

NOTICE OF THE REGULAR MEETING OF THE PLAN COMMISSION

The regular meeting of the Plan Commission is scheduled for
Thursday, June 18, 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, June 18, 2020.

Kristin A. Thirion
Clerk
Village of Tinley Park



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

**June 18, 2020 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the June 4, 2020 Regular Meeting

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

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

ITEM #2 PUBLIC HEARING: 6800 159th Street – Delta Sonic – Site Plan, Special Use, Variations, Final Plat

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

ITEM #3 WORKSHOP/PUBLIC HEARING: 17302 Oak Park Avenue – Avocado Theory Restaurant - Site Plan, Variations, Final Plat

Consider recommending that the Village Board grant Krunal Patel, on behalf of Avocado Theory Inc. (Property Owner) Variations from the Zoning Code (Heritage Site investment threshold, minimum height of additions, and covered residential parking) to allow for the redevelopment and expansion of the property located at 17302 Oak Park Avenue in the DC (Downtown Core) zoning district for a mixed-use property with a restaurant and second-floor apartment. Site Plan Approval and a Plat of Easement are also being requested.

ITEM #4 WORKSHOP – Text Amendment – Adult Use Cannabis Dispensary and Cultivation

Consider a proposed text amendment to certain sections of the Tinley Park Zoning Ordinance allow for Adult-Use Cannabis Dispensing Organizations in the B-2 and B-3 zoning districts as a Special Use with certain restrictions and eliminate Medical Cannabis Cultivation facilities as a Special Use in the ORI district. Medical Cannabis Dispensing Organizations will still be allowed in the M-1 district but will not be allowed to sell Adult Use Cannabis at those locations.

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**

June 4, 2020

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on June 4, 2020.

At this time, CHAIRMAN GRAY, stated the meeting was being held remotely consistent with Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10 and Executive Order 2020-18, which suspends the Open Meetings Act provisions relating to in-person attendance by members of a public body. Specifically, the Governor's Office: (1) suspends the requirement in Section 2.01 that "members of a public body must be physically present," and (2) suspend the limitations in Section 7 on when remote participation is allowed. Chairman Gray confirmed Commissioners and Staff were able to communicate. All replied affirmatively. CHAIRMAN GRAY then addressed ground rules for the effective and clear conduct of Plan Commission business.

Secretary Bennett called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray (Participated electronically)
Eduardo Mani (Participated electronically)
James Gaskill (Participated electronically)
Tim Stanton (Participated electronically)
Kehla West (Participated electronically)

Absent Plan Commissioners:

Mary Aitchison
Angela Gatto
Steven Vick
Lucas Engel

Village Officials and Staff:

Paula Wallrich, Interim Community Development Director (Participated electronically)
Dan Ritter, Senior Planner (Participated electronically)
Barbara Bennett, Commission Secretary

CALL TO ORDER

PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for June 4, 2020 at 7:04 p.m.

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the May 7, 2020 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER GASKILL to approve the minutes as presented.

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

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice call.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 4, 2020 REGULAR MEETING

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

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

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

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

Guests: NONE

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

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

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

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

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

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

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

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

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

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

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE JUNE 4, 2020 REGULAR MEETING

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CHAIRMAN GRAY asked the Petitioner to make comments.

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

CHAIRMAN GRAY asked for comments from the Commissioners.

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

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

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

Mr. Ritter discussed the Open Items:

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

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

PUBLIC COMMENT

NONE

ADJOURNMENT:

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

All Commissioners participated electronically.

AYE:

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

NAY:

None

CHAIRMAN GRAY declared the motion approved by voice call.

PLAN COMMISSION CHAIRMAN GRAY declared the meeting adjourned.

PLAN COMMISSION STAFF REPORT

JUNE 18, 2020 – PUBLIC HEARING

16651 Theresa Lane – Rezoning (Upon Annexation)

Petitioner

Aleksandra Ligas
(Property Owner)

Property Location

16651 Theresa Lane

PIN

28-19-306-018-0000

Zoning

Current: Unincorporated
Cook County (R-4)

Proposed: R-6, Medium-
Density Residential

Approvals Sought

Rezoning (Upon
Annexation)



EXECUTIVE SUMMARY

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

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

Project Planner

Daniel Ritter, AICP
Senior Planner

EXISTING HISTORY & ZONING

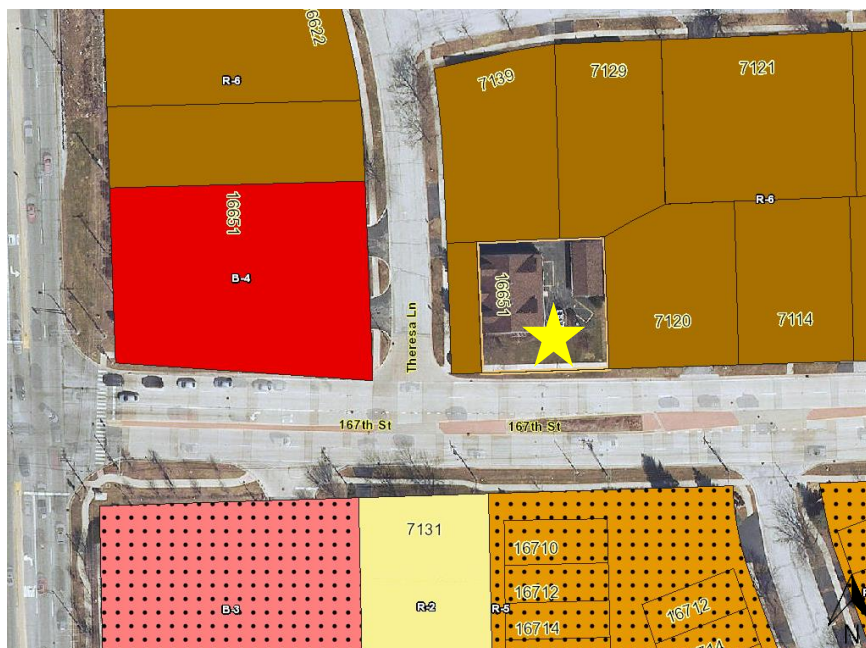
The subject site originally had a single-family house on it that was constructed in the mid-1940s as part of the area's farmstead. That home continued to exist at that location while the surrounding Brentowne area developed through the 1970s and 1980s. The subject property had been specifically excluded from the surrounding annexations since it was an occupied house with a well and septic system. The house was demolished around 1987 and it remained a vacant lot until a developer for the property came forward in 1996. At the time, it appears the developer and Village both believed that the site had been annexed into the Village of Tinley Park and zoned R-6, similar to the surrounding neighborhood. Evidence of this understanding is based upon the application, review, and approval of the project through the Long-Range Plan Commission process. The development went through all required Village approval processes, passed all required building inspections, and was issued a Certificate of Occupancy. The building was connected to Village utilities and has received Village services since that time.

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

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



Above: Unincorporated lot is in yellow. Incorporated lot is to the west in green. Below: Area zoning districts around subject site (indicated with yellow star).



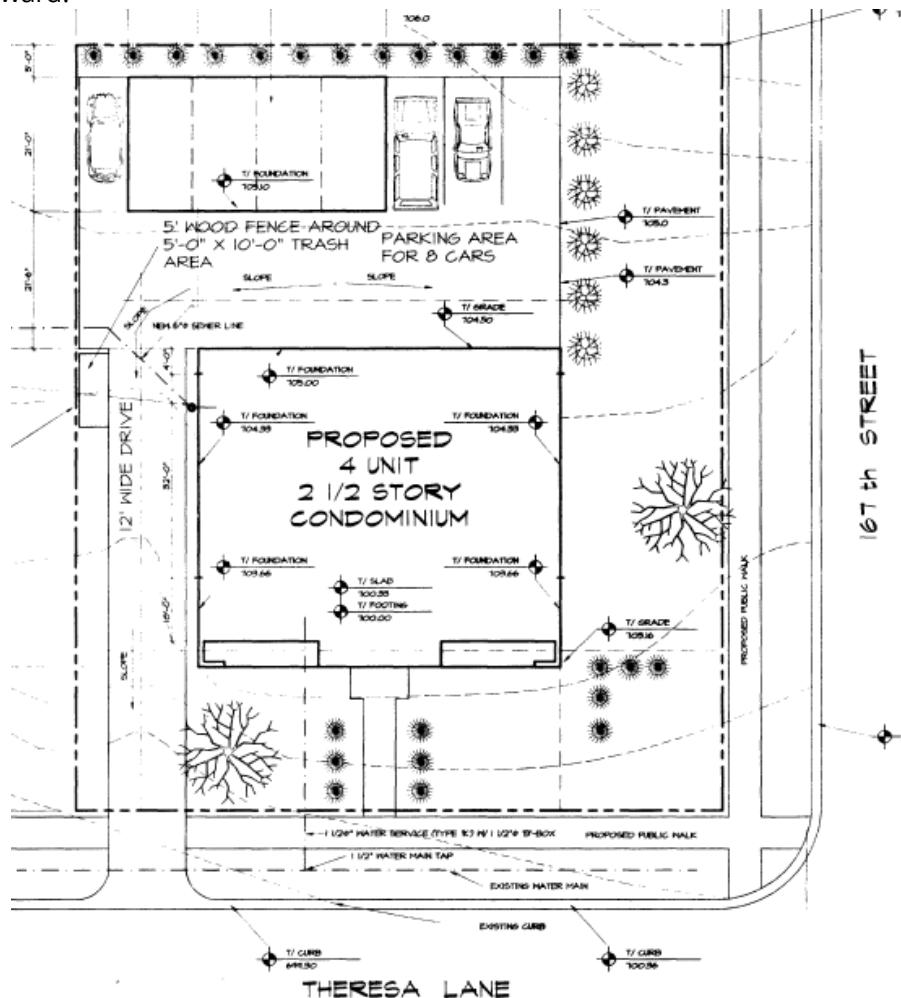
PROPOSED USE & REZONING

The Petitioner is requesting annexation into the Village. The Annexation Ordinance will be scheduled for Village Board consideration at the same time as the rezoning request. No annexation agreement is proposed for the property. While the Plan Commission does not specifically review annexations in themselves, the appropriate zoning district and overall development proposal are reviewed as part of the request.

The site has an existing 2.5 story four-unit multi-family apartment building located on it. It also has a separate detached accessory garage building located at the east end of the property with four garage spaces. Five visitor spaces also exist on the site. When the site was developed in 1996, it was believed to have been in the R-6 (Medium-Density Residential) zoning district and was developed to meet those zoning regulations. The R-6 zoning district appears to be the best available option for the new zoning because it was originally developed under that zoning district and the site's other lot that is currently annexed into the Village, is also in the zoning district. The block's overall development consists of similar size and appearance multi-family buildings. The Comprehensive Plan designates the parcel and overall areas simply "residential."

SITE CHANGES

No site plan, landscaping, lighting, parking, or other changes are proposed with the property. All plans and approvals from 1996 are proposed to remain valid. The only change that has been made since the approval was a minor change to the rear parking configuration due to complaints from the neighboring property about headlight glare. There are no known property maintenance issues and it will be subject to Village property maintenance inspections going forward.



Above: 1996 Approved Site Plan.



Above: 1996 Approved Front Elevation.



Above: Current Picture of Subject Site - Front (Taken May 22, 2020)



Above: Current Picture of Subject Site - Rear (Taken May 22, 2020)

STANDARDS FOR REZONING APPROVAL

The Zoning Code does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases. The following “LaSalle Standards” have been supplied for the Commission to consider. Staff has provided the following draft Findings for the Commission’s review. The Commission may adopt the Findings as provided or make modifications per testimony provided at the hearing.

- a. The existing uses and zoning of nearby property;
 - *The R-6 zoning district will allow the Subject Property to serve as an extension of the existing R-6 designation for the similar surrounding medium-density multi-family buildings.*
- b. The extent to which property values are diminished by the particular zoning;
 - *The property is already developed with a permitted use and is similar to the surrounding area's development. Rezoning to R-6, will maintain zoning that was believed to be there for many years.*
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
 - *No changes to the property are expected with the rezoning or in the near future. The property was believed to be zoned R-6 during its development, similar to adjacent properties.*
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
 - *Hardships of neighboring property owners have not been identified. Lighting, dumpster locations, landscaping, cross-access, and overall site layout were designed to avoid any issues with the neighboring properties. The project will allow the continuation of Village services to the property and will pay its fair share of property taxes to support those services.*
- e. The suitability of the property for the zoned purpose;
 - *The site was previously developed under the belief that it was zoned R-6 and the existing development complies with that zoning district.*
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
 - *The lot is not vacant, but was incorrectly identified as being annexed into the Village and zoned R-6. The annexation and this rezoning will correct that error.*
- g. The public need for the proposed use; and
 - *The project will allow the continuation of Village services to the property and its residents. The property will pay its fair share of property taxes to support those services that it utilizes.*
- h. The thoroughness with which the municipality has planned and zoned its land use.
 - *The property is identified as Residential in the 2000 Comprehensive Plan. The property is similar to the surrounding area's development of medium-density multi-family buildings with 4-8 per units per building.*

MOTION TO CONSIDER

If the Plan Commission wishes to take action on the Petitioner's request, the appropriate wording of the motion is listed below. The protocol for the writing of a motion is to write it in the affirmative. By making a motion in the affirmative, it does not indicate a specific recommendation in support or against the plan.

Motion for Map Amendment/Rezoning:

"...make a motion to recommend that the Village Board grant the Petitioner, Aleksandra Ligas (property owner), a Rezoning (Map Amendment) for the property located at 16651 Theresa Lane, upon annexation to the R-6 (Medium-Density Residential) zoning district and adopt the Findings of Fact as proposed by Village Staff in the Staff Report dated June 18, 2020."

LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Petitioner Annexation Petition March 9, 2020	Petitioner	3.9.20
Plat of Annexation – 16651 Theresa Lane	Robinson Engineering	3.19.20
1996 LRPC Approved Site Plan and Architecture	Philip J. Riley Architects	8.11.96



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

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

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

- ☐ Special Use for: _____
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☐ Variation ☐ Residential ☐ Commercial for _____
- ☒ Annexation
- ☒ Rezoning (Map Amendment) From Unincorporated to R-6
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: 16651 Theresa Ln Annexation

Project Description: Annexation

Project Address: 16651 Theresa Lane Property Index No. (PIN): 28-19-306-018-0000

Zoning District: R-6 (Proposed) Lot Dimensions & Area: ~120' x 100' (12,000 sq ft)
(Both Lots)

Estimated Project Cost: \$ 0

OWNER OF RECORD INFORMATION

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

Name of Owner: Aleksandra Dvorsky Company: _____

Street Address: 711 Woodale Ln City, State & Zip: _____

E-Mail Address: Lemont IL 60439 Phone Number: _____

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: _____ Company: _____

Relation To Project: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: _____

Property Owner Name (Print): _____

Acknowledgements

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

Property Owner Signature: _____

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

**PETITION REQUESTING ANNEXATION
TO THE VILLAGE OF TINLEY PARK, ILLINOIS**

TO: THE VILLAGE CLERK, VILLAGE OF TINLEY PARK, ILLINOIS

We, the undersigned Petitioner(s), owner(s) of record of all the land herein requested to be annexed, respectfully represent that all the conditions required for annexation to the Village of Tinley Park, pursuant to and in accordance with Chapter 65, Illinois Compiled Statutes, Act 5, Illinois Municipal Code, Article 7, Division 1, Section 8 (65 ILCS 5/7-1-8) do hereby exist, to wit:

1. That the territory requested to be annexed is legally described as follows (include tax identification number):

*See Attached Descriptions.
PIN - 28-19-306-018-0000*

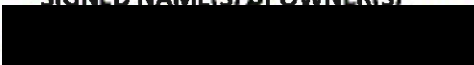
2. That the described territory is not within the corporate limits of any municipality, but is contiguous to the Village of Tinley Park, a municipality organized and existing under the laws of the State of Illinois.
3. That a Plat of Annexation showing the described territory is attached hereto and made a part of this Petition.
4. That this petition is signed by the owners of record of all land in the described territory.

5. That one of the following statements is true:

☒ That this petition is signed by all the electors residing in the described territory. (Property has a home built on it)

☐ That there are no electors residing in the described territory. (Property is vacant)

WHEREFORE, your Petitioners respectfully request the Corporate Authorities of the Village of Tinley Park to annex the above described territory to the Village of Tinley Park.

PRINTED NAME(S) of OWNER(S)	SIGNED NAME(S) of OWNER(S)	ADDRESS
<i>Aleksandra Ligas</i>		<i>711 Wood Glen Ln</i>
_____	_____	<i>Lemont</i>
_____	_____	<i>IL 60439</i>
_____	_____	_____
_____	_____	_____

I, *Aleksandra Ligas*, (printed name of individual signing oath) do hereby state under oath that I am one of the Petitioners in the above and foregoing Petition for Annexation, that I have read the same, and that the facts stated in such Petition are true and correct.

Petitioner Signature: 

To Be Completed by a Notary Public:

Subscribed and sworn to before me this *9th* day of *March*, 20*20*

Barbara S. Balcerzak
Notary Public





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

VILLAGE OF TINLEY PARK, ILLINOIS ANNEXATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they will not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting **Annexation into the Village of Tinley Park** from the terms of the Zoning and Subdivision Ordinances. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Additional time may be required for drafting and review of an Annexation Agreement.

- ☐ Schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, receive preliminary feedback, and describe submittal requirements and any applicable fees, donations, and recaptures.
- ☐ General Application form is complete and is signed by all property owner(s) and applicant (if applicable). Include all engineering and surveyor contact information.
- ☐ Signed and notarized annexation petition (attached).
- ☐ Ownership documentation is submitted for all affected properties indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☐ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any existing and proposed uses or buildings should be described in detail. Requested zoning district (annexations automatically come in under R1 Zoning District) and describe the need for such a zoning district and how it relates to the Village's Comprehensive Plan. Any additional requests such as rezoning, site plan approval, variations, waivers or incentives should be indicated in the narrative as well.
- ☐ A Plat of Annexation for the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.
- ☐ Site Plans, engineering, plat and other information indicating existing and proposed grading, utilities, and structures on the site.
- ☐ Hearing fees differ based upon the request and the need for engineering and legal fees as well as specific recaptures, school/parks donations, impact fees, or other applicable payments required prior to annexation. A fee total for review will be provided upon a complete submittal and a final fee total will be presented prior to scheduling a public hearing.

16651 Theresa Lane (Unincorporated Lot 2)

THE EAST 100 FEET OF THE WEST 450 FEET OF THE SOUTH 150 FEET OF THE SOUTH 20 ACRES OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly referred to as the Twin Pines Condominium, as recorded in document 09149864.

Current PIN – 28-19-306-018-0000

Previous PINs – 28-19-306-017-(1001-1004), 28-19-306-011-0000

16651 Theresa Lane (Incorporated Outlot)

OUT LOT 'A' IN SIECLAR SUBDIVISION BEING S SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Current PIN – 28-19-306-016-0000

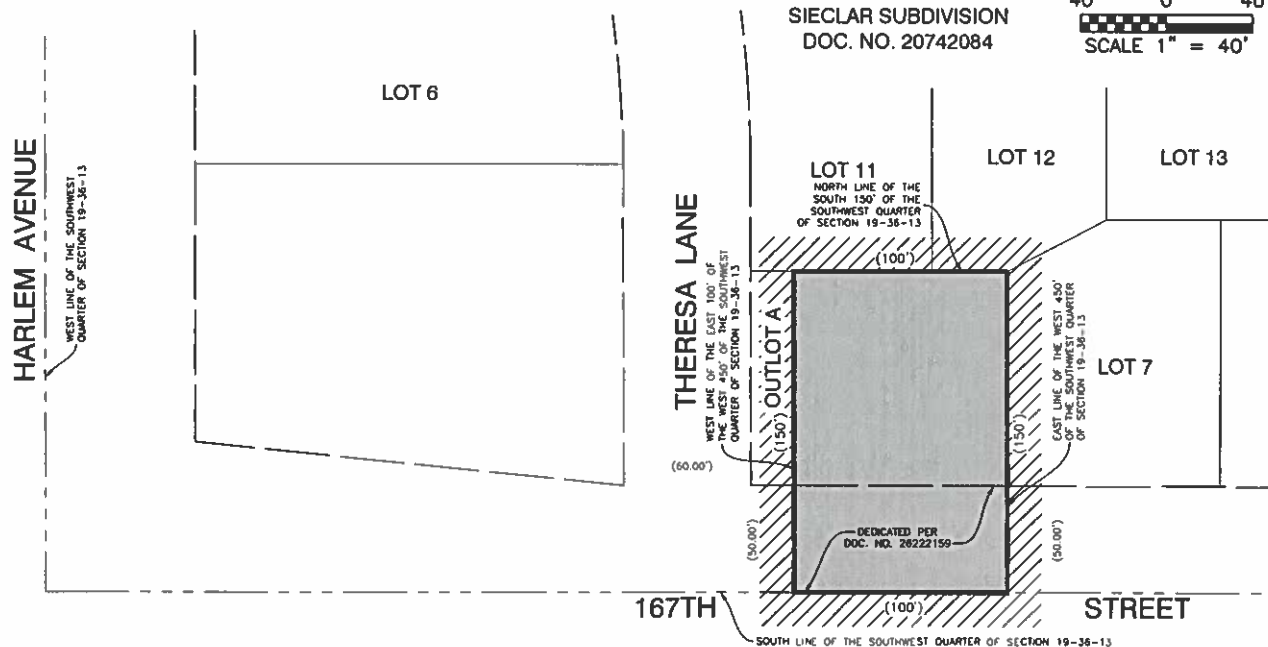
Previous PIN – 28-19-306-014-0000

THE EAST 100 FEET OF THE WEST 450 FEET OF THE SOUTH 150 FEET OF THE SOUTH 20 ACRES OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 16651 THERESA LANE
TINLEY PARK, ILLINOIS



40 0 40
SCALE 1" = 40'



DENOTES THAT
PORTION HEREBY
ANNEXED

DENOTES
 EXISTING LIMITS
 OF THE VILLAGE
 OF TINLEY PARK

1. According to Chapter 65 ILCS 5/7-1-1 of the Illinois Compiled Statutes, the new boundary shall extend to the far side of any adjacent highway and shall include all of every highway within the area annexed even though not included in the legal description as set forth above.

2 The existing corporate limits shown hereon are referenced from the Village of Tinley Park Official Zoning Map 2019 and CookViewer, Cook County's Map Application web-site.

State of Illinois)
County of _____) ss

The undersigned, does hereby certify that they are the owner of the property described hereon and that they hereby agree and consent to the plat of annexation as shown hereon.

ALEKSANDRA LIGAS
711 WOODGLEN LANE
LEMONT, IL 60439

Dated this _____ day of _____, 20____

By: _____

State of Illinois)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____

A.D. 20__ by _____

Notary Public

My Commission Expires

Ordinance No. _____ adopted the _____ day of _____, A.D. 20____.

Approved by the President and Village Board of Trustees of the Village of Tinley Park,
Illinois at a meeting held this _____ day of _____, A.D. 20 _____

By: _____
Village President

Attest: _____
Village Clerk

Upon recordation of this document, return signed original or copy thereof to the following:

The Village of Tinley Park
16250 S. Oak Park Avenue
Tinley Park, Illinois 60477

Attention, Village Clerk

State of Illinois }
County of Cook }

I, **BRADLEY K. LUEDERS**, an Illinois Professional Land Surveyor, do hereby state that the hereon drawn ~~plot~~ has been prepared at and under my direction for the purpose of annexing the property described hereon to the Village of Tinley Park, Illinois.

South Holland, Illinois March 16, 2020

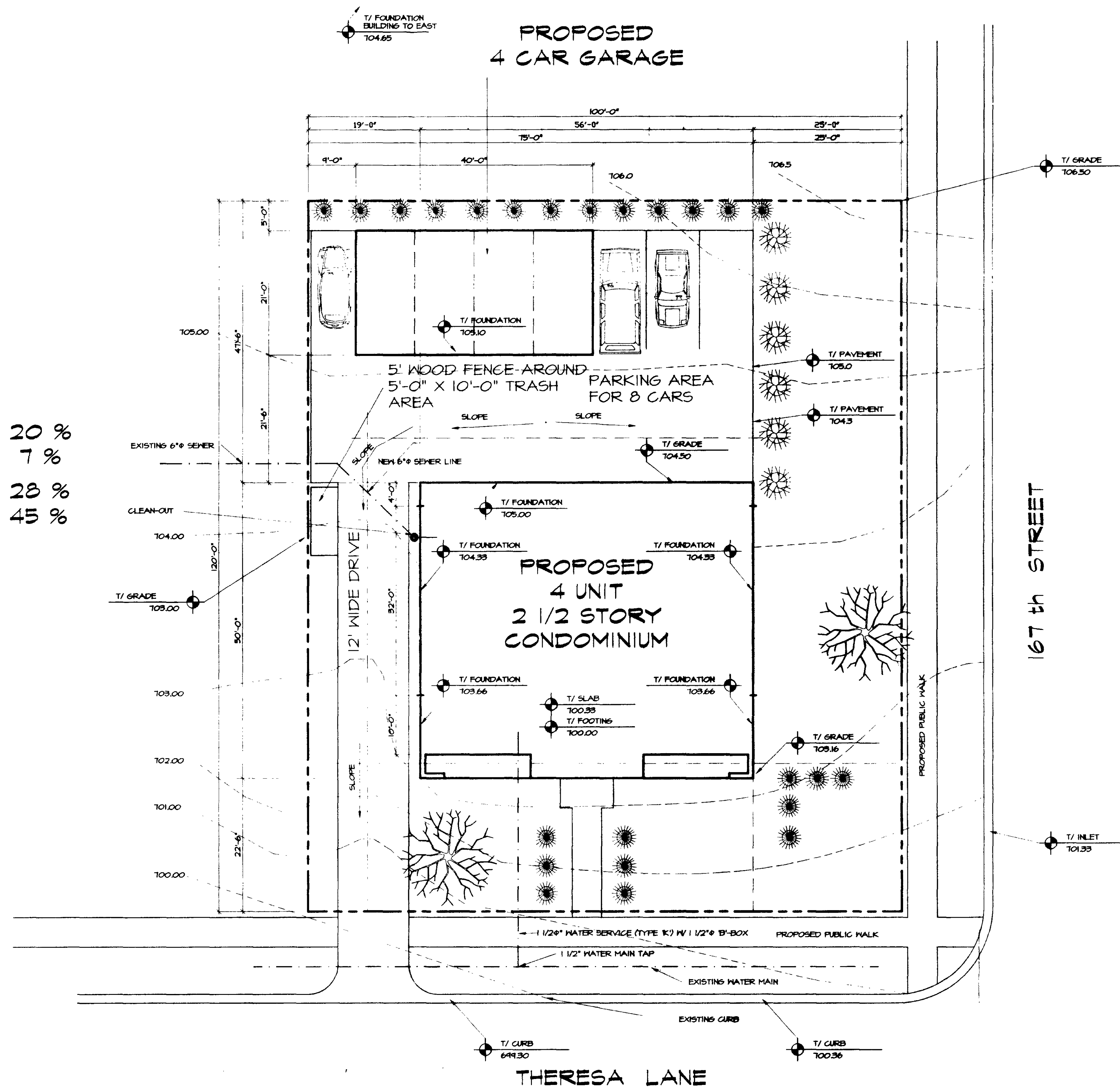
Brady L. Lueck
License No. 035-003406
Expires November 30, 2020

(XXX.XX')	Denotes record dimension or dimension computed from record dimension values.
XXX.XX'	Denotes measured dimension or dimension computed from measured dimension values.

[illegible]

LOT AREA	12,000 S.F.	
BUILDING AREA	2,440 S.F.	20 %
GARAGE AREA	840 S.F.	7 %
PAVED AREA	3,440 S.F.	28 %
GREEN AREA	5,280 S.F.	45 %
LOT AREA/UNIT	3,000 S.F.	

GARAGE PARKING SPACES	4
OUTSIDE PARKING SPACES	4
PARKING SPACES/UNIT	2



SITE PLAN

SCALE 1" = 10'-0"

REVISSED 8/11/96

PHILLIP J. RILEY

ARCHITECTS
12833 S. HARLEM AVE.
PALOS HEIGHTS, ILLINOIS 60463 (708) 361-4126
A.I.A.

THESE DRAWINGS, SPECIFICATIONS, DESIGN, AND DETAILS ARE AND SHALL REMAIN THE PROPERTY OF PHILLIP J. RILEY. NO PART SHALL BE REUSED IN ANY FORM WITHOUT THE EXPRESSED WRITTEN PERMISSION OF PHILLIP J. RILEY.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND PHILLIP J. RILEY ARCHITECTS SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

4 UNIT CONDOMINIUM

TINLEY PARK, ILLINOIS

[illegible]

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TO: THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES

FROM: THE LONG RANGE PLANNING COMMISSION

SUBJECT: MINUTES OF THE FEBRUARY 1, 1996, MEETING

The meeting was called to order at 7:35 p.m., and roll call was taken as follows:

16651
Theresa
LN

PRESENT: Chairman Ron Bruning and Commissioners: Bob McClellan, Maureen McLeod, Pat Radecky, Cal Schipma, Rita Walker, Larry Zielinski

GUESTS: Greg Hannon - Trustee, Dave Dorgan - Asst. Village Manager, Tom Durkin - Planning Director, Dave Samuelson - Planning Technician, Ken Dunn - Fire Prevention Admin., Sgt. Tom Boling - Police Dept., Jerry Radecky - Zoning Administrator, Don Bettenhausen, Attorney for G. R. Stob - Petitioner

ABSENT: Commissioners: Brian Maher and Dan Riordan

Chairman Ron Bruning called for approval of the Minutes of the January 18, 1996, Meeting. There were no changes or additions to the Minutes. A Motion was made by Commissioner Pat Radecky, seconded by Commissioner Bob McClellan, to approve the Minutes of the January 18, 1996, Meeting. Vote by voice call. Motion carried.

