the Zoning Ordinance and Deviations from the PUD.

FINAL PLAT APPROVAL

The gas station and car wash parcel are being proposed and designed to be integrated together. The uses compliment each other in regards to their customers and traffic generation. Additionally, the site has been integrated with cross connections, landscaping, easements, and signage. To avoid the two uses and sites being sold off separately, the parcels will be consolidated into one lot, and the PUD will be amended to reflect the newly proposed lot. which consolidates three of the original PUD lots.



SUMMARY OF OPEN ITEMS

Staff identified the following open items for discussion at the workshop:

1. Discuss the request to amend the PUD ordinance to permit a "car wash" as permitted use on the subject site.
2. Discuss overall site plan layout, walkways, and circulation.
3. Discuss the proposed Landscape Plan and requested Landscape Ordinance waivers.
4. Review the overall proposed architecture and the condition of approval in regards to the canopy columns matching the gas station canopy's design.
5. Review proposed signage and required Exceptions to the Zoning Ordinance for the car wash site.
6. Discuss the Exception to the Zoning Ordinance to allow 26 sq. ft. of additional canopy signage.
7. Review requested Exceptions to the Zoning Ordinance and Deviations from the PUD.

STANDARDS FOR A SPECIAL USE

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

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - *The Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the proposed project will encompass the development of a car wash that will service for visitors and residents of the community and compliment the previously approved automobile service (gas) station and convenience store. The project will be constructed meeting current Village building codes and compliment surrounding businesses and properties.*
- 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 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 because the proposed project will develop land that is currently vacant and provide services for visitors and residents of the community. The site will be well-landscaped and the building will be constructed with quality materials. This proposed use is similar and compatible with existing nearby uses.*
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - *The Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district because the majority of the property within this area is already developed or approved to be developed. Landscape buffers and cross-access has been supplied to surrounding properties, where possible.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The proposed plans provide evidence of existing utilities, access roads, and drainage and show proposed plans for necessary modifications to existing utilities, access roads, and drainage to be accommodated on the Gas N Wash site. Drainage has been accounted for within the existing subdivision pond to the east of the proposed site.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - *The proposed plans include site access by a curb cut on West Creek Drive and a cross-connection to the gas station/convenience store portion of the site. These access points allow for ingress/egress to the site and efficient site circulation. The site incorporates proposed public and private walkways for safe pedestrian travel to and from the site.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other

properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.

- *The Special Use conforms to all other applicable regulations of the Planned Unit Development and the Village's ordinances and codes. This Special Use Permit is necessary to allow the deviation from the North Creek Business Park Planned Unit Development and allowing for exceptions from the Urban Design Overlay District to the front yard setback, location of parking, and the maximum number of curb cuts. Additionally, exceptions to the signage are specific to the unique layout and characteristics of this property and use. These exceptions are consistent with other properties in the North Creek Business Park and the intent of the regulations are met where possible.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
- *The proposed car wash will benefit the entire Gas N Wash development that will contribute directly to the economic development of the community by providing fuel, retail, car wash, and food services to visitors; providing additional jobs, and providing additional property and sales tax revenue where the existing vacant property is generating minimal tax revenue.*

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVALS

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific responses are not required but each shall be met and considered for approval.

Architectural

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with "Building Articulation" (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it's the appearance if used on large, blank walls.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of "attention getting" or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).

- f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

MOTION TO CONSIDER

If the Plan Commission wishes to take action on the Petitioner's requests, the appropriate wording of the motions are 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.

Motion 1 (Site Plan):

"...make a motion to grant the Petitioner, Lenny's Food N Fuel 183rd Street LLC, Site Plan Approval to construct a car wash in addition to the previously approved gas station and convenience store building at 18421 West Creek Drive and 7451 183rd Street in the ORI PD (Office & Restricted Industrial, North Creek Business Park PUD) Zoning District, in accordance with the plans submitted and listed in the October 1, 2020 Staff Report and subject to the following conditions:

- 1. Any changes in drive-thru or parking demand from what was presented would require a new traffic/drive-thru analysis and prior approval to ensure the on-site drive-thru stacking and parking is sufficient.*
- 2. Site Plan approval is subject to final engineering review and approval.*
- 3. Columns used on the canopies of the car wash site shall match the material and design utilized on the primary gas station canopy.*
- 4. Site Plan approval is subject to approval of the PUD Ordinance Amendment, Special Use for a Substantial Deviation with the PUD, and Final Plat approval."*

[any conditions that the Commission would like to add]

Motion 2 (PUD/Special Use Ordinance Amendment):

"...make a motion to recommend that the Village Board amend Section 4-A. in Ordinance 91-O-083 (Special Use for North Creek Business Park PUD) at the request of Lenny's Food N Fuel 183rd Street LLC to permit an "car wash" as a permitted use on Lot 1 of the North Creek Gas N Wash Resubdivision."

[any conditions that the Commissioners would like to add]

Motion 3 (Special Use for Substantial Deviation):

"...make a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the North Creek Business Park PUD and Exceptions from the Zoning Ordinance as listed in the staff report to the Petitioner, Lenny's Food N Fuel 183rd Street LLC, to permit a car wash to be added to the previously approved gas station and convenience store at 18421 West Creek Drive and 7451 183rd Street in the ORI PD (Office & Restricted Industrial, North Creek Business Park PUD) zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the October 1, 2020 Staff Report."

[any conditions that the Commission would like to add]

Motion 4 (Final Plat):

"...make a motion to recommend that the Village Board grant approval to the Petitioner, Lenny's Food N Fuel 183rd Street LLC Final Plat Approval for North Creek Gas n Wash Resubdivision in accordance with the Final Plat submitted and listed herein, subject to the following condition:

- 1. The Final Plat approval is subject to Final Engineering approval by the Village Engineer."*

[any conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Final Plat of North Creek Food n Fuel Resubdivision (Recorded)	MGA	11-11-19
Final Plat of North Creek Gas n Wash Resubdivision (Proposed)	MGA	9-1-20
Preliminary Site Plan	MGA	9-14-20
Preliminary Engineering/Utility Plan	MGA	9-14-20
Building Elevations	ARSA	9-17-20
Color/3D Renderings	ARSA	9-17-20
Canopy Columns Cut Sheet	ARSA	9-17-20
Landscape Plan	Upland	9-17-20
Car Wash Exterior and Main Canopy Signage Plans	VB	9-18-20
Lighting Plan and Fixture Specs	LSI	9-18-20
Truck, Fueling, and Fire Engine Turning Templates	MGA	9-14-20

MGA = M Gingerich Gereaux & Associates (Civil Engineering & Surveying)

ARSA = Alan R Schneider Architects P.C. (Architect)

Upland = Upland Design (Landscape Architects)

VB = VanBruggen Signs (Sign Contractor)

LSI = LSI Industries Inc (Lighting)



Life Amplified

AUG 27 2020

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:** amend existing PUD to allow car wash
- ☐ **Planned Unit Development (PUD)** ☐ **Concept** ☐ **Preliminary** ☐ **Final** ☐ **Deviation**
- ☒ **Variation** ☐ **Residential** ☒ **Commercial** for per Application
- ☐ **Annexation**
- ☐ **Rezoning (Map Amendment) From** _____ **to** _____
- ☒ **Plot (Subdivision, Consolidation, Public Easement)** ☒ **Preliminary** ☒ **Final**
- ☒ **Site Plan**
- ☐ **Landscape Change Approval**
- ☐ **Other:** _____

PROJECT & PROPERTY INFORMATION

Project Name: Lenny's Food N Fuel 183rd Street, LLC

Project Description: car wash

Project Address: West Creek Drive **Property Index No. (PIN):** 09-01-201-025-0000

Zoning District: ORI **Lot Dimensions & Area:** 1.59 acres

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: Elkmont, LLC c/o David Schubert **Company:** _____

Street Address: 924 Wescott Rd. **City, State & Zip:** Bolingbrook, IL 60440

E-Mail Address: dschubert@aol.com **Phone Number:** 630-881-2374

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: Leonard McEnery **Company:** Lenny's Food N Fuel 183rd St, LL

Relation To Project: Contract Purchaser

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

E-Mail Address: lenmcenery@aol.com **Phone Number:** 708-805-2525

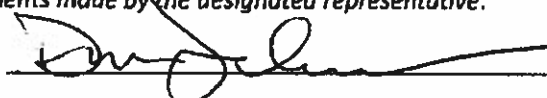
VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature:

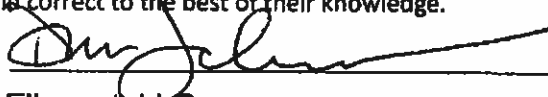


Property Owner Name (Print): Elkmont, LLC by David Schuberth, Manager

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):

Elkmont, LLC

Applicant Signature:
(if other than Owner)

Applicant's Name (Print):

Leonard McEnery

Date:

8-24-2020

STANDARDS AND CRITERIA FOR A SPECIAL USE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record, will be discussed in detail during the public meetings and will be provided to any interested party requesting a copy. Please provide factual evidence that the proposed Special Use meets the statements below. If additional space is required, you may provide the responses on a separate document or page.

- 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 SUP FOR CAR WASH AND GAS STATION IN THE ORI DISTRICT WILL NOT BE DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE. THE PROPOSED USE WILL PROVIDE A NEEDED SERVICE TO RESIDENTS, GUESTS AND EMPLOYEES OF OTHER BUSINESSES IN THE EXISTING ORI DISTRICT. THE USE WILL BE DEVELOPED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND ORDINANCES.
- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.** THE PROPOSED USE WILL NOT INJURE CURRENT USES OR OTHER PROPERTY ALREADY PERMITTED NOR WILL IT DIMINISH EXISTING PROPERTY VALUES.
- 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.** SURROUNDING PROPERTIES ARE SUBSTANTIALLY DEVELOPED WITH USES PERMITTED IN THE ORI DISTRICT.
- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.** UTILITIES ARE EXISTING TO SITE. ACCESS AND DRAINAGE WILL BE PROVIDED IN ACCORDANCE WITH VILLAGE AND STATE CODES.
- 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.** INGRESS WILL BE PROVIDED IN ACCORDANCE WITH THE PROPOSED SITE PLAN WITH ACCESS TO WEST CREEK DRIVE AND 183RD ST.
- 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.** APPLICANT IS REQUESTING AN AMENDMENT TO ORDINANCE 91-O-083 GRANTING A SPECIAL USE FOR A PUD FOR NORTH CREEK BUSINESS PARK. THE AMENDMENT WILL ALLOW THE PROPOSED CAR WASH / GAS STATION USE IN THE SUBJECT ORI DISTRICT. THE PROPERTY IMMEDIATELY NORTH OF THIS PROPERTY HAS ALREADY BEEN GRANTED A SUP TO ALLOW A GAS STATION IN THE ORI DISTRICT
- G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.** THE SPECIAL USE WILL PROVIDE NEEDED SERVICES WHICH ARE COMPATABLE TO THE EXISTING USES IN THE ORI DISTRICT AND WILL PROVIDE SUBSTANTIAL TAX REVENUE TO THE VILLAGE.

STANDARDS AND CRITERIA FOR A VARIATION

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

- A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?**
- B. Describe any difficulties or hardships that current zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.**
- C. Describe how the above difficulty or hardship was created.**
- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.**
- E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.**
- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.**
- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality.**

H. Describe how the requested Variance will not:

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

- 2. Substantially increase the congestion of the public streets.**

- 3. Increase the danger of fire.**

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

- 5. Endanger the public safety.**

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

LEGAL DESCRIPTION
LENNY'S FOOD N FUEL 183RD STREET, LLC
CAR WASH SITE
TINLEY PARK, IL

LOT 2 IN THE FINAL PLAT OF NORTH CREEK FOOD N FUEL RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 22 AND 37 IN NORTH CREEK BUSINESS CENTER PHASE 3, AND LOT 1 IN LAKEVIEW, EACH BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 2020 AS DOCUMENT NO. R2020033448 AND CERTIFICATE OF CORRECTION RECORDED JULY 7, 2020 AS DOCUMENT NO. R2020053638, IN WILL COUNTY, ILLINOIS.

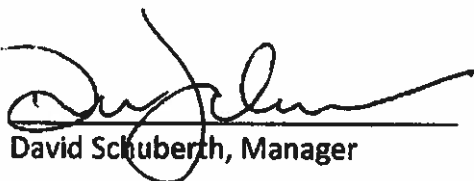
August 24, 2020

Paula Wallrich
Daniel Ritter
Village of Tinley Park

RE: Lenny's Food N Fuel 183rd Street, LLC

I (we)) the undersigned, as owner of lot 2 in the Final Plat of North Creek Food N Fuel Resubdivision, hereby consent to the filing of an application by Leonard McEnery as Manager of Lenny's Food N Fuel 183rd Street, LLC with the Village of Tinley Park, Illinois of an application for amendment to Ordinance 91-o-083 Ordinance Rezoning Certain Property and Granting a Special Use Permit for a Planned Unit Development – North Creek Business Park. Said amendment would allow for the granting of a Special Use Permit for a gasoline service station and car wash in the ORI Zoning District to be located on said Lot 2.

Owner: Elkmont, LLC



David Schuberth, Manager

EXHIBIT A

183rd STREET
SECTION 36, T42N, R12E

58°41'31" 435.54'

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

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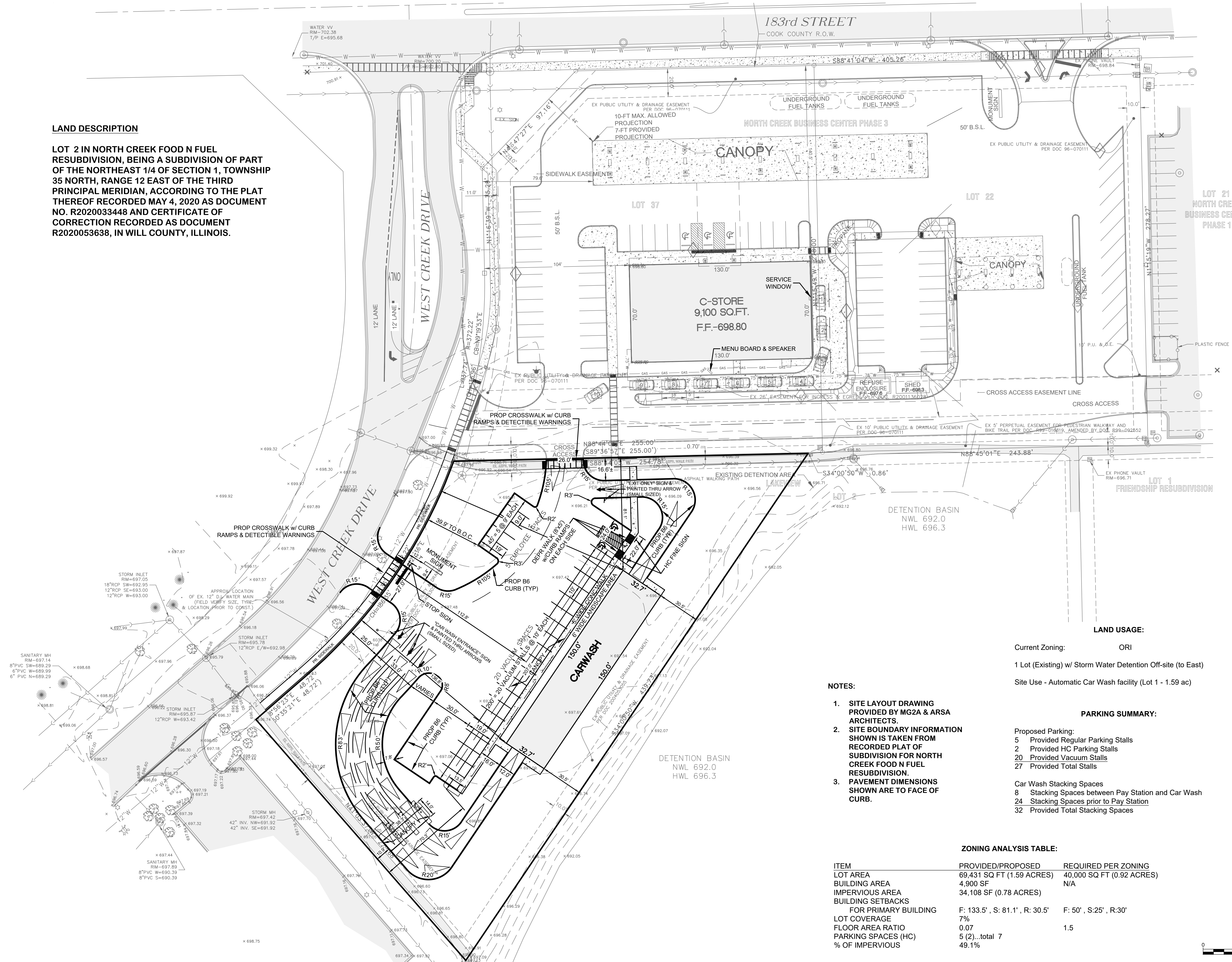
LOT 280

LOT 281

LOT 282

LAND DESCRIPTION

LOT 2 IN NORTH CREEK FOOD N FUEL RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 2020 AS DOCUMENT NO. R2020033448 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT R2020053638, IN WILL COUNTY, ILLINOIS.



NOTES:

1. SITE LAYOUT DRAWING PROVIDED BY MG2A & ARSA ARCHITECTS.
2. SITE BOUNDARY INFORMATION SHOWN IS TAKEN FROM RECORDED PLAT OF SUBDIVISION FOR NORTH CREEK FOOD N FUEL RESUBDIVISION.
3. PAVEMENT DIMENSIONS SHOWN ARE TO FACE OF CURB.

LAND USAGE:
Current Zoning: ORI
1 Lot (Existing) w/ Storm Water Detention Off-site (to East)
Site Use - Automatic Car Wash facility (Lot 1 - 1.59 ac)

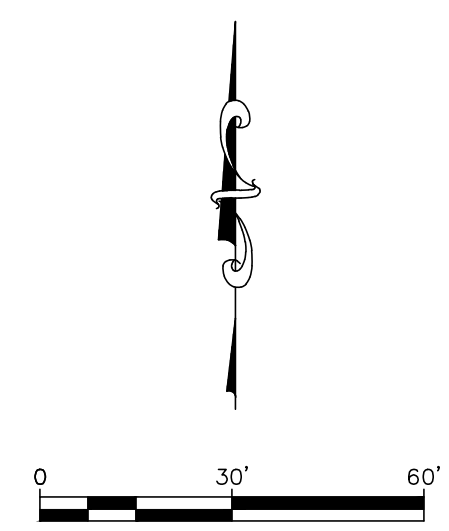
PARKING SUMMARY:

Proposed Parking:
5 Provided Regular Parking Stalls
2 Provided HC Parking Stalls
20 Provided Vacuum Stalls
27 Provided Total Stalls

Car Wash Stacking Spaces
8 Stacking Spaces between Pay Station and Car Wash
24 Stacking Spaces prior to Pay Station
32 Provided Total Stacking Spaces

ZONING ANALYSIS TABLE:

ITEM	PROVIDED/PROPOSED	REQUIRED PER ZONING
LOT AREA	69,431 SQ FT (1.59 ACRES)	40,000 SQ FT (0.92 ACRES)
BUILDING AREA	4,900 SF	N/A
IMPERVIOUS AREA	34,108 SF (0.78 ACRES)	
BUILDING SETBACKS		
FOR PRIMARY BUILDING	F: 133.5', S: 81.1', R: 30.5'	F: 50', S: 25', R: 30'
LOT COVERAGE	7%	
FLOOR AREA RATIO	0.07	1.5
PARKING SPACES (HC)	5 (2)...total 7	
% OF IMPERVIOUS	49.1%	



PLAN EDITION MILESTONES			
DATE	BY	DESCRIPTION	
8/18/2020	BPH	ISSUE FOR REVIEW	
9/17/2020	BPH	PER PLANNING MEETING	
9/14/2020	BPH	PER VILLAGE REVIEW	

CIVIL ENGINEERING
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M GINGERICH GEREUX & ASSOCIATES
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mg2a.com F. 815-478-9685
25820 S. GOUGAR RD. | MANHATTAN, IL 60442

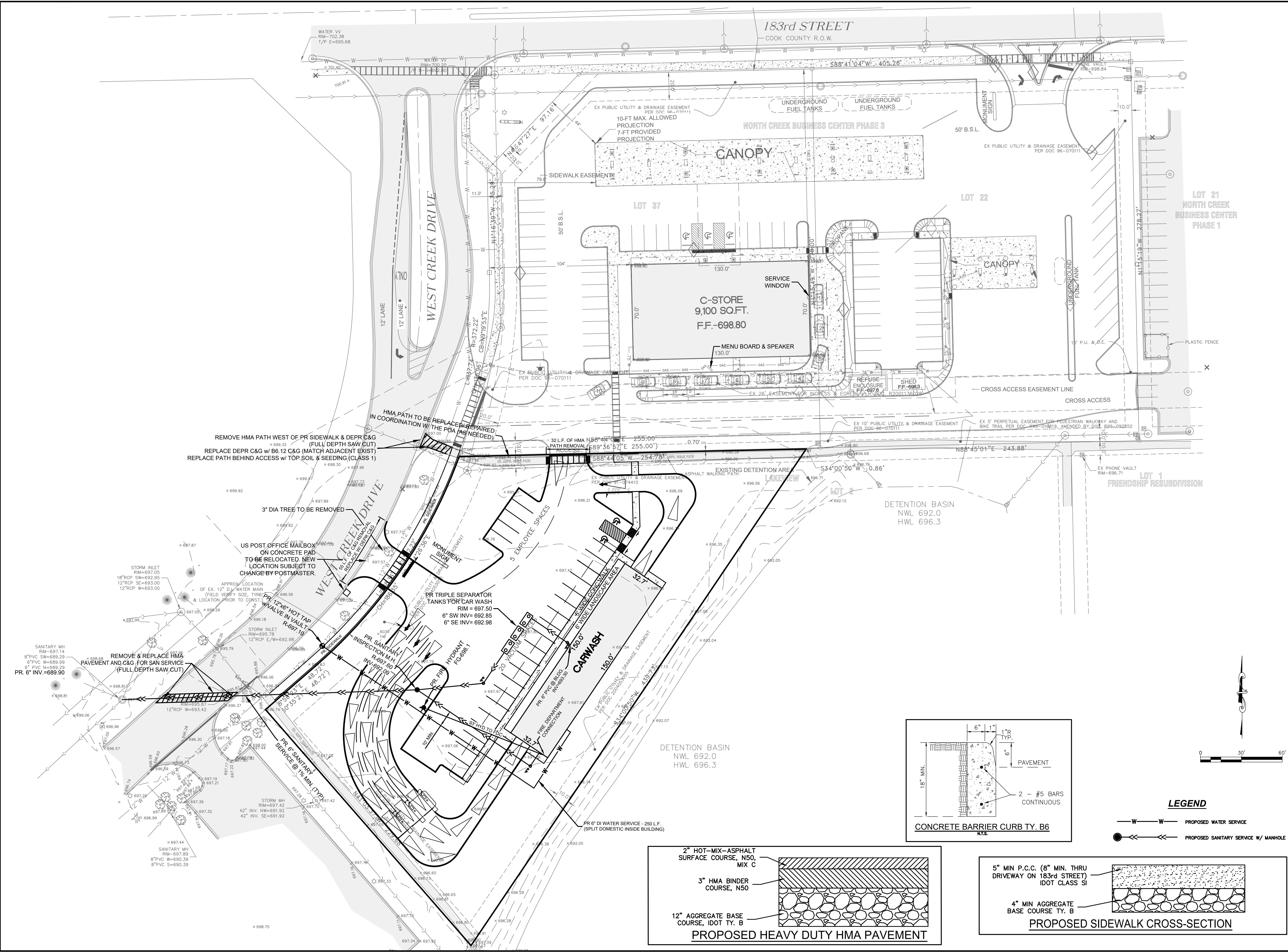
DESIGN:	BPH
DRAWING:	JMP
CHECKED:	JMP
APPROVED:	BPH

GAS n WASH, 183rd STREET CAR WASH
18421 WEST CREEK DRIVE
TINLEY PARK, ILLINOIS


PRELIMINARY SITE PLAN

SHEET NO.	
1	OF 3

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PLAN EDITION MILESTONES				
DATE	BY	DESCRIPTION	ISSUE FOR REVIEW	PER PLANNING MEETING
8/18/2020	BPB			
9/17/2020	BPB			
9/14/2020	BPB			



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DESIGN: _____

DRAWING: _____

CHECKED: _____

APPROVED: _____

DESIGN: _____

DRAWING: _____

CHECKED: _____

APPROVED: _____

GAS n WASH, 183rd STREET CAR WASH

18421 WEST CREEK DRIVE

TINLEY PARK, ILLINOIS

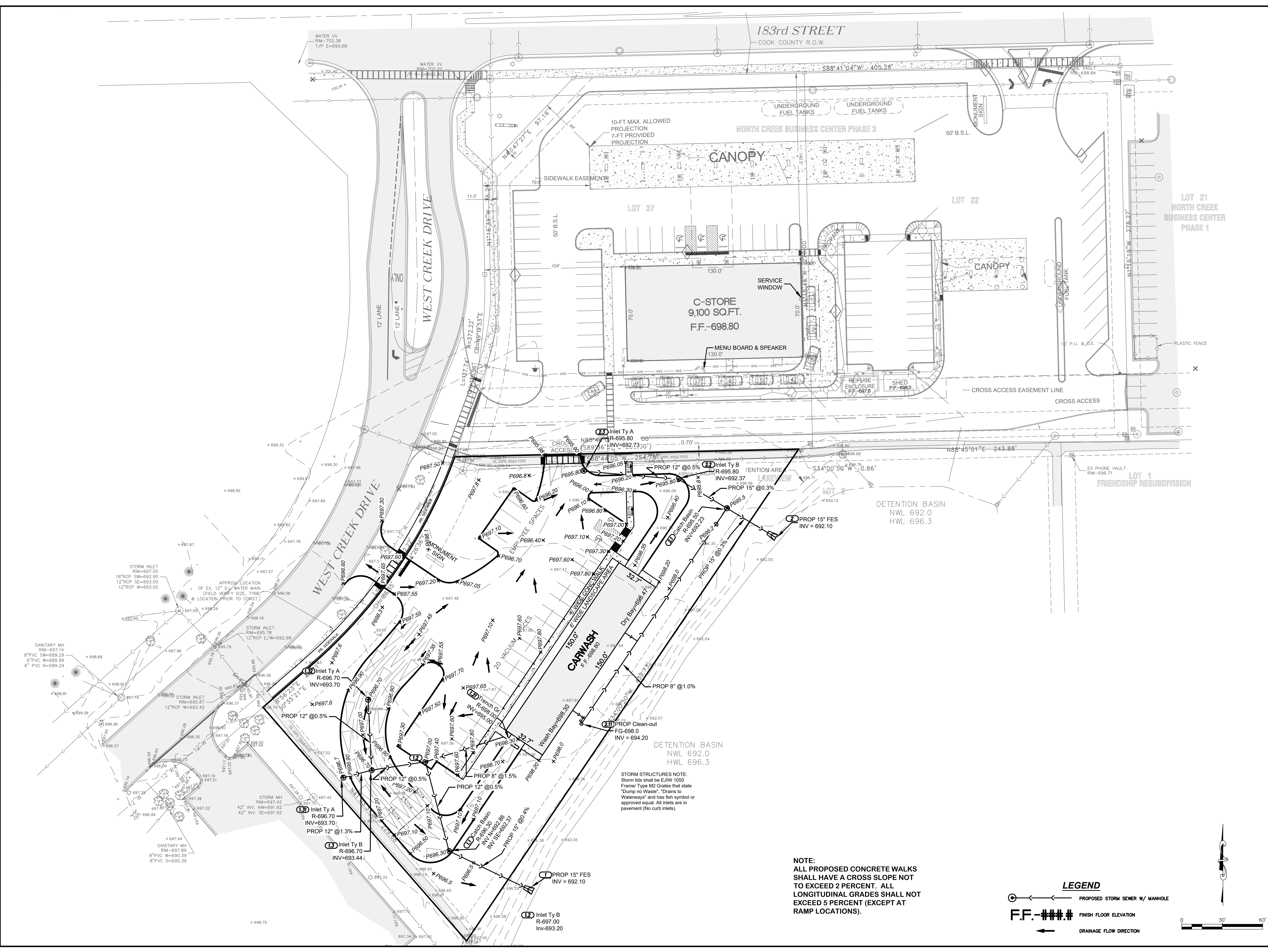
PRELIMINARY ENGINEERING PLAN

SHEET NO. 2 OF 3

JOB NO. 20-643

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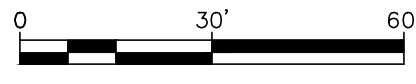
NOTE:
ALL PROPOSED CONCRETE WALKS
SHALL HAVE A CROSS SLOPE NOT
TO EXCEED 2 PERCENT. ALL
LONGITUDINAL GRADES SHALL NOT
EXCEED 5 PERCENT (EXCEPT AT
RAMP LOCATIONS).

LEGEND

PROPOSED STORM SEWER W/ MANHOLE

F.F. -###.## FINISH FLOOR ELEVATION

DRAINAGE FLOW DIRECTION



PLAN EDITION MILESTONES			
DATE	BY	DESCRIPTION	
8/18/2020	BPH	ISSUE FOR REVIEW	
9/1/2020	BPH	PER PLANNING MEETING	

MGA CIVIL ENGINEERING SURVEYING

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Professional Design Firm License # 184.005003
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25820 S. GOUGAR RD. | MANHATTAN, IL 60442