ITEM #1: G. R. STOB, 167TH ST. & THERESA LN. - SITE PLAN APPROVAL

This item is to consider recommending Site Plan Approval for a 4-Unit Condominium building to be located at 167th St. & Theresa Lane.

Attorney, Don Bettenhausen was present to request Site Plan Approval from the Commission. This property was purchased by Mr. Stob, who presented a plan to the Zoning Board of Appeals for a 4-flat building, with parking along 167th St., that required several Variances, including density. The Zoning Board did not approve the requested Variances, and the plan was revised before being taken to the Village Board, who did approve the density. It then returned to the ZBA requesting two Variances, one to the Side Yard Setback on the North side of the property to allow for one, four space garage to be built, and also a reduction of the required number of parking spaces from 10 to 8. The parking was reduced from 10 spaces to 8 spaces, four garage spaces and four outside spaces, and the parking along 167th St., which is considered the Front Yard was eliminated. These Variances were approved by the ZBA, which brings them to the request for Site Plan Approval. The accesss will be off of Theresa Lane and not 167th St., per the Village's request. The units will be approximately 1,300 S.F. in size, and will meet all code requirements. The lot is 120'

x 100', for a total of 12,000 S.F. The lot to the North is less than 12,000 S.F., and has a 6-flat building on it, which faces North. Their parking lot backs up to this property, and Mr. Stob has agreed to landscape along the North property line to screen the 6-flat building.

Commissioner Pat Radecky stated that one of their concerns was the availability of additional parking, and it will be available on Theresa Lane during the day, and in the parking lot of the Cellular One building for overnight guests. They are not large enough to appeal to families with children, but would be more suited to singles. There is a 6-Unit building on the lot to the North, which is less than 12,000 S.F. The building will face Theresa Lane, and there will be a concrete public sidewalk extending from the existing sidewalk on 167th St., along Theresa Lane and connect to the existing sidewalk on Laverne.

Commissioner Rita Walker added that this will complete this whole area by filling in this vacant lot with owner-occupied units, and it is the best use of this property.

A Motion was made by Commissioner Rita Walker, seconded by Commissioner Pat Radecky, to recommend Site Plan Approval for a 4-Unit Condominium Building located on 167th St. and Theresa Lane, subject to Final Landscaping Plan Approval by Village Staff.

Vote by roll call as follows: Ayes: Bob McClellan, Maureen McLeod, Pat Radecky, Cal Schipma, Rita Walker, Larry Zielinski, Chairman Ron Bruning. Nays: None. Abstain: None.

Vote: 7-0-0. Motion carried.

PLAN COMMISSION STAFF REPORT

JUNE 18, 2020 – PUBLIC HEARING

Delta Sonic – Detail Area Expansion & Site Plan Updates

6800 159th Street

Petitioner

James Boglioli, on behalf
of Delta Sonic Car Wash
System, Inc.

Property Location

6800 159th Street

PIN

28-18-301-007-0000

Zoning

B-3, General Business &
Commercial

Approvals Sought

Special Use Permit
Site Plan Approval
Variations
Plat of Easement

Project Planner

Daniel Ritter, AICP
Senior Planner



EXECUTIVE SUMMARY

The Petitioner, James Boglioli, on behalf of Delta Sonic Car Wash System, Inc., is requesting an amendment to the existing Special Use Permit (Ord. #88-O-016), Variations, a Site Plan Amendment, and a Plat of Easement. The requests are being made due to site upgrades at the existing Delta Sonic Car Wash site at 6800 159th Street in the B-3 (General Business & Commercial) zoning district. The existing site includes a car wash, detail center, fuel pumping stations, and a convenience store. The proposed plan will expand the interior detail center at the north side of the property, expand the convenience store to allow for ADA accessible public bathrooms, demolish a pre-rinse canopy, and make site changes to provide for improved vehicle circulation and stacking.

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

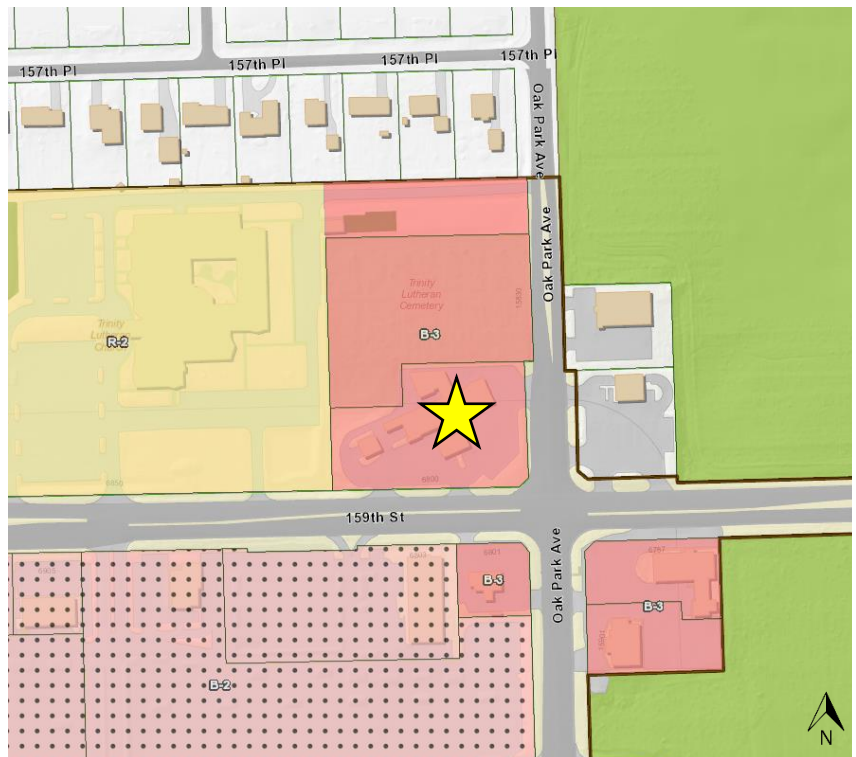
Changes to the June 4, 2020 Plan Commission Workshop Staff Report are shown in RED.

HISTORY & ZONING

The subject site is a single 1.59-acre lot located on the northwest corner of 159th Street (IDOT owned) and Oak Park Avenue (Cook County-owned portion).

The site was approved and developed in 1988 by Delta Sonic Car Wash. The company expanded into the Chicagoland area at that time and this site was expected to be primarily used as a car wash with the ability to buy gas and convenience items. In 1995, the rear interior detail addition was proposed and approved with an amendment to the Special Use with certain Variations. Delta Sonic has continued to see success and has expanded to many other locations in the area (Crestwood, Joliet, Glenwood, Naperville, Downers Grove, etc.) The Tinley Park location is relatively small by comparison, with limited ability to expand. Other locations have larger convenience stores, car washes, and include oil change and automotive services.

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

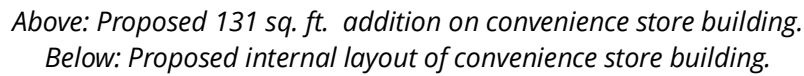




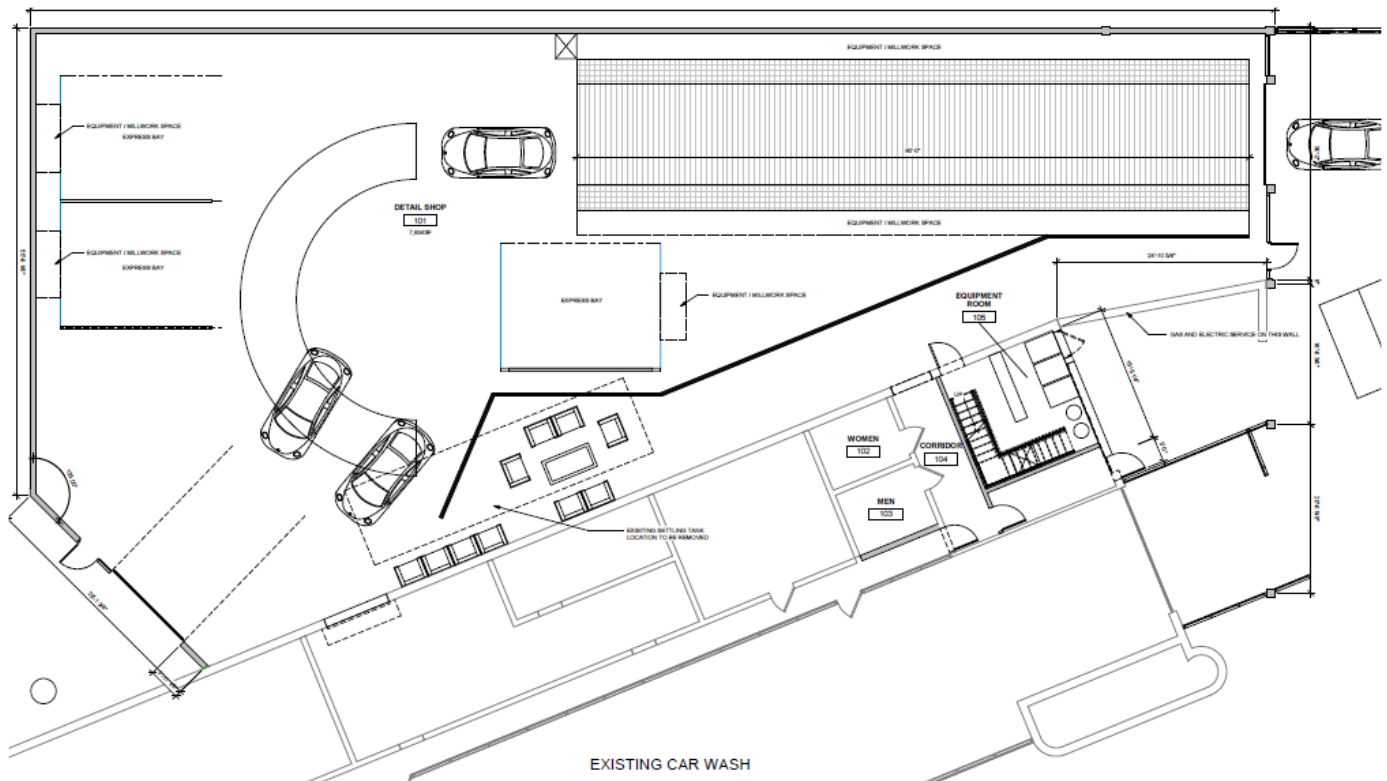
PROPOSED USE & SPECIAL USE

The Petitioner is making the site changes and requests to help modernize the site, meet existing demand, meet accessibility codes, and improve site circulation. The same services (fuel, car wash, interior detailing, and a convenience store) will be offered, and no increase in traffic is expected based on the site improvements. Staff is recommending adding a condition to the Special Use approval clarifying the existing services and prohibiting oil change or automotive services due to the size limitations of the site.

Automobile Service (gas) Stations require a Special Use Permit in B-1, B-2, and B-3 zoning districts. This is because gas stations have high traffic volume and turnover that requires specific site plan considerations. Gas station and car washes also have some potentially negative effects to neighboring properties including traffic, noise, air pollution, and light pollution. Simply, they do not work on just any site or with any site layout. The subject site is located on a busy intersection and far away from any residential uses, making it a good site for this type of use. The underlying uses were approved with a Special Use Permit issued in 1988 with conditions (ordinance attached) and amended in 1995 to allow for the existing interior detail building. Whenever an approved Special Use is modified or expanded



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



Above: Proposed layout of new interior detail building.

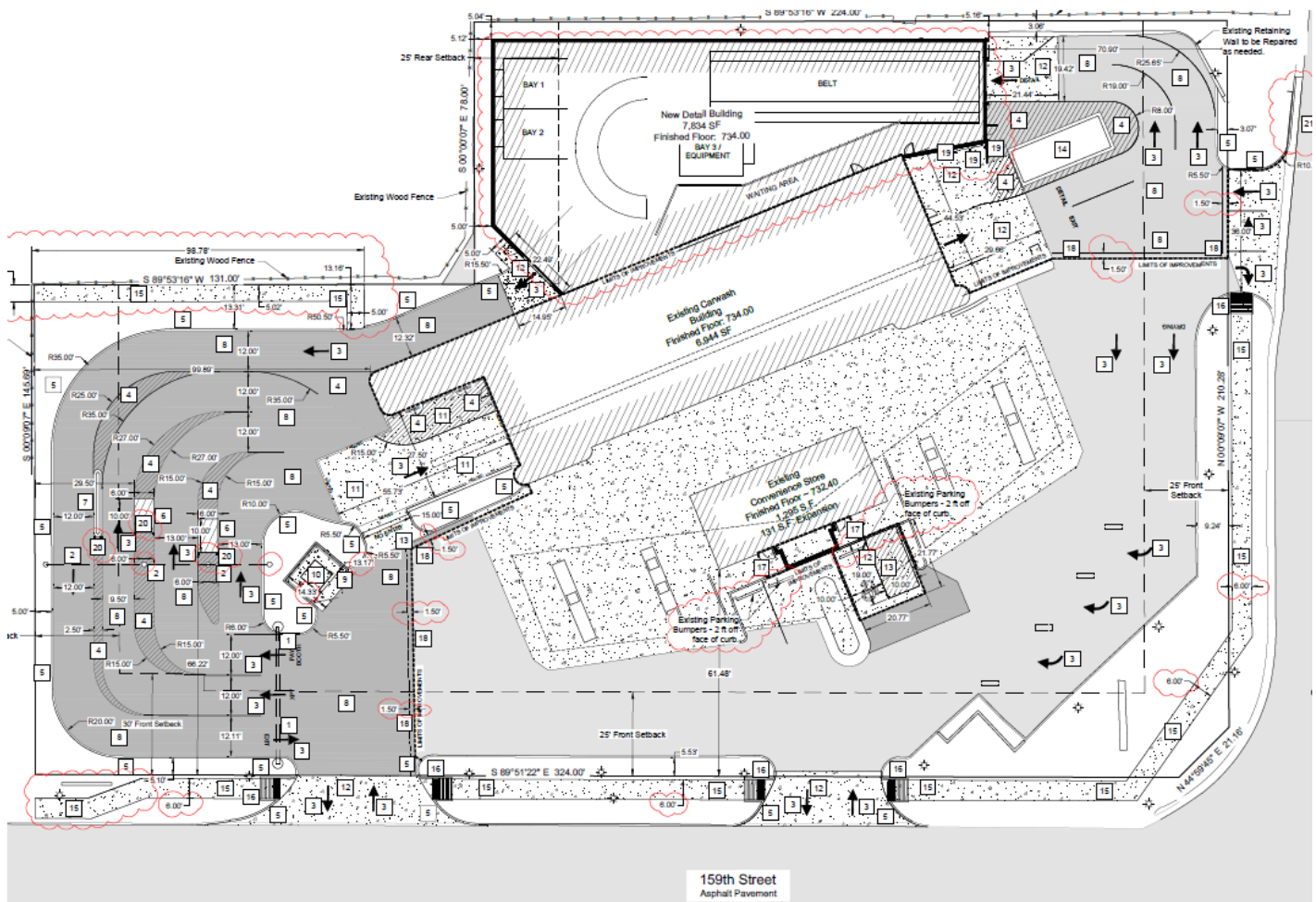
VARIATIONS

Below is a list of all Variations being requested. Each Variation is covered in the applicable section that follows.

1. A five-foot Variation from Section V.B. Schedule II (District Regulations) to permit a side yard setback of five feet, instead of the required ten feet from the north property line.
2. A 20-foot Variation from Section V.B. Schedule II (District Regulations) to permit a rear yard setback of five feet, instead of the required 25 feet from the west property line.
3. A Variation from Section VIII.A.10 (Number of Parking Spaces Required) to permit a total of three parking spaces, instead of the required minimum of 19 spaces.
4. A Variation from Section IX.L.2 (Directional Signs) to permit directional signs to be a maximum of **17.55 (Drive-Thru Lane Signs)** and **18.25 ("Detailing" Wall)** sq. ft. in size, instead of the maximum of four sq. ft. if ground mounted and six sq. ft. for a wall sign.

SITE PLAN

The most significant proposed changes include a detail center expansion, convenience store expansion, sidewalks, and site circulation improvements. Each change is addressed below.



Detail Center Expansion

The detail center will be expanded to be 7,834 sq. ft. in size. The location is generally in the same location with additional building space covering currently paved areas. This addition is maintaining five-foot setbacks from the property lines to allow for some landscaping and to allow room for future building maintenance. The circulation of the building is opposite of the car wash with its entrance on the east side (by the car wash exit); the exit is on the east west side along 159th Street (by the car wash entrance). This circulation allows for a vehicle to purchase a package at the pay booth, get a car wash, and then enter the interior detailing area. The structure will include an updated waiting room and restrooms.

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

Open Item #1: Discuss the Variations to permit reduced side and rear yard setbacks for the detail center.

Plan Commission had no concerns with the reduced setbacks for the detail center expansion.

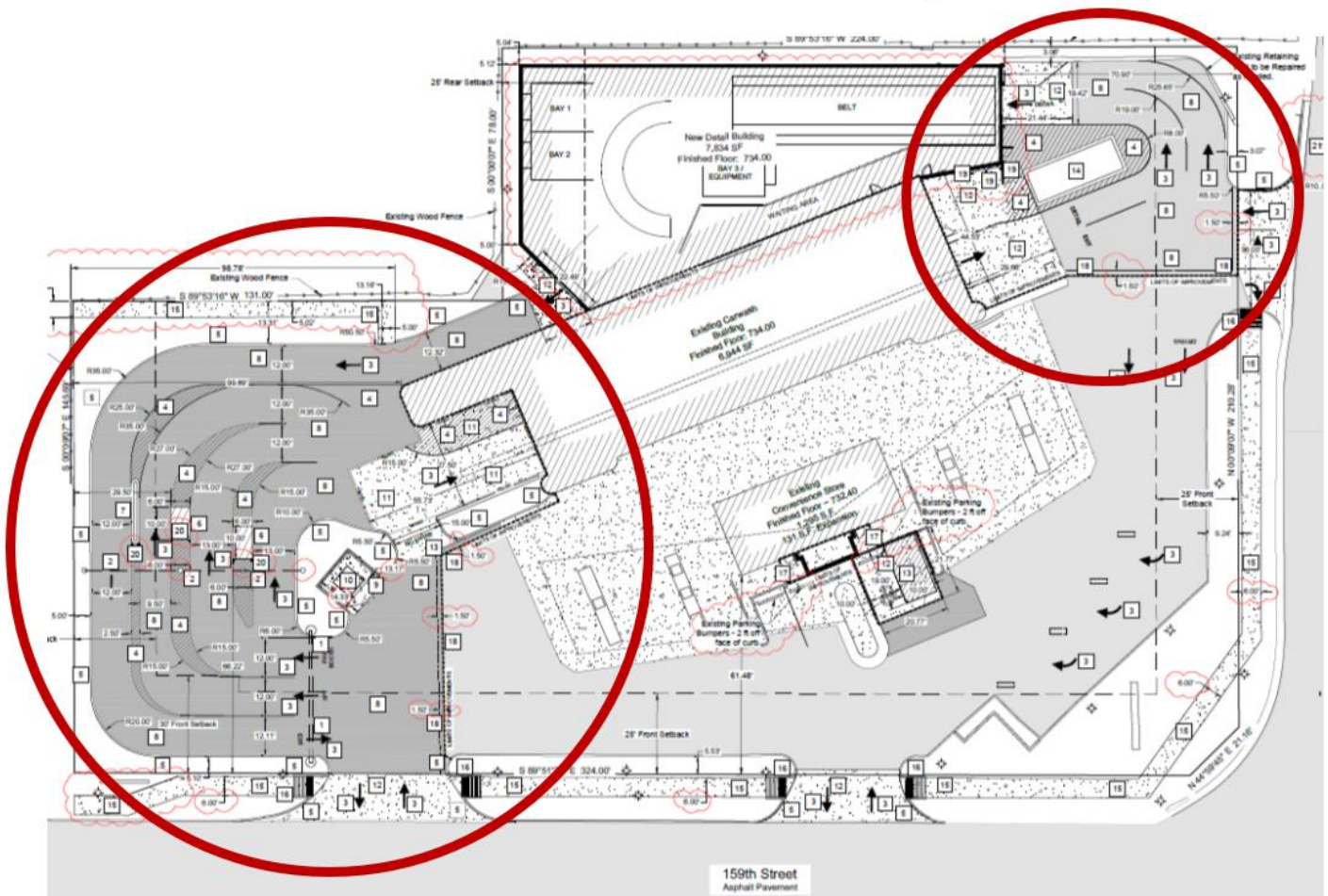
Convenience Store Expansion

The convenience store will be increased by 126 sq. ft. While the addition is small, it allows for the relocation of the cashier area to the front (south) of the building. The change also allows for the ability to expand the restroom bringing it into ADA compliance. The new location also enables the cashiers a better view of the fueling stations. The area is currently a concrete walkway with propane storage. The Petitioner has noted they do not plan on continuing to sell propane, but if they do, they will submit a permit for the new location that does not impede pedestrian traffic and has appropriate collision protection. Doors exist on both sides of the store, so no customer access is impeded by the new addition. The walkways to the entrances will be replaced to ensure they are safe and in ADA compliance.

Site Circulation and Layout Changes

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

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



Sidewalks and Plat of Easement

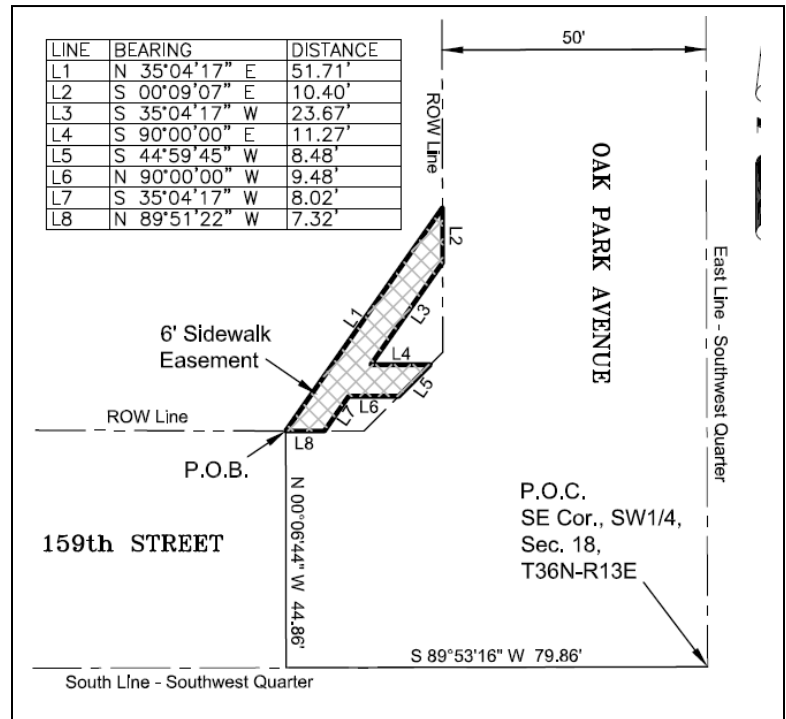
As part of the redevelopment and changes in the Special Use, a public sidewalk is required to be installed along 159th Street and Oak Park Avenue. The sidewalk will extend along 159th Street from the curb cut just west of the subject site that connects to the church's parking lot all the way east to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

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

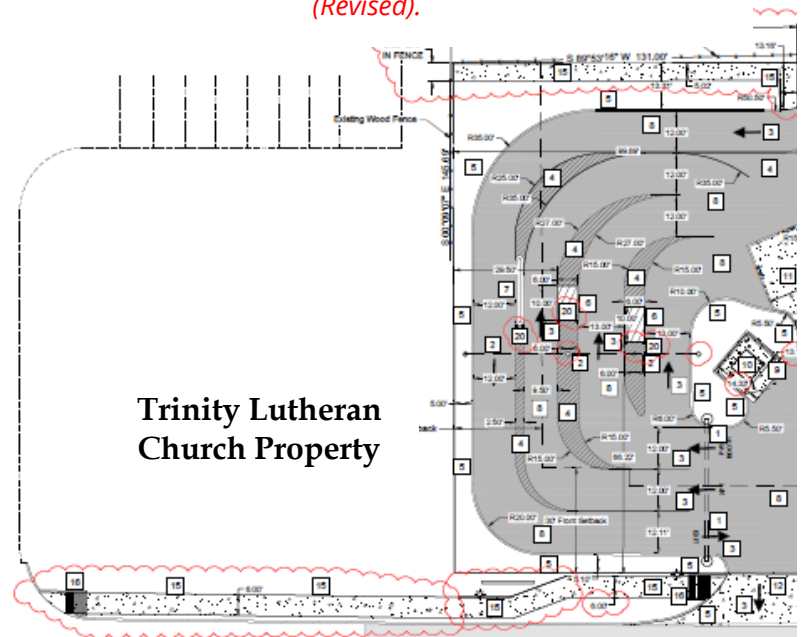
Engineering Comments

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

Some engineering corrections were made to the public sidewalk layout, including creating a connection at the intersection. Those changes altered the sidewalk easement slightly.



*Above: Sidewalk easement location on Delta Sonic site
(Revised).*



Above: Sidewalk connections to church property and parking lot.

LANDSCAPE

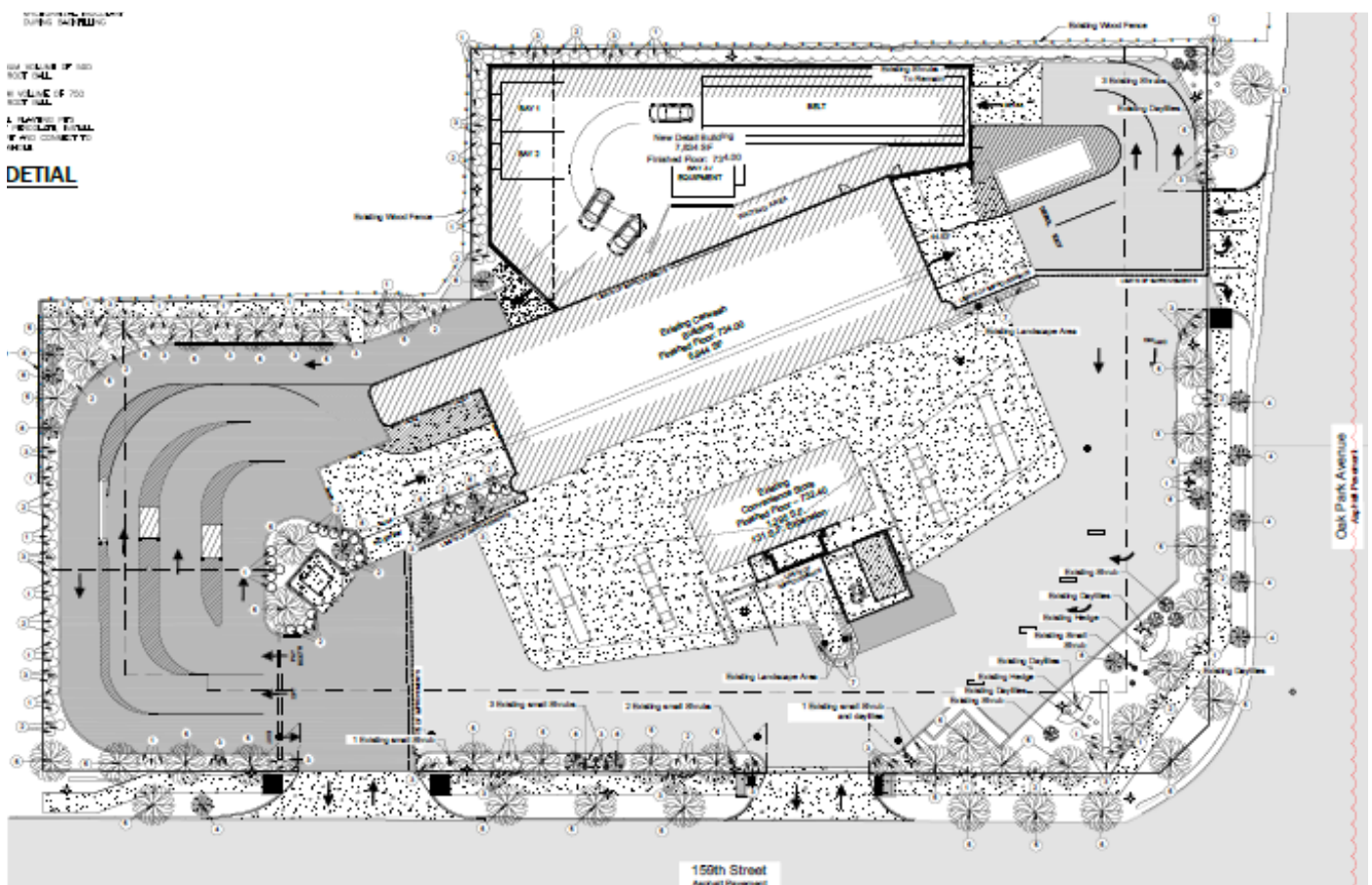
The site has very little existing landscaping, except for shrubs near light poles along the roadway frontage and along the north property line. A planter area along the south side of the car wash building (and north of the convenience store) was removed following tank replacement. The planter was elevated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

The new landscape plans work to offset the few areas where landscaping has been removed by increasing the parkway and perimeter landscaping, including 40 canopy trees and 16 small/ornamental trees. Specific species of trees and shrubs were chosen due to their ability to survive in confined areas, are salt-tolerant, and do not create visibility concerns. The property is separated from the cemetery to the north by an existing privacy fence. The western property that is adjacent to the church is also buffered by a naturalized buffer along a creek.

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

Open Item #2: Discuss the proposed landscape plan and required landscape waivers.