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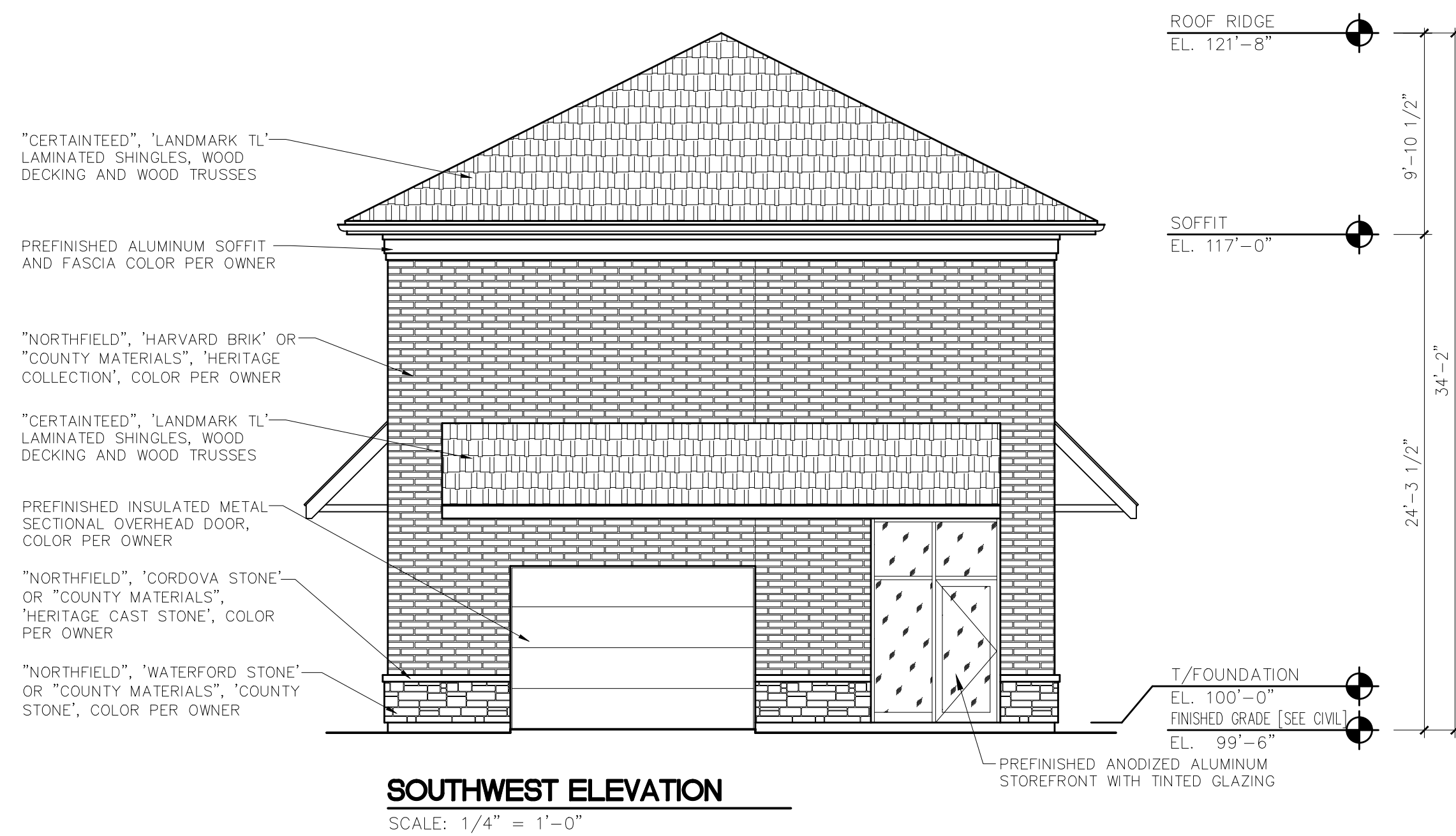
GAS n WASH, 183rd STREET CAR WASH
18421 WEST CREEK DRIVE
TINLEY PARK, ILLINOIS

PRELIMINARY ENGINEERING PLAN

SHEET NO. **3** OF **3**

JOB NO. 20-643

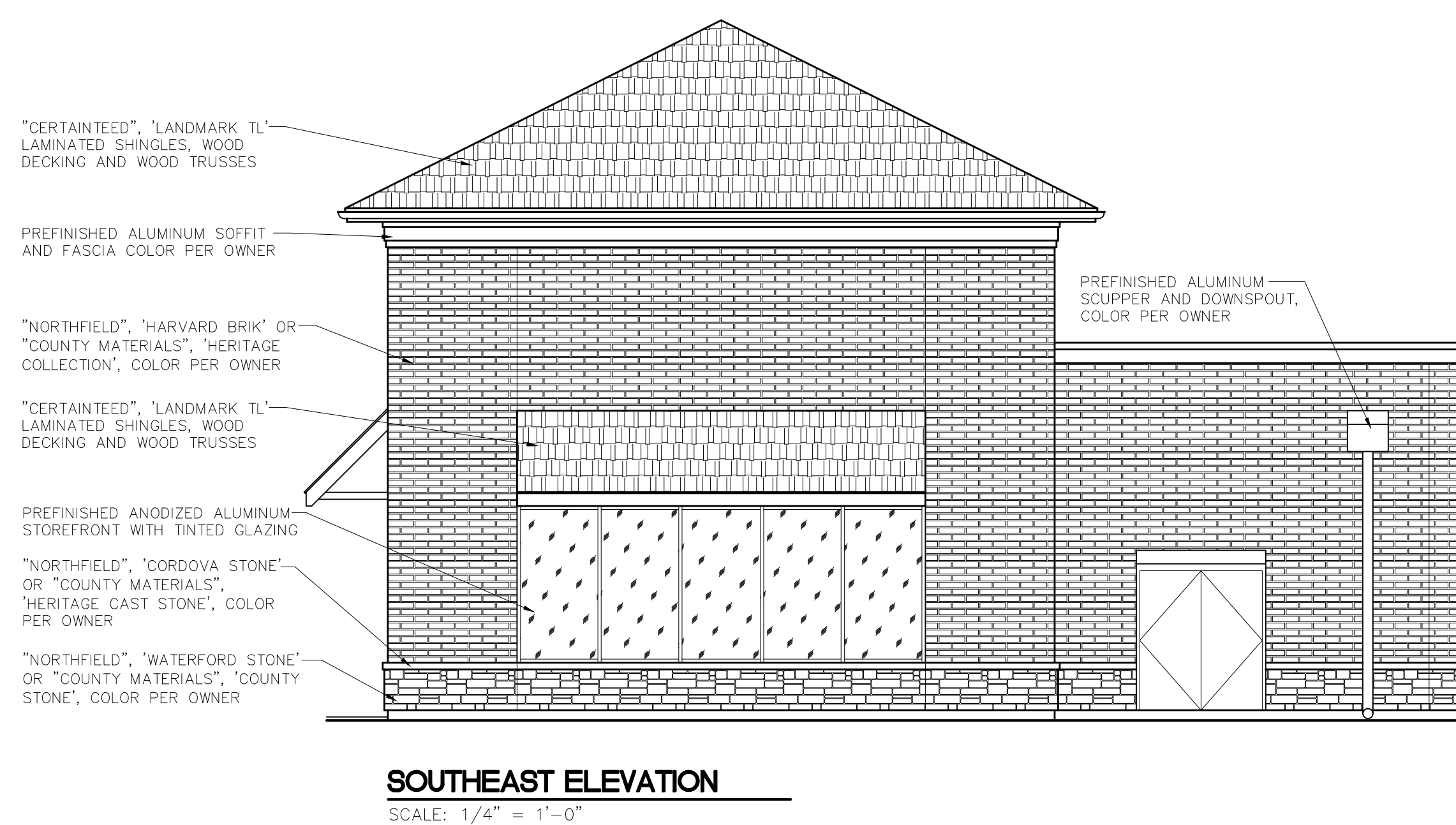
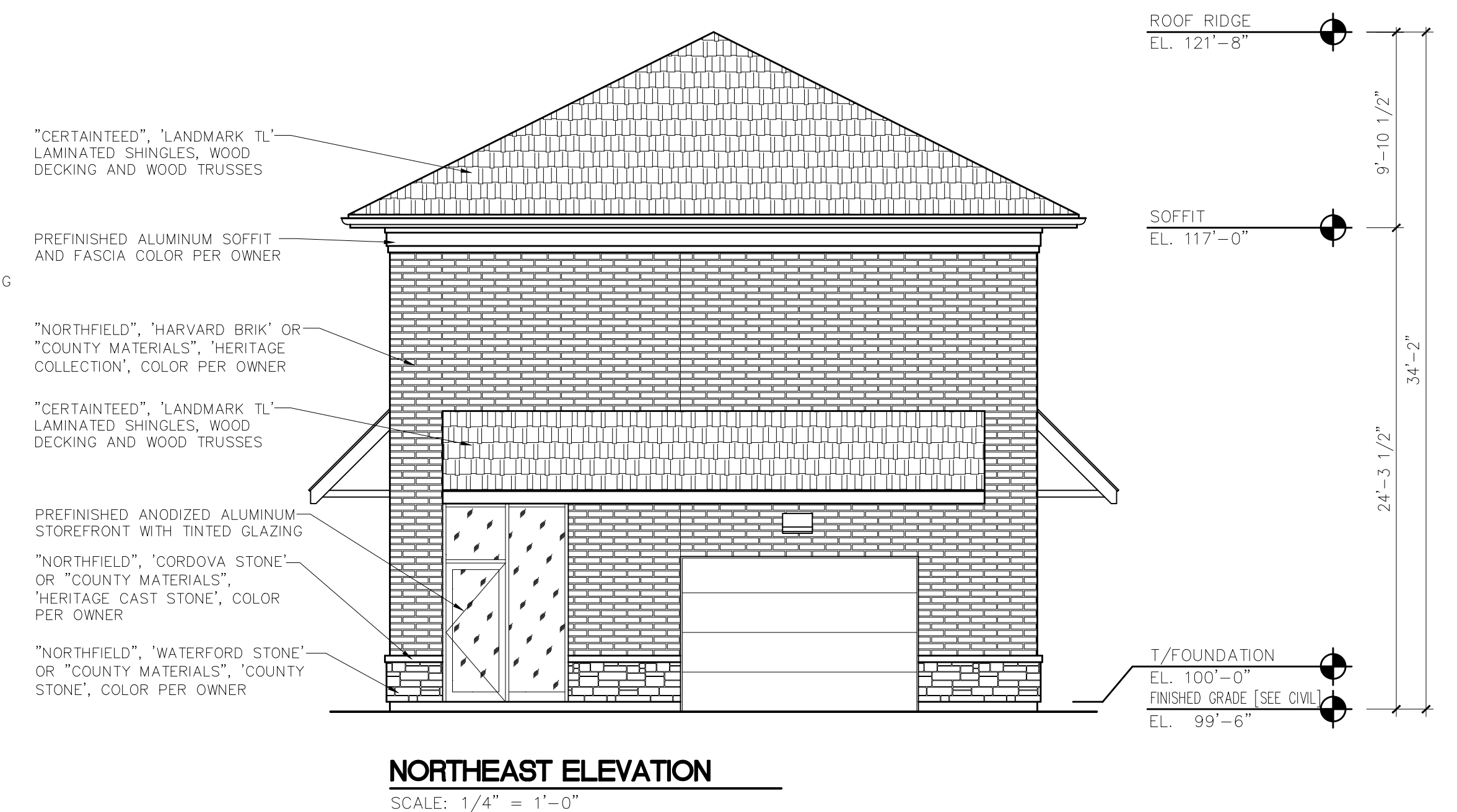
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SOUTHWEST ELEVATION
977 TOTAL SQUARE FEET
155 SQUARE FEET GLAZING
822 TOTAL SQUARE FEET MINUS GLAZING
424 SQUARE FEET [51.6%] MASONRY BRICK
34 SQUARE FEET [4.1%] MASONRY STONE
85 SQUARE FEET [10.3%] METAL
279 SQUARE FEET [33.9%] SHINGLE ROOFING

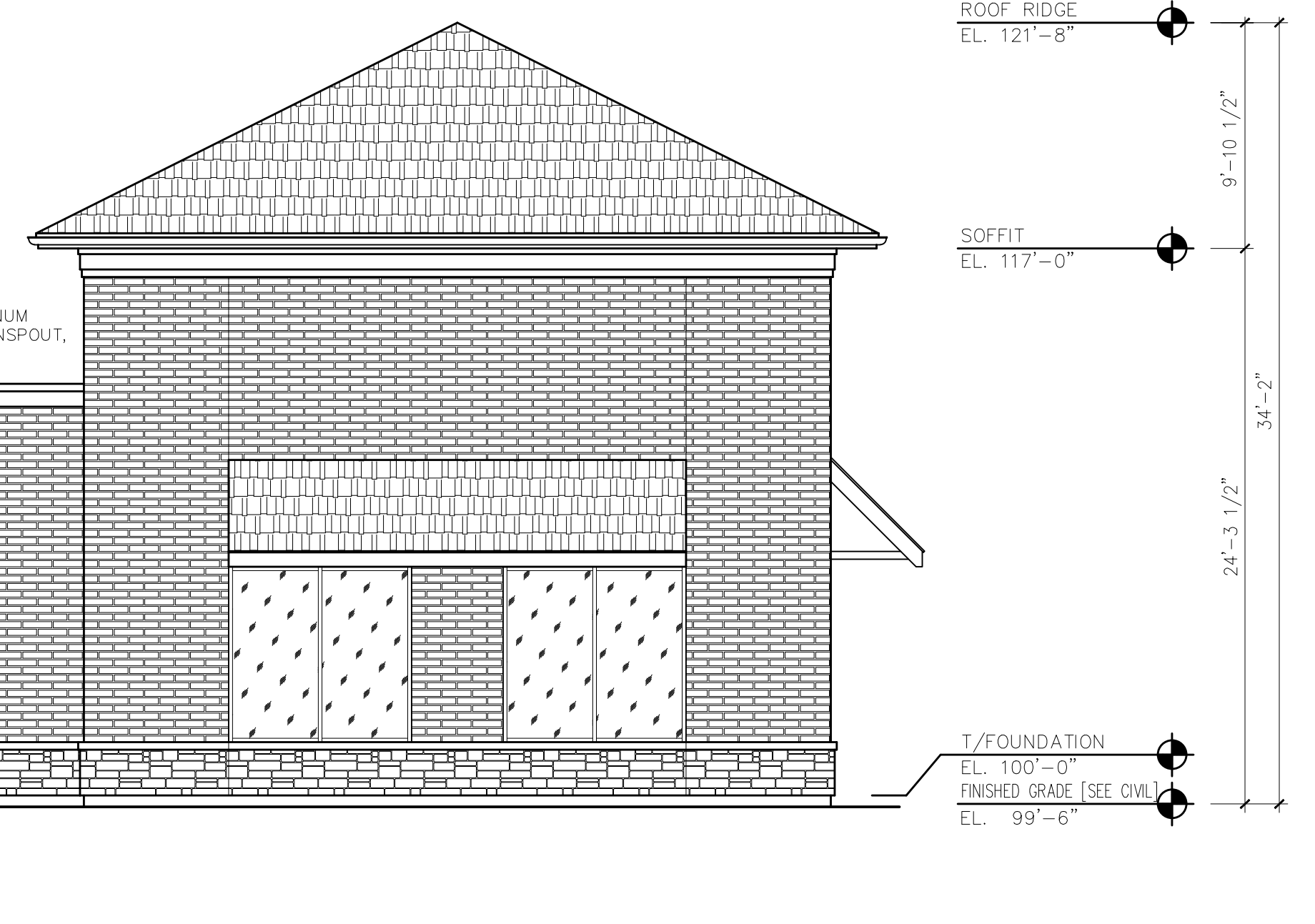
NORTHEAST ELEVATION
977 TOTAL SQUARE FEET
155 SQUARE FEET GLAZING
822 TOTAL SQUARE FEET MINUS GLAZING
424 SQUARE FEET [51.6%] MASONRY BRICK
34 SQUARE FEET [4.1%] MASONRY STONE
85 SQUARE FEET [10.3%] METAL
279 SQUARE FEET [33.9%] SHINGLE ROOFING

TOTAL BUILDING EXTERIOR FINISHES
8,906 TOTAL SQUARE FEET
1,226 SQUARE FEET GLAZING
7,680 TOTAL SQUARE FEET MINUS GLAZING
4,708 SQUARE FEET [61.3%] MASONRY BRICK
736 SQUARE FEET [9.6%] MASONRY STONE
678 SQUARE FEET [8.8%] METAL
1,558 SQUARE FEET [20.3%] SHINGLE ROOFING



SOUTHEAST ELEVATION
3476 TOTAL SQUARE FEET
320 SQUARE FEET GLAZING
3156 TOTAL SQUARE FEET MINUS GLAZING
2060 SQUARE FEET [65.27%] MASONRY BRICK
333 SQUARE FEET [10.53%] MASONRY STONE
263 SQUARE FEET [8.33%] METAL
500 SQUARE FEET [15.84%] SHINGLE ROOFING

PREFINISHED ALUMINUM SCUPPER AND DOWNSPOUT, COLOR PER OWNER



SOUTHEAST ELEVATION
3476 TOTAL SQUARE FEET
596 SQUARE FEET GLAZING
2880 TOTAL SQUARE FEET MINUS GLAZING
1800 SQUARE FEET [62.50%] MASONRY BRICK
335 SQUARE FEET [11.63%] MASONRY STONE
245 SQUARE FEET [8.51%] METAL
500 SQUARE FEET [17.36%] SHINGLE ROOFING

GAS N WASH
7451 183RD STREET
TINLEY PARK, ILLINOIS



Car Wash Building
183rd Street, Tinley Park, IL

Sep 18, 2020

1411 W. Peterson Avenue, Suite 203 • Park Ridge, IL 60068 • tel 847-698-4438 / fax 847-698-9889





Car Wash Building
183rd Street, Tinley Park, IL

Sep 18, 2020

1411 W. Peterson Avenue, Suite 203 • Park Ridge, IL 60068 • tel 847-698-4438 / fax 847-698-9889

arsa
associates
schneider architect



Car Wash Building
183rd Street, Tinley Park, IL

Sep 18, 2020

1411 W. Peterson Avenue, Suite 203 • Park Ridge, IL 60068 • tel 847-698-4438 / fax 847-698-9889



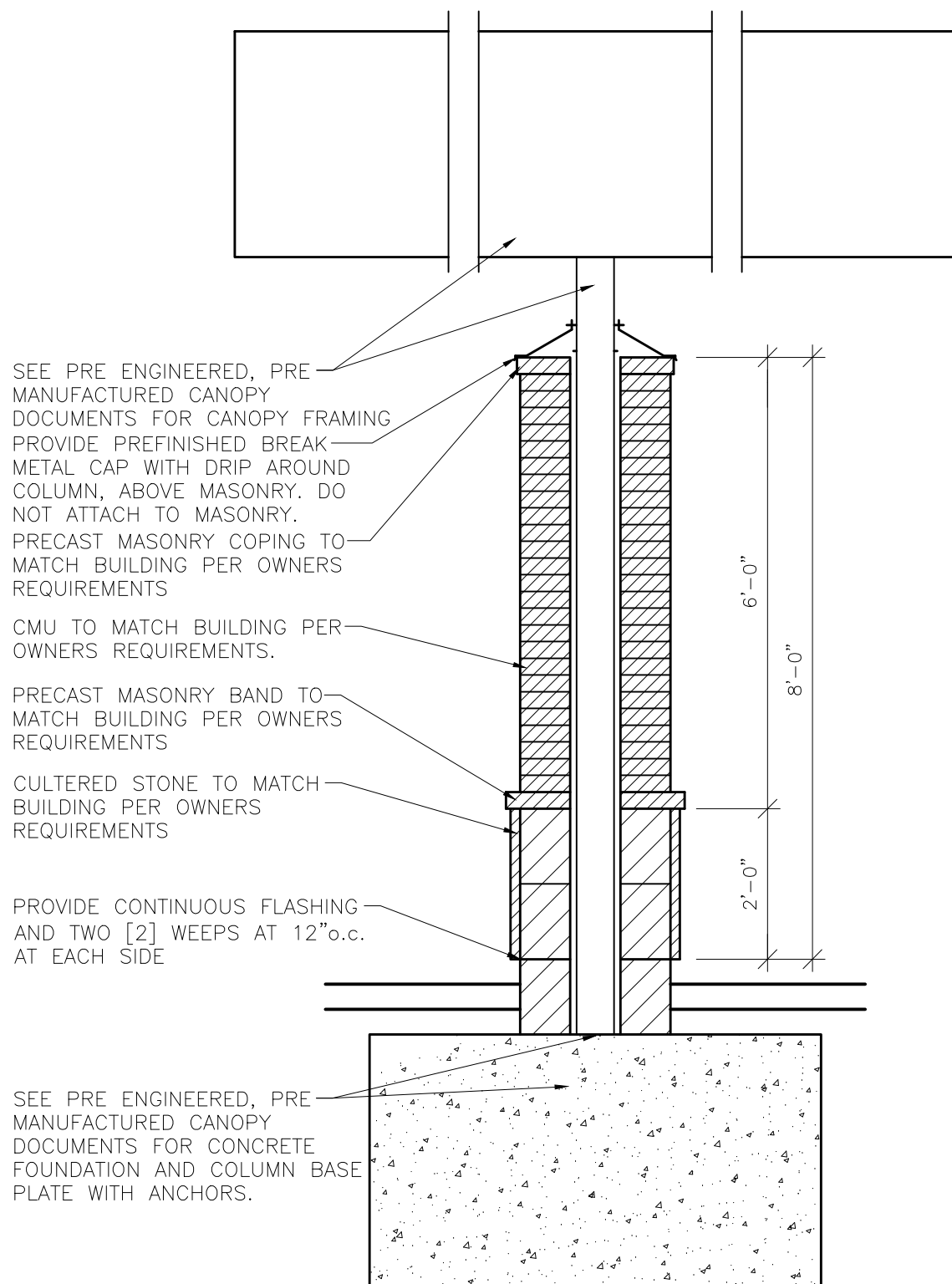


Car Wash Building
183rd Street, Tinley Park, IL

Sep 18, 2020

1411 W. Peterson Avenue, Suite 203 • Park Ridge, IL 60068 • tel 847-698-4438 / fax 847-698-9889





CAR WASH PAY STATION CANOPY CAR WASH VACUUM CANOPY COLUMN SECTION

SCALE: 1/2" = 1'-0"

GAS N WASH

7451 183RD STREET
TINLEY PARK, ILLINOIS

arsa

SEPTEMBER 17, 2020

associates

ALAN R. SCHNEIDER ARCHITECTS P.C.

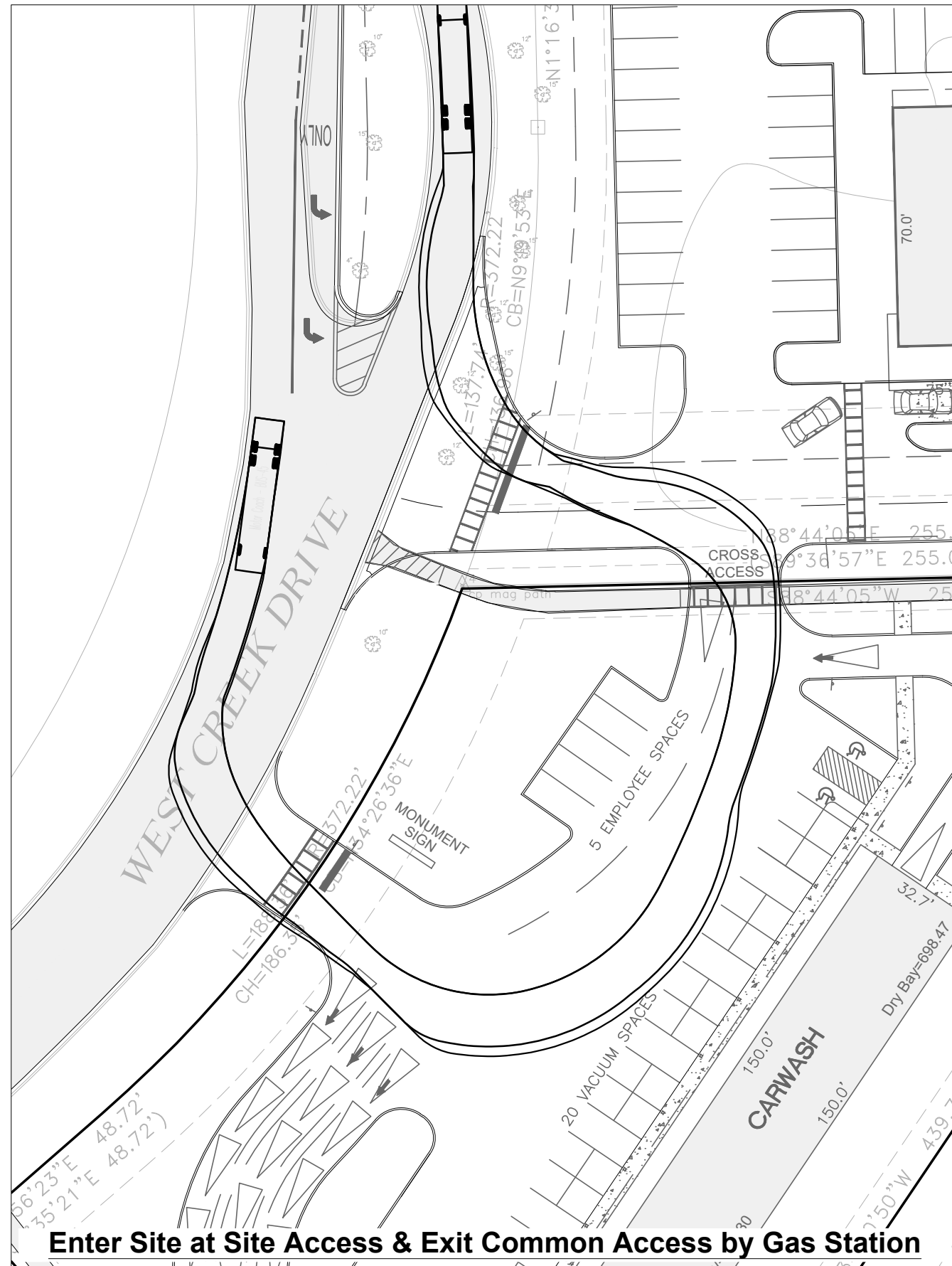
1411 WEST PETERSON AVENUE, SUITE 203

PARK RIDGE, ILLINOIS 60068

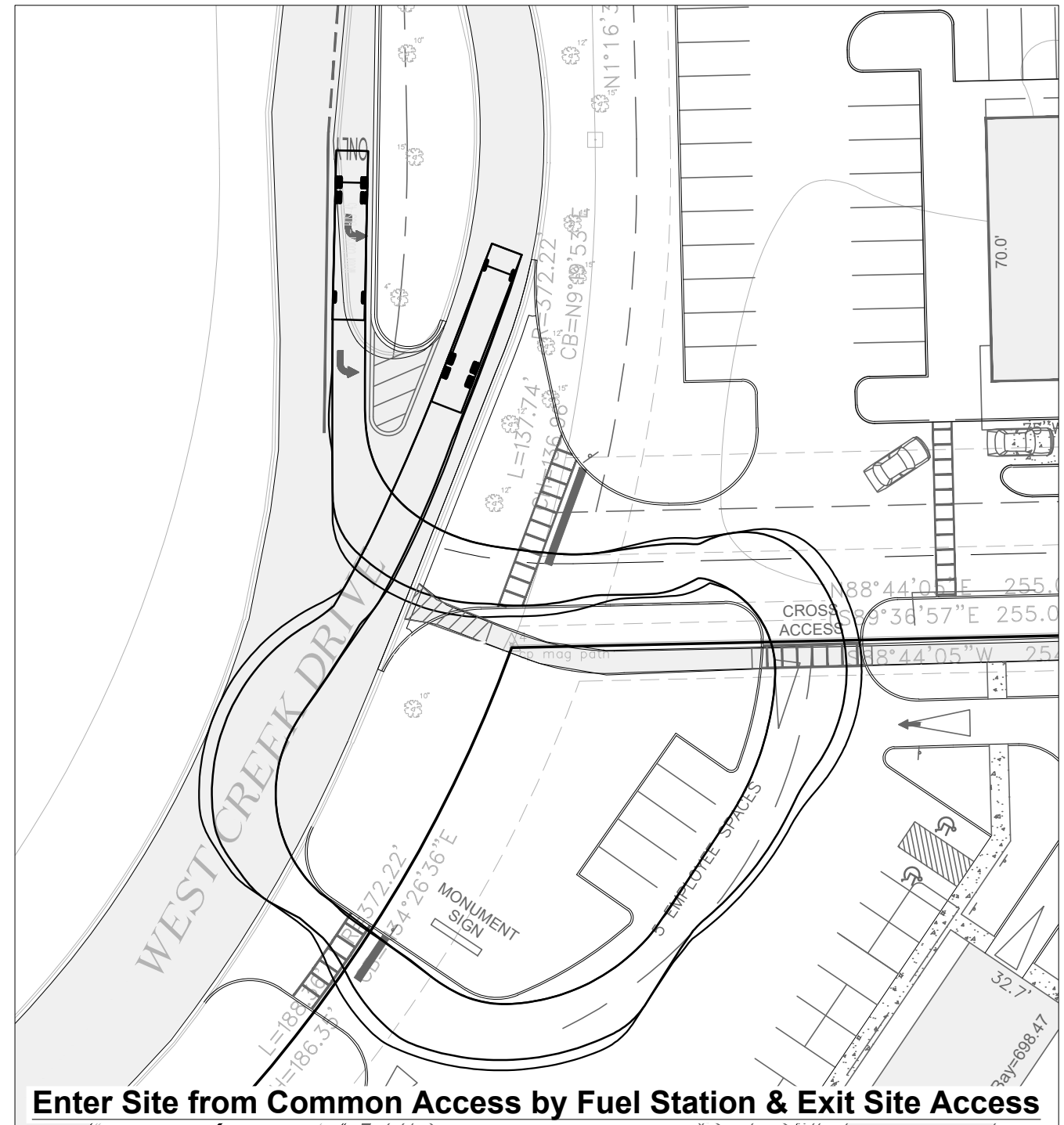
TEL: 847-698-4438

FAX: 847-698-9889

© ALAN R. SCHNEIDER ARCHITECTS P.C. 2019



FIRE TRUCK TURNING EXHIBIT



LEGEND



- Representative Fire Truck (BUS 45)
(wheel base - 26.5-FT)
(overall length - 45-FT)
(curb to curb turning radius - 44-FT)



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M GINGERICH GEREAX & ASSOCIATES
Professional Design Firm License # 184.005003
P. **815-478-9680** www.mg2a.com F. **815-478-9685**
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