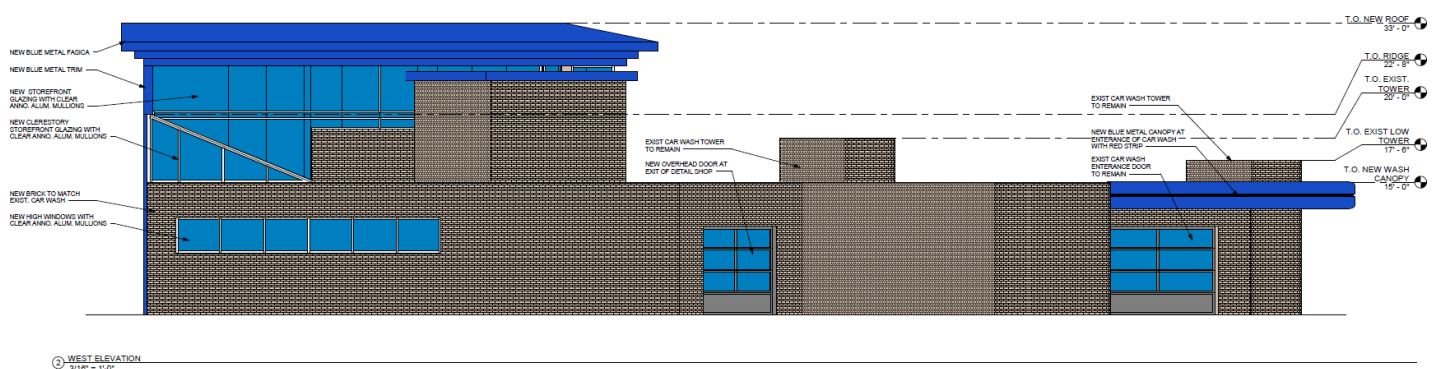
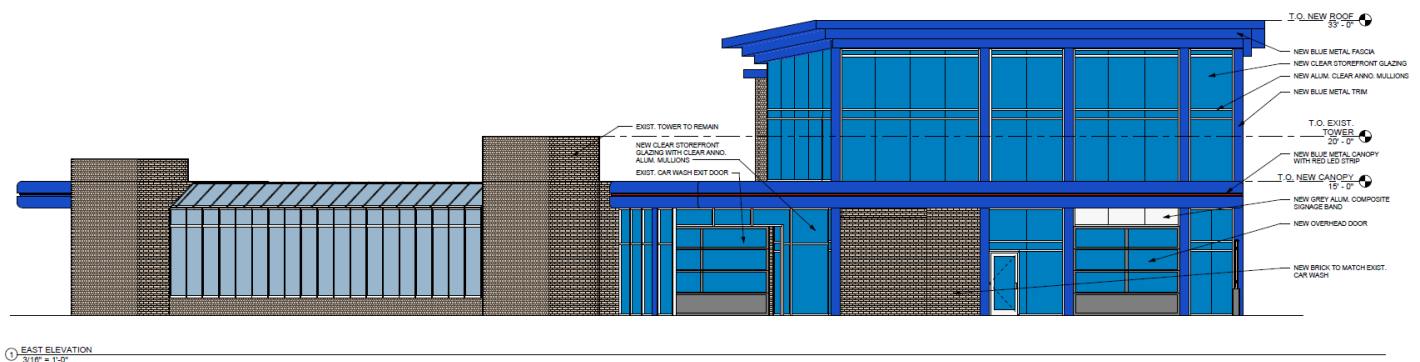
Plan Commission indicated no concerns with the proposed landscaping and noted the increase in tree and shrubs was sufficient on the site with limited locations to expand the landscaping or meet current code requirements.



ARCHITECTURE

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

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



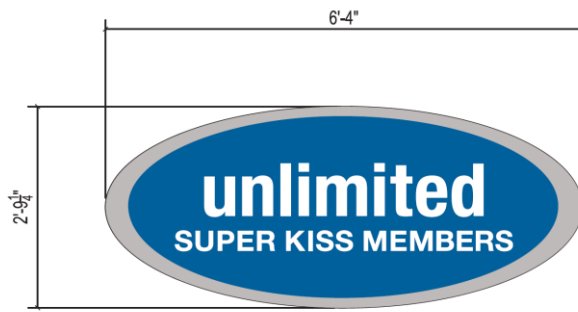


SIGNAGE

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



14 DETAILING TEXT SIGN
1/2" = 1'-0"



Open Item #3: Discuss the Variation to permit directional signs to be 17.55 sq. ft. (oval lane sign) and 18.25 sq. ft. (detailing wall) in size instead of the maximum allowable 6 sq. ft.

The drive-thru oval lane signs were reduced in size prior to the workshop from 28 sq. ft. to 17.55 sq. ft. in size. The Plan Commission noted they appreciated this change to reduce the size. They believe that the proposed sizes, while larger than the code requirements, served an important purpose on this site because it is tight and direction is needed to keep order on the site.

PARKING

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

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

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

Open Item #4: Discuss the requested parking variation, conditioned upon a valid parking agreement with an adjacent property.

The Plan Commission did not have concerns with the parking as long as the parking agreement was in place with the neighboring church. They encouraged Delta Sonic and the church to work on an agreement for the sidewalk connection.

LIGHTING

A new lighting ordinance was recently adopted in September 2019. The lighting plan for the proposed development complies with the new lighting standards in respect to fixture type, illumination intensity, and light intensity at the property lines.

The Petitioner will be installing new lights around the expanded car wash entrance. They will also be replacing the existing light poles on the site that have angled box fixtures with similar poles and light fixtures that will be parallel to the ground.



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 has prepared the draft responses/findings below for the Commission's review and approval.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - *The proposed use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the business has operated at this location for over 30 years and the largest change in the use is an expansion of the detail center. The proposed plans reflect adequate dimensions for safe traffic maneuvers throughout the site. The proposed plans also include improvements to the landscaping at the site to make it more attractive and in compliance with the intent of the Village's current Landscape Ordinance.*
- 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 be injurious to the use and enjoyment of other property in the immediate vicinity and will not substantially diminish and impair properties within the neighborhood because this particular use has been in operation since 1988. The changes are only in the size of the convenience store, size of the detail center, and an improvement in site circulation.*
- 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 proposed use will not impede the normal and orderly development and improvement of surrounding property because the use is just expanding the structures without adding additional services. The surrounding properties are already developed with a church and cemetery that are set back from the subject site.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The site currently exists in its present configuration and adequate utilities, access roads, drainage, etc. have already been provided. The public infrastructure will not be negatively impacted during the construction process.*
- 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 proposal makes changes to improve traffic congestion, circulation, and safety both on-site and off-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 Petitioner has applied for applicable Variations on the site, but the proposal will otherwise conform to all other applicable regulations for the site.*

- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
- *The use contributes directly and indirectly to the economic development of the community because it allows for the existing site to add needed space for the businesses existing services. The project also modernizes the appearance of the building and brings the site into conformance with the Illinois accessibility code. The changes ensure the site remains successful with an improved appearance and site plan.*

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Petitioner. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff has prepared the following draft responses for the Findings of Fact in red below for the Commission's review and approval.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - *The property is an existing site being redeveloped and with limited ability to expand its size, dimensions, and setbacks. The Variations allow the fairly small and limited sized lot to be reasonably redeveloped to maintain the existing use and improve the overall site circulation. The parking has been successfully mitigated by a cross-parking agreement.*
2. The plight of the owner is due to unique circumstances.
 - *The property is limited in size with very little unused space and offers a challenging situation for redevelopment and site circulation. The Variations have been minimized and the site more closely meets the intent of the current requirements.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *The setback Variations are not visible from the roadways and the structures will not be near any neighboring structures. The directional sign sizes will allow for proper site circulation but blend in the with signage and commercial nature of the 159th Street corridor.*
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;

- c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
- d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
- e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

STANDARDS FOR SITE PLAN APPROVAL & ARCHITECTURAL REVIEW

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards should be considered to have been met upon review from the Plan Commission.

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.

MOTIONS FOR CONSIDERATION

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, James Boglioli on behalf of Delta Sonic Car Wash System Inc, a Site Plan Amendment to modify the Delta Sonic automobile service (gas) station, convenience store, and car wash at 6800 159th Street in the B-3 (General Business & Commercial) zoning district, in accordance with the plans submitted and listed herein and subject to the following conditions:

- 1. The existing fence shall be maintained by Delta Sonic in good repair and any damage or deteriorating sections replaced.*
- 2. Site Plan Approval is subject to approval of the Special Use Amendment and Variations by the Village Board.*
- 3. Site Plan Approval is subject to final engineering plan approval by the Village Engineer, MWRD, IDOT, and any other applicable outside agencies."*

[any conditions that the Commission would like to add]

Motion 2 (Variations):

"...make a motion to recommend that the Village Board grant the four (4) Variations as listed in the June 18, 2020 Staff Reports, to the Petitioner, James Boglioli on behalf of Delta Sonic Car Wash System Inc, at the property located at 6800 159th Street in the B-3 (General Business & Commercial) zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report, subject to the following condition:

- 1. The parking Variation is approved subject to an active cross-parking agreement with an adjacent property owner.*

[any conditions that the Commissioners would like to add]

Motion 3 (Special Use):

"...make a motion to recommend that the Village Board grant an amendment to and existing Special Use Permit (Ord. #88-O-016) to the Petitioner, James Boglioli on behalf of Delta Sonic Car Wash System Inc, to permit Delta Sonic automobile service (gas) station, convenience store, and car wash at 6800 159th Street in the B-3 (General Business & Commercial) zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the June 18, 2020 Staff Report, subject to the following condition:

- 1. The approval is limited to the uses as presented at the public hearing. No automotive repair/service or additional uses are permitted without an amendment to the Special Use Permit.*

[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, James Boglioli on behalf of Delta Sonic Car Wash System, Inc, a Final Plat of Easement for a public sidewalk to be installed on private property at 6800 159th Street, 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 Plan 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
	Letter of Intent/Project Narrative	Petitioner	2.3.2020
	Traffic Review – Delta Sonic Car Wash Proposed Improvements, Tinley Park, Illinois	KLOA	11.25.2019
	Parking Agreement Extension/Amendment	Petitioner	2.3.2020
C-0 to C-13	Civil Design Package (Landscaping, Lighting Included, Truck Turning Included)	Neikirk Engineering	5.28.2020
A101, A102, A400, A401, Renderings	Detail Shop Remodel (Architecture and Renderings)		7.17.2019 (Revised 5.28.2020)
CS-04	Convenience Store Architectural		6.28.2018 (Revised 5.28.2020)
	Signage Package – Delta Sonic, Tinley Park IL		5.28.2020
	Plat of Easement	Trent McPeak (Neikirk Eng.)	6.8.2020

VILLAGE OF TINLEY PARK

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME: _____ **LOCATION:** _____

The undersigned hereby requests that the Plan Commission and/or the Village Board of the Village of Tinley Park, Illinois consider authorizing Site Plan Approval for the project described within.

APPLICANT INFORMATION

Name: _____
Company: _____
Mailing Address: _____
Phone (Office): [REDACTED] _____
Phone (Cell): [REDACTED] _____
Fax: [REDACTED] _____
Email: _____

[REDACTED] Applicant is not the property owner, describe the nature of the Applicant's interest in the property and/or the relationship to the property owner:

PROPERTY INFORMATION

Property Address: _____
PIN(s): _____
Existing Land Use: _____
Zoning District: _____
Lot Dimensions: _____
Property Owner(s): _____
Mailing Address: _____

APPLICATION INFORMATION

Description of proposed project (use additional attachments as necessary):

Is the Applicant aware of any variations required from the terms of the Zoning Ordinance? If yes, please explain and note that a separate Variation Application is required with the submittal.

☐ No ☐ Yes: _____

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

Signature of Applicant

Date

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL CONTACT INFORMATION

PROJECT NAME: _____

LOCATION: _____

In order to expedite your site plan submission through the planning process, the Village of Tinley Park requires the following contact information. Please provide the information requested and return to the Planning Department. Your prompt attention is greatly appreciated.

CURRENT PROPERTY OWNER OF RECORD

Name: _____
Company: _____
Address: _____
Phone: [REDACTED]
[REDACTED]
Email: _____

PROJECT ARCHITECT

Name: _____
Company: _____
Address: _____
[REDACTED]
[REDACTED]
Email: _____

PROJECT ENGINEER

Name: _____
Company: _____
Address: _____
Phone: [REDACTED]
Fax: _____
Email: _____

PROJECT LANDSCAPE ARCHITECT

Name: _____
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

ATTORNEY

Name: _____
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

END USER

Name: _____
Company: _____
Address: _____
Phone: [REDACTED]
Fax: [REDACTED]
Email: _____

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL RESPONSIBLE PARTIES

PROJECT NAME: _____

LOCATION: _____

Please provide name, address and telephone number of the person/firm that will be responsible for payment of plan review, engineering, landscaping, attorney and building permit fees in the space provided below. If only one party will be responsible for all fees, please list that party's contact information under "General Billing."

GENERAL BILLING

Name: _____
Company: _____
Address: _____
Phone: [REDACTED]
[REDACTED]
Email: _____

RESPONSIBLE FOR PLAN REVIEW FEES

Name: _____
Company: _____
Address: _____
[REDACTED]
Fax: [REDACTED]
Email: _____

RESPONSIBLE FOR BUILDING PERMIT FEES

Name: _____
Company: _____
Address: _____
Phone: [REDACTED]
Fax: [REDACTED]
[REDACTED]

RESPONSIBLE FOR ATTORNEY FEES

Name: _____
Company: _____
Address: _____
Phone: [REDACTED]
Fax: [REDACTED]
Email: _____

RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

Name: _____
Company: _____
Address: _____
Phone: [REDACTED]
Fax: [REDACTED]
Email: _____

RESPONSIBLE FOR LANDSCAPE REVIEW FEES

Name: _____
Company: _____
Address: _____
Phone: [REDACTED]
Fax: [REDACTED]
Email: _____

**VILLAGE OF TINLEY PARK
SPECIAL USE PERMIT APPLICATION**

The undersigned hereby Petitions the Tinley Park Long Range Plan Commission and/or the Village Board to consider a Zoning Map Amendment and/or Special Use Permit as follows:

A. Petitioner Information:

Name: _____
Mailing Address: _____
City, State, Zip: _____
Phone Numbers: [REDACTED] (Day) Fax Number: [REDACTED]
[REDACTED] (Evening)
[REDACTED] (Cell)
Email Address _____

The nature of Petitioner's interest in the property and/or relationship to the owner
(Applications submitted on behalf of the owner of record must be accompanied by a signed letter of authorization):

B. Property Information:

The identity of every owner and beneficiary of any land trust must be disclosed.

Property Owner(s): _____
Mailing Address: _____
City, State, Zip: _____

Property Address: _____
Permanent Index No. (PINs) _____
Existing land use: _____
Lot dimensions and area: _____

C. Petition Information:

Present Zoning District : _____
Requested Zoning District: _____

Is a Special Use Permit being requested (including Planned Developments):

Yes _____ No _____

If yes, identify the proposed use: _____

Will any variances be required from the terms of the Zoning Ordinance?

Yes _____ No _____

If yes, please explain (note that Variation application will be required to be submitted):

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

Signature of Applicant

Date

VILLAGE OF TINLEY PARK SPECIAL USE PERMIT APPLICATION

APPLICATION REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package:

1. The application form, completed and signed by the property owner(s) of record or their authorized agent. Written authorization from the property owner(s) of record is required in order for an authorized agent to act on behalf of the owner(s).
2. Evidence of the applicant's ownership of or interest in the subject property, with a copy of the title commitment or title policy. Note that ownership includes disclosure of all beneficiaries of a land trust, if applicable.
3. The \$400 application fee, payable to the Village of Tinley Park.
4. A written project narrative describing the general nature and outlining specific aspects of the proposal.
5. A Plat of Survey of the subject property, including the legal description of the subject property. This survey must have been prepared by a registered Illinois Land Surveyor, and include all existing structures and improvements on the subject property.
6. Plans and any other information deemed necessary to support the application.

An application will not be accepted or processed until all of the items above have been submitted.

Questions regarding this process or application requirements may be directed
to the Planning Department at 708-444-5100.

VILLAGE OF TINLEY PARK, ILLINOIS VARIATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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

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

- ☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☐ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.
- ☐ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.
- ☐ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.
- ☐ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).
- ☐ Residential Variation Hearing Fee - \$150
Commercial Variation Hearing Fee - \$200

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.**



VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Special Use** permit from the terms of the Zoning Ordinance (Section 5-B). This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

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

☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).

☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.

☐ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.

☐ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.

☐ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.

☐ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).

☐ \$400 Special Use hearing fee.

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.**

- 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.**

- 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.**

- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.**

- 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.**

- 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.**

- G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.**



DELTA SONIC CARWASH SYSTEMS, INC

•570 Delaware Avenue, Buffalo, NY 14202•Phone (716)886-0931•Fax (716) 886-1026

February 3, 2020

Community Development Dept
Tinley Park Village Hall,
16250 S. Oak Park Ave,
Tinley Park, IL

Attn: Daniel Ritter, AICP - Senior Planner

**Re: Applications for Site Plan Addendum, Variation Addendum and
Planning & Zoning General
Delta Sonic Carwash Systems, Inc.
Property: 6800 W. 159th Street, Tinley Park, IL
PIN: 28-18-301-007**

Dear Mr. Ritter:

Enclosed please find the application materials in connection with Delta Sonic Carwash Systems, Inc. (hereinafter "Delta Sonic") request for site plan approval and petition for variance relief for the proposed improvements to an existing Delta Sonic carwash facility at 159th Street and Oak Park Avenue.

The Subject Property:

The subject property is the existing 1.59-acre Delta Sonic facility located at the north west corner of 159th Street & Oak Park Avenue. The site currently offers gas with 6 fuel dispensers and 12 fueling positions, a 1,295 S.F. convenience store, a 652 S.F. single car prep hut, carwash tunnel and 2,456 S.F. Detail Building.

The property is located within the B-3 Commercial Services District, adjacent to R-2 Single Family Residential District to the west boundary and B-3 General Business and Commercial District to the north boundary.

The Proposed Project

The proposed project improves the property by providing additional on-site vehicular circulation and stacking for the carwash and detail services, along with expanding the existing detail building and convenience store, as demonstrated by the enclosed materials. The Project will include the following:

- Increase to the existing convenience store by 126 S.F. (New total convenience store square footage: 1,421 S.F.);
- Demolition of the existing 652 S.F. prep hut building;
- Paybooths and automated express machines (XPT) to be replaced and relocated, increasing vehicular stacking and processing time into the carwash;
- Demolition of the existing 2,456 S.F. detail building;
- New 7,834 S.F. detail building with internal vehicular belt and three (3) internal detail bays;
- Associated pavement, landscaping and utility improvements;

- Sidewalk connection along 159th Street and Oak Park Avenue; and
- Alteration to the existing IDOT access drive on Oak Park Avenue, to reduce the existing curb cut from 55 ft to 36 ft, allowing additional stacking into the proposed detail building and improving site vehicular circulation.

The proposed detail building will have an attractive design with use of high-quality architectural finishes including; glass panels and a mixture of brick and blue metal facade to tie it into the existing carwash building that is remaining.

Variance relief is being requested for the following areas:

- 1) Building Side Setback (B-3) (Required; 0ft / 10ft. Proposed; 5.0ft)
- 2) Building Rear Setback (B-3) (Required; 25ft, Proposed; 5.0ft)
- 3) Pavements Rear Setback (R-2) (Required; 25ft, Proposed; 5.0ft)

Standards and Criteria for a Variation Responses (Per Variation Addendum Application):

- 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.*

The existing site is currently developed as a Delta Sonic Carwash with a gas canopy, convenience store, carwash tunnel and detail building. The proposed improvements are to help improve vehicular stacking and traffic flow on site to reduce the existing impacts to the surrounding roadways. Delta Sonic is limited in the amount of land area that they own and without the requested variance, the proposed improvements can not be undertaken.

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

Due to the constraints of the existing property, the only way to implement the improvements to vehicular stacking and traffic circulation is with the requested variance relief. Current vehicular conditions on-site affect customers and services, both on site and onto Oak Park Avenue and 159th Street. The neighboring properties do not have the above issues due to being larger parcels. The requested variance would allow for improvements to be made that would have a positive impact on the surrounding community.

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

The hardship was created due to the continued development of the surrounding community since Delta Sonic initially opened for business. While the project functioned fine at initial development the continued increase in population density and traffic from the surrounding areas has necessitated these improvements.

- 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.*

The property is unique in that it is an existing Delta Sonic property that we are attempting to make improvements on and there is no additional property adjacent to us to purchase to allow for further expansion.

- E. *Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity.*

The existing vehicular stacking and circulation on site has an impact onsite and on 159th Street and Oak Park Ave. The improvements proposed, with the requested variance relief, would allow for reduced impact on Oak Park Ave and 159th Street. This will also help with safety for the existing customers trying to gain access to the subject property as well as on site. Further the proposal does not include an additional business proposal other than a

small increase in the size on the convenience store to allow more room for customers than what is currently already offered, therefore having zero financial gains.

- 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.*

The proposal to reduce the impact on Oak Park Ave, 159th Street and onsite would improve safety for the public. This in turn would also help the surrounding properties along with improved vehicular traffic flow on the surrounding streets.

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

The Subject Property is an existing operating facility. The variances requested will not alter the essential chart of the neighborhood as no additional services are being added and the existing character will remain unchanged.

- H. Describe how the requested Variance will not:*

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

The proposed improvements are an improvement to existing conditions, are not creating any new services that would have a negative impact on air quality and is proposing site lighting that meets the Village of Tinley Park Zoning Ordinance.

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

The proposed improvements will reduce the vehicular impacts to the surrounding public streets.

- 3) Increase the danger of fire.*

The proposed buildings will be designed to the latest Building Code requirements which include the requirements per fire codes. The removal of the existing prep hut will also reduce the number of buildings on site, and vehicular circulation into the site from the public roads, and while on site are to be improved helping with better access for fire trucks.

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

The proposed site improvements have been designed to local and state storm water regulations and will not have any increased impacts to adjacent properties. All drainage is to be contained on site prior to discharging into the relevant sewers within 159th street.

- 5) Endanger the public safety.*

The proposed site improvements will make the site and public roads safer by reducing the stacking impacts and improving circulation conflicts from existing condition.

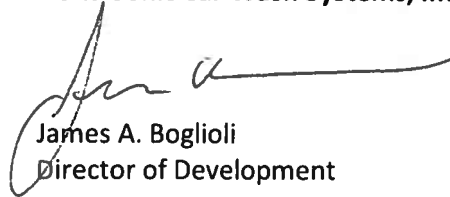
- 6) Substantially diminish or impair property values within the neighborhood.*

The subject property is an existing operating facility. The proposed improvements for a new detail building, sidewalk connections and reduced impact on the surrounding road network will help increase property value within the neighborhood.

Conclusion

We are excited to upgrade the existing Delta Sonic facility in Tinley Park and look forward to working with the Village on this project. Should you require any additional information or wish to discuss this, please do not hesitate to contact me either at (716) 878-9626 or by e-mail at JamesBoglioli@Benderson.com.

Sincerely,
Delta Sonic Car Wash Systems, Inc



James A. Boglioli
Director of Development

Enc.

S.O.
STATE OF ILLINOIS)
COUNTY OF C O O K) SS.
COUNTY OF W I L L)

CLERK'S CERTIFICATE

I, FRANK W. GERMAN, JR., the duly elected, qualified, and acting Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of that Ordinance now on file in my office, entitled:

ORDINANCE NO. 88-0-016

"ORDINANCE REZONING AND GRANTING
A SPECIAL USE PERMIT FOR PROPERTY
(DELTA-SONIC CARWASH)"

which Ordinance was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the 5TH day of APRIL, 1988, at which meeting a quorum was present, and approved by the President of the Village of Tinley Park on the 5TH day of APRIL, 1988.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of said vote was as follows, to-wit:

AYES: FULTON, HANNON, MATUSHEK, REA, SEAMAN, VANDENBERG

NAYS: NONE

ABSENT: NONE

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safe-keeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this 8TH day of APRIL, 1988.

Frank W. German Jr.
Village Clerk

TMB:ajh
4/07/88

ORDINANCE NO. 88-O- 016

ORDINANCE REZONING AND GRANTING
A SPECIAL USE PERMIT FOR PROPERTY
(DELTA-SONIC CARWASH)

WHEREAS, a petition for rezoning and granting a special use permit for certain real estate, as set forth below, has been filed with the Village Clerk of this Village and has been referred to the Long Range Plan Commission of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance, as amended; and

WHEREAS, the Long Range Plan Commission of this Village held a public hearing on whether the requested rezoning and special use permit should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law, was given of said public hearing by publication not more than 30 days nor less than 15 days prior to said hearing in The Star, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Long Range Plan Commission of this Village filed its report of findings and recommendations that the proposed rezoning and special use permit be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report and findings and recommendations;

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: That the report and findings and recommendations of the Long Range Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely as if fully recited herein at length. Also, all exhibits submitted at the aforesaid public hearing are also hereby incorporated by reference as fully as if attached hereto. This Board of Trustees further finds that the proposed

TMB:ajh
4/07/88

rezoning is in the public good and in the best interests of the Village and its residents and is consistent with and fosters the purposes and spirit of the Tinley Park Zoning Ordinance as set forth in Section I,B thereof. Said rezoning is also in accordance with the provisions of the comprehensive land use plan of the Village and with surrounding land uses and zoning.

Section 2: That the Tinley Park Zoning Ordinance, as amended, be further amended by classifying and rezoning the following described real estate:

The South 500 feet of the East 405 feet of the East half of the Southwest quarter of Section 18, Township 36 North, Range 13, East of the Third Principal Meridian, except the following described parts thereof; (a) the North 230 feet thereof; (b) the South 78 feet of the North 308 feet of the West 131 feet thereof; (c) that part heretofore dedicated for 159th Street and Oak Park Avenue; (d) that portion of the land taken for the widening of Oak Park Avenue in Case No. 70 L 15415, in Cook County, Illinois.

to the B-3 General Business and Commercial District classification under the Tinley Park Zoning Ordinance.

Section 3: That the zoning map of the Village of Tinley Park, Cook and Will Counties, Illinois, be amended so as to be in conformance with the rezoning as aforesaid.

Section 4: That this Board of Trustees, after considering the report and recommendation of the Long Range Plan Commission and other matters properly before it, finds, in addition to the findings set forth in Section 1 hereof, as follows:

a) That the property's general location is at the northwest corner of 159th Street and Oak Park Avenue, Tinley Park, Illinois and is proposed to be developed for a combined automobile service station, car wash and mini-mart.

b) The proposed business will be economically compatible with the adjoining established uses as evidenced by the fact that no surrounding business objected to the issuance of the special use permit.

c) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger

TMB:ajh
4/07/88

the public health, safety, morals, comfort, or general welfare. The site has been attractively planned in accordance with a traffic engineering study.

d) 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 as evidenced by the fact that no businesses in the area have objected to the issuance of the special use permit and by the fact that there are similar uses nearby. Moreover, the development of the property will be a substantial enhancement to the general area and will foster desirable commercial growth in the area.

e) 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. As noted above, the use is compatible with other existing uses and is in accordance with various engineering requirements for traffic flow, and should foster and promote additional desirable commercial development in the area.

f) That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

g) 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.

h) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located and conform with the provisions of the Preannexation Agreement covering the subject property.

Section 5: That a special use is hereby granted, subject to the conditions set forth below in Section 6, to permit the construction and operation of a business which is hereby limited

TMB:ajh
4/07/88

to the combined use as an automobile service station, car wash and mini-mart within the B-3 General Business and Commercial District under the Tinley Park Zoning Ordinance on the real estate legally described in Section 2 above.

Section 6: That the granting of this special use permit be and is hereby expressly conditioned upon the following:

- a. The petitioner and Owner of the subject property shall provide landscaping in accordance with a landscape plan approved by the Village, and all signage on the property shall be as approved by the Village.
- b. The petitioner and Owner of the subject property shall comply fully with all the terms of the Preannexation Agreement covering the subject property.
- c. The petitioner and Owner of the subject property shall comply with all relevant Village ordinances relating to the building and premises, including ordinances relating to fire protection and the applicable building codes.
- d. The petitioner and Owner of the subject property, including all of their local personnel, shall take all steps reasonably necessary to insure that the Carwash does not adversely affect the public safety in the adjacent public right-of-ways as a result of its operations. In the event of a finding by the Police Chief of the Village of Tinley Park that an unsafe condition exists, and if the Developer has failed to remedy the condition within a reasonable time period after reasonable notice to the petitioner's and Owner's on-site manager of the facilities on the subject property, the petitioner and Owner (through their local employees) will cease operation of the Carwash until the unsafe condition is remedied. (The amount of notice and allowable time to remedy shall be determined

TMB:ajh
4/07/88

by the severity of the problem and the ability to correct within a certain period of time. For example, if there is icing on the adjacent 159th Street or Oak Park Avenue, the Police Chief may require the immediate cessation of business until appropriate salting and/or weather conditions permit reopening. If, on the other hand, the problem deals more with the routing of traffic, sufficient time will be granted to the petitioner and Owner to correct the problem.) Notice to the on-site manager will constitute sufficient notice to the petitioner and Owner under provisions of this paragraph d and shall be deemed to be received by petitioner and Owner when received by said on-site manager. Prior to finding the petitioner or Owner in violation under the provisions of this Section 6 or, and prior to the Village taking any action to modify or revoke the special use permit provided for herein, the Village will give Owner a hearing (except when the problem can be corrected by the Owner taking immediate steps such as where there is a problem of icing on the roads) before the Corporate Authorities of the Village to determine whether a violation of the provisions of this Section 6 has occurred, whether Owner has taken any steps to cure or correct such default or violation, and whether Owner intends to cure or correct such default or violation in a timely fashion. At such hearing, which shall be informal in nature, Owner shall be entitled to present whatever evidence Owner feels is relevant. The decision of the Corporate Authorities shall be final. Notice of such hearing shall be given in writing to Owner at least fourteen (14) days prior to such hearing if the nature of the problem is such

TMB:ajh
4/07/88

that this long of a notice is reasonable and if not
then at least five (5) days prior to such hearing.

Section 7: The Permittee hereunder shall at all times
comply with the terms and conditions of the special use permit
set forth above and in the event of non-compliance, said permit
shall be subject to revocation by appropriate legal proceedings.

Section 8: That this Ordinance shall be in full force and
effect from and after its passage, approval and publication as
required by law. The Village Clerk is hereby directed and
ordered to publish this Ordinance in pamphlet form.