GAS n WASH, 183rd STREET CAR WASH

DATED:
2020-09-14

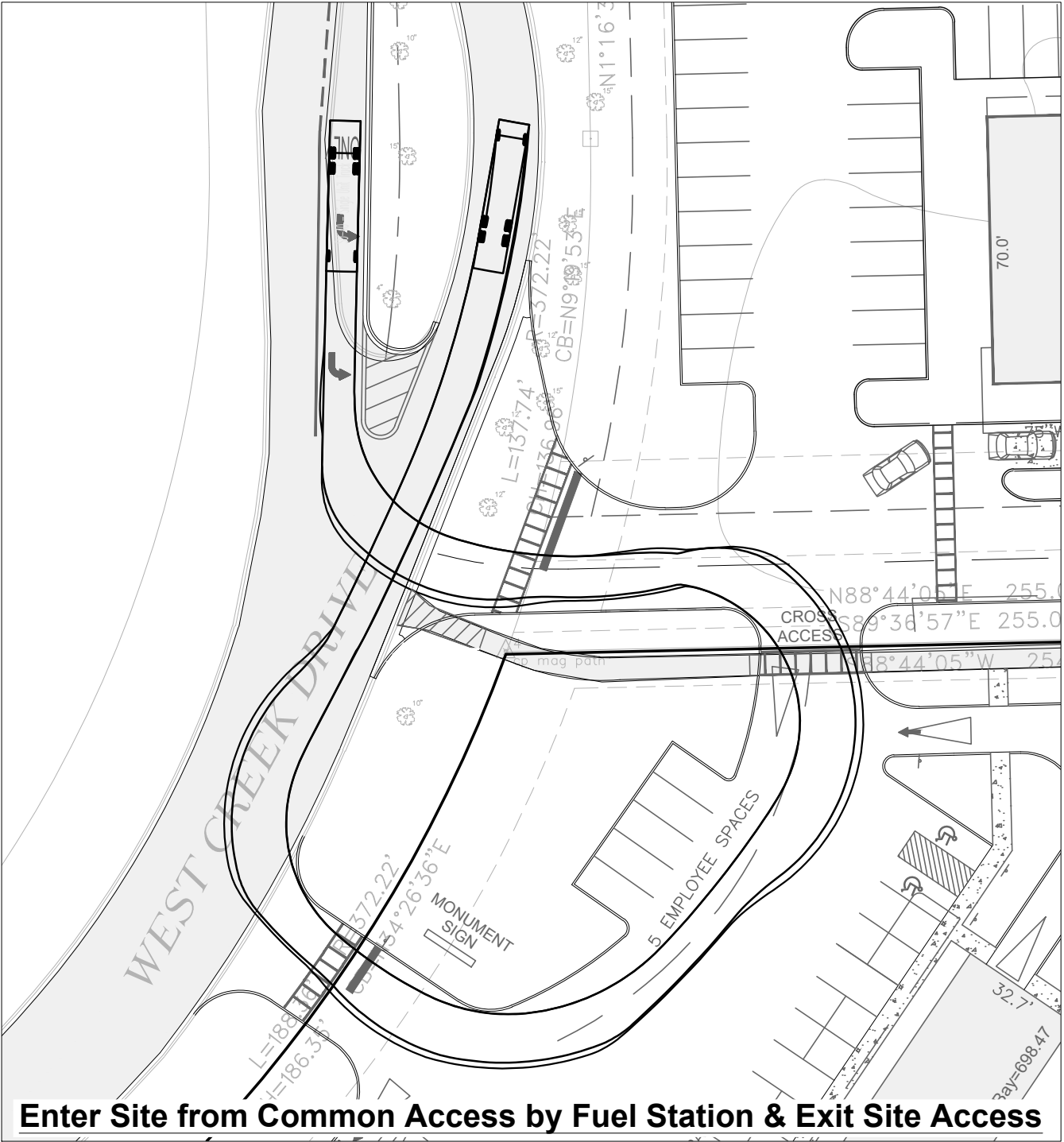
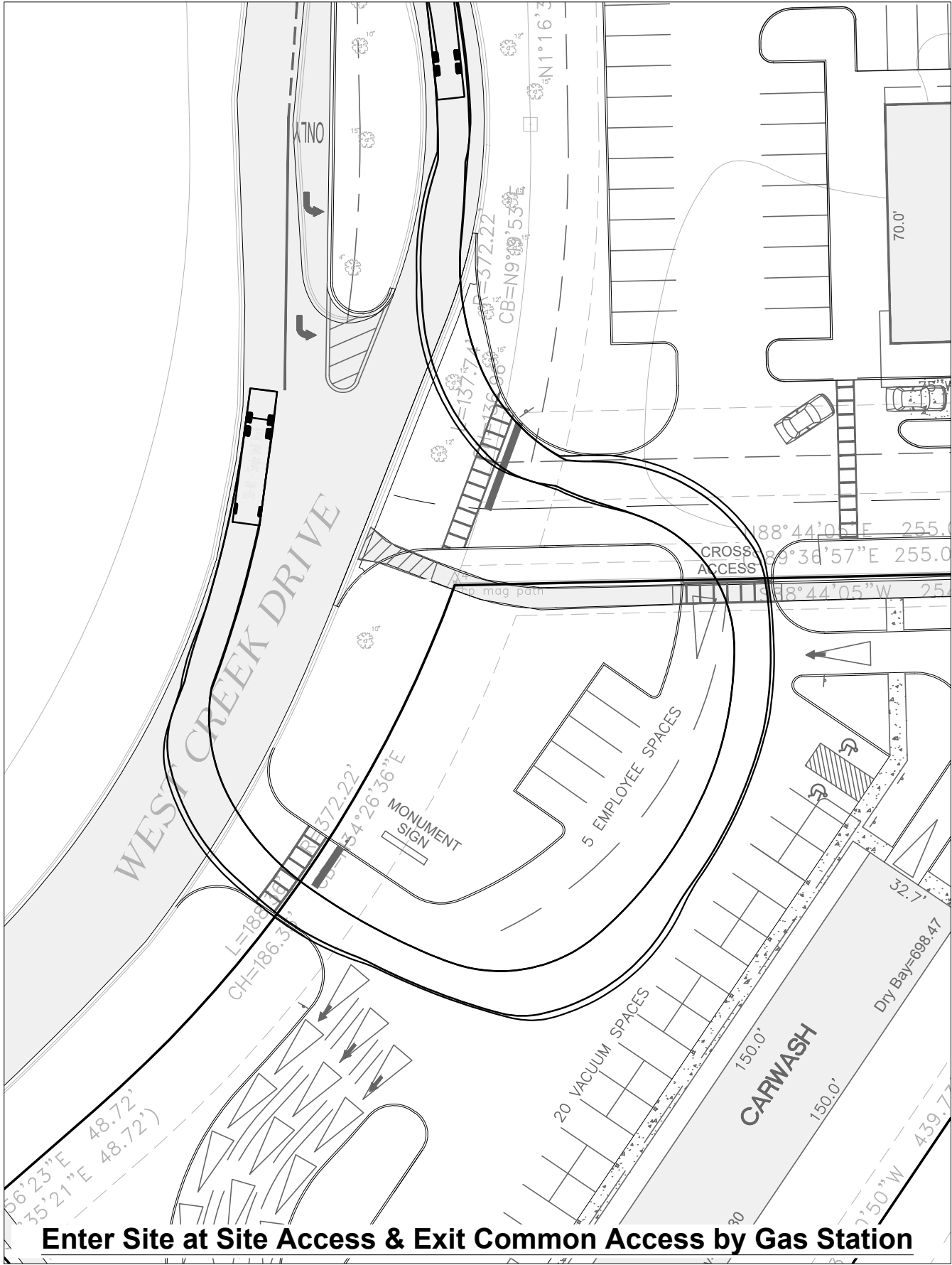
DR. BY: JWP

CK. BY: BPH	
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JOB NO.:20-643

1 OF 2

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LEGEND



- Representative Large Box Truck (SU 40)
(wheel base - 23-FT)
(overall length - 39.5-FT)



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Professional Design Firm License # 184.005003
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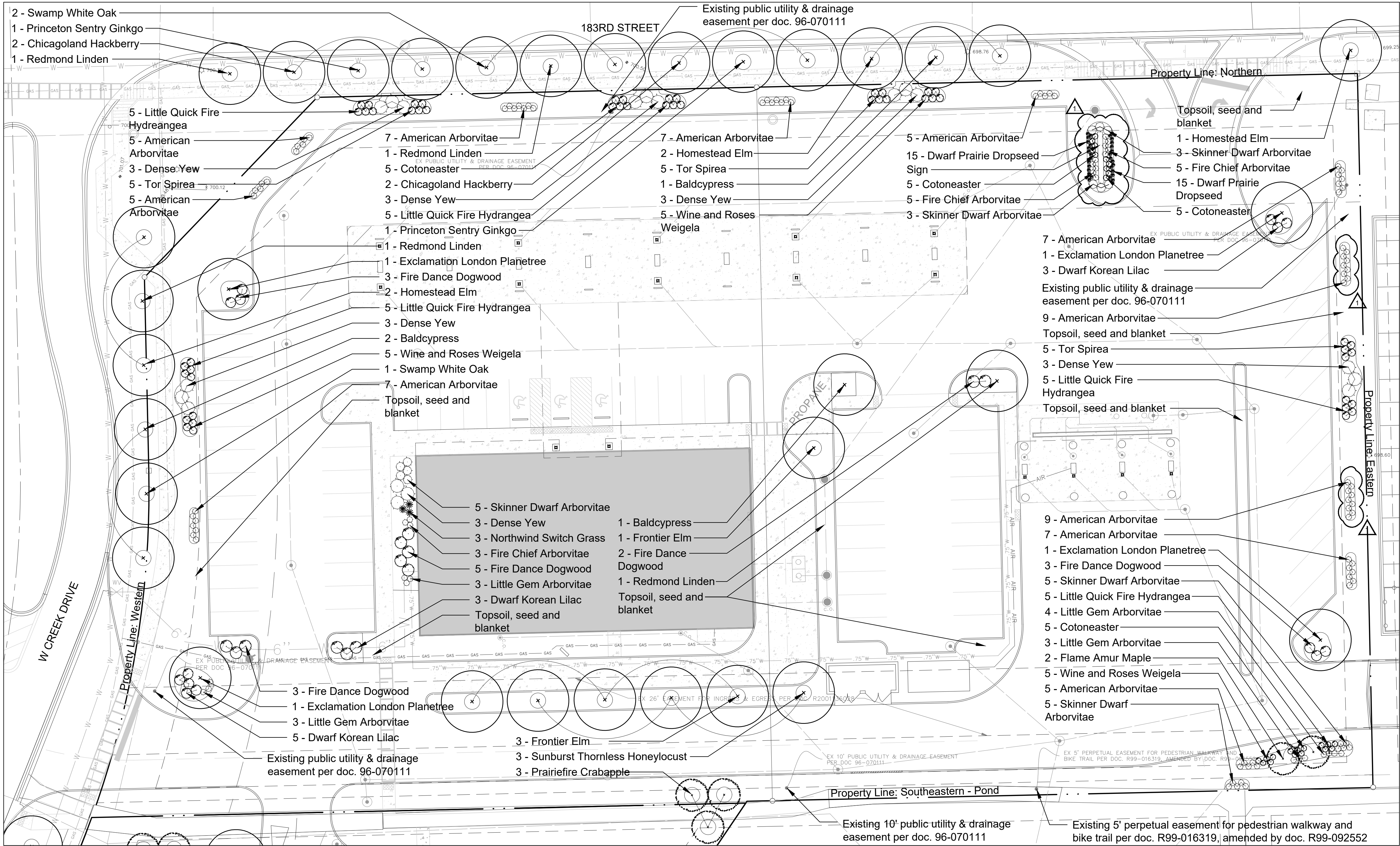
GAS n WASH, 183rd STREET CAR WASH

DATED: 2020-09-14	DR. BY:JWP	CK. BY:BPH	2 OF 2
JOB NO.:20-643			

LARGE BOX TRUCK TURNING EXHIBIT

GENERAL NOTES: LANDSCAPE

- See Sheet L1.2 for Requirements Chart and Plant List.
- The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
- Contractor to protect new trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
- Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
- Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans.
- Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
- All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
- Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
- Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
- Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
- Beds and tree rings (6' diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
- Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
- Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-till within drip line of existing trees.
- Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification.
- Turf mixes shall be installed and lawn established at all disturbed areas.
- Do not overseed into mulch beds, and paving.
- Contractor shall restore all areas disturbed as a result of construction.
- Tree branching shall start no less than 6 feet (6') above the pavement measured from pavement level.
- To insure visibility, shrubs and ornamental grasses shall not exceed a mature height of thirty inches (30') above pavement on landscape islands at the end of parking rows.



PROJECT

Tinley Food N Fuel

183rd and West Creek Drive, Tinley Park, IL 60477



uplandDesign Ltd

Park Planning and Landscape Architecture
24042 Lockport St, Plainfield, Illinois 60544
1250 W. 18th St, Chicago, Illinois 60544
815-254-0091 www.uplanddesign.com