PASSED this 5TH day of APRIL, 1988, by the
following roll call vote:

AYES: FULTON, HANNON, MATUSHEK, REA, SEAMAN, VANDENBERG

NAYS: NONE

ABSENT: NONE

APPROVED this 5TH day of APRIL, 1988, by the
President of the Village of Tinley Park?



Village President

ATTEST:



Village Clerk

PAMPHLET
BACK OF PAMPHLET

ORDINANCE REZONING AND GRANTING
A SPECIAL USE PERMIT FOR PROPERTY
(DELTA-SONIC CARWASH)

Published in pamphlet form by Order of the Corporate Authorities
of the Village of Tinley Park, Cook and Will Counties, Illinois.

6800 159TH STREET
TINLEY PARK, IL

Not to Scale



- C0 COVER SHEET
- C1 TOPOGRAPHIC EXHIBIT
- C1.1 EXISTING CONDITIONS AND DEMOLITION PLAN
- C2 SITE PLAN
- C3 GRADING PLAN
- C4 UTILITY PLAN
- C4.1 UTILITY DETAILS
- C4.2 STORMWATER WATERSHED MAP
- C5 EROSION CONTROL PLAN
- C5.1 EROSION CONTROL DETAILS
- C6 DETAILS
- C7 UNDERGROUND VOLUME CONTROL DETAILS
- C8 UNDERGROUND VOLUME CONTROL DETAILS
- C9 PHOTOMETRIC PLAN
- C9.1 LIGHTING SPECIFICATIONS
- C9.2 LIGHTING SPECIFICATIONS
- C10 LANDSCAPING PLAN
- C11 IDOT DETAILS
- C12 IDOT DETAILS
- C13 TRUCK TURN EXHIBIT

REVISIONS

NO.	DESCRIPTION	DATE
	PERMITTING SET	01/31/20
	REVISIONS NO. 1	03/09/20
	REVISIONS NO. 2	04/01/20
	REVISIONS NO. 3	05/28/20



Honesty, Quality, Respect...
the foundation of our design.

OWNER:

CERTIFIED BY _____

DELTA SONIC CAR WASH
6800 159TH ST
TINLEY PARK, IL 60477

COVER SHEET

REV #

C0

NOT FOR CONSTRUCTION - CITY REVIEW SET

TOPOGRAPHIC EXHIBIT

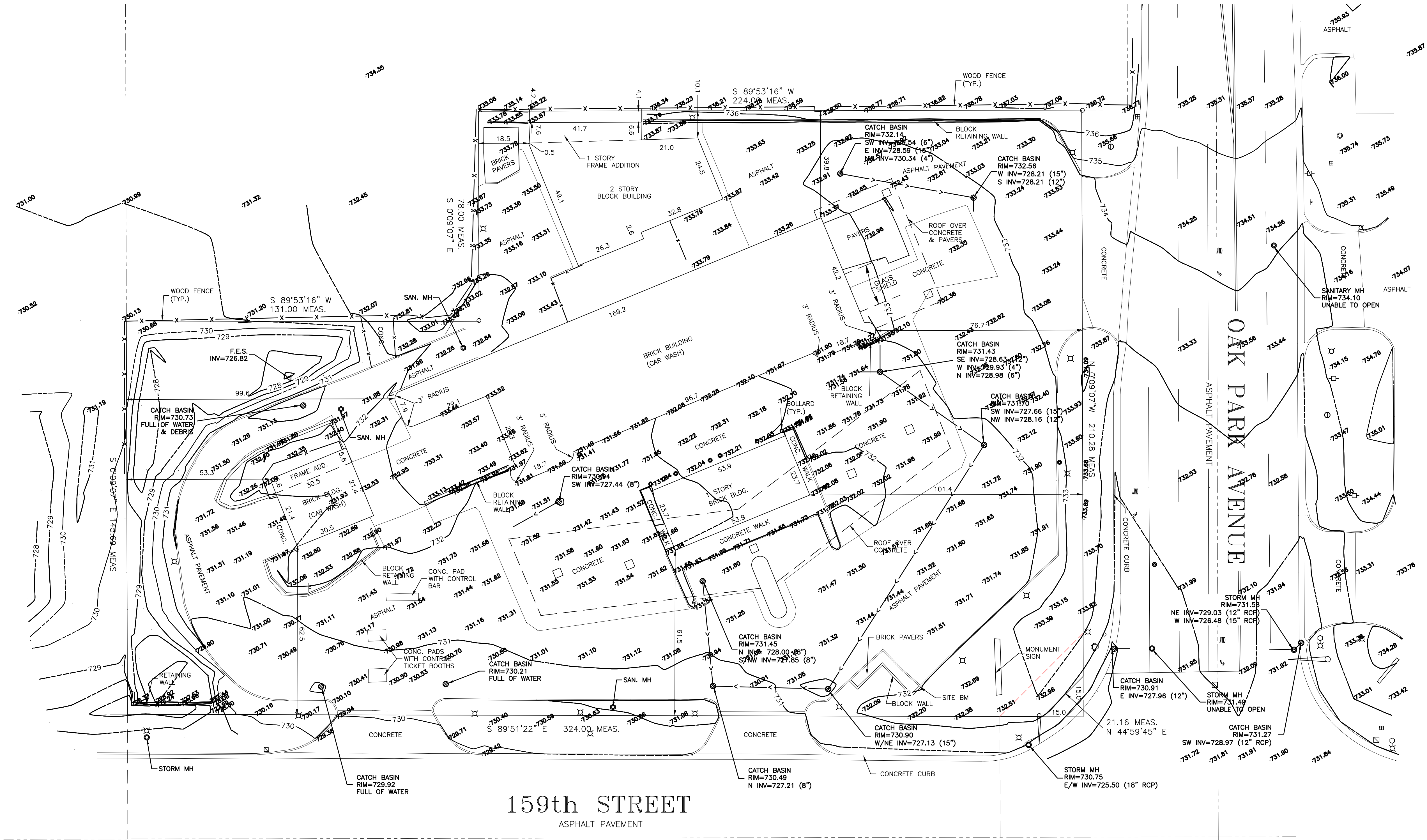
THE SOUTH 500 FEET OF THE EAST 405 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE FOLLOWING DESCRIBED PARTS THEREOF; (A) THE NORTH 230 FEET THEREOF; (B) THE SOUTH 78 FEET OF THE NORTH 308 FEET OF THE WEST 131 FEET THEREOF; (C) THAT PART HERETOFORE DEDICATED FOR 159TH STREET AND OAK PARK AVENUE; (D) THAT PORTION OF THE LAND TAKEN FOR THE WIDENING OF OAK PARK AVENUE IN CASE NUMBER 70 L 15415; IN COOK COUNTY, ILLINOIS.

P.I.N. 28-18-301-007
6800 W. 159TH STREET
TINLEY PARK, IL

SCALE 1" = 20'

INDICATES SURVEY MONUMENT FOUND
INDICATES 9/16" X 30" IRON ROD SET

C = CALCULATED
D = DEED
M = MEASURED
R = RECORD



159th STREET
ASPHALT PAVEMENT

OAK PARK AVENUE
ASPHALT PAVEMENT

NOTES:

1. GEOTECH INCORPORATED PROFESSIONAL DESIGN FIRM NUMBER 184-000165.
2. FIELD WORK COMPLETED ON OCTOBER 14, 2019.
3. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
4. ALL BEARINGS SHOWN ARE BASED ON LOCAL ASSUMED DATA.
5. ALL BUILDING TIES AND DIMENSIONS ARE TO THE FINISHED EXTERIOR SURFACES.
6. BOUNDARY INFORMATION AND EXISTING CONDITIONS TAKEN FROM PLAT OF SURVEY BY GEOTECH PREPARED ON NOVEMBER 17, 2014. THE NEW TOPOGRAPHY DID NOT VERIFY THE BOUNDARY OR EXISTING CONDITIONS AS SHOWN. THIS DOES NOT CONSTITUTE A PLAT OF SURVEY.

BENCHMARKS:

REFERENCE BENCHMARK: NATIONAL GEODETIC SURVEY
DESIGNATION DK 2005 - IRON ROD 24' SOUTH OF THE
CENTERLINE OF 151ST STREET AND 44' WEST OF WILL/COOK
ROAD. ELEV=729.45

SITE BENCHMARK: CROSS CUT IN CONCRETE WALL AT
SOUTHWEST CORNER OF ASPHALT. ELEV=731.88

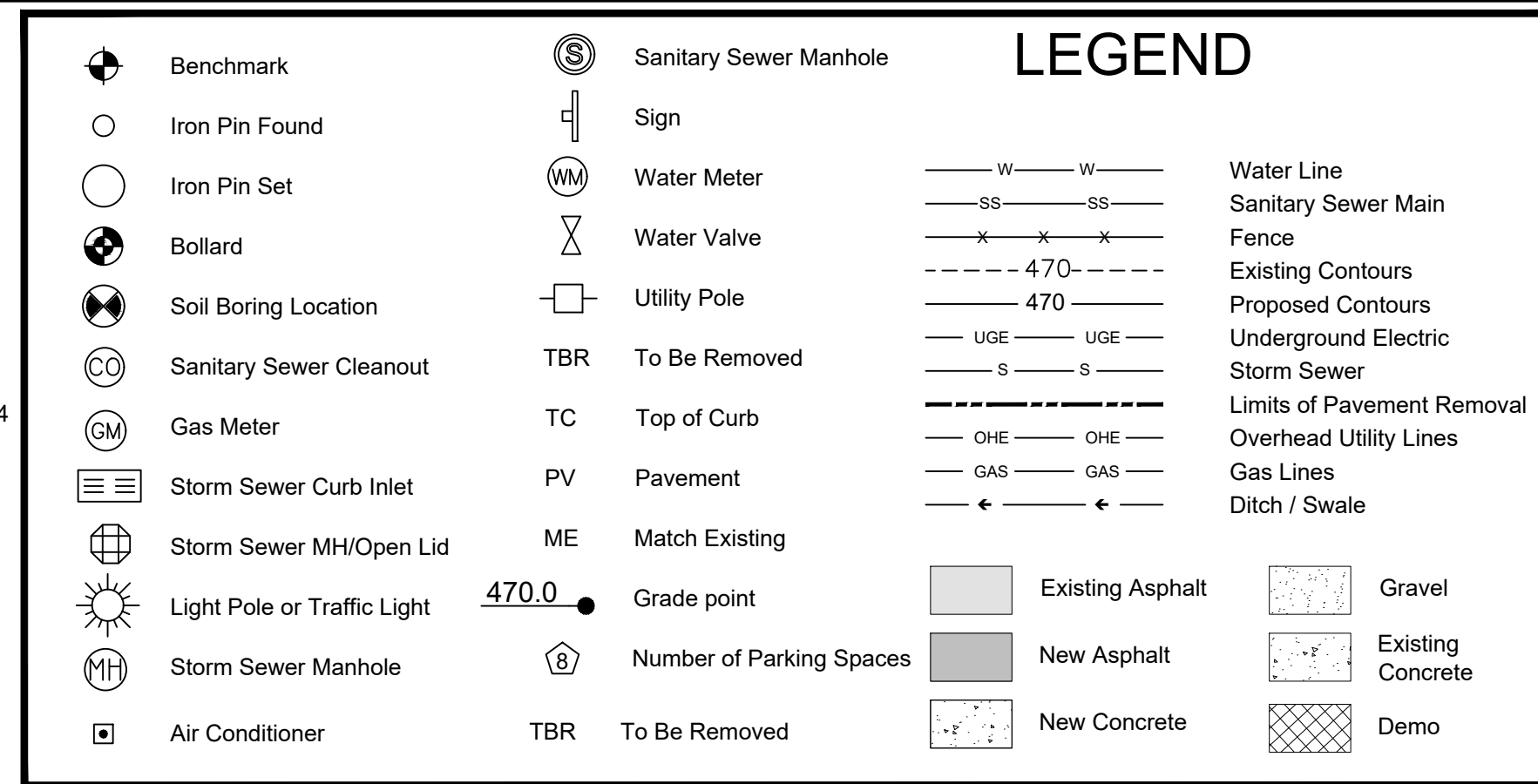
PREPARED BY:
CHRISTOPHER M. PAPESH, L.P.L.S. NO. 3369
EXPIRATION DATE 11/30/2020

DATE: October 16, 2019

GEOTECH INC. CONSULTING ENGINEERS - LAND SURVEYORS			
1207 CEDARWOOD DRIVE	CREST HILL, ILLINOIS 60403	815/730-1010	
PROJECT: DELTA SONIC	FIELD BOOK #:		
DRAWN BY: M.C.	DATE: 10/16/19	SCALE: 1"=20'	JOB NO. 20190
COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES			



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UTILITIES SHOWN HEREON ARE BASED ON PLAN INFORMATION FROM A TOPOGRAPHIC SURVEY PERFORMED BY GEOTECH INC. ON 10/16/19. THIS EXISTING CONDITIONS DRAWING DOES NOT GUARANTEE THE "EXISTENCE OR NON EXISTENCE" OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT JULIE, YOUR ILLINOIS ONE-CALL SYSTEM 1-800-892-0123, AND FIELD VERIFY UTILITIES. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY UTILITIES ENCOUNTERED BUT NOT SHOWN HEREON OR IF LOCATION OF UTILITIES VARIES FROM THAT SHOWN ON THE PLANS

ITEMS TO BE DEMOLISHED SHALL BE COORDINATED WITH OWNER.
CONTRACTOR SHALL HAUL DEMO ITEMS OFF-SITE.

ALL REMOVAL AREAS SHOWN SHALL BE SAW CUT TO FULL DEPTH
WHEN ADJACENT TO REMAINING PAVEMENT.

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SCALE: 1"=20'

DRAWN BY: RM

DESIGNER: TJL,RM

CHECKED BY: TJL

ENGINEER: Michael E. Neikirk

ARCHITECT:

OWNER:

CERTIFIED BY _____

JOB TITLE

DELTA SONIC CAR WASH

6800 159TH ST

TINLEY PARK, IL 60477

DRAWING TITLE

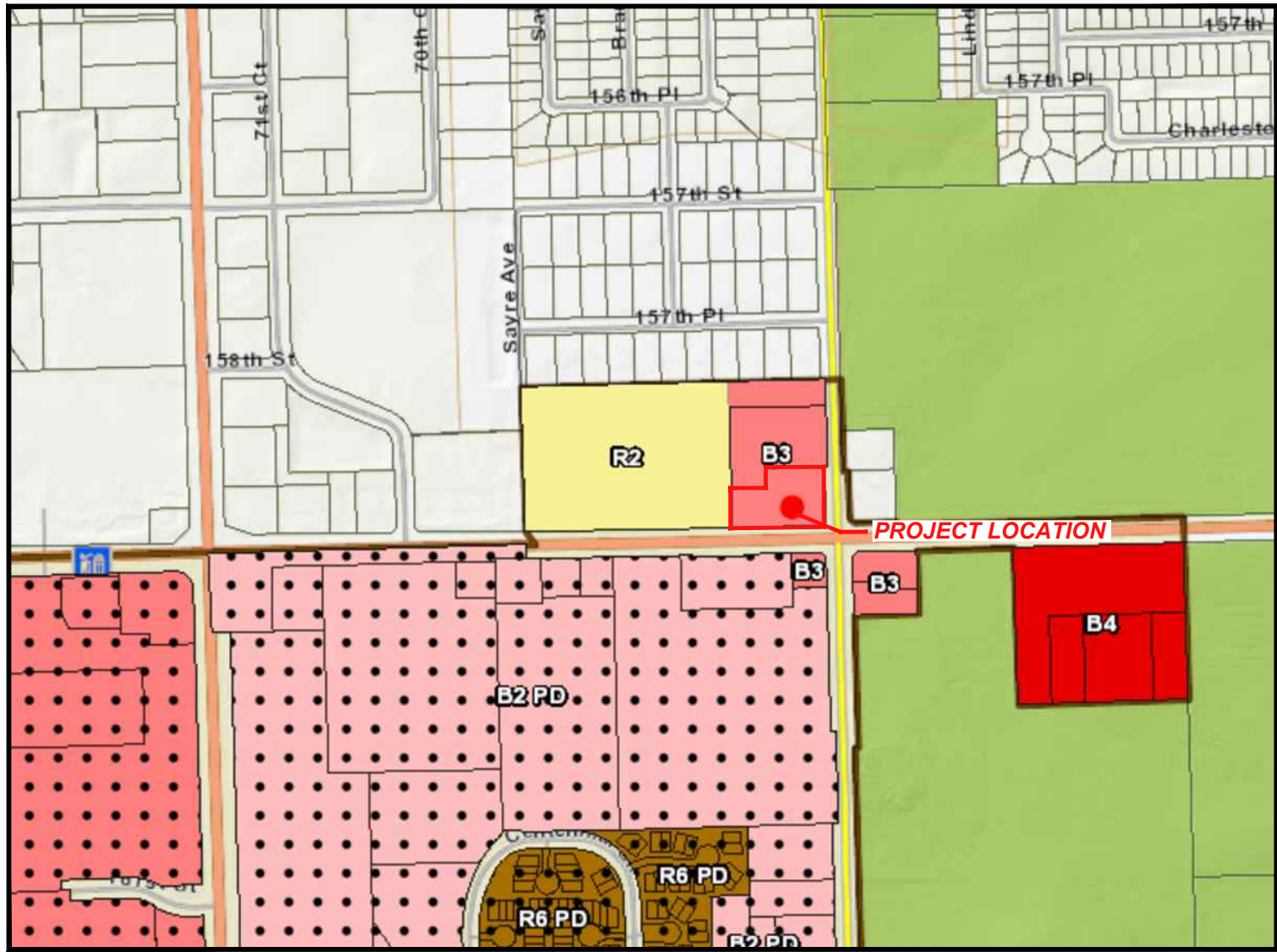
EXISTING CONDITIONS DEMOLITION PLAN

FILE LOCATION	
DRAWING NUMBER	REV #

C1.1

NOT FOR CONSTRUCTION - CITY REVIEW SET

C:\Users\tlehm\Google Drive\Projects\Dgn\2019 JOBS\2006 - Benderson Delta Sonic Tinley, IL\CAD\2006 - Benderson Delta Sonic Tinley 5-26-20.dwg, 5/28/2020 3:35:46 PM



VICINITY MAP
(NOT TO SCALE)

SITE PLAN DESIGN NOTES

- 1 NEW OVERHEAD DIRECTION ARCH
- 2 NEW OVERHEAD CAMERA ARCH
- 3 YELLOW DIRECTIONAL ARROWS
SEE DETAIL 10, SHEET C7
- 4 YELLOW DIAGONAL STRIPING - 4" WIDE 15" O.C.
- 5 NEW CONCRETE CURB
SEE DETAIL 11, SHEET C6
- 6 NEW PAYBOOTH
- 7 NEW XPT/EXPRESS
- 8 NEW HEAVY DUTY ASPHALT
SEE DETAIL 1, SHEET C6
- 9 HAUNCH PAD
SEE DETAIL 4, SHEET C6
- 10 NEW BRICK DUMPSTER ENCLOSURE
SEE ARCHITECTURAL PLANS
- 11 NEW CONCRETE PAVEMENT - SNOW MELT SECTION
SEE DETAIL 3, SHEET C6
- 12 NEW CONCRETE PAVEMENT
SEE DETAIL 4, SHEET C6
- 13 NEW ADA PARKING STALL
- 14 NEW RECLAIM PIT
- 15 NEW CONCRETE SIDEWALK
SEE DETAIL 12, SHEET C6
- 16 ADA ACCESSIBLE RAMP
SEE DETAIL 5, SHEET C6
- 17 SIDEWALK AT BUILDING
SEE DETAIL 7, SHEET C6
- 18 PAVEMENT TRANSITION
SEE DETAIL 2, SHEET C6
- 19 NEW 6" BOLLARD
SEE DETAIL 13, SHEET C6
- 20 NEW 4" BOLLARD
SEE DETAIL 13, SHEET C6
- 21 DEPRESSED CURB SHALL BE REMOVED AND REPLACED
TO MATCH EXISTING CURB AND GUTTER ALONG OAK PARK
AVE. PAVEMENT PATCHING MUST BE A HMA PATCH AND A
MIN. OF 2' WIDE. SEE IDOT CURB DETAIL ON SHEET C12.
- 22 ADA ACCESSIBLE RAMP
SEE DETAIL 14, SHEET C6

VILLAGE OF TINLEY PARK, IL ZONING ANALYSIS

ZONED	REQUIRED	PROVIDED
B-3	B-3	B-3
BUILDING AREA TOTAL		16,333 S.F.
CONVENIENCE STORE		1,555 S.F.
CAR WASH		6,944 S.F.
DETAIL BUILDING		7,834 S.F.
MAX. BUILDING HEIGHT	35'	33'
MIN. LOT AREA	7,500 S.F.	69,366 S.F. 1.59 ACRES
MIN. LOT WIDTH	60'	224.13'
MIN. LOT DEPTH	125'	355'
MAX. FLOOR AREA RATIO (FAR)	1.0	0.24
IMPERVIOUS COVERAGE	-	59,804 S.F. (86.2%)
LANDSCAPE COVERAGE	-	9,562 S.F. (13.8%)
BUILDING SETBACKS:		
FRONT (OAK PARK AVE)	25'	70.9'
SECONDARY FRONT (159th)	25'	61.5'
SIDE (B-3) (NORTH)	0' OR 10'	5' (4'-2" EXISTING)
REAR (WEST)	25'	5'
PARKING / ROAD SETBACKS:		
FRONT (OAK PARK AVE)	25'	3.0**
SECONDARY FRONT (159th)	25'	5.1**
SIDE (B-3) (NORTH)	0'	0'
REAR (WEST)	25'	5'
PARKING REQUIREMENTS:	10	3 SPACES ONSITE** & 10 SPACES OFFSITE

* EXISTING CONDITION
** 3 SPACES AT CONVENIENCE STORE

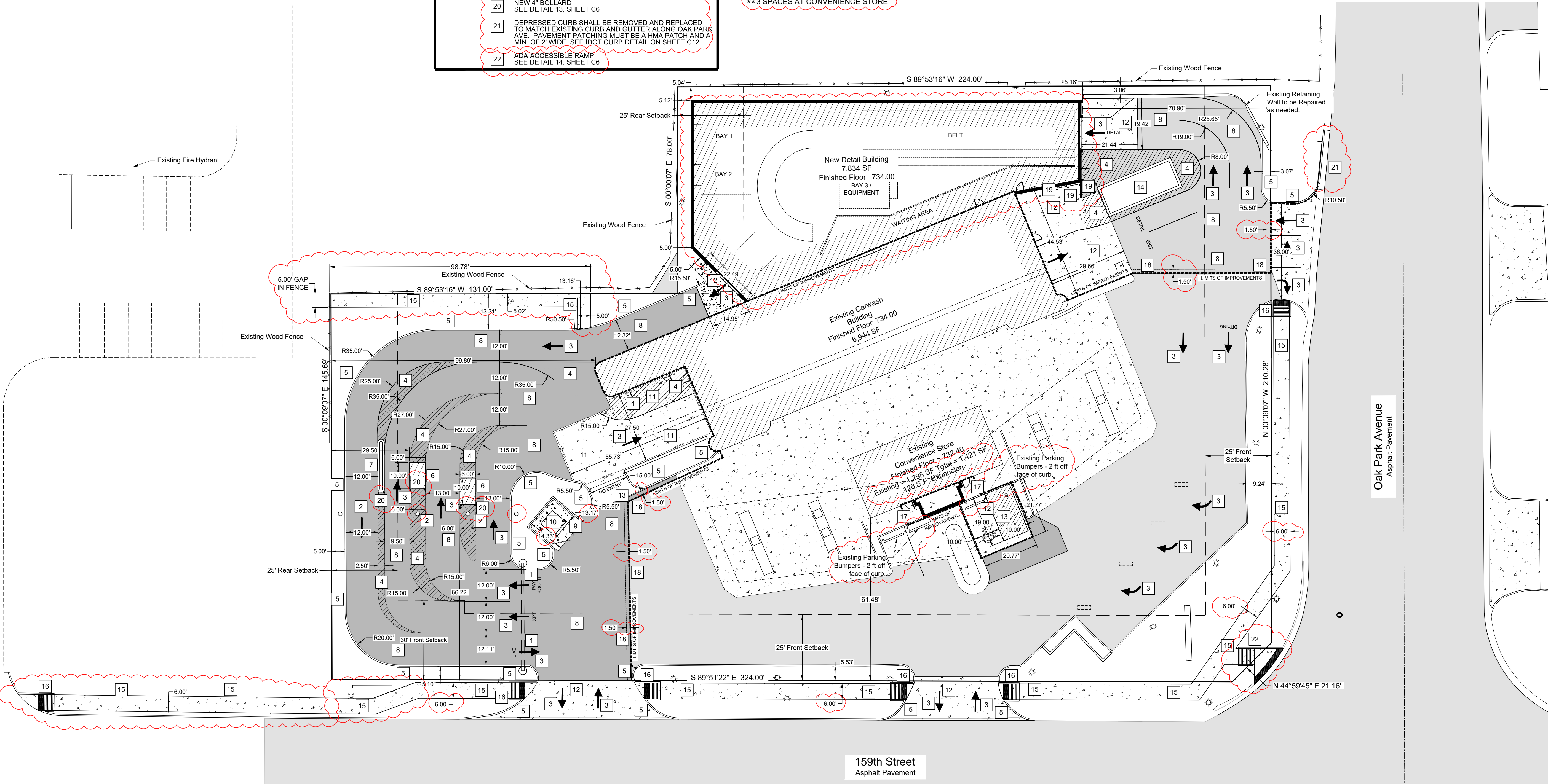
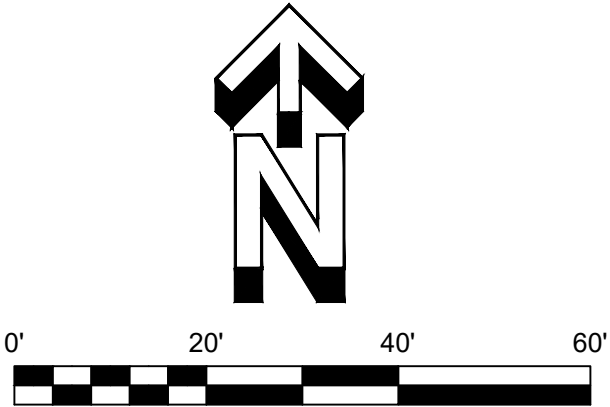
LEGEND

Benchmark	Sanitary Sewer Manhole
Iron Pin Found	Sign
Iron Pin Set	Water Meter
Bollard	Water Valve
Soil Boring Location	Utility Pole
Sanitary Sewer Cleanout	TBR To Be Removed
Gas Meter	TC Top of Curb
Storm Sewer Curb Inlet	PV Pavement
Storm Sewer MH/Open Lid	ME Match Existing
Light Pole or Traffic Light	470.0 Grade point
Storm Sewer Manhole	Number of Parking Spaces
Air Conditioner	TBR To Be Removed

Water Line
Storm Sewer
Fence
Existing Contours
Proposed Contours
Underground Electric
Sanitary Sewer Main
Limits of Pavement Removal
Overhead Utility Lines
Gas Lines
Ditch / Swale

Existing Asphalt
New Asphalt
New Concrete
Gravel
Existing Concrete

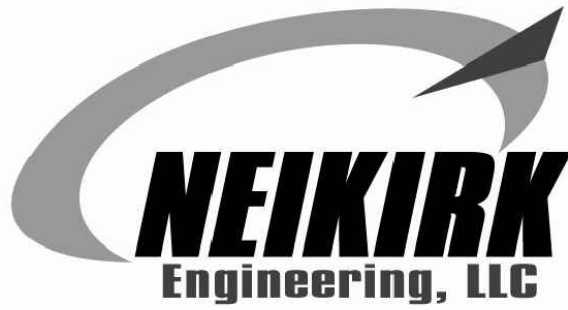
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REVISIONS

NO.	DESCRIPTION	DATE
PERMITTING SET		01/31/20
REVISIONS NO. 1		03/09/20
REVISIONS NO. 2		04/01/20
REVISIONS NO. 3		05/28/20



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SCALE:	1"=20'
DRAWN BY:	RM
DESIGNER:	TJL, RM
CHECKED BY:	TJL
ENGINEER:	Michael E. Neikirk
ARCHITECT:	
OWNER:	

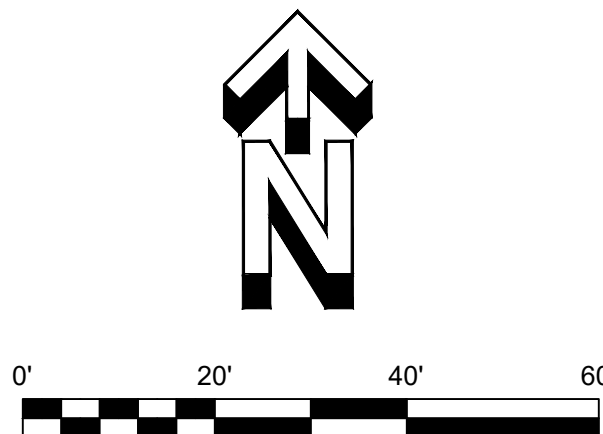
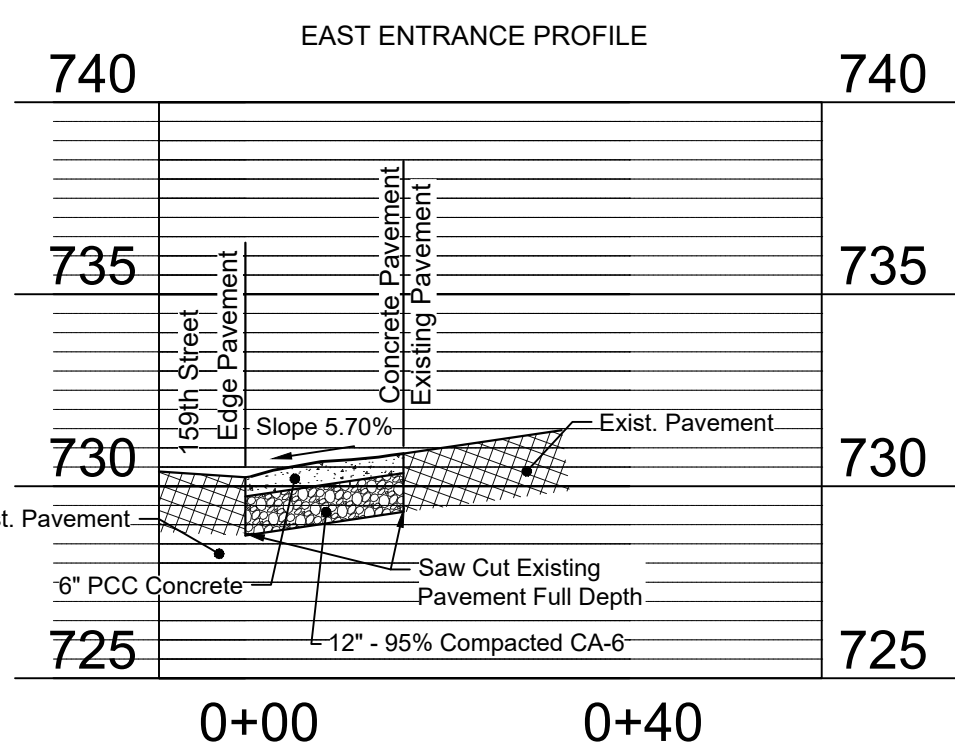
CERTIFIED BY _____