SHEET TITLE

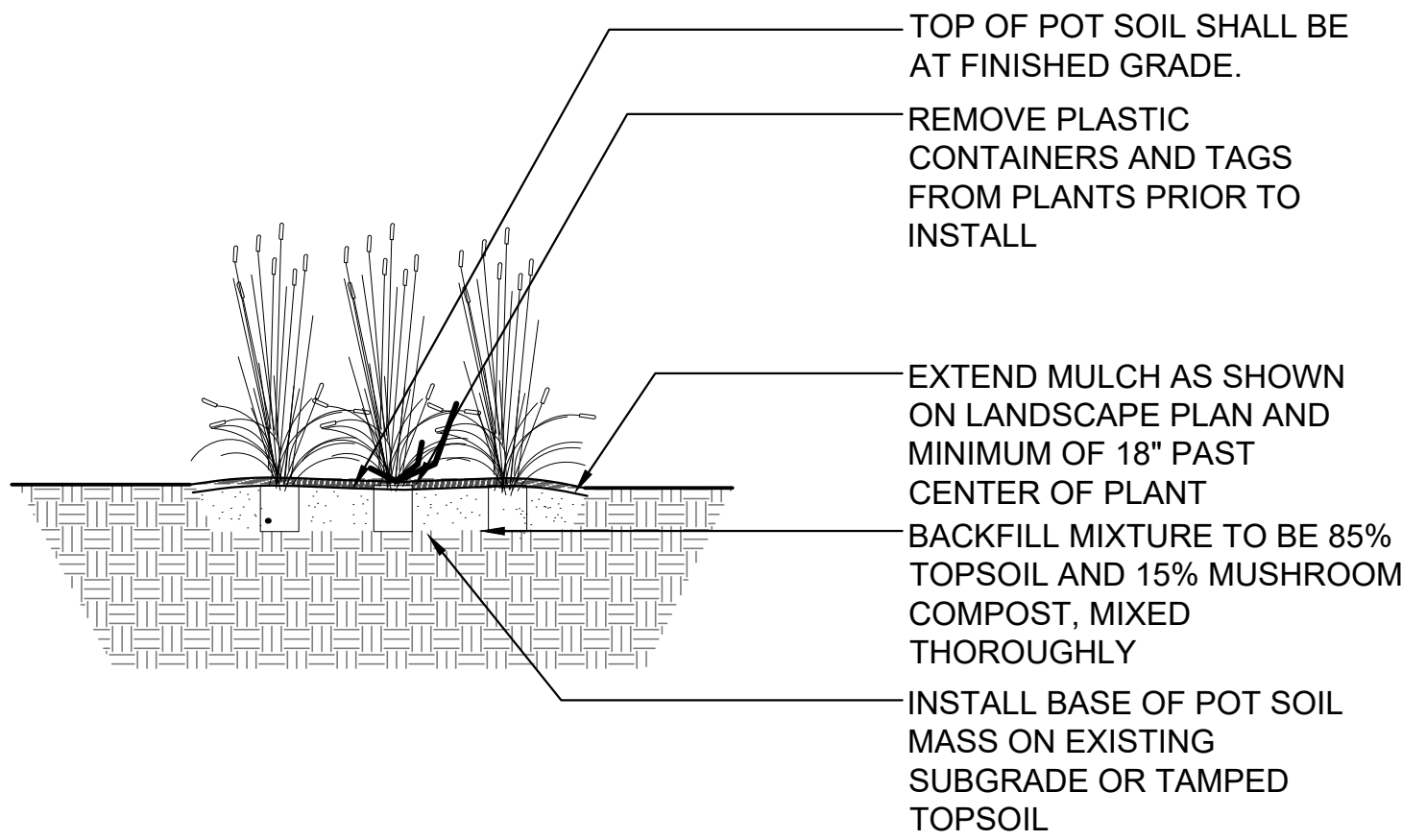
Landscape Plan

SHEET NUMBER **L1.0**

DRAW / REVISION

LD/MK	Landscape Plan	28AUG2020
LD/MK	Landscape Plan Resubmittal	17SEP2020

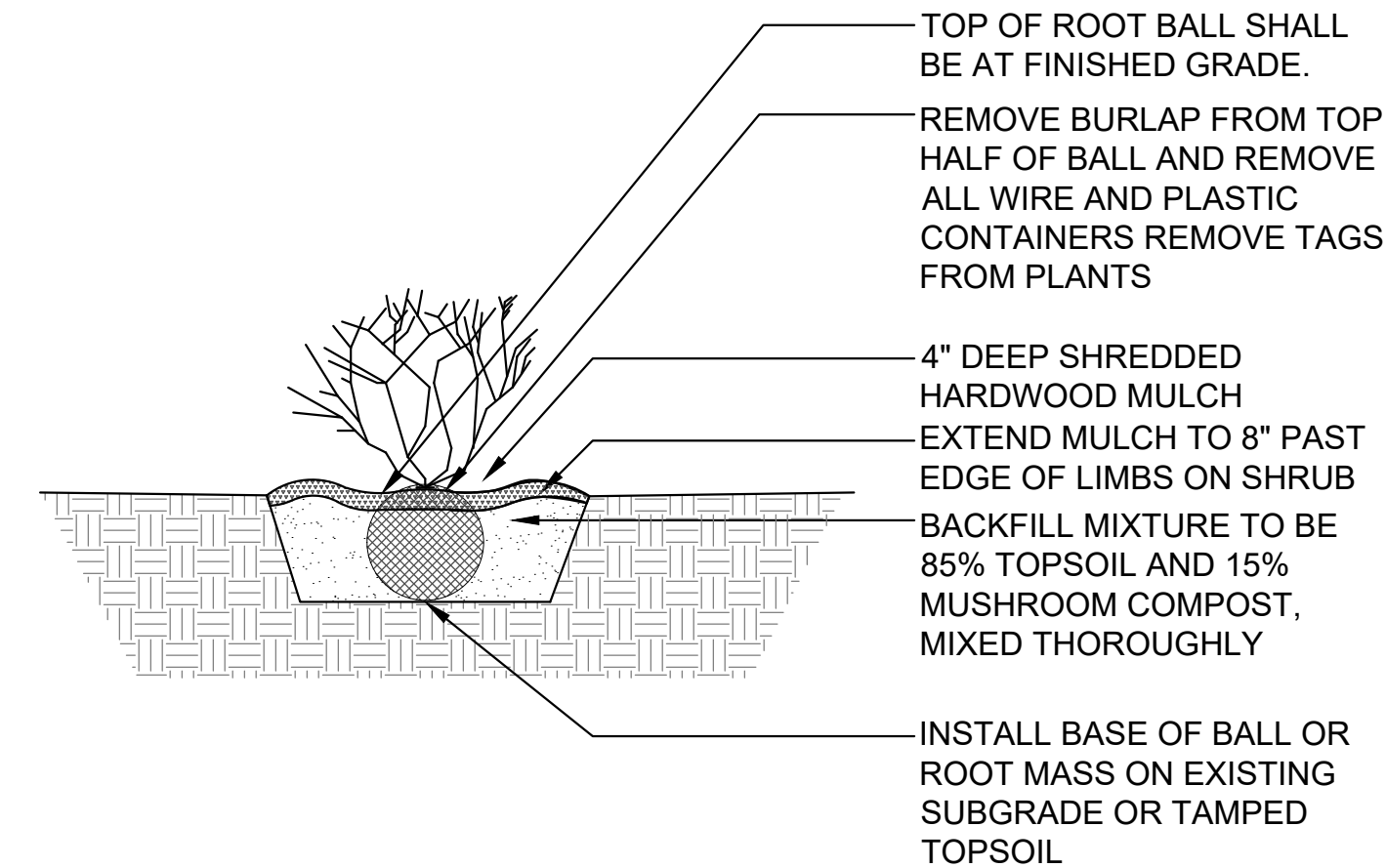
Project Number 867
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W1867-Food N Fuel Tinley Park- Leni/20-Concepts
PLOT: UPLAND 2013



1 Perennial & Ornamental Grass Installation

SCALE: 1" = 1'-0"

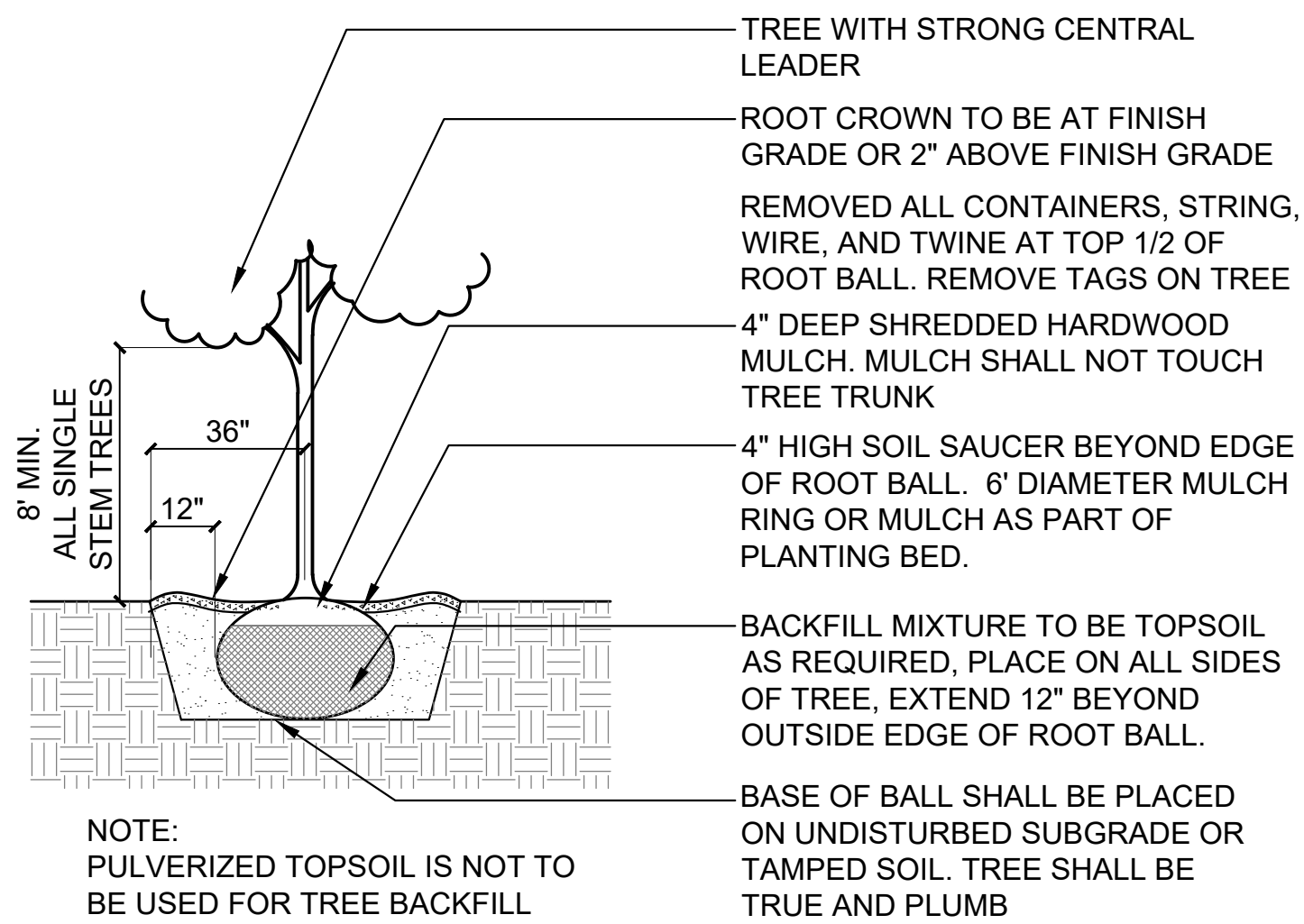
d-perennials



2 Shrub Installation

SCALE: N.T.S.

d-plant-shrub_12



3 Tree Installation

SCALE: N.T.S.

d-plant-tree_12

Plant List

Canopy Trees - Balled and Burlap

Qty.	Size	Botanical Name	Common Name
7	2.5" cal.	<i>Celtis occidentalis</i> 'Chicagoland'	Chicagoland Hackberry
7	2.5" cal.	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo
7	2.5" cal.	<i>Gleditsia triacanthos inermis</i> 'Suncole'	Sunburst Thornless Honeylocust
9	2.5" cal.	<i>Platanus acerifolia</i> 'Morton Circle'	Exclamation London Planetree
6	2.5" cal.	<i>Quercus bicolor</i>	Swamp White Oak
8	2.5" cal.	<i>Taxodium distichum</i>	Baldcypress
7	2.5" cal.	<i>Tilia americana</i> 'Redmond'	Redmond Linden
7	2.5" cal.	<i>Ulmus</i> 'Frontier'	Frontier Elm
7	2.5" cal.	<i>Ulmus</i> 'Homestead'	Homestead Elm
65	Total		

Understory Trees - Balled and Burlap

Qty.	Size	Botanical Name	Common Name
2	6' Ht. Multi Stem	<i>Acer ginnala</i> 'Flame'	Flame Amur Maple
3	6' Ht. Multi Stem	<i>Amelanchier canadensis</i>	Shadblow Serviceberry
3	2.5" cal.	<i>Malus</i> 'Prairifire'	Prairiefire Crabapple
3	2.5" cal.	<i>Syringa pekinensis</i> 'Morton'	China Snow Peking Lilac
11	Total		

Evergreen Shrubs - Balled and Burlap or Pot

Qty.	Size	Botanical Name	Common Name
27	24" Ht. x 24" Spr.	<i>Taxus x media</i> 'Densiformis	Dense Yew
35	24" Ht. x 24" Spr.	<i>Thuja occidentalis</i> 'Congabe'	Fire Chief Arborvitae
143	24" Ht. x 24" Spr.	<i>Thuja occidentalis</i> 'Holmstrup'	American Arborvitae
39	24" Ht. x 24" Spr.	<i>Thuja occidentalis</i> 'Little Gem'	Little Gem Arborvitae
37	24" Ht. x 24" Spr.	<i>Thuja occidentalis</i> 'Skinner Dwarf'	Skinner Dwarf Arborvitae
281	Total		

Deciduous Shrubs - Balled and Burlap or Pot

Qty.	Size	Botanical Name	Common Name
25	24" Ht. x 24" Spr.	<i>Cornus sericea</i> 'Bailadeline'	Fire Dance Dogwood
47	24" Ht. x 24" Spr.	<i>Cotoneaster apiculatus</i>	Cotoneaster
40	24" Ht. x 24" Spr.	<i>Hydrangea paniculata</i> 'Little Quick Fire'	Little LittleQuick Fire Hydrangea
21	24" Ht. x 24" Spr.	<i>Spiraea betulifolia</i> 'Tor'	Tor Spirea
17	24" Ht. x 24" Spr.	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac
34	24" Ht. x 24" Spr.	<i>Weigela florida</i> 'Alexandra'	Wine and Roses Weigela
184	Total		

Perennials, Ornamental Grasses, and Groundcovers

Qty.	Size	Botanical Name	Common Name
19	#1cont.	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass
36	#1cont.	<i>Sporobolus heterolepis</i> 'Tara'	Dwarf Prairie Dropseed
55	Total		

Requirement Chart

Tinley Park, IL: Landscape Requirement Chart

158.12 Bufferyard Landscaping			Required Qty (per 100 LF)	Proposed Qty			
Property Line	Lineal Feet	Bufferyard Class		Canopy Tree	Understory Tree	Evergreen Tree	Shrub
Eastern	2.41 LF	B-10' width	Canopy- 3.2 x 2.41 = 8 Understory- 1 x 2.41 = 2 Shrub- 16 x 2.41 = 39	Existing Utility Easement	Existing Utility Easement	N/A	43
Northern	389.71 LF	B-10' width	Canopy- 3.2 x 3.89 = 12 Understory- 1 x 3.89 = 4 Shrub- 16 x 3.89 = 62	Existing Utility Easement	Existing Utility Easement	N/A	63
Western	425.56 LF	B-20' width	Canopy- 2.4 x 4.25 = 10 Understory- .6 x 4.25 = 3 Shrub- 12 x 4.25 = 51	Existing Utility Easement	3	N/A	51
Southwestern- Office	183.69 LF	C-25' width	Canopy-3.5 x 1.83 = 6 Understory-1.4 x 1.83 = 3 Shrub-14 x 1.83 = 26	6	3	N/A	50
Southwestern- Pond	440.59 LF	B-20' width	Canopy- 2.4 x 4.40 = 11 Understory- .6 x 4.40 = 3 Shrub- 12 x 4.40 = 53	11	3	N/A	54
Southeastern- Pond	233.88 LF	B-10' width	Canopy- 3.2 x 2.33 = 7 Understory- 1 x 2.33 = 2 Shrub- 16 x 2.33 = 37	Existing Utility Easement	2	N/A	37

158.18 Interior Lot Landscaping		Proposed Qty			
Location	Requirement	Canopy Tree	Understory Tree	Evergreen Tree	Shrub
Building Foundation- Gas Station	A minimum 10' wide landscaped area shall front not less than 70% of the side of all buildings which front dedicated streets Gas Station- North (130lf) = variance request Gas Station- West (70 LF) = 49 LF Car Wash- West (150 LF) = 105 LF				0 17 66
Lot Interior	A minimum of one tree is required per 10,000 sf of lot area for commercial development Lot = 199,971 SF = 20 trees	20		0	N/A

158.19 Parkway Standards			Required Qty	Proposed Qty			
Location	Lineal Feet	Requirement	Tree	Canopy Tree	Understory Tree	Evergreen Tree	Shrub
Along 183rd St	389.71 LF	1 tree every 25 LF	16	14	N/A	N/A	N/A
Along W Creek Dr	425.56 LF	1 tree every 25 LF	17	13	N/A	N/A	N/A

158.20 Parking Lot Landscaping		Proposed Qty			
Location	Requirement	Canopy Tree	Understory Tree	Evergreen Tree	Shrub
Parking Lot Islands	Each island shall include at least one tree and one shrub per 200 SF	11			29

PROPOSED TOTAL

Canopy Tree	Understory Tree	Evergreen Tree	Shrub
38	0	0	371

PROJECT

Tinley Food N Fuel

183rd and West Creek Drive, Tinley Park, IL 60477



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815-254-0091 www.uplanddesign.com

SHEET TITLE

Landscape Details

SHEET NUMBER L1.2

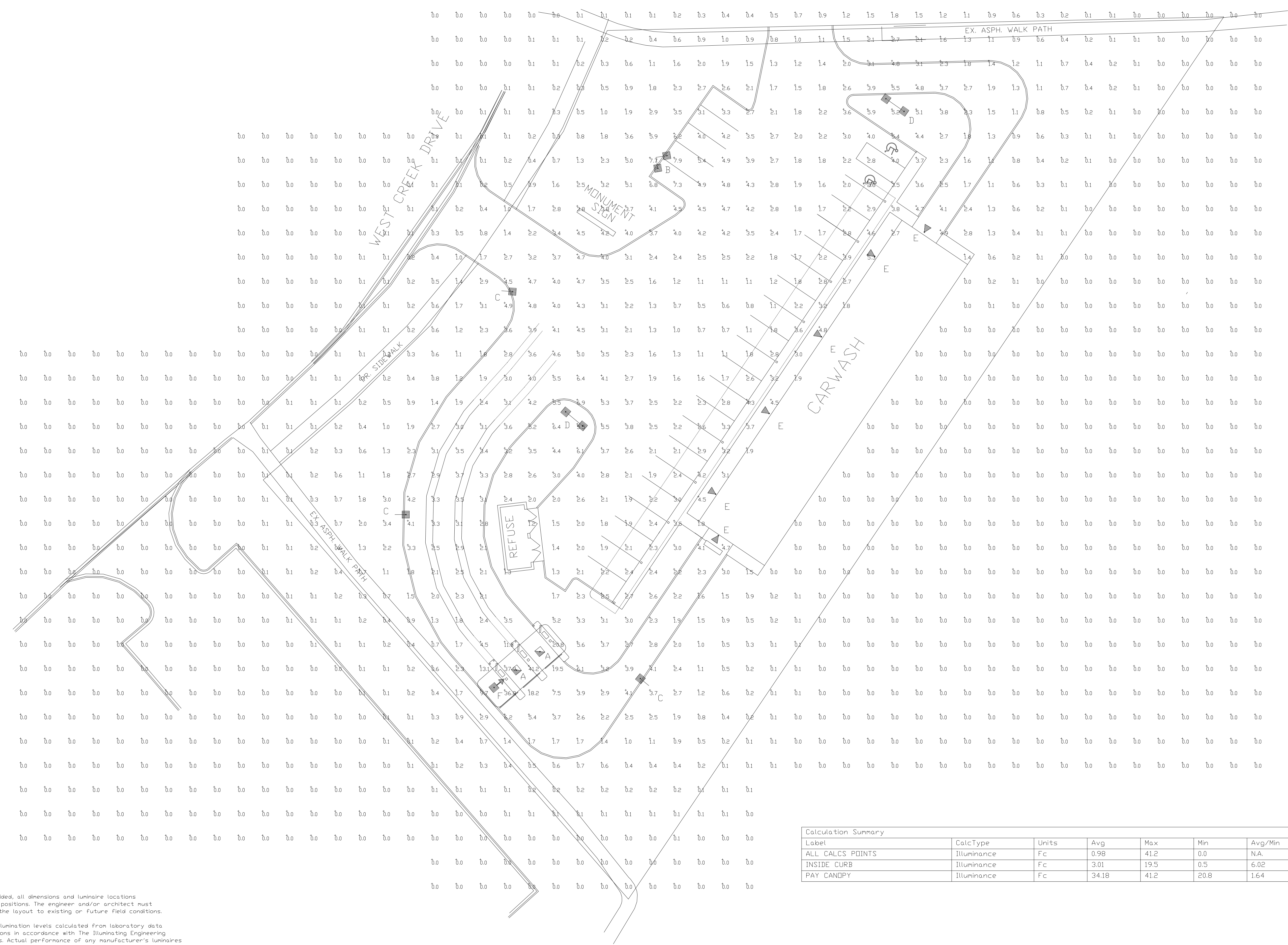
DRAW / REVISION

LD/MK	Landscape Plan	28AUG2020
LD/MK	Landscape Plan Resubmittal	17SEP2020

Project Number 867
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W\1867-Food N Fuel Tinley Park- Len\20-Concepts
PLOT: UPLAND 2013