JOB TITLE
DELTA SONIC CAR WASH
6800 159TH ST
TINLEY PARK, IL 60477
DRAWING TITLE

SITE PLAN

FILE LOCATION	DRAWING NUMBER	REV #
	C2	

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- | | | | | | |
|--|-----------------------------|--|--------------------------|---------------|----------------------------|
| | Benchmark | | Sanitary Sewer Manhole | LEGEND | |
| | Iron Pin Found | | Sign | | |
| | Iron Pin Set | | Water Meter | | Water Line |
| | Bollard | | Water Valve | | Storm Sewer |
| | Soil Boring Location | | Utility Pole | | Fence |
| | Sanitary Sewer Cleanout | | To Be Removed | | Existing Contours |
| | Gas Meter | | TBR | | Proposed Contours |
| | Storm Sewer Curb Inlet | | TC | | Underground Electric |
| | Storm Sewer MH/Open Lid | | PV | | Sanitary Sewer Main |
| | Light Pole or Traffic Light | | ME | | Limits of Pavement Removal |
| | Storm Sewer Manhole | | Grade point | | Overhead Utility Lines |
| | Air Conditioner | | Match Existing | | Gas Lines |
| | | | 470.0 | | Ditch / Swale |
| | | | Number of Parking Spaces | | Existing Asphalt |
| | | | To Be Removed | | New Asphalt |
| | | | | | New Concrete |
| | | | | | Gravel |
| | | | | | Existing Concrete |

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SCALE: 1"=20'

DRAWN BY: RM

DESIGNER: TJL,R

CHECKED BY:	TJL
ENGINEER:	Michael E. Neikirk

ARCHITECT

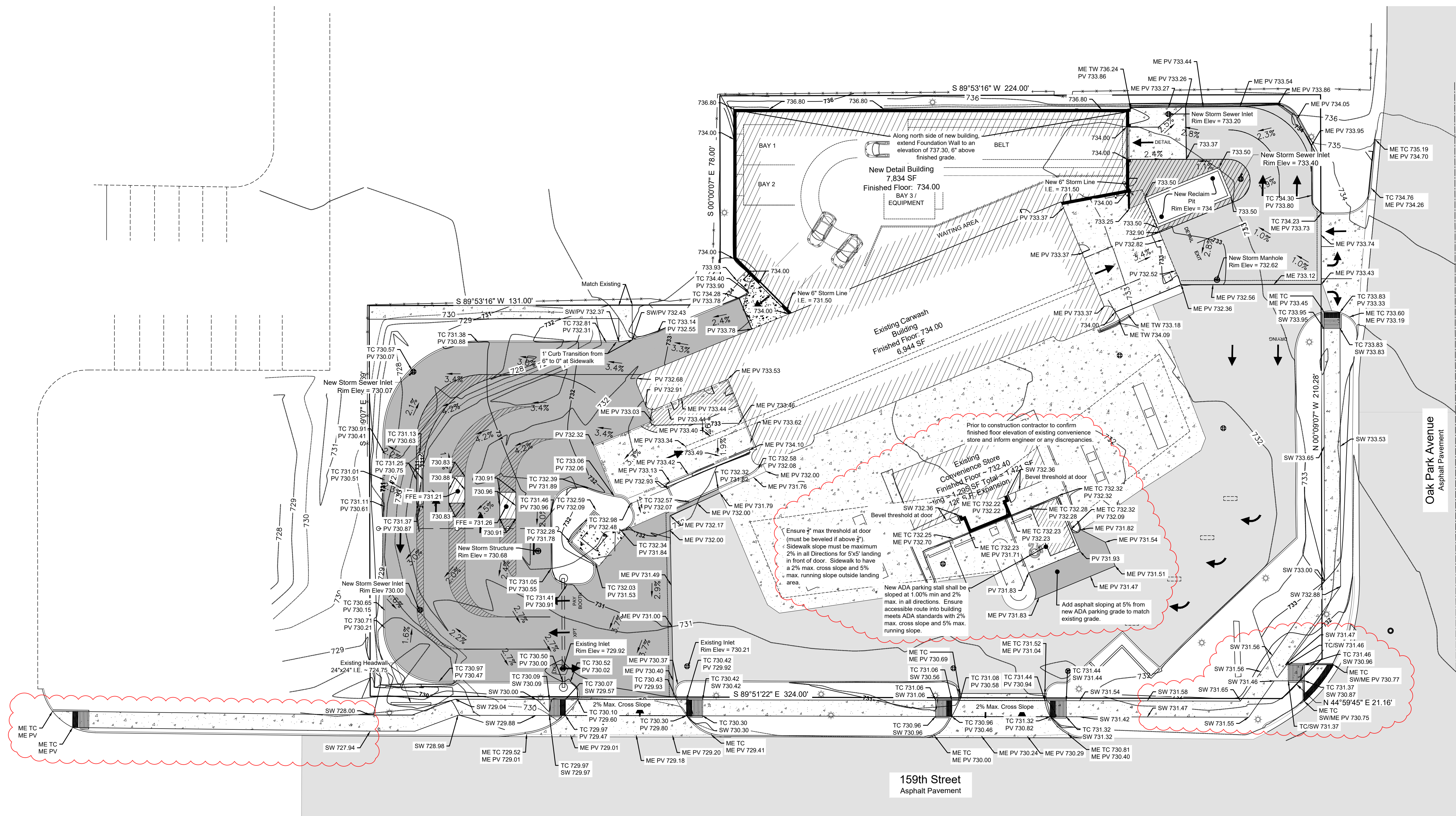
OWNER

CERTIFIED BY _____

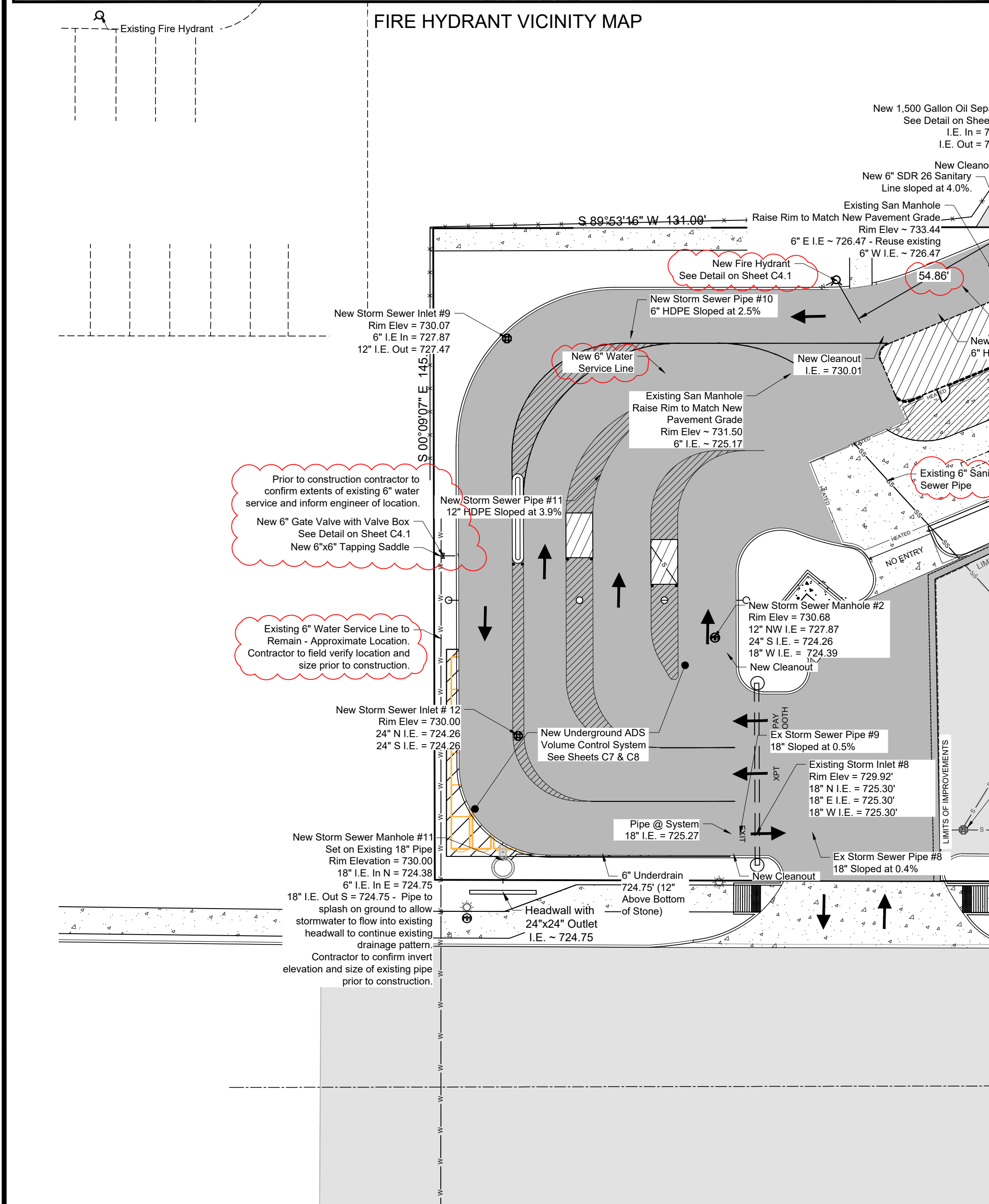
JOB TITLE
DELTA SONIC CAR WASH
6800 159TH ST
TINLEY PARK, IL 60477
DRAWING TITLE

GRADING PLAN

FILE LOCATION	DRAWING NUMBER C3	REV #
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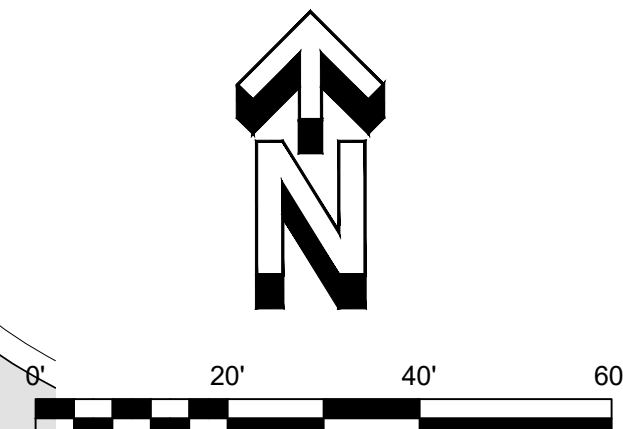


	Benchmark		Sanitary Sewer Manhole		
	Iron Pin Found		Sign		
	Iron Pin Set		Water Meter		
	Bollard		Water Valve		
	Soil Boring Location		Utility Pole		
	Sanitary Sewer Cleanout	TBR	To Be Removed		
	Gas Meter	TC	Top of Curb		
	Storm Sewer Curb Inlet	PV	Pavement		
	Storm Sewer MH/Open Lid	ME	Match Existing		
	Light Pole or Traffic Light	<u>470.0</u>	Grade point		
	Storm Sewer Manhole		Number of Parking Spaces		
	Air Conditioner	TBR	To Be Removed		

[illegible]

SCALE:	1"=20'
DRAWN BY:	RM
DESIGNER:	TJL,RM
CHECKED BY:	TJL
ENGINEER:	Michael E. Neikirk
ARCHITECT:	
OWNER:	

CERTIFIED BY _____



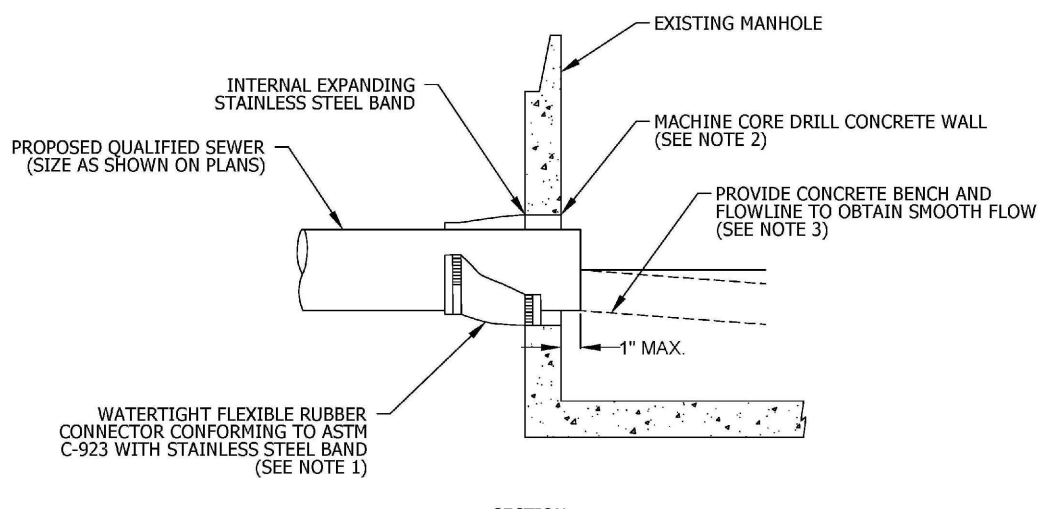
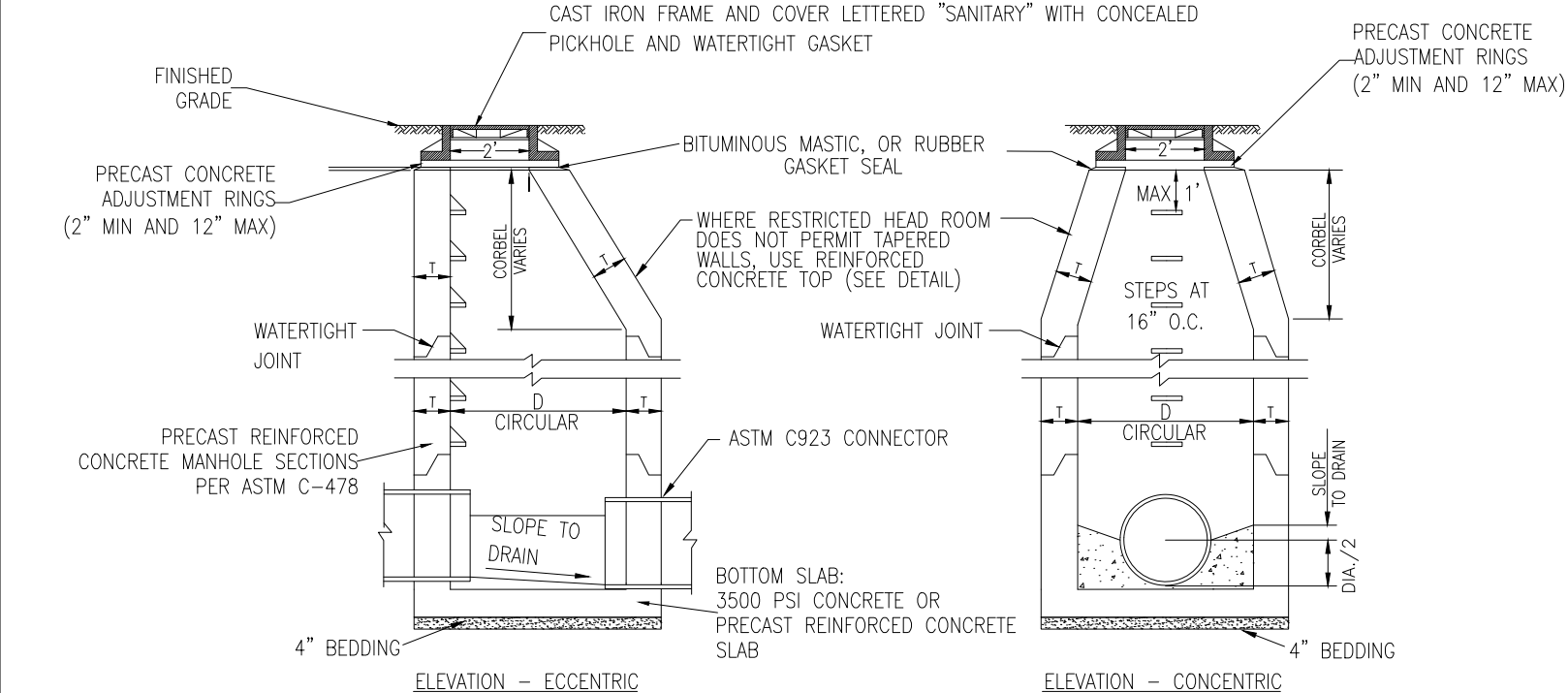
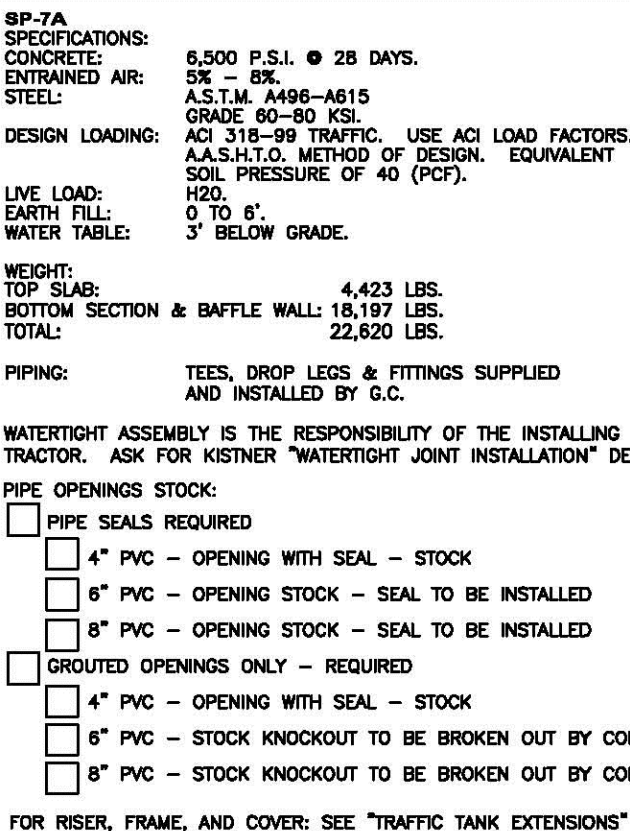
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JOB TITLE	
DELTA SONIC CAR WASH 6800 159TH ST TINLEY PARK, IL 60477	
DRAWING TITLE	
UTILITY PLAN	
FILE LOCATION	
DRAWING NUMBER	REV #
C4	

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NOT TO SCALE



SHALL BE
T THE
TOOTH
MAY
36-INCHES

NOT TO SCALE

STD. DRG. NO.



NOTES:

1. HYDRANTS SHALL BE INSTALLED FACING TOWARD THE CURB. NO HYDRANT SHALL BE INSTALLED WITHIN 48" OF ANY OBSTRUCTION NOR SHALL ANY OBSTRUCTION BE PLACED WITHIN 48" OF A HYDRANT. ALL HYDRANTS SHALL BE PAINTED SAFETY YELLOW BY THE MANUFACTURER.
2. ALL VALVES SHALL OPEN COUNTER CLOCKWISE AND CLOSE CLOCKWISE WITH NON-RIISING STEM
3. HYDRANT DRAIN HOLE SHALL BE FREE OF CONCRETE.

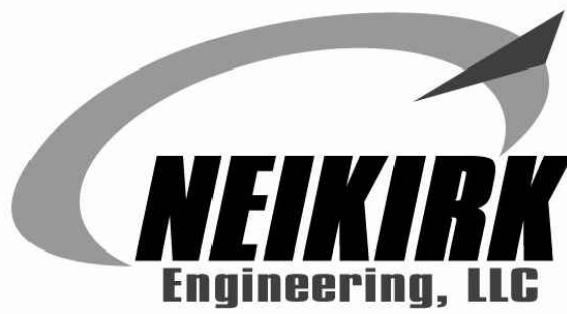


Village of
Tinley Park
ILLINOIS

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SCALE: 1"=20'

DRAWN BY: RM

DESIGNER: TJL,RM

CHECKED BY: TJL

ENGINEER: Michael E. Neikirk

ARCHITECT

CERTIFIED BY _____

JOB TITLE

DELTA SONIC CAR WASH
6800 159TH ST
TINLEY PARK, IL 60477

DRAWING TITLE

UTILITY DETAILS

FILE
LOCATION

DRAWING NUMBER

REV #

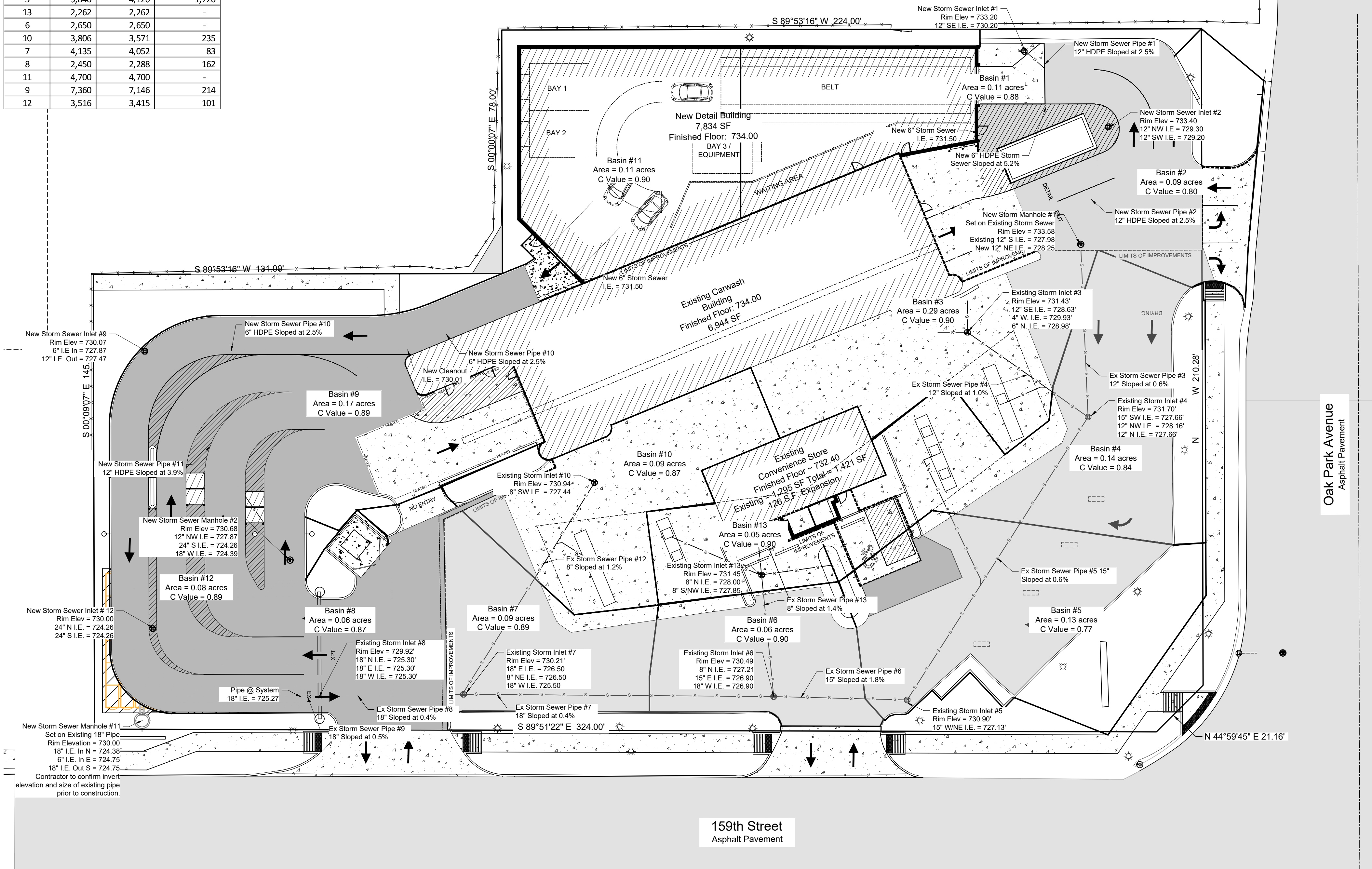
C4.1





































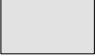



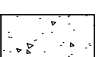
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Pipe Number	Upstream Structure	Downstream Structure	Length	Basin No.	Cj	Aj (ac.)	CjA1	Sum CjA1	Tj (min)	I (10)	Q (10)	Pipe Diameter (ft)	Pipe Slope (ft/ft)	Pipe Capacity (cfs)	Velocity (ft/sec)	Travel Time (min.)	% of Capacity
1	Str #1	Str #2	36	1	0.88	0.11	0.10	0.10	5.00	6.48	0.62	1	0.0250	6.58	8.4	0.072	9.5%
2	Str #2	MH #1	54	1, 2	0.80	0.09	0.07	0.17	5.07	6.46	1.07	1	0.0250	6.58	8.4	0.107	16.3%
3	MH #1	EX Str #4	39	1, 2	-	-	-	0.17	5.18	6.44	1.07	1	0.0060	3.22	4.1	0.158	33.2%
4	EX Str #3	EX Str #4	47	3	0.90	0.29	0.26	0.26	5.00	6.48	1.68	1	0.0100	4.16	5.3	0.148	40.4%
5	EX Str #4	EX Str #5	108	1,2,3,4,5	0.84	0.14	0.12	0.55	5.34	6.40	3.50	1.25	0.0060	5.85	4.8	0.378	59.9%
6	EX Str #5	EX Str #6	43	1,2,3,4,5	0.77	0.13	0.10	0.65	5.71	6.33	4.12	1.25	0.0180	10.13	8.3	0.087	40.7%
13*	EX Str #13	EX Str #6	39	13	0.90	0.05	0.05	0.86	5.00	6.48	5.55	0.67	0.0140	16.49	4.8	0.135	327.9%
7	EX Str #6	EX Str #7	99	1,2,3,4,5,6,13	0.90	0.06	0.05	0.71	5.80	6.31	6.00	1.5	0.0040	7.76	4.4	0.375	77.3%
12	EX Str #10	EX Str #7	80	10	0.87	0.09	0.08	0.08	5.00	6.48	0.49	0.67	0.0120	1.57	4.4	0.300	31.5%
8	EX Str #7	EX Str #8	46	1,2,3,4,5,6,7,10,13	0.89	0.09	0.08	0.87	6.18	6.25	6.96	1.5	0.0043	8.05	4.6	0.168	86.5%
9	EX Str #8	Vol Control	6	1,2,3,4,5,6,7,8,10,13	0.87	0.06	0.05	0.91	6.35	6.22	7.24	1.5	0.0050	8.68	4.9	0.020	83.4%
10	Bldg	Str #9	144	11	0.90	0.11	0.10	0.10	5.00	6.48	0.63	0.5	0.0250	1.04	5.3	0.454	60.7%
11	Str #9	MH #2	82	11, 9	0.89	0.17	0.15	0.25	5.45	6.38	1.58	1	0.0390	8.22	10.5	0.130	19.2%

Basin	Area (Ac.)	Weighted C
1	0.11	0.877
2	0.09	0.803
3	0.29	0.900
4	0.14	0.842
5	0.13	0.767
13	0.05	0.900
6	0.06	0.900
10	0.09	0.872
7	0.09	0.891
8	0.06	0.870
11	0.11	0.900
9	0.17	0.887
12	0.08	0.887

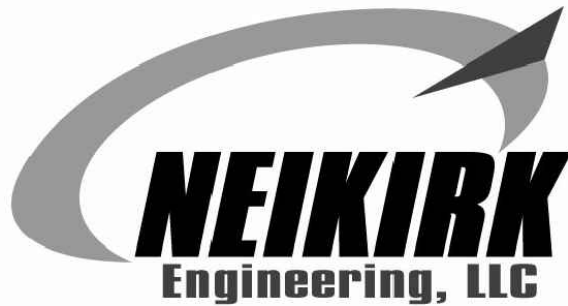
Basin	Area (S.F.)	Impervious (S.F.) C = 0.90	Pervious (S.F.) C=0.45
1	4,780	4,533	247
2	3,796	2,981	815
3	12,560	12,560	-
4	6,296	5,487	809
5	5,840	4,120	1,720
13	2,262	2,262	-
6	2,650	2,650	-
10	3,806	3,571	235
7	4,135	4,052	83
8	2,450	2,288	162
11	4,700	4,700	-
9	7,360	7,146	214
12	3,516	3,415	101



	Benchmark		Sanitary Sewer Manhole	<h1>LEGEND</h1>	
	Iron Pin Found		Sign		
	Iron Pin Set		Water Meter		Water Line
	Bollard		Water Valve		Storm Sewer
	Soil Boring Location		Utility Pole		Fence
	Sanitary Sewer Cleanout		To Be Removed		Existing Contours
	Gas Meter		Top of Curb		Proposed Contours
	Storm Sewer Curb Inlet		Pavement		Underground Electric
	Storm Sewer MH/Open Lid		Match Existing		Sanitary Sewer Main
	Light Pole or Traffic Light		Grade point		Limits of Pavement Removal
	Storm Sewer Manhole		Number of Parking Spaces		Overhead Utility Lines
	Air Conditioner		To Be Removed		Gas Lines
					Ditch / Swale
			470.0		Existing Asphalt
					Gravel
					New Asphalt
					Existing Concrete
					New Concrete

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DESIGNER: TJL,RM

CHECKED BY: TJL

ENGINEER: Michael E. Neikirk

ARCHITECT

OWNER:

CERTIFIED BY _____

JOB TITLE

DELTA SONIC CAR WASH

6800 159TH ST

TINLEY PARK, IL 60477

DRAWING TITLE

STORMWATER WATERSHED MAP

FILE

LOCATION

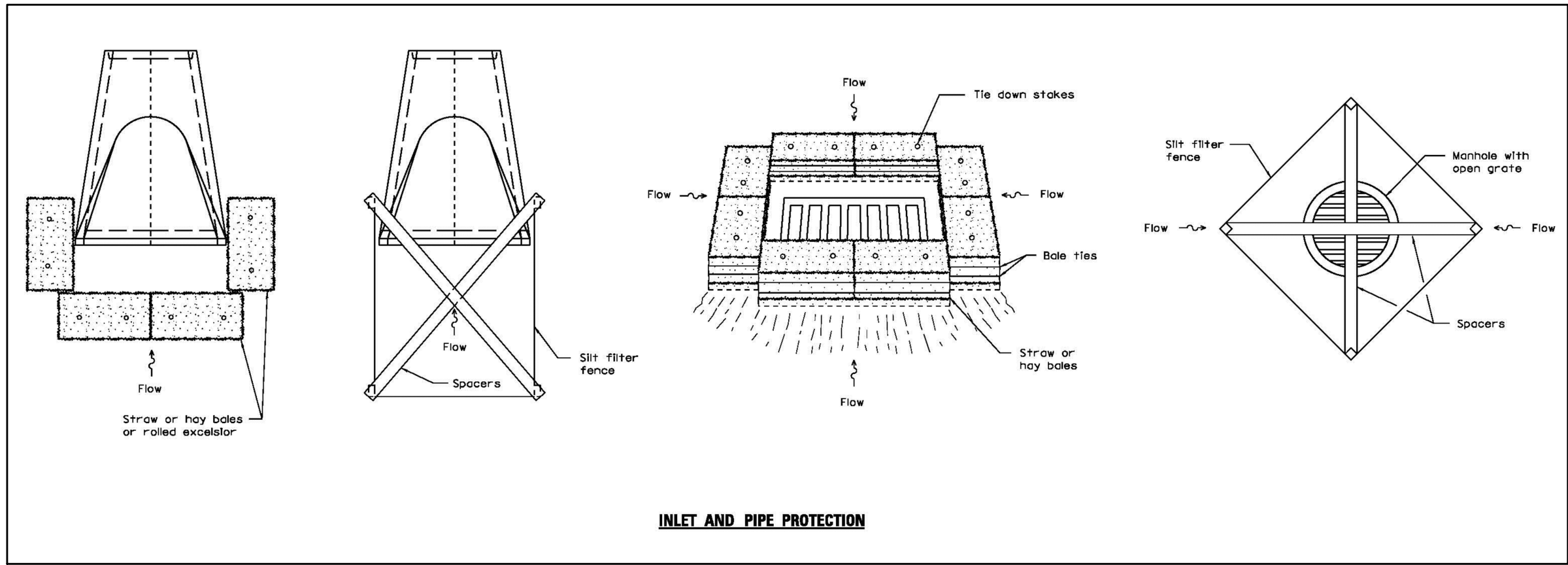
DRAWING NUMBER

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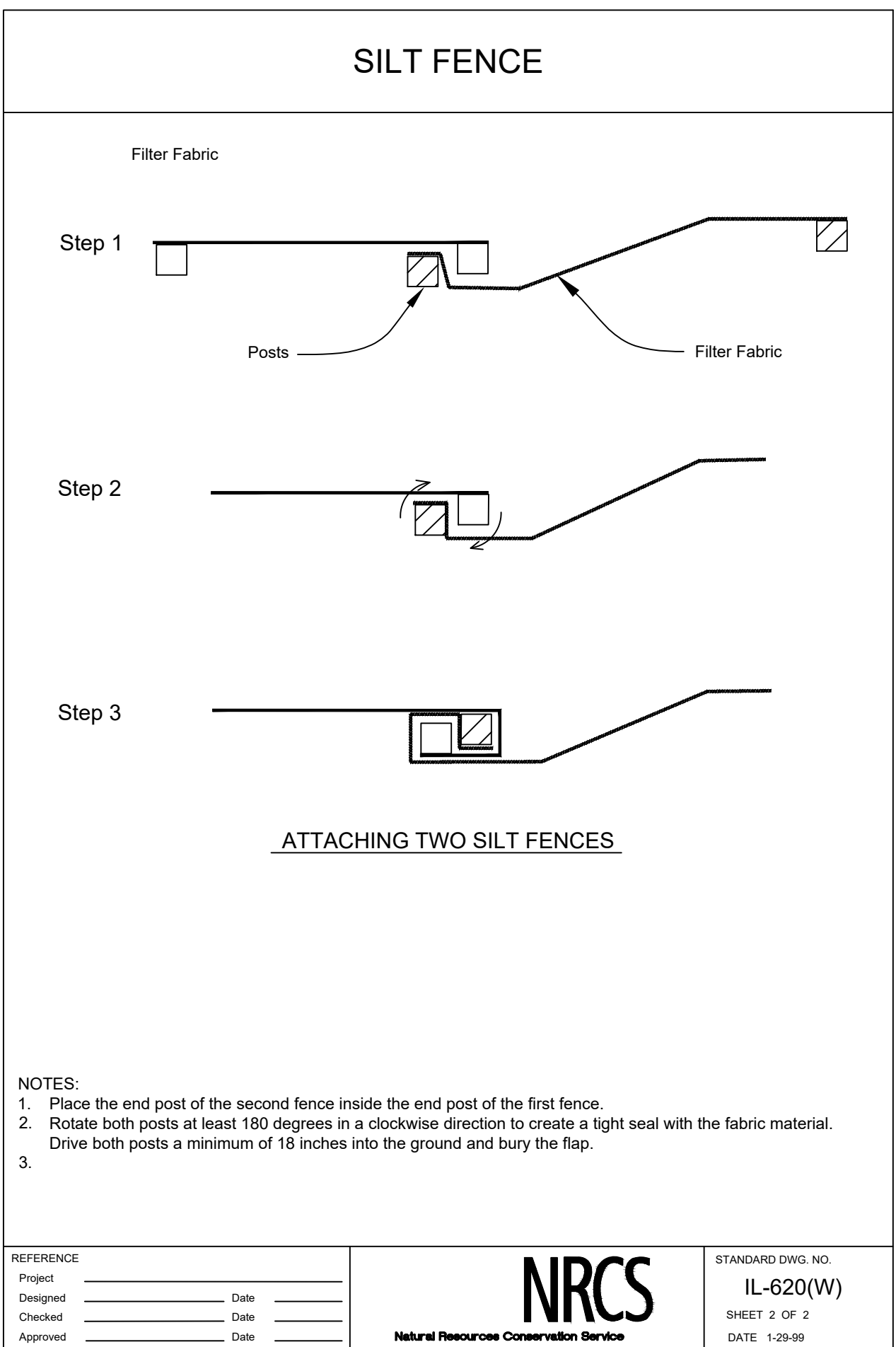
REV #

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2 IDOT INLET AND PIPE PROTECTION DETAILS



REVISIONS

[illegible]

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DRAWING TITLE

FILE LOCATION

DRAWING NUMBER

C5.1

REV #



FILE LOCATION	
DRAWING NUMBER C6	REV #

ACCEPTABLE FILL MATERIALS: SC-540 CHAMBER SYSTEMS			
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'C' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 86, 9, 10	BEGIN COMPACTATIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 96% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 96% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{3,4}

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET AT 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ONCE LAYER 'C' IS PLACED, ANY SUBGRADE MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBGRADE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F4219-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2797 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 8.2.8 OF ASTM F4219 SHALL BE GREATER THAN OR EQUAL TO 550 LB/IN² (AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORE.

COVER ENTIRE ISOLATOR ROW WITH ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE 5' (2.4 m) MIN WIDE

SC-740 CHAMBER

OPTIONAL INSPECTION PORT

SC-740 END CAP

STORMTECH HIGHLY RECOMMENDS FLEXSTORM PURE INSERTS IN ANY UPSTREAM STRUCTURES WITH GREN GRATES

CATCH BASIN OR MANHOLE

SUMP DEPTH TBD BY SITE DESIGN ENGINEER (24" (600 mm) MIN RECOMMENDED)

24" (600 mm) HDPE ACCESS PIPE REQUIRED USE FACTORY RIB-FABRICATED END CAP PART #: SC740EP24B

TWO LAYERS OF ADS GEOSYNTHETICS 315WTK WOVEN GEOTEXTILE BETWEEN FOUNDATION STONE AND CHAMBERS 5' (1.5 m) MIN WIDE CONTINUOUS FABRIC WITHOUT SEAMS

SC-740 ISOLATOR ROW DETAIL

NOTES

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT

A. INSPECTION PORTS (IF PRESENT)

A.1. REMOVE/OPEN LID ON NYLOPLAST IN-LINE DRAIN

A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED

A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG

A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)

A.5. IF SEDIMENT IS AT, OR ABOVE, 2" (50 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

B. ALL ISOLATOR ROWS

B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW

B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE

B.3. i) MIRRORS OR POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY

ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE

B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS

A. A FIXED QUIVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED

B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN

C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.

2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

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4DS.
ADVANCED DIAMOND SYSTEMS, INC.



OWNER:

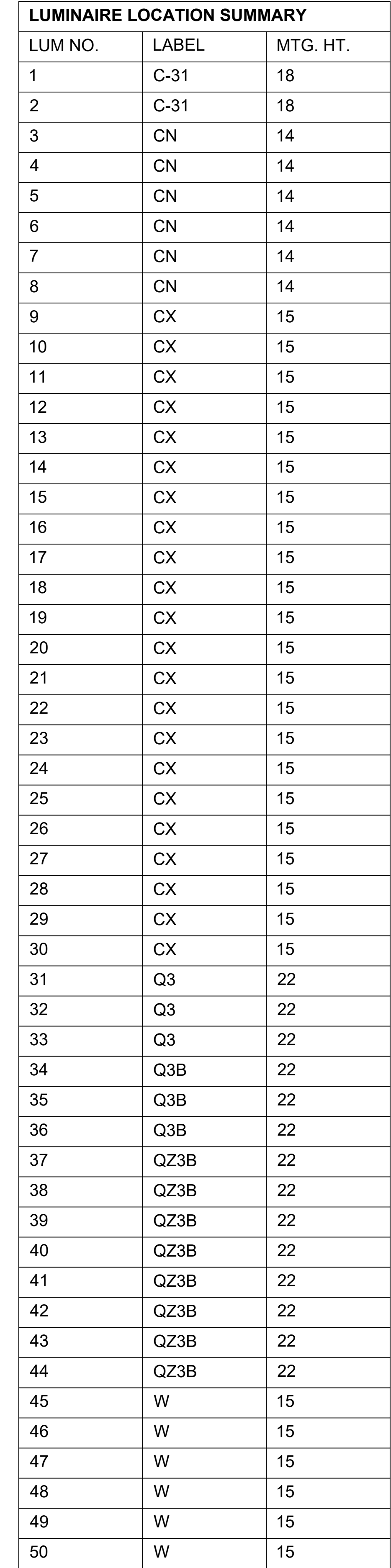
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LOCATION








DRAWING NUMBER

REV #

- POLE MOUNTED FIXTURES ARE MOUNTED ON A 20FT POLE
ATOP A 24 INCH HIGH CONCRETE BASE.



FOOTCANDLE LEVELS CALCULATED AT 3.5 FT ABOVE GRADE					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
OTHER PROPERTY LINES	0.72	1.9	0.0	N.A.	N.A.
PAVED AREA	4.52	44.6	0.1	45.20	446.00
UNDEFINED AREA	0.13	4.1	0.0	N.A.	N.A.
WEST PROPERTY LINE	0.09	0.1	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LATF	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	2	C-31	SINGLE	4520	1.030	0.175	B2-U2-G1	6	12	Cree Inc	CPY250-B-PD-D-C-UL-XX-57K-DIM
	6	CN	SINGLE	7720	1.030	1.030	B3-U0-G1	60	360	Cree Inc	CPY250-B-DM-F-A-UL-WH-57K
	22	CX	SINGLE	4520	1.030	1.030	B2-U2-G1	6	132	Cree Inc	CPY250-B-DM-D-C-UL-XX-57K
	3	Q3	SINGLE	11648	1.030	0.340	B3-U0-G3	27	81	Cree Inc	OSQ-A-NM-3ME-B-57K-UL-XX-PML2 (2.1V)
	3	Q3B	SINGLE	9196	1.030	0.340	B1-U0-G2	27	81	Cree Inc	OSQ-A-NM-3ME-B-57K-UL-XX-PML2 (2.1V) w_OSQ-BLSMF
	8	QZ3B	SINGLE	5551	1.030	1.030	B1-U0-G1	53	424	Cree Inc	OSQ-A-NM-3ME-Z-57K-UL-XX w_OSQ-BLSMF
	6	W	SINGLE	5893	1.030	0.711	B2-U0-G2	42	252	CREE, INC.	SEC-EDG-3M-WM-04-E-UL-XX-525-DIM (5.2V)

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
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2	C-31	18
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4	CN	14
5	CN	14
6	CN	14
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9	CX	15
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32	Q3	22
33	Q3	22
34	Q3B	22
35	Q3B	22
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37	QZ3B	22
38	QZ3B	22
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41	QZ3B	22
42	QZ3B	22
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44	QZ3B	22
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46	W	15
47	W	15
48	W	15
49	W	15
50	W	15

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NO.	DESCRIPTION	DATE
	PERMITTING SET	01/31/20
	REVISIONS NO. 1	03/09/20
	REVISIONS NO. 2	04/01/20
	REVISIONS NO. 3	05/28/20



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Mt. Carmel, IL 62863
Phone: (618) 263-4100
www.neikirkengineering.com

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SCALE:	1"=20'
DRAWN BY:	RM
DESIGNER:	TJL,RM
CHECKED BY:	TJL
ENGINEER:	Michael E. Neikirk
ARCHITECT:	
OWNER:	























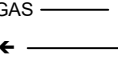




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JOB TITLE
DELTA SONIC CAR WASH
6800 159TH ST
TINLEY PARK, IL 60477

PHOTOMETRIC PLAN

FILE LOCATION	DRAWING NUMBER C9	REV #
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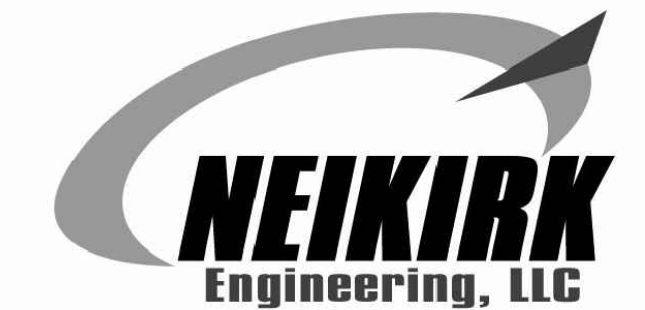
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	Iron Pin Found		Sign	
	Iron Pin Set		Water Meter	
	Bollard		Water Valve	
	Soil Boring Location		Utility Pole	
	Sanitary Sewer Cleanout		To Be Removed	
	Gas Meter		Top of Curb	
	Storm Sewer Curb Inlet		Pavement	
	Storm Sewer MH/Open Lid		Match Existing	
	Light Pole or Traffic Light		Grade point	
	Storm Sewer Manhole		Number of Parking Spaces	 Existing Asphalt  New Asphalt  New Concrete
	Air Conditioner		To Be Removed	

LEGEND

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Phone: (618) 263-4100
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SCALE:	1"=20'
DRAWN BY:	RM
DESIGNER:	TJL,RM
CHECKED BY:	TJL
ENGINEER:	Michael E. Neikirk
ARCHITECT:	
OWNER:	

CERTIFIED BY _____

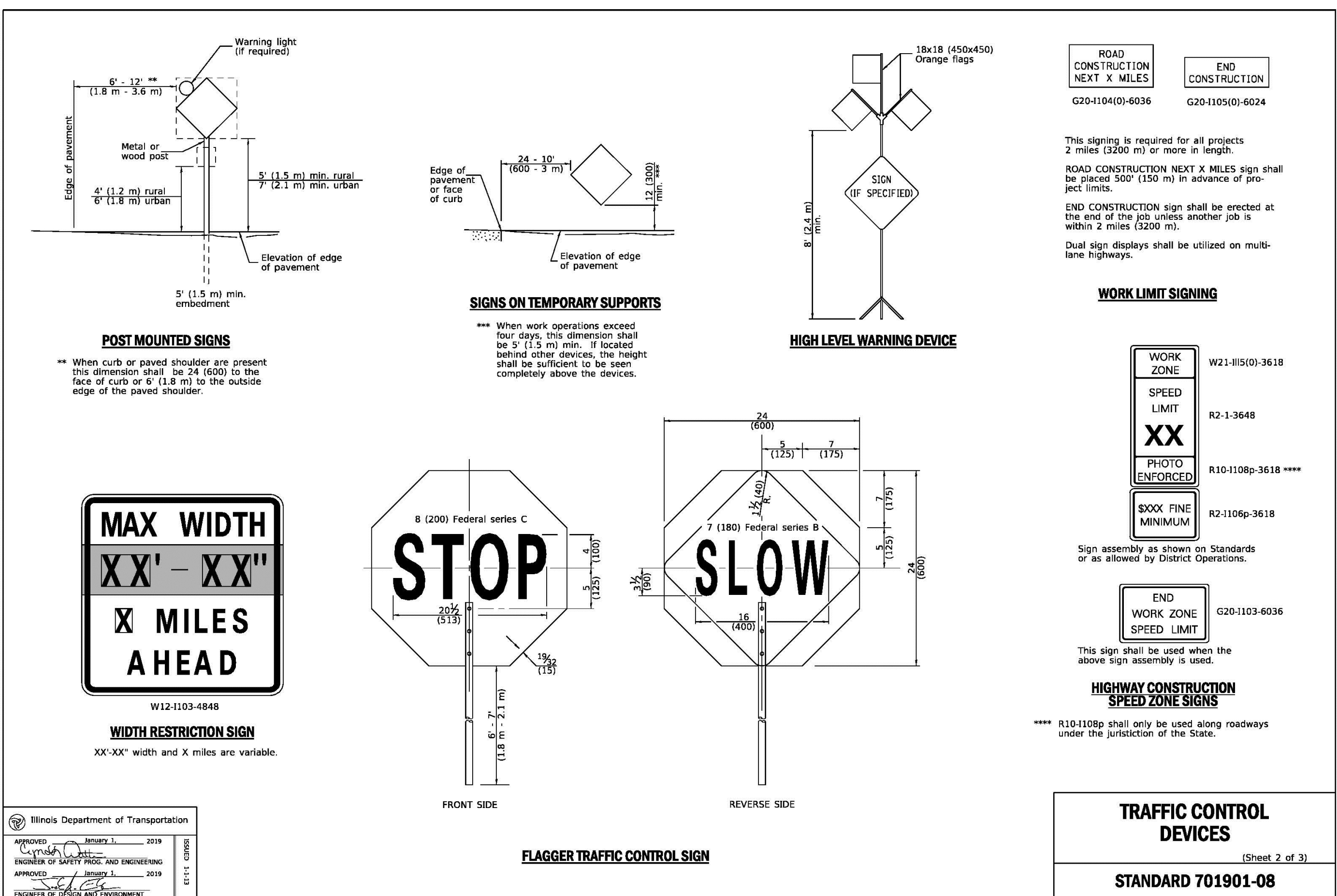
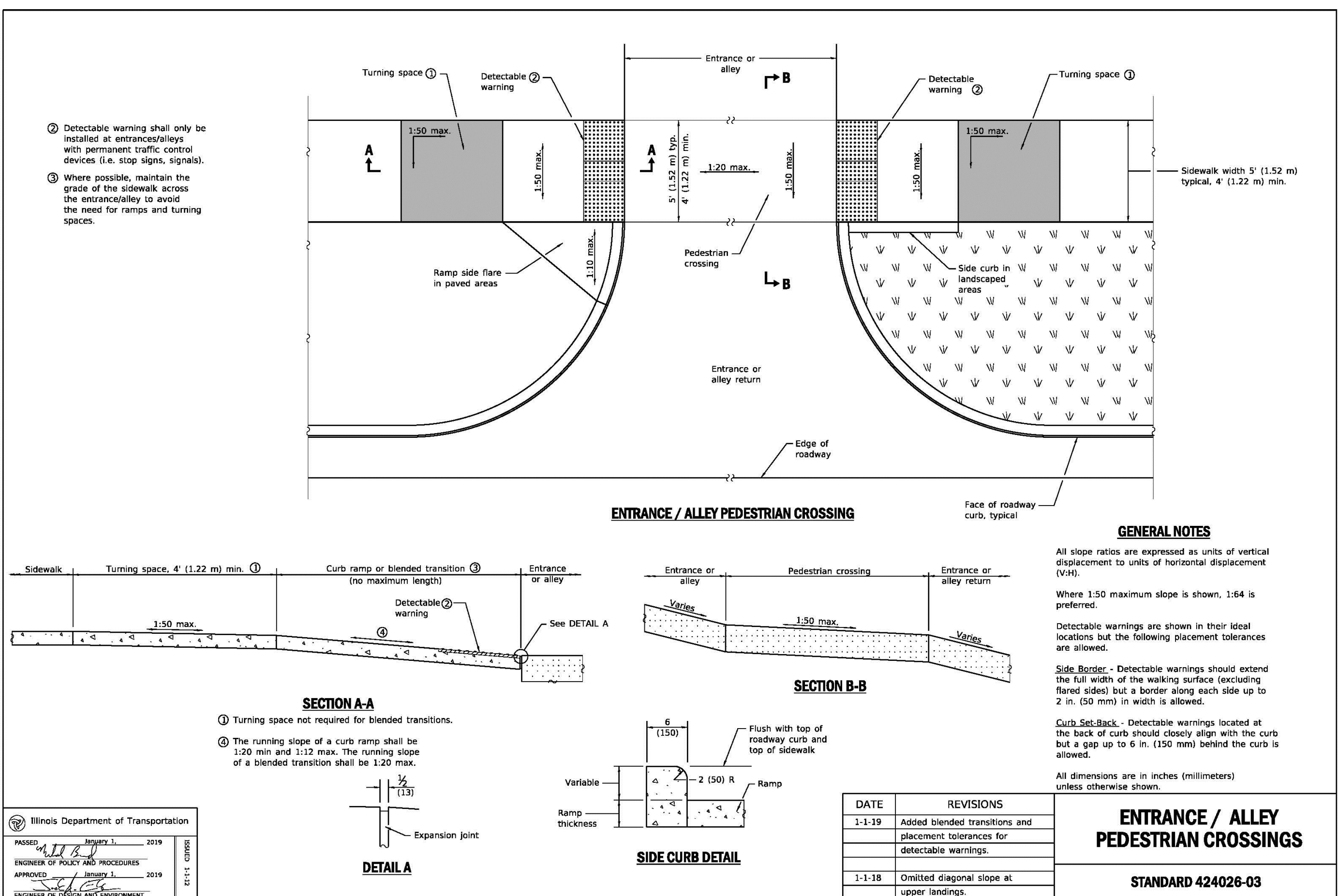
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DELTA SONIC CAR WASH
6800 159TH ST
TINLEY PARK, IL 60477
DRAWING TITLE

LANDSCAPING PLAN

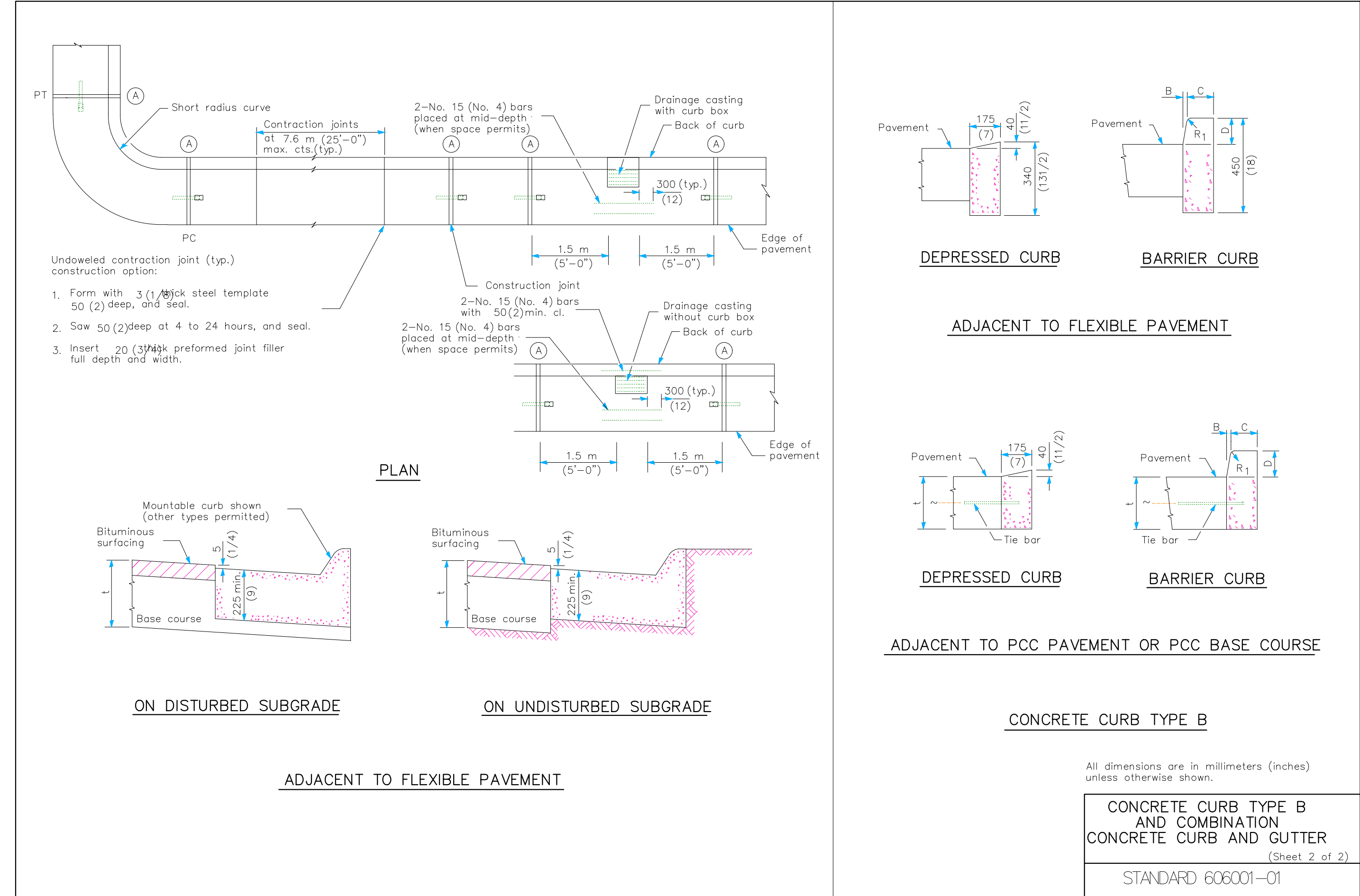
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DRAWING NUMBER	REV #

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FILE LOCATION	
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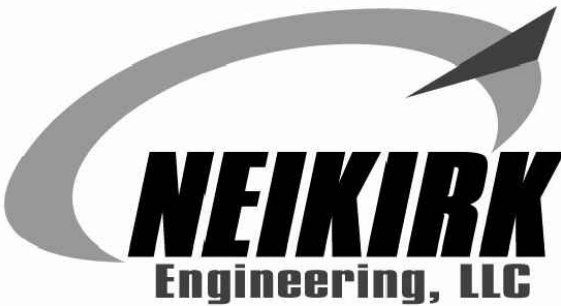


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REVISIONS

NO.	DESCRIPTION	DATE
PERMITTING SET	01/31/20	
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REVISIONS NO. 3	05/28/20	



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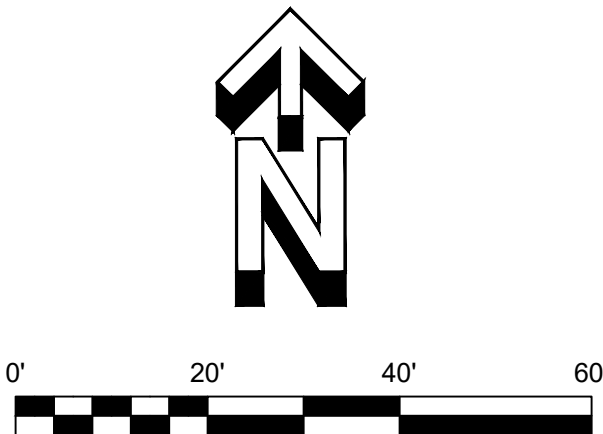
SCALE:	1"=20'
DRAWN BY:	RM
DESIGNER:	TJL, RM
CHECKED BY:	TJL
ENGINEER:	Michael E. Neikirk
ARCHITECT:	
OWNER:	