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	2	A	SINGLE	CRUS-SC-LED-LW-50-10' MH	1.000	1.000	1.000	10525	73.5
	1	B	2 @ 90 DEGREES	SLM-LED-12L-SIL-FT-50-70CRI-D90-17' POLE+3' BASE	1.000	1.000	1.000	26280	186.2
	3	C	SINGLE	SLM-LED-12L-SIL-FT-50-70CRI-SINGLE-17' POLE+3' BASE	1.000	1.000	1.000	13140	93.1
	2	D	D180°	SLM-LED-12L-SIL-5W-50-70CRI-D180-17' POLE+3' BASE	1.000	1.000	1.000	24492	186.2
	6	E	SINGLE	XWM-FT-LED-04L-50 MTD @ 10'	1.000	1.000	1.000	3991	29.5
	1	F	SINGLE	CRUS-AC-LED-LW-50 MTD @ 10'	1.000	1.000	1.000	8884	73.1





Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS POINTS	Illuminance	Fc	0.98	41.2	0.0	N.A.	N.A.
INSIDE CURB	Illuminance	Fc	3.01	19.5	0.5	6.02	39.00
PAY CANOPY	Illuminance	Fc	34.18	41.2	20.8	1.64	1.98

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts=1
Total Watts = 1235



1000 ALLIANCE RD. CHICAGO, ILL 60642 USA
TEL: 773-338-4141 • FAX: 773-338-4142

LIGHTING PROPOSAL LD-152092-2

LENNY'S FOOD N FUEL CARWASH

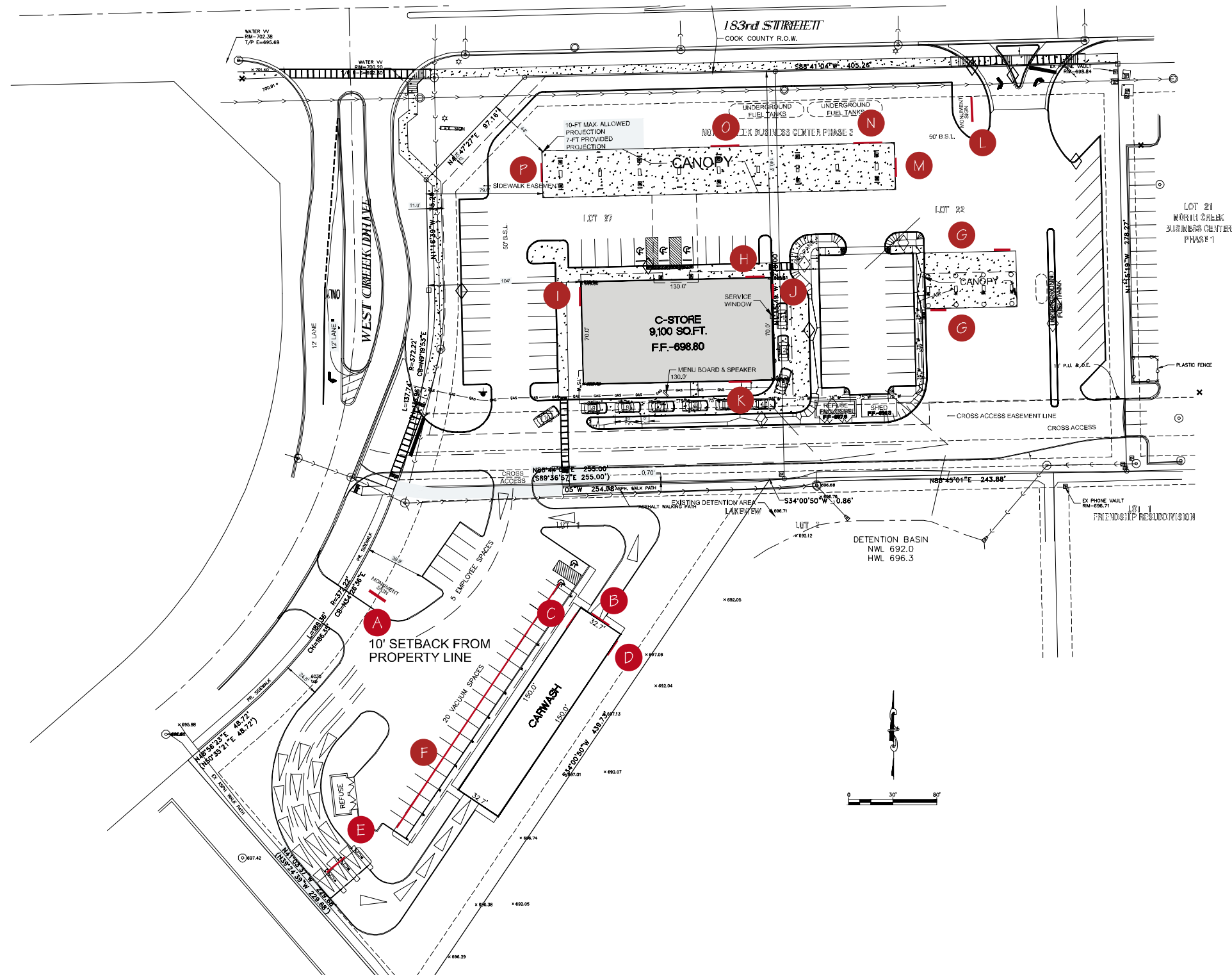
183RD ST

BY:WWE	DATE:6/27/20	REV:9-18-20	SHEET 1 OF 1
--------	--------------	-------------	--------------

SCALE: 1"=20'

0

20



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ORLAND PARK, ILLINOIS

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1925

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Approved
Date

Scale	1"=80'	Title	GAS N WASH - TINLEY PARK				
Date	8-27-20	Description	MONUMENT SIGN LOCATIONS				
Drawn By	ED	Revisions By	ED	ED	ED	ED	Drawing No. 20-192.3C
		Date	9-1-20	9-14-20	9-16-20	9-16-20	

A



60.0 SQ. FT.



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Approved
Date

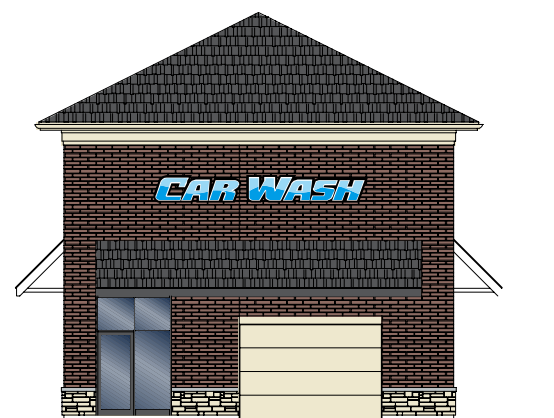
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Date	8-27-20	Description	CAR WASH MONUMENT SIGN					
Drawn By	ED	Revisions By	ED	ED	ED			Drawing No. 20-192.2C B
		Date	8-31-20	9-1-20	9-2-20			



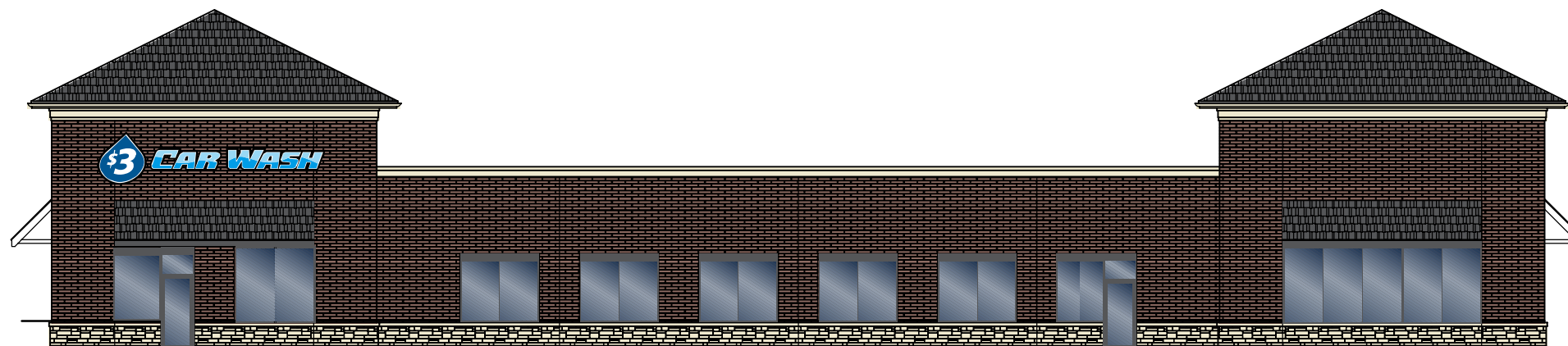
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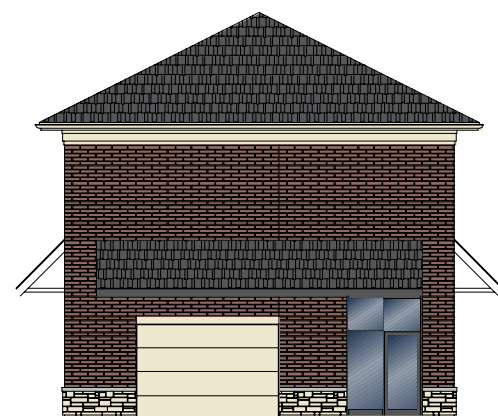
3/16" SCALE ILLUMINATED CHANNEL LETTERS - 68 SQ. FT.



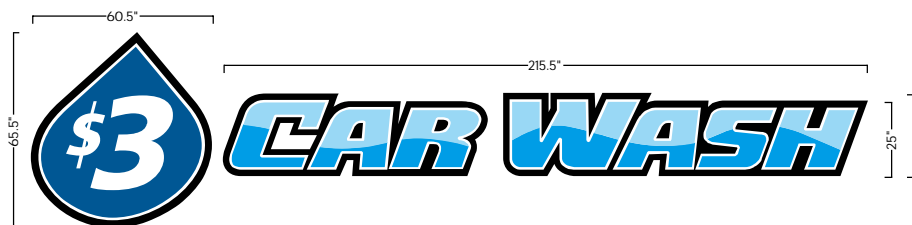
NORTH ELEVATION 1/16" SCALE



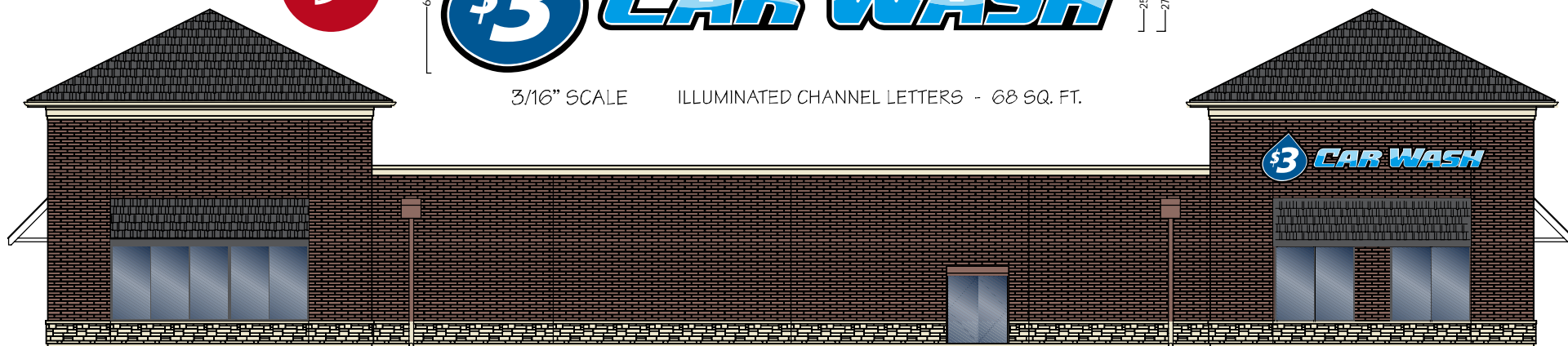
WEST ELEVATION 1/16" SCALE



SOUTH ELEVATION 1/16" SCALE



3/16" SCALE ILLUMINATED CHANNEL LETTERS - 68 SQ. FT.



EAST ELEVATION 1/16" SCALE



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Approved
Date

Scale	NOTED	Title	GAS N WASH - TINLEY PARK					
Date	8-26-20	Description	CAR WASH BUILDING LETTERS					
Drawn By	ED	Revisions By	ED	ED				Drawing No. 20-192.1C
		Date	8-27-20	9-1-20				



30"

CANOPY BUMPS 8"

24"

460"

214"

CAR WASH Entrance



SINGLE FACE ILLUMINATED CANOPY SIGN
35.7 SQ. FT.



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ORLAND PARK, ILLINOIS

708-448-0826 FAX 708-448-9092

Notes _____

Approved _____ Date _____

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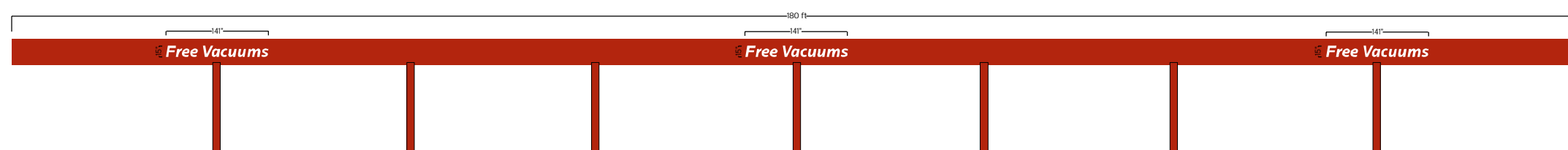
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Date	8-27-20	Description				CAR WASH PAY CANOPY			
Drawn By	ED	Revisions By	ED	ED	ED	ED	Drawing No.		
		Date	9-1-20	9-14-20	9-15-20	9-18-20			

20-192.4C



141"
15" **Free Vacuums**

1/2" SCALE
HP DIE CUT VINYL GRAPHICS
14.7 SQ. FT.