CERTIFIED BY _____

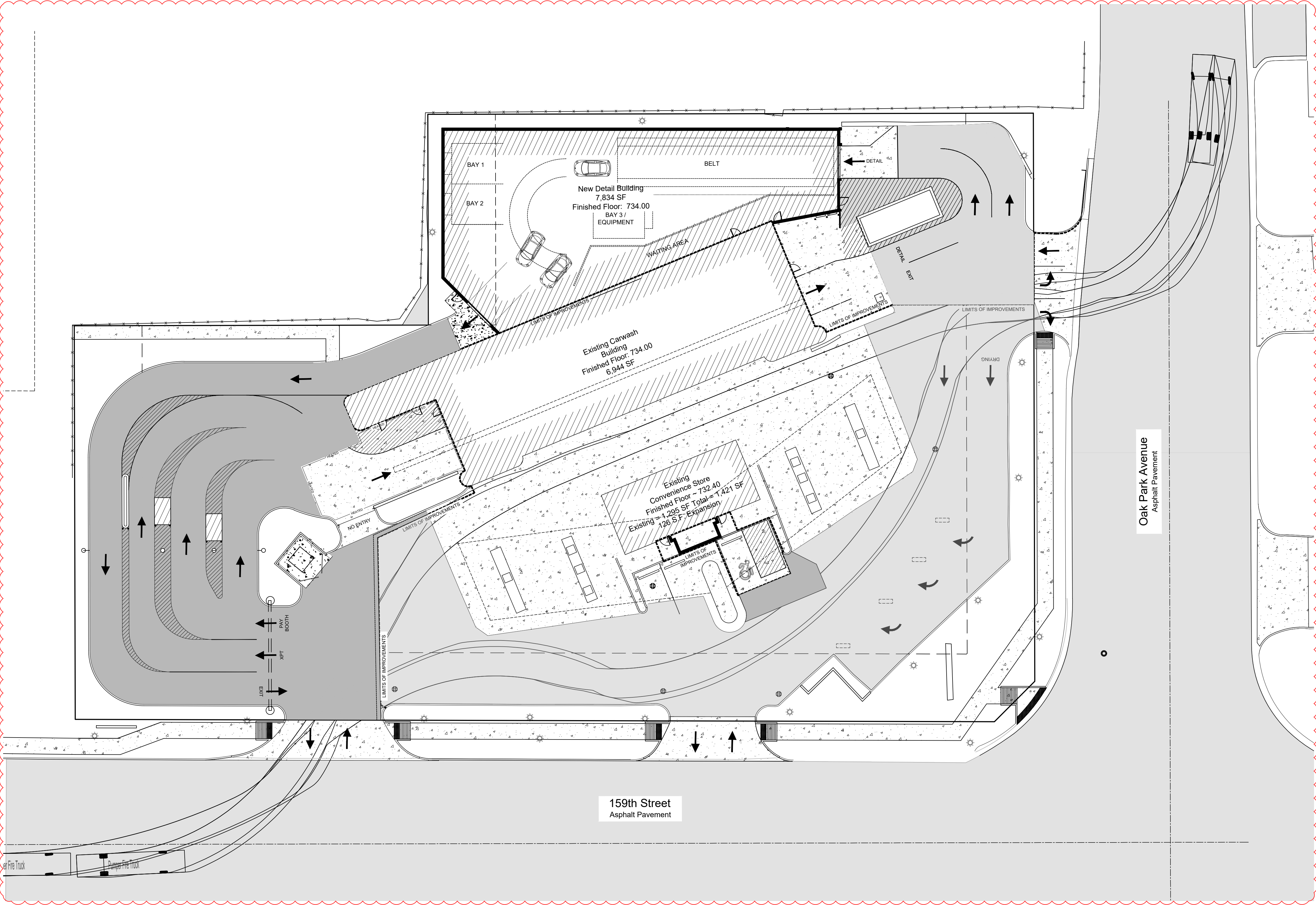
JOB TITLE
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6800 159TH ST
TINLEY PARK, IL 60477

DRAWING TITLE
FIRE TRUCK
TURNING RADIUS
EXHIBIT

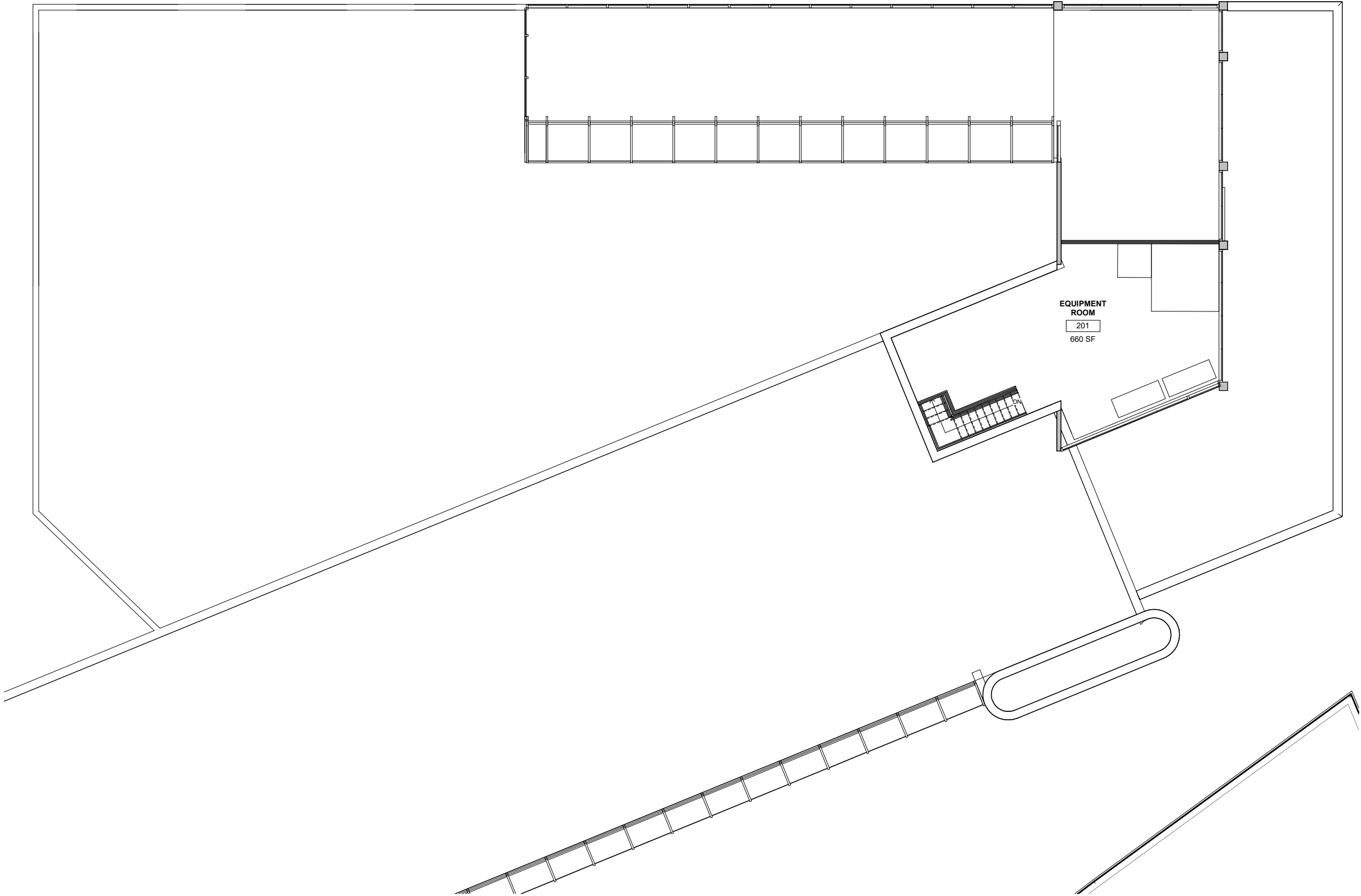
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	C13	



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① Level 2
3/16" = 1'-0"

Special Information:

NOTICE

Drawing Revisions:		REMARKS	
No.	DATE	BY	

Property No:
1822

Status:
Project Status

Area:
-

Property:
DELTA SONIC
6800 159th & Oak Park Ave,
Tinley Park, IL 60477

DETAIL SHOP REMODEL

Title:
**PROPOSED SECOND
FLOOR PLAN**

 **DELTA SONIC
CAR WASH**
570 Delaware Avenue
Buffalo, New York 14202
716.541.2100

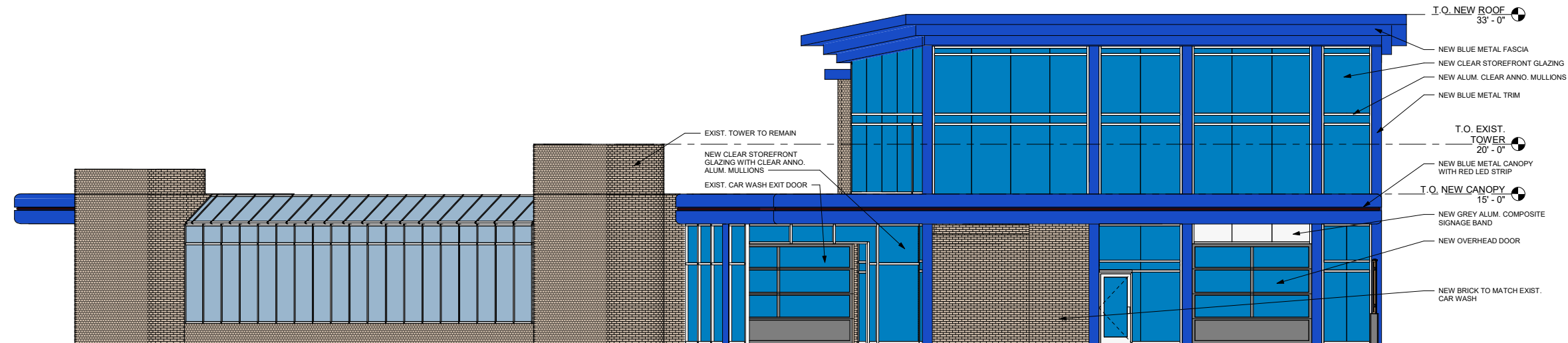
Drawn By:
CLS

Checked By:
CRW

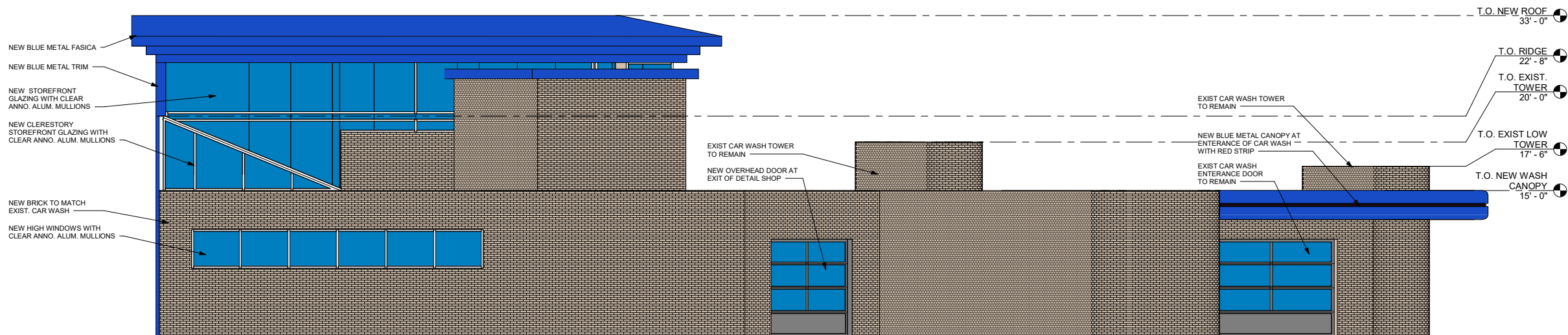
Date:
2017-07-17

Drawing No.

A102



① EAST ELEVATION
3/16" = 1'-0"



② WEST ELEVATION
3/16" = 1'-0"

Special Information:

NOTICE

Drawing Revisions:		REMARKS	
No.	DATE	BY	

Property No:
1822

Status:
Project Status

Area:
-

DELTA SONIC
6800 159th & Oak Park Ave,
Tinley Park, IL 60477

DETAIL SHOP REMODEL

Property:

Title:
EXTERIOR
ELEVATIONS

**DELTA SONIC
CAR WASH**
570 Delaware Avenue
Buffalo, New York 14202
716.541.2100

Drawn By:
CLS

Checked By:
CRW

Date:
09/09/19

Drawing No.

A400



DELTA SONIC - TINLEY PARK, IL

ARTISTIC RENDERING



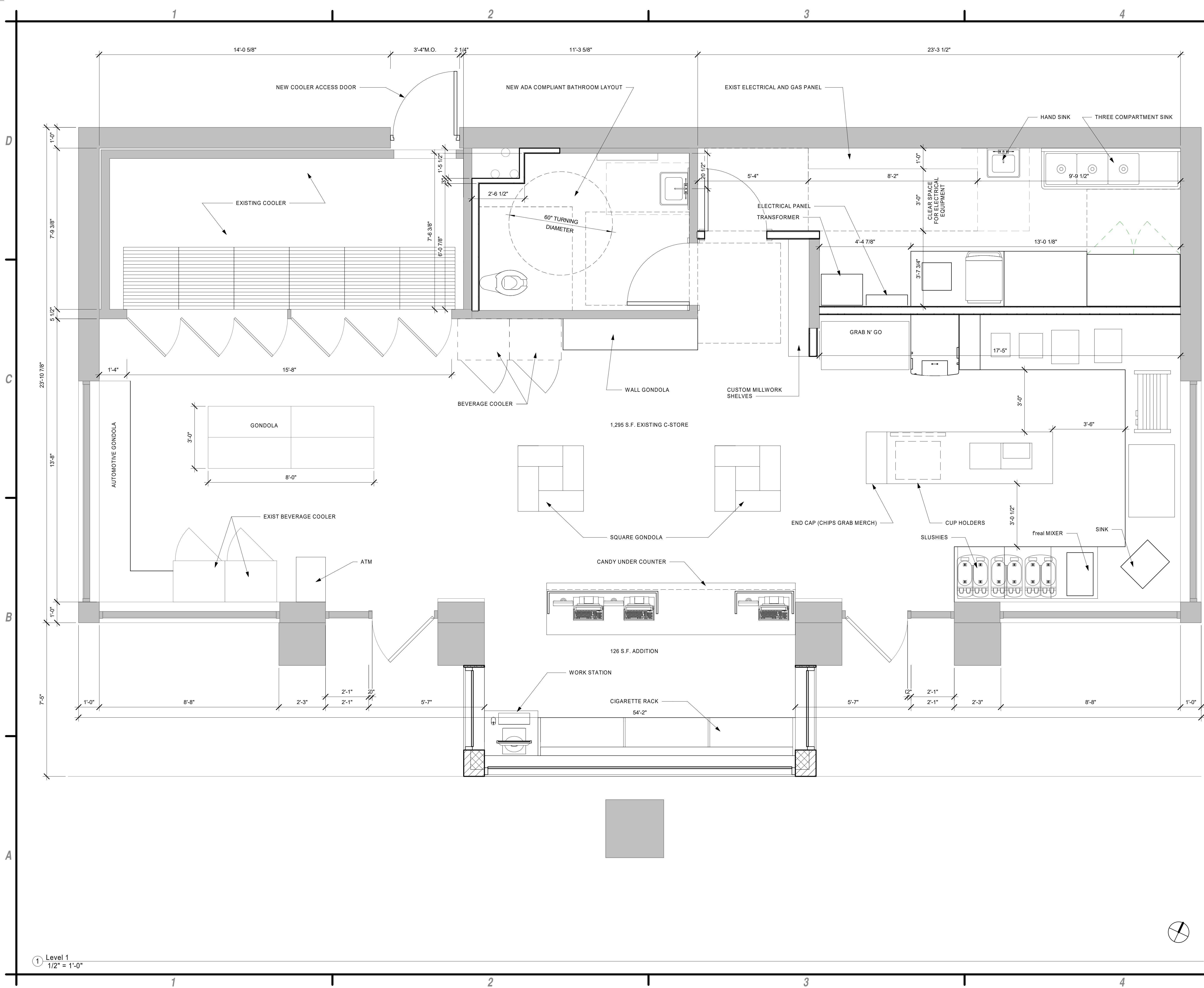
DELTA SONIC - TINLEY PARK, IL

ARTISTIC RENDERING



DELTA SONIC - TINLEY PARK, IL

ARTISTIC RENDERING



**DELTA SONIC
CAR WASH**
570 Delaware Avenue
Buffalo, New York 14202
716.541.2100

**DELTA SONIC TINLEY PARK
6800 W 159TH ST,
TINLEY PARK, IL 60477**

MARK	DATE	DESCRIPTION

REVISIONS	
PROJECT NO:	1822
DATE:	2018-06-28
SCALE:	1/2" = 1'-0"
DRAWN BY:	CLS
DESIGNED BY:	CLS
CHECKED BY:	MY

NO ALTERATION PERMITTED HEREON
EXCEPT AS PROVIDED UNDER SECTION
7209 SUBDIVISION 2 OF THE NEW YORK
EDUCATION LAW

FLOOR PLAN

CS-04

MEMORANDUM TO: Jeremy Brooks
Delta Sonic Car Wash Systems, Inc.

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: November 25, 2019

SUBJECT: Traffic Review
Delta Sonic Car Wash Proposed Improvements
Tinley Park, Illinois

Per your request, Kenig, Lindgren, O'Hara, Aboona, Inc has performed a traffic review of the proposed improvements to the Delta Sonic Car Wash located in Tinley Park, Illinois. The car wash is located in the northwest quadrant of the intersection of 159th Street with Oak Park Avenue and currently contains the following uses:

- A car wash with prep hut and automated tunnel
- A detailing center
- 12 passenger vehicle fueling positions
- A convenience store

The following summarizes the primary improvements to the car wash site and the enhancements they will provide regarding access to and from and circulation through the car wash site. The existing and proposed site plans are included in the Appendix.

Car Wash Operations

The primary purpose of the car wash site improvements, which are summarized below, is to relocate the car wash pay stations and enhance the vehicle queuing before vehicles enter the car wash.

- In order to increase available car wash stacking, the car wash queueing area will be expanded within the western portion of the car wash site and the existing prep hut will be eliminated. The additional queueing area will allow for three inbound lanes serving the car wash that will extend between the car wash entrance and the 159th Street western access drive. In addition, the outbound circulation lane from the detailing center will continue to extend along the outside of the three inbound lanes serving the car wash. The proposed three inbound lanes will accommodate approximately 25 vehicles without blocking the 159th Street western access drive. This is a significant improvement over existing conditions, as the current car wash inbound lanes can only accommodate 13 vehicles, which extend within the influence of the 159th Street western access drive.

- The three pay stations will be relocated from just north of the 159th Street western access drive to approximately the midpoint of the car wash's inbound lanes and outside of the influence of the 159th Street western access drive. A total of three to five vehicles will be accommodated between the pay stations and the 159th Street access drive. The three pay stations are currently located at the 159th Street western access drive, which impedes access to and from this access drive.
- The three inbound car wash lanes and the detailing center's outbound circulation lane will be better defined with enhanced striping, removable bollards, and signage, all of which will provide for more efficient and orderly circulation through the car wash site.
- To accommodate the improvements to the car wash operations, the existing car wash prep hut will be eliminated. Delta Sonic Car Wash officials indicate that they will continue to have employees pre-wash vehicles as they enter the car wash.

As such, the proposed improvements will relocate the pay stations outside of the influence of the 159th Street western access drive and significantly increase the total car wash stacking. Together with the improved channelization of traffic, the proposed improvements will greatly minimize the impact the car wash operations have on the 159th Street western access drive and will enhance access to and from and circulation through the car wash site.

Detailing Center Operations

The following summarizes the proposed improvements to the detailing center operations and the vehicle queueing:

- As proposed, the detailing center building is proposed to be expanded both east and west of the existing structure from 2,445 square feet to 7,828 square feet. The expansion will include a new detailing belt that pulls vehicles through the detailing center as they are cleaned as well as two detail bays and a customer waiting area. The detailing center expansion will allow for more efficient operations and accommodate additional vehicles, which will reduce the overall queueing.
- With the detailing center expansion, the available space to accommodate vehicle queueing outside of the detailing center will be similar. Currently, the detailing center stacking is provided via a single inbound lane that can accommodate approximately eight to nine vehicles between the detailing center entrance and the car wash exit. However, the vehicle stacking extends within the influence of the Oak Park Avenue access drive. As proposed, the area along the northeast corner of the car wash site will be improved to allow two inbound lanes serving the detailing center that will extend between the expanded detailing center entrance and the car wash exit. The two inbound lanes will accommodate seven to eight vehicles without blocking the Oak Park Avenue access drive.

- The following summarizes the improvements proposed at the northeast corner of the car wash site to accommodate the two inbound lanes to the detailing center as well as enhancing access to and from the Oak Park Avenue access drive and overall circulation through the car wash site:
 - The Oak Park Avenue access drive will be reduced from approximately 55 feet to 36 feet to provide one inbound lane and two outbound lanes striped for a separate left-turn lane and a separate right-turn lane.
 - A striped median island will be provided between the car wash exit and the detailing center entrance.

As such, the detailing center expansion will provide more efficient operations and accommodate additional vehicles all of which will reduce the overall queueing. Further, the number of vehicles queueing for the detailing center will generally be the same as existing conditions. However, the stacking will be distributed over two lanes that will be better defined and outside of the influence of the Oak Park Avenue access drive. Finally, the reduction in the Oak Park access drive and the addition of the median island will allow more efficient and orderly access to and from and circulation through the car wash.

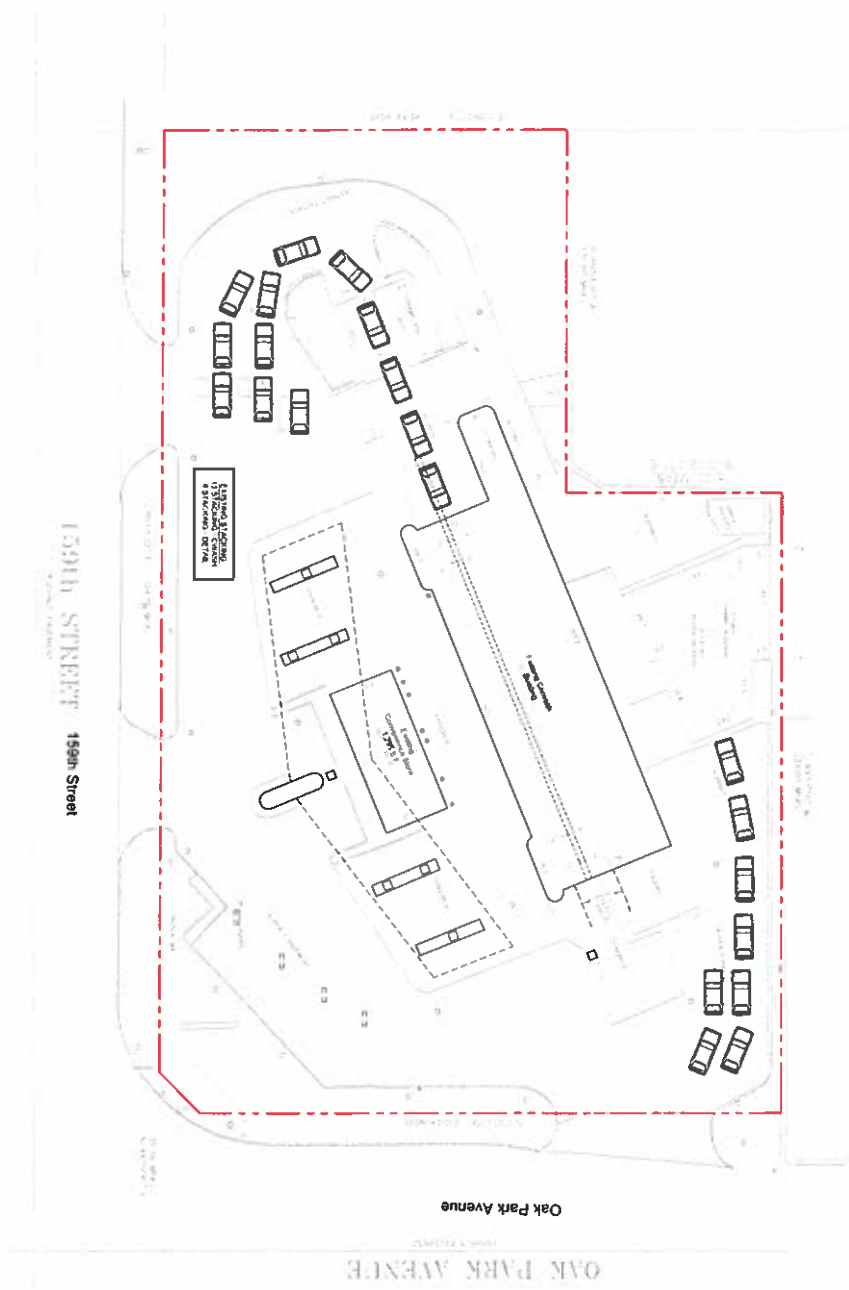
Access System

The following summarizes the proposed improvements to the access system:

- The Oak Park Avenue access drive will be reduced from approximately 55 feet to 36 feet to provide one inbound lane and two outbound lanes striped for a separate left-turn lane and a separate right-turn lane. Further, the proposed improvements will minimize any impacts the modified detailing center operations have on this access drive.
- While no physical improvements are proposed at the 159th Street western access drive, the proposed improvements to the car wash operations will greatly improve access to and from this access drive. As indicated previously, the current location of the pay stations and the vehicle stacking that occurs significantly impedes access to and from the 159th Street western access drive. The proposed improvements will significantly minimize any impacts that the car wash operations have on this access drive.

As such, the proposed improvements will only enhance access to and from the site and provide for more efficient and orderly access and circulation.

Appendix



NOTICE
This drawing is the property of Delta Sonic Car Wash. It is to be used only for the project and location specified on the title block. Any other use without the written consent of Delta Sonic Car Wash is prohibited. The user of this drawing assumes all liability for any errors or omissions. The user of this drawing also assumes all liability for any damages or injuries resulting from the use of this drawing.

Drawing Revisions		
No.	DATE	REMARKS

PROJECT
1822
PROCESSES
SET

Delta Sonic Car Wash
6800 159th St
Tinley Park, IL

PROPOSED DETAIL BUILDING

EXISTING
STACKING

DELTA SONIC
CAR WASH
159th Street & Oak Park Avenue
Tinley Park, IL 60486

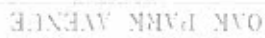
SEAL

DATE
1/25/18

DRAWN BY
JAS

CHECKED BY
JAS

DATE
1/25/18



1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

LITERATURE
 1999 DOCUMENTS
 504.1



MAIN OFFICE: 570 DELAWARE AVE., BUFFALO, N.Y. 14202
TELEPHONE: AREA CODE 716-886-0931 (FAX 716-886-3736)

February 3, 2020

Mistee Plattner, Business Manager
Trinity Lutheran Church
6850 W. 159th Street
Tinley Park, IL 60477

Re: Offsite Parking for Delta-Sonic Car Wash
6850 W. 159th Street
Tinley Park, IL 60477

Dear Ms. Plattner:

This letter will confirm our agreement to extend the Parking Agreement Letter dated December 8, 2015 so that it now terminates on February 28, 2022.

Please acknowledge the foregoing by signing where indicated below and return a fully executed copy of this letter to me.

Thank you for your continued cooperation.


Very truly yours,

Delta-Sonic Car Wash Systems, Inc.