VACUUM CANOPY - 183rd TINLEY PARK 1/16" SCALE



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Notes _____

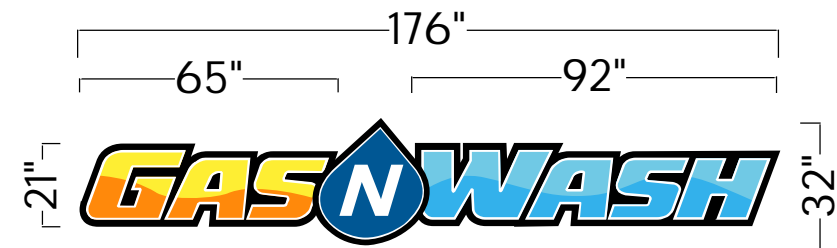
Approved _____ Date _____

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Scale	NOTED	Title					GAS N WASH - TINLEY PARK		
Date	9-14-20	Description					VACUUM CANOPY		
Drawn By	ED	Revisions By					Drawing No.	20-192.5C	
		Date							



32.5 SQ. FT.



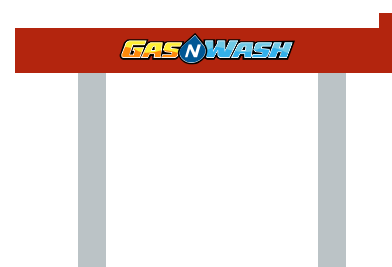
1/4" SCALE

X2 SHOWINGS

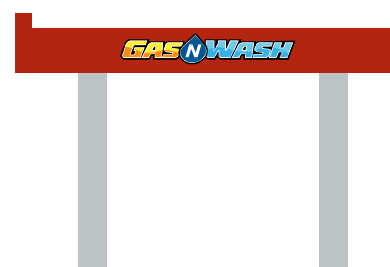
28 SQ. FT.



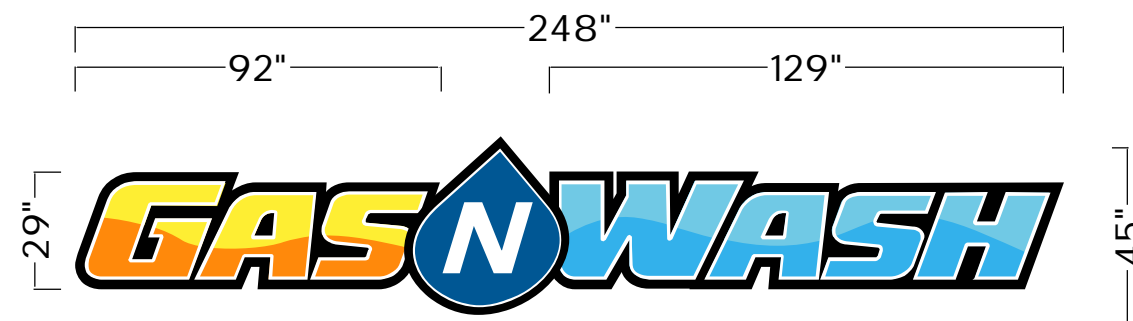
NORTH ELEVATION 1/16" SCALE



EAST ELEVATION 1/16" SCALE



WEST ELEVATION 1/16" SCALE



1/4" SCALE

X1 SHOWING

57.5 SQ. FT.



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Approved _____	Date _____
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Scale	NOTED	Title	GAS N WASH - TINLEY PARK				
Date	9-14-20	Description	CAR CANOPY				
Drawn By	ED	Revisions By	ED				Drawing No. 20-192.6C
		Date	9-16-20				

BEING A RESUBDIVISION OF LOTS 1 & 2 IN NORTH CREEK FOOD
n FUEL, BEING A SUBDIVISION OF PART OF THE NORTHEAST
QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS



AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

AND

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREA TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE OF SUCH SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER AND SUBDIVIDE PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED ON RIGHTS HEREIN GRANTED FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.


THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREA" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS," "COMMON ELEMENTS," "OPEN SPACE," "OPEN AREA," "COMMON GROUND," "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS," AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns, in all platted "easement" areas, streets, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such "easement" areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

An easement for serving the subdivision and other property with cable television is hereby reserved for and granted to an approved cable company, their respective successors and assigns, to install, operate, maintain, and remove, from time to time, facilities used in connection with overhead and underground transmissions and distribution of cable tv signals in all platted easement areas, streets, alleys, other public ways and places shown on this plat, together with the right to install required service connection over or under each lot to serve improvements thereon. No building or other structures shall be constructed or erected in any easement area without the prior written consent of grantee.

REVISIONS			<div>CIVIL ENGINEERING SURVEYING</div> <div>M GINGERICH GEREAX & ASSOCIATES Professional Design Firm License # 184.005003 P. 815-478-9680 www.mg2a.com F. 815-478-9685 25620 S. GOUGAR RD MANHATTAN, IL. 60442</div>
DATE	BY	DESCRIPTION	
9/1/20	BPH	PER VILLAGE	
DESIGNED BY: GAS N WASH			
DRAWN BY: DR. B. JWP		CK: BY RFS	FILE:
JOB NO.: 20-643		PG: 1 of 2	

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS IS TO CERTIFY THAT I, ROBERT F. SLUIS, AN ILLINOIS PROFESSIONAL
LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE BELOW
DESCRIBED PROPERTY:

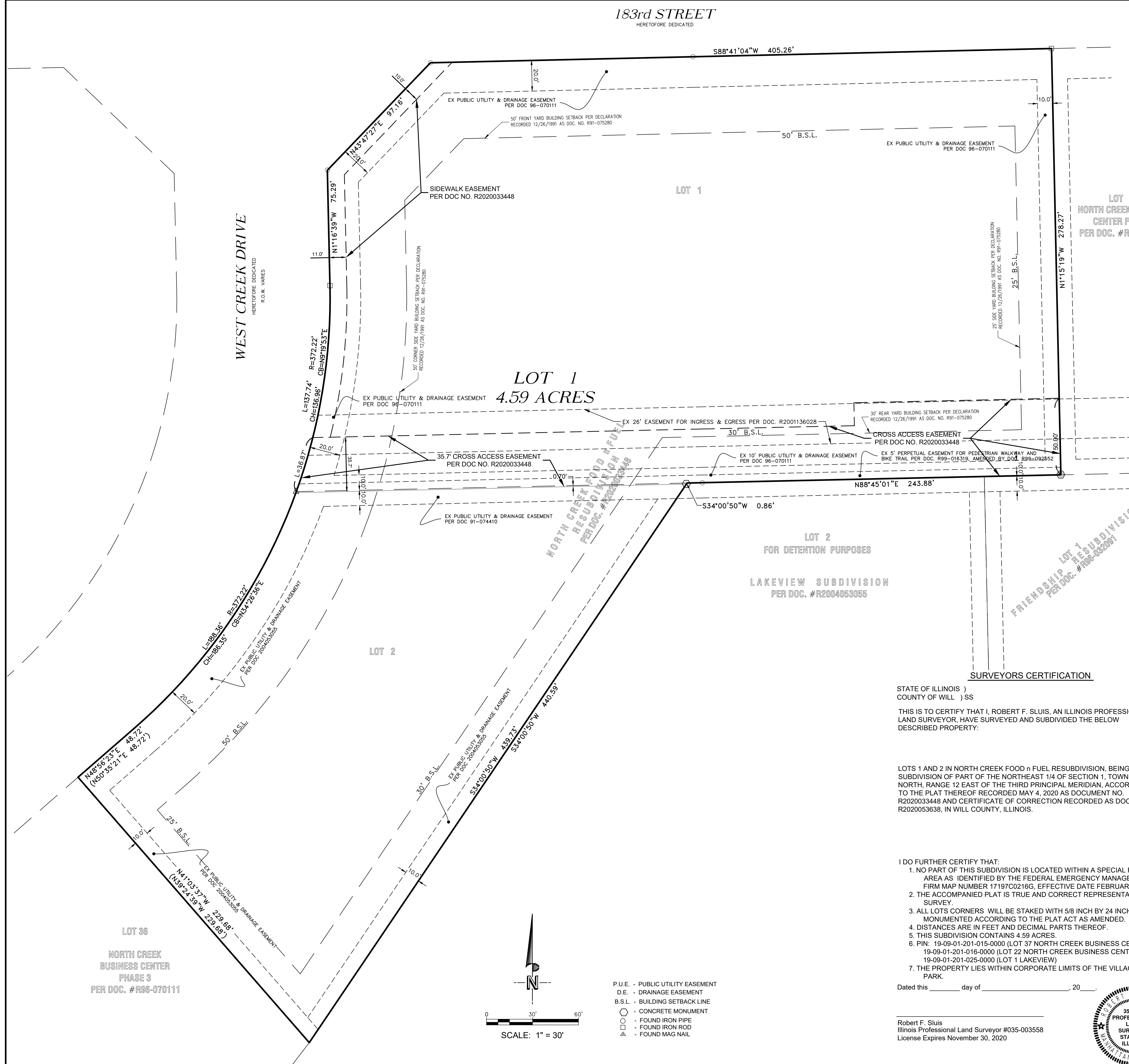
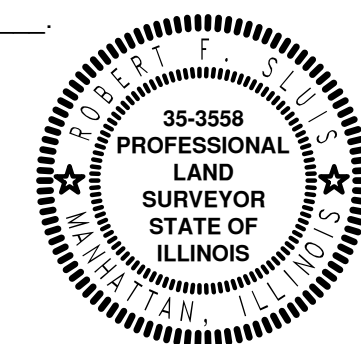
LOTS 1 AND 2 IN NORTH CREEK FOOD n FUEL RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 2020 AS DOCUMENT NO. R2020033448 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT R2020053638, IN WILL COUNTY, ILLINOIS.

I DO FURTHER CERTIFY THAT:

1. NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP NUMBER 17197C0216G, EFFECTIVE DATE FEBRUARY 15, 2019.
2. THE ACCOMPANIED PLAT IS TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.
3. ALL LOTS CORNERS WILL BE STAKED WITH 5/8 INCH BY 24 INCH IRON RODS OR MONUMENTED ACCORDING TO THE PLAT ACT AS AMENDED.
4. DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
5. THIS SUBDIVISION CONTAINS 4.59 ACRES.
6. PIN: 19-09-01-201-015-0000 (LOT 37 NORTH CREEK BUSINESS CENTER PH 3); 19-09-01-201-016-0000 (LOT 22 NORTH CREEK BUSINESS CENTER PH 3); AND 19-09-01-201-025-0000 (LOT 1 LAKEVIEW)
7. THE PROPERTY LIES WITHIN CORPORATE LIMITS OF THE VILLAGE OF TINLEY PARK.

Dated this _____ day of _____, 20____.

Robert F. Sluis
Illinois Professional Land Surveyor #035-003558
License Expires November 30, 2020



FINAL PLAT
of
NORTH CREEK GAS n WASH RESUBDIVISION
BEING A RESUBDIVISION OF LOTS 1 & 2 IN NORTH CREEK FOOD n FUEL RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF
SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF)

LENNY'S FOOD N FUEL 183RD STREET, LLC IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS ____ DAY OF _____, A.D. _____.

BY _____ OWNER:
(OWNER) LENNY'S FOOD N FUEL 183RD STREET, LLC
8200 185TH ST. - UNIT K
TINLEY PARK, IL 60487

NOTARY CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF)

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE "OWNERSHIP CERTIFICATE" ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED ON THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS ____ DAY OF _____, A.D. _____.

(NOTARY PUBLIC)

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF)

TO THE BEST OF THE UNDERSIGNED OWNER'S KNOWLEDGE, THE ABOVE DESCRIBED SUBDIVISION KNOWN AS _____ NORTH CREEK GAS n WASH RESUBDIVISION _____ LIES WITHIN SUMMIT HILL SCHOOL DISTRICT 161 AND LINCOLN WAY HIGH SCHOOL DISTRICT #210.

DATED THIS ____ DAY OF _____, A.D. _____.

BY _____
(OWNER)

NOTARY CERTIFICATE
STATE OF ILLINOIS)
JSS
COUNTY OF)

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE "SCHOOL DISTRICT CERTIFICATE" ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED ON THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS ____ DAY OF _____, A.D. _____.

(NOTARY PUBLIC)

VILLAGE PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF COOK)
COUNTY OF WILL)

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF TINLEY PARK, ILLINOIS,

AT A MEETING HELD ON THE ____ DAY OF _____, A.D., _____.

CHAIRPERSON

SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF COOK)
COUNTY OF WILL)

APPROVED BY THE MAYOR AND THE BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, ILLINOIS,

AT A MEETING HELD ON THE ____ DAY OF _____, A.D., _____.

VILLAGE PRESIDENT

CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF)
COUNTY OF)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF TINLEY PARK, WILL AND COOK COUNTY, ILLINOIS.

DATED THIS ____ DAY OF _____, 20 _____.

ENGINEER

VILLAGE ASSESSMENTS CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF COOK)
COUNTY OF WILL)

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.

DATED AT TINLEY PARK, ILLINOIS ON THE ____ DAY OF _____

A.D., _____.

VILLAGE CLERK

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF)

THE UNDERSIGNED HEREBY CERTIFIES THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THIS CONSOLIDATION OR THAT, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION WILL BE MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS THAT THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO ELIMINATE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY OWNERS BECAUSE OF THIS CONSOLIDATION. THE EXISTING OVERLAND FLOW ROUTES WILL CONFORM TO THE ORIGINAL SUBDIVISION GRADING PLAN AND ACCEPTED ENGINEERING DESIGN. SHOULD ANY PONDING OCCUR ON-SITE, IT WILL BE OUR RESPONSIBILITY TO ADDRESS AS PER ALL REQUIREMENTS OF THE VILLAGE'S CODES, ORDINANCES, AND REGULATIONS RELATED TO STORMWATER MANAGEMENT, SOIL EROSION CONTROL, AND SITE GRADING.

DATED THIS ____ DAY OF _____, 20 _____.

ENGINEER

ILLINOIS LICENSE #

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF WILL)

I, _____, COUNTY CLERK OF WILL COUNTY, ILLINOIS, AND CUSTODIAN OF THE RECORDS AND FILES OF SAID OFFICE, DO HEREBY CERTIFY THAT I FIND FROM SUCH RECORDS AND FILES, NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO DELINQUENT SPECIAL ASSESSMENTS ON FILE AGAINST THE TRACT OF LAND DESCRIBED ON THE ATTACHED PLAT OF "NORTH CREEK GAS n WASH RESUBDIVISION", AND THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF SPECIAL ASSESSMENTS AGAINST THE SAID PROPERTY OR ANY PART THEREOF.

DATED THIS ____ DAY OF _____, A.D. _____.

COUNTY CLERK

TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF WILL)

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE OF WILL COUNTY, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION OF THE PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP # _____ 09-01B-W _____ AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN)s 19-09-01-201-015-0000 & 19-09-01-201-016-0000, AND 19-09-01-201-025-0000

DATED THIS ____ DAY OF _____, A.D. _____.

DIRECTOR

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF WILL)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN

THE RECORDER'S OFFICE OF WILL COUNTY, AFORESAID ON THE ____ DAY OF _____, 20 ____ A.D. AT _____ O'CLOCK ____ M.

WILL COUNTY RECORDER


COUNTY 9-1-1 EMERGENCY TELEPHONE SYSTEM APPROVAL CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF WILL)

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO ALL WILL COUNTY 9-1-1 EMERGENCY TELEPHONE SYSTEM REQUIREMENTS.

DATED ____ DAY OF _____, A.D., 20 _____.

CHIEF ADMINISTRATOR

REVISIONS			 CIVIL ENGINEERING SURVEYING	
DATE	BY	DESCRIPTION		
9/1/20	BPH	PER VILLAGE	M GINGERICH GEREAX & ASSOCIATES Professional Design Firm License # 184.005003 P. 815-478-9680 www.mg2a.com F. 815-478-9685 25620 S. GOUGAR RD MANHATTAN, IL, 60442	
9/14/20	BPH	PER VILLAGE		
			ORDERED BY: GAS N WASH	
			DATE ISSUED: 9/1/2020	DATE: 9/1/2020
			DATE: 9/1/2020	FILE: 2 of 2