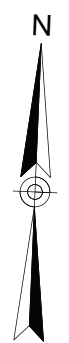

Daniel J. Duggan, Director of Acquisitions

Acknowledged by:

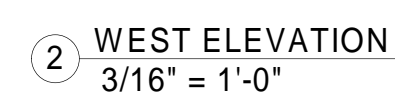
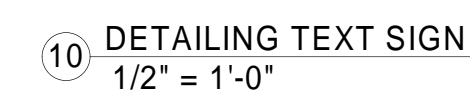
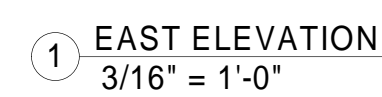
Trinity Lutheran Church


Mistee Plattner- Business Manager

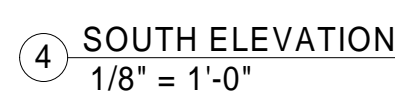
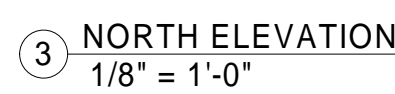
Date: 2/4/2020

Special Information:

A001



A200



11

6800 159th &, Oak Park Ave,
Tinley Park, IL 60477

DETAIL SHOP REMODEL

Title

EXTERIOR ELEVATIONS



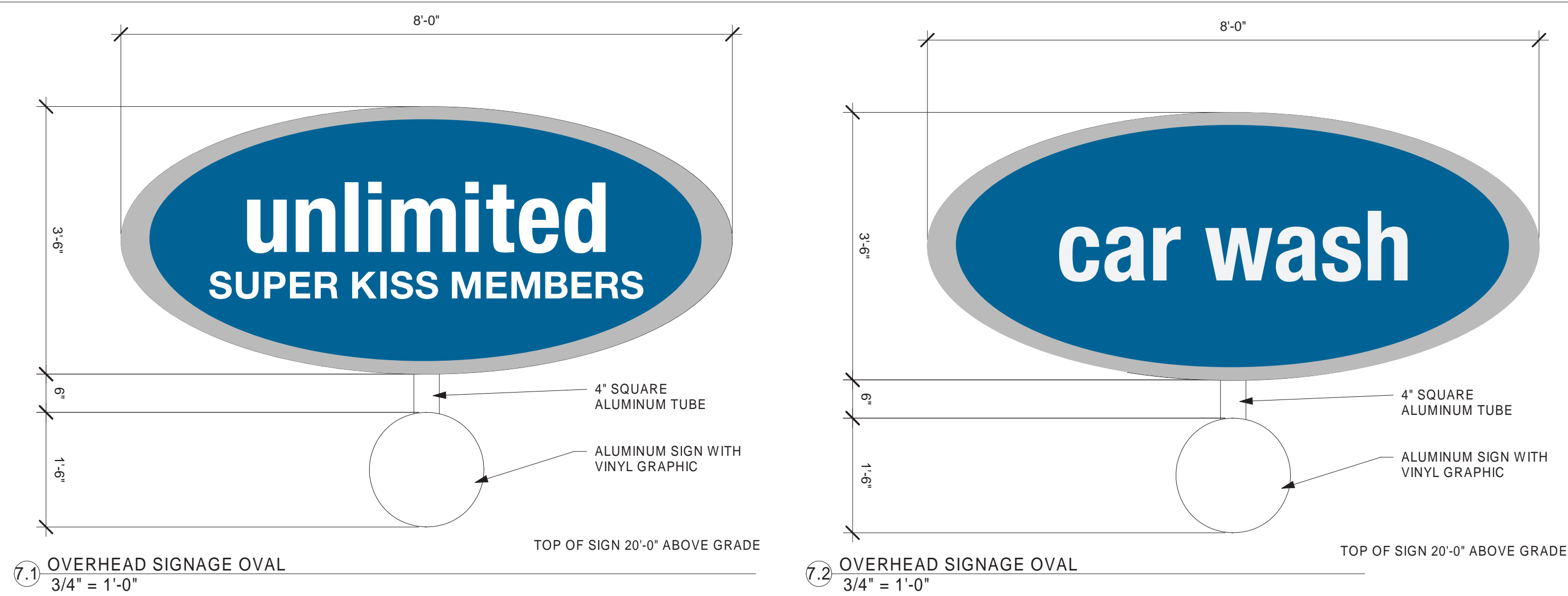
CLS

CRW

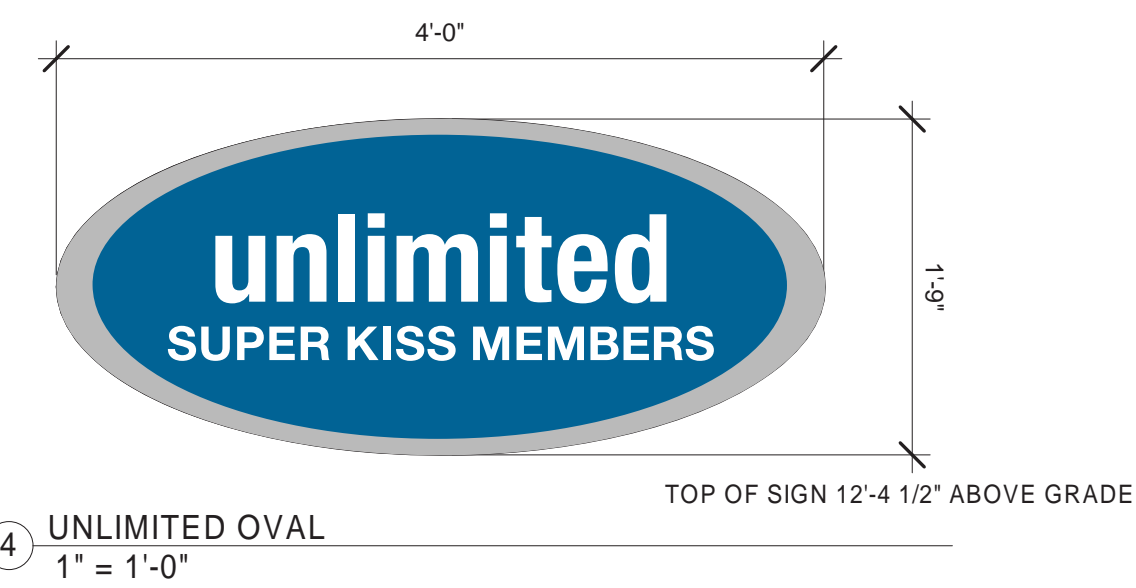
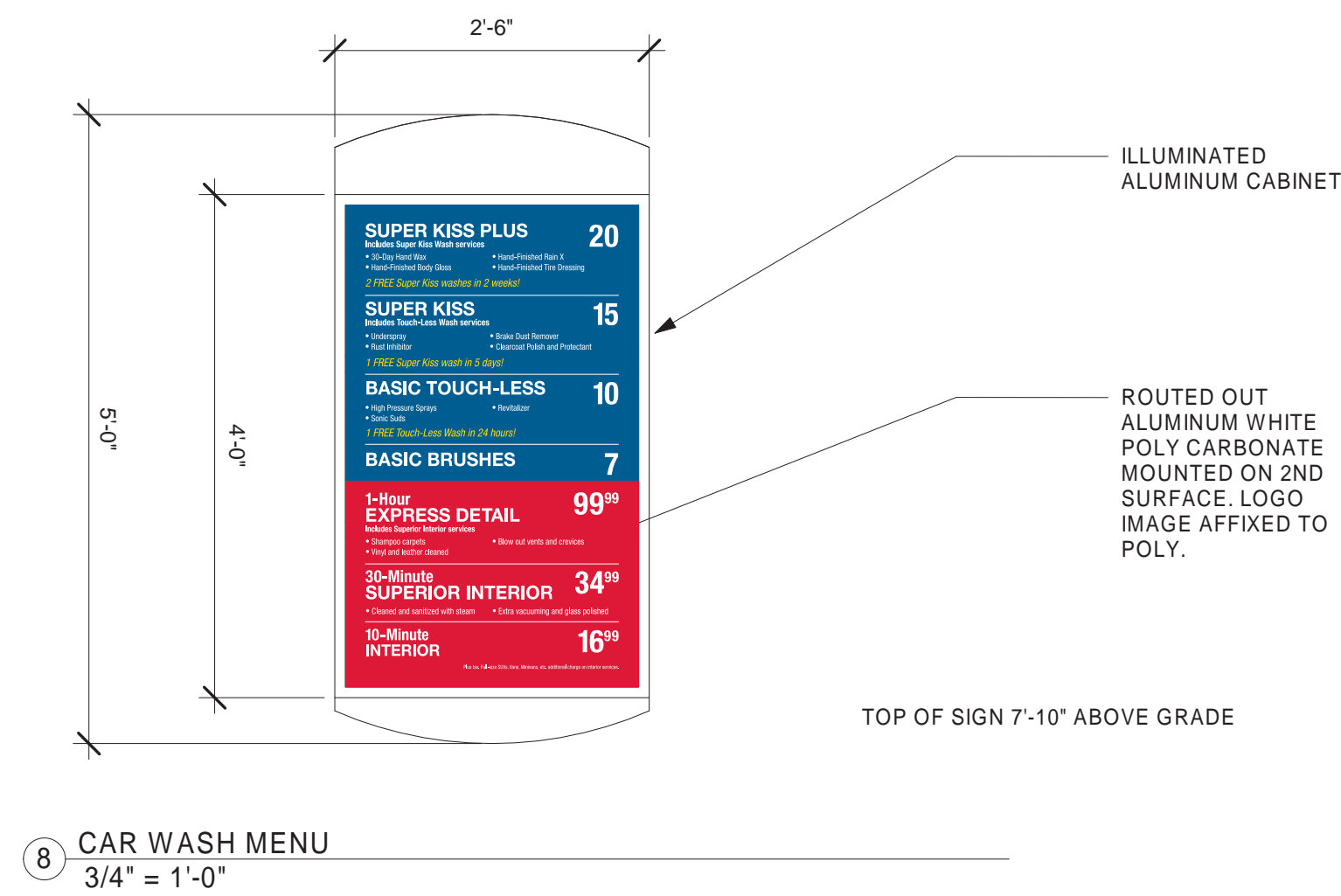
2019-09-09

Drawing No.

A201



① EXAMPLE OVERHEAD ARCH
N.T.S.



② EXAMPLE CAMERA ARCH
N.T.S.

Special Information:

[illegible]

Property No:
1822

Project Status

Area: □ □

DELTA SONIC
6800 159th &, Oak Park Ave,
Tinley Park, IL 60477

DETAIL SHOP REMODEL

Property:

Title:

SIGNAGE DETAILS



**DELTA SONIC
CAR WASH**
70 Delaware Avenue
Buffalo, New York 14202
16.541.2100

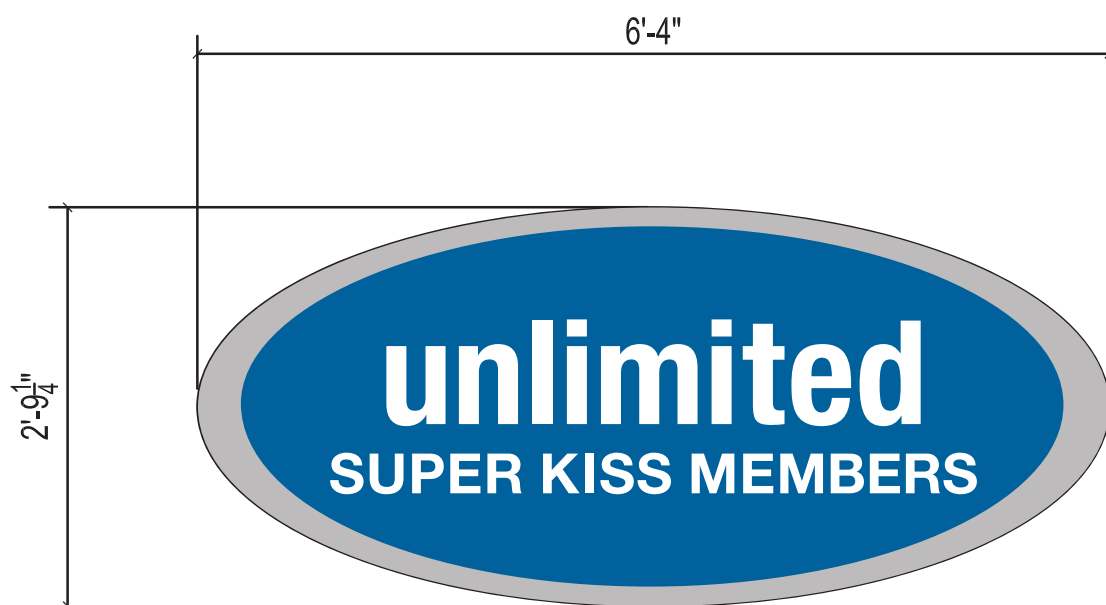
Drawn By:
CLS

Drawing No.

Checked By:
CRW

A500

Date: 2020-03-23



PLAT OF EASEMENT

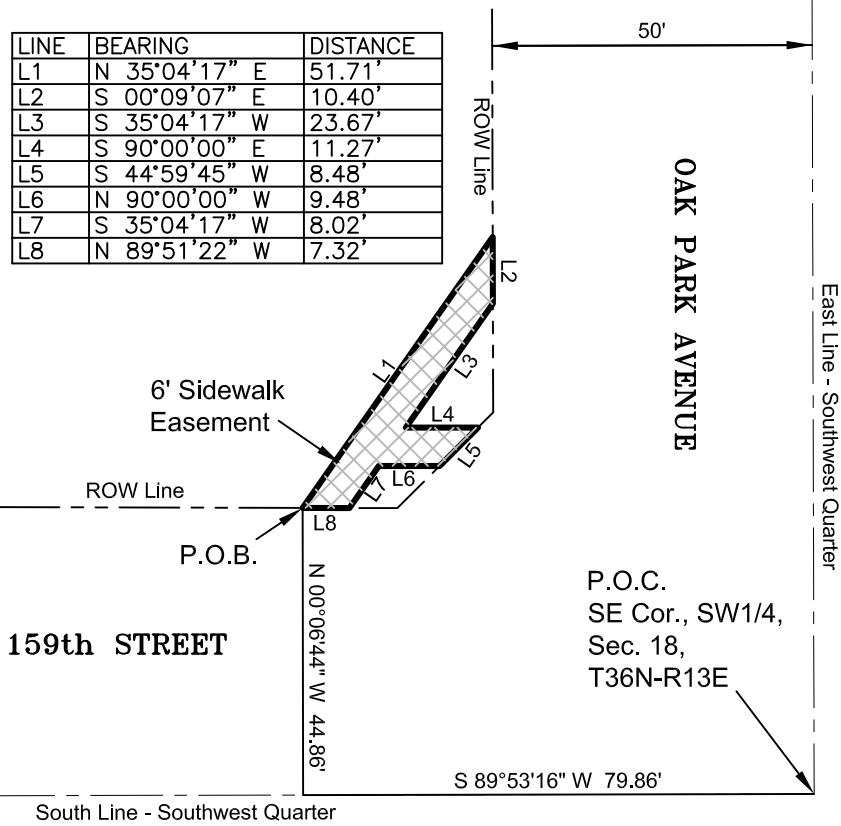
TO THE VILLAGE OF TINLEY PARK FOR SIDEWALK CONSTRUCTION AND MAINTENANCE

Legal Description

That part of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, being more particularly described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence South 89°53'16" West 79.86 feet along the South line of said Southwest Quarter; thence North 00°06'44" West 44.86 feet to the North right of way of 159th Street and the Point of Beginning; thence North 35°04'17" East 51.71 feet to the West right of way of Oak Park Avenue, being the West line of the East 50.00 feet of said Southwest Quarter; thence South 00°09'07" East 10.40 feet along said West right of way; thence South 35°04'17" West 23.67 feet; thence South 90°00'00" East 11.27 feet to said North right of way; thence South 44°59'45" West 8.48 feet along said North right of way; thence North 90°00'00" West 9.48 feet; thence South 35°04'17" West 8.02 feet to said North right of way; thence North 89°51'22" West 7.32 feet along said North right of way to the Point of Beginning. Said easement containing 334 square feet, or 0.008 acres, more or less.

PIN 28-18-301-007-0000

LINE	BEARING	DISTANCE
L1	N 35°04'17" E	51.71'
L2	S 00°09'07" E	10.40'
L3	S 35°04'17" W	23.67'
L4	S 90°00'00" E	11.27'
L5	S 44°59'45" W	8.48'
L6	N 90°00'00" W	9.48'
L7	S 35°04'17" W	8.02'
L8	N 89°51'22" W	7.32'



Approved by the PRESIDENT and BOARD OF TRUSTEES of the VILLAGE OF TINLEY PARK, ILLINOIS, at a meeting held this _____ day of _____, 20____.

By: _____
Village President

Attest: _____
Village Clerk

Reviewed by the Village Engineer of the VILLAGE OF TINLEY PARK, ILLINOIS on this _____ day of _____, 20____.

By: _____
Village Engineer

State of _____)
) SS
County of _____)

Delta Sonic Carwash Systems, a New York Corporation, does hereby certify that they are the titleholders of the property described hereon and that they have caused said property to be granted for an easement for sidewalk construction and maintenance.

Dated this _____ day of _____, 20____

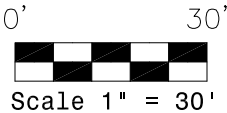
By: _____ Printed Name: _____ Title: _____

State of _____)
) SS
County of _____)

This instrument was acknowledged before me on the _____ day of _____, 20____

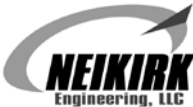
Notary Public

My Commission Expires



State of Illinois)
) SS
County of Wabash)

I, Trent J. McPeak, Illinois Professional Land Surveyor No. 035-003866, do hereby state that I have prepared the hereon drawn plat for the purpose of granting an easement as described hereon.



306 N. Market St.
Mt. Carmel, IL
62863
618-263-4100

Trent J. McPeak

Trent J. McPeak, PLS
License No. 035-003866
Date: 06.08.2020



PLAN COMMISSION STAFF REPORT

JUNE 18, 2020 – WORKSHOP/PUBLIC HEARING

Petitioner

Krunal Patel, on behalf of
Avocado Theory Inc.
(Property Owner)

Property Location

17302 Oak Park Avenue

PIN

28-30-308-023-0000

Zoning

DC, Downtown Core

Approvals Sought

Site Plan Approval
Variations
Final Plat Approval

Avocado Theory

17302 Oak Park Avenue



EXECUTIVE SUMMARY

The Petitioner, Krunal Patel (Owner), is requesting a Site Plan Amendment, Variations, and a Final Plat of Easement for the property at 17302 Oak Park Avenue (formally Electric Blue Entertainment) in the DC (Legacy District - Downtown Core) zoning district. The proposed plan will redevelop the standalone commercial property to be a mixed-use building with a restaurant, patio area, and second-floor apartment.

The petitioner purchased the building to operate their new restaurant. The existing building has a total of approximately 1,142 sq. ft. of floor area with a small second-floor space primarily used for storage. The interior of the structure is dated, but the structure itself is in good condition despite its age (circa 1913). The newly proposed building will be a total of 3,516 sq. ft. including additions for a larger building footprint for the restaurant, an enclosed patio with roll-up doors, and a second-floor residential unit. The proposal utilizes the existing structure, but allows it to be repurposed for a mixed-use building. The site will remain a Heritage Site that does not comply with the Legacy Code's redevelopment requirements. However, it will come closer to the intent of code while keeping with the scale of the existing building that is indicated as historically significant in the Legacy Plan.

Project Planner

Daniel Ritter, AICP
Senior Planner

EXISTING SITE & HISTORY

The existing site is located at 17302 Oak Park Avenue in the Village's Legacy District. The site is 10,039 sq. ft. (.23 acres) in size with a 1,142 sq. ft. principal structure and a detached garage in the rear. The principal structure has two portions to it, including a single-story east portion closest to Oak Park Avenue and a two-story rear portion with a small second-floor area primarily used for storage. The property currently has six parking stalls along the south side of the structure served by the shared entrance to the public parking lot located immediately to the south of the subject parcel. There is an existing two-car detached garage that is in a deteriorating condition and is proposed to be demolished.



The structure has historically been referred to by the original business that operated in the building: Hick & Messenbrink's Meat Market. The original structure was constructed circa 1913 for the butcher shop. The building has been noted in the Legacy Plan as historically significant due to architectural character and building scale. The building has housed a number of businesses over the years including Frank's Market, Evon's Trophy Shop, Cozy Flame fireplace store, a record shop, Systech Audio & Electronics, and most recently Electric Blue Entertainment. While the building was designed and has always operated as a commercial structure, the architecture has a residential and utilitarian style to it. A small front porch area was removed and the existing brick veneer façade installed in the 1970s.



ZONING & NEARBY LAND USES

The site is located in the Legacy District and zoned DC (Downtown Core). The properties to the south (Park Oaks Mixed-Use and public parking lot), north (residential homes), and southeast across Oak Park Ave (We're Nuts About Mutts Mixed-Use) are all in the Legacy District and zoned DC as well. To the Northeast across Oak Park Avenue is Durbin's located in the NF (Neighborhood Flex) district. The property to the west is a currently vacant property zoned R-4 (Single-Family Residential). While the lot is currently vacant, the owners are actively working on applying for a building permit to construct a new single-family home.

The characteristics of the DC district are described in the Legacy Code as, "The Downtown Core District consists of the highest density and height, with the greatest variety of uses. Street frontages have steady street plantings and pedestrian amenities, and buildings form a continuous street wall set along wide sidewalks".



HERITAGE SITES AND NEED FOR A VARIATION

The property is classified as a Heritage Site and is subject to the general standards listed in Table 2.A.7 and required improvements in Table 2.A.8. within Section XII.2.A (pgs. 16-17). As defined, "Heritage Sites are those lots with structures or uses that lawfully existed prior to the adoption of the *Legacy Code*. Heritage Sites are generally classified as such until they incur voluntary, private-owner initiated site improvements that exceed 50% of the property's market value, at which time they shall be reclassified as redevelopment sites and subject to the pertinent provisions within its district. Absent such voluntary, private-owner initiated site improvements, Heritage Sites may retain their Heritage Site status in perpetuity, and can change owner and/or use, be maintained and repaired as part of normal upkeep, undergo site improvements that do not exceed 50% of the property's market value, and be rebuilt following an Act of God, all without altering this status".

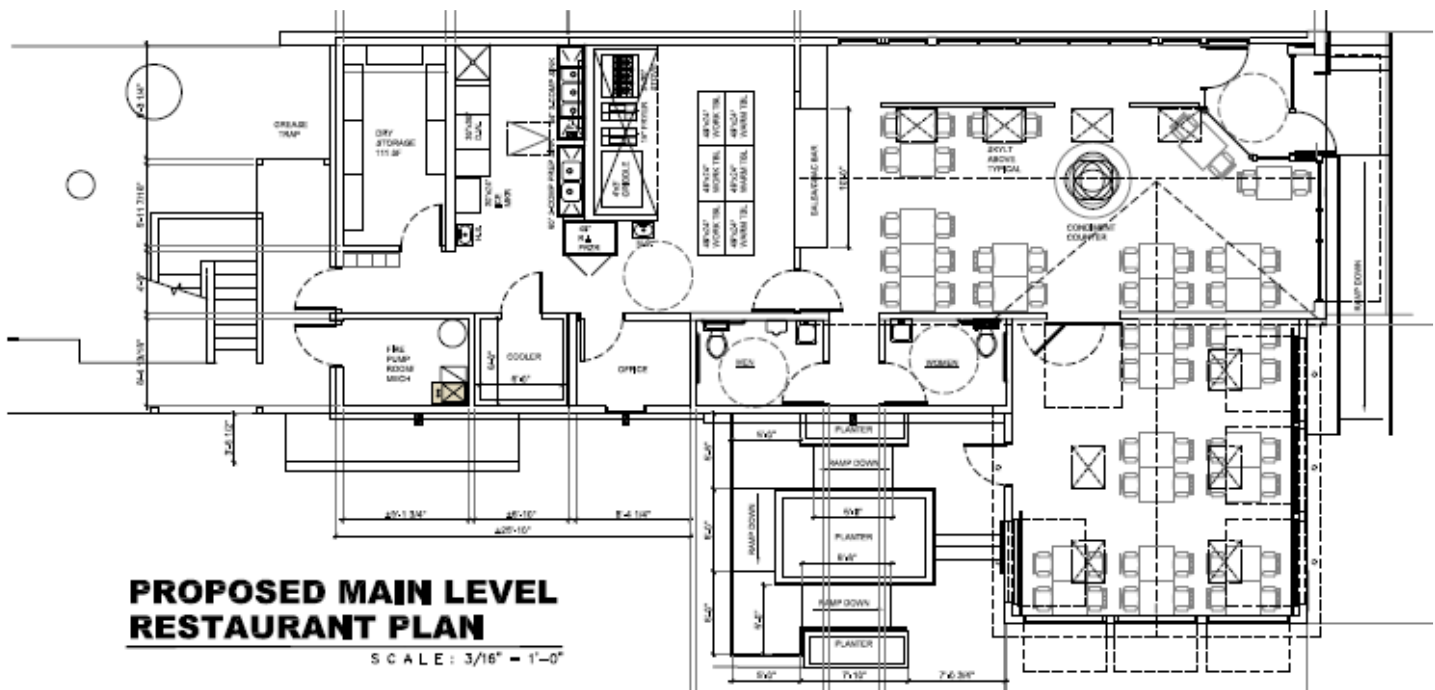
The expansion of the Avocado Theory structure, exterior façade improvements, and interior buildout are voluntary, private owner-initiated site improvements that will exceed 50% of the property's market value. The Petitioner is seeking a Variation to exceed the 50% threshold based upon their current plans. When the Petitioner purchased the property, it was their desire to occupy the building as it stood with only the addition of the patio and façade changes. However, the limited building space, and the extent of the interior renovations necessitated an expansion of the building's footprint. They also wished to improve the curb appeal of the structure, but continuing to utilize the existing foundation and "bones" of the original structure. The Variation process provides the Plan Commission the opportunity to place certain conditions on the Variation to mitigate any concerns with the proposed improvements. Absent the Variation, the project would need to limit its scope to be below the 50% threshold or would likely need to demolish the existing building completely to comply with the redevelopment standards.

PROPOSED USE

Early this year, the Petitioner purchased the building with the intent of opening his avocado-based restaurant. The Petitioner is an entrepreneur who operates various businesses including selling fresh guacamole at local farmer's markets. Having a passion for fresh and healthy food they chose downtown Tinley Park to start their dream restaurant because of their success selling guacamole at the downtown farmers market. The hope was to move into the building with just minor exterior work and a covered patio addition. However, after working with an architect regarding minimum space requirements it soon became evident that the building needed more significant renovation and more space. The Petitioner's anticipated restaurant layout is shown on the image below.

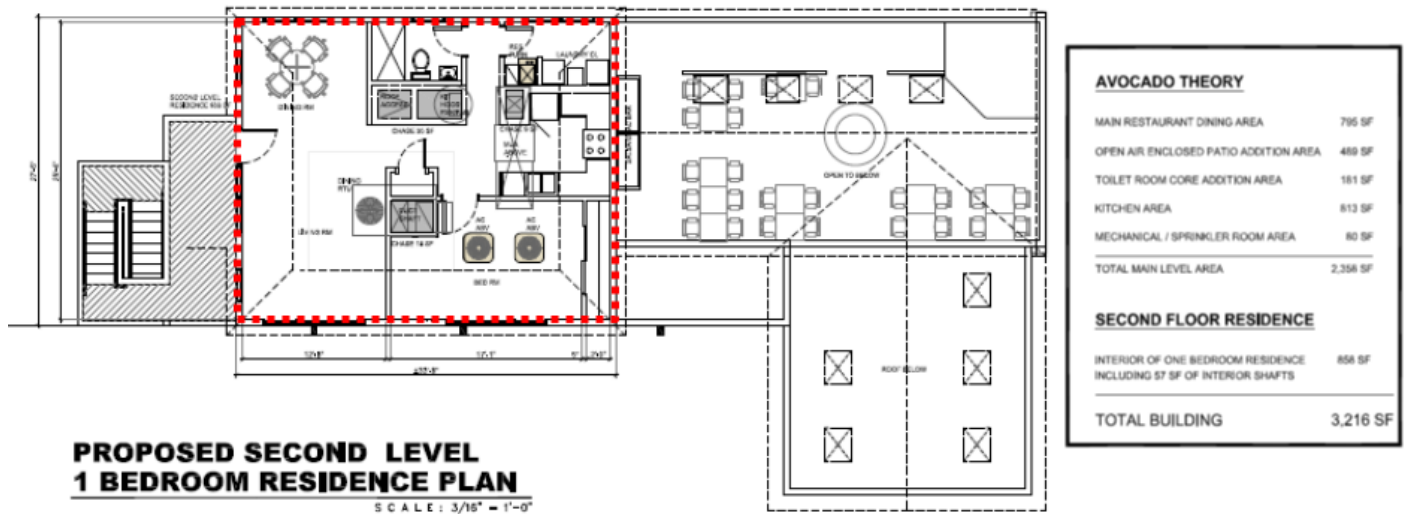


The business will include a variety of avocado-based, fresh, and healthy foods for breakfast, lunch, and dinner. They also plan to have a catering aspect to the business for parties. Specific employee totals and business hours are not yet set. The restaurant will be a great addition to the Village's restaurant line-up and provide a new option in the growing health/fresh food category.



Second-Floor Apartment

Additionally, there was a need to add an apartment to the property to take advantage of Cook County's tax rates for mixed-use structures. Without that classification, it would likely not be possible to operate at this location. The move from an existing standalone commercial to a mixed-use building more closely aligns with the intent and guiding principles of the Legacy Code. The apartment is proposed to be a one-bedroom apartment at approximately 800 sq. ft. of usable floor space that will comply with the zoning code's minimum usable floor area requirements. The apartment will have a separate entrance off the back of the building with a small private deck area. The second-floor apartment plan is shown below in the red square.

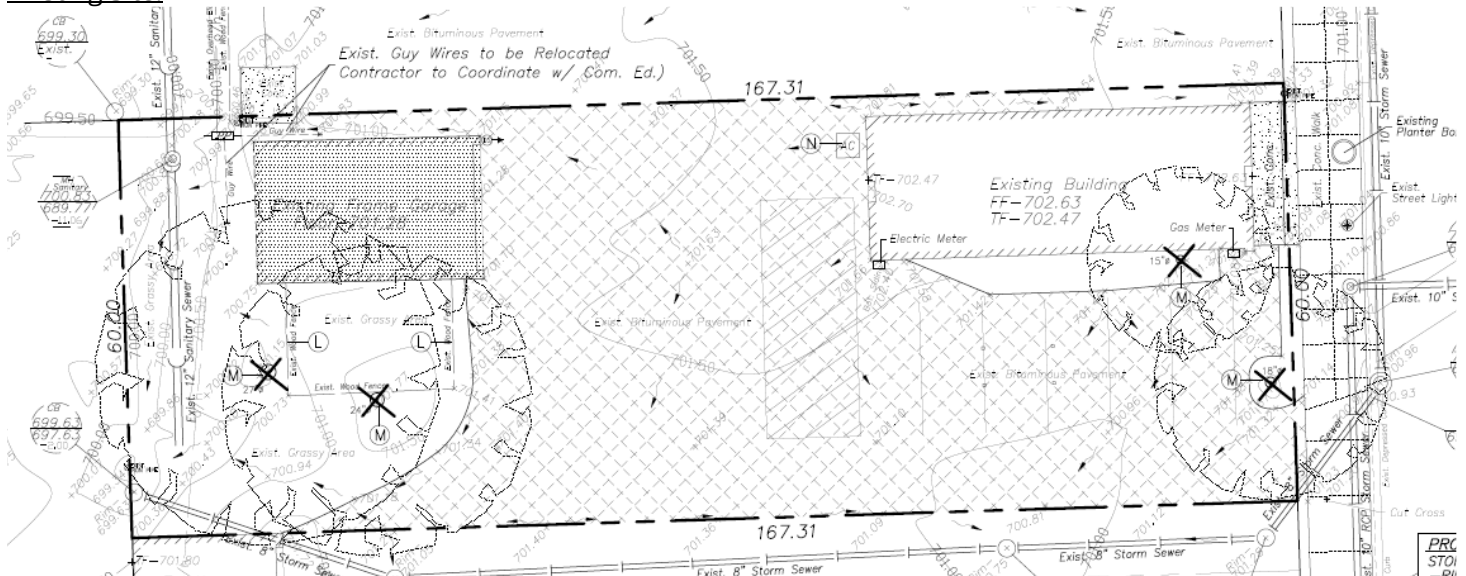


SITE PLAN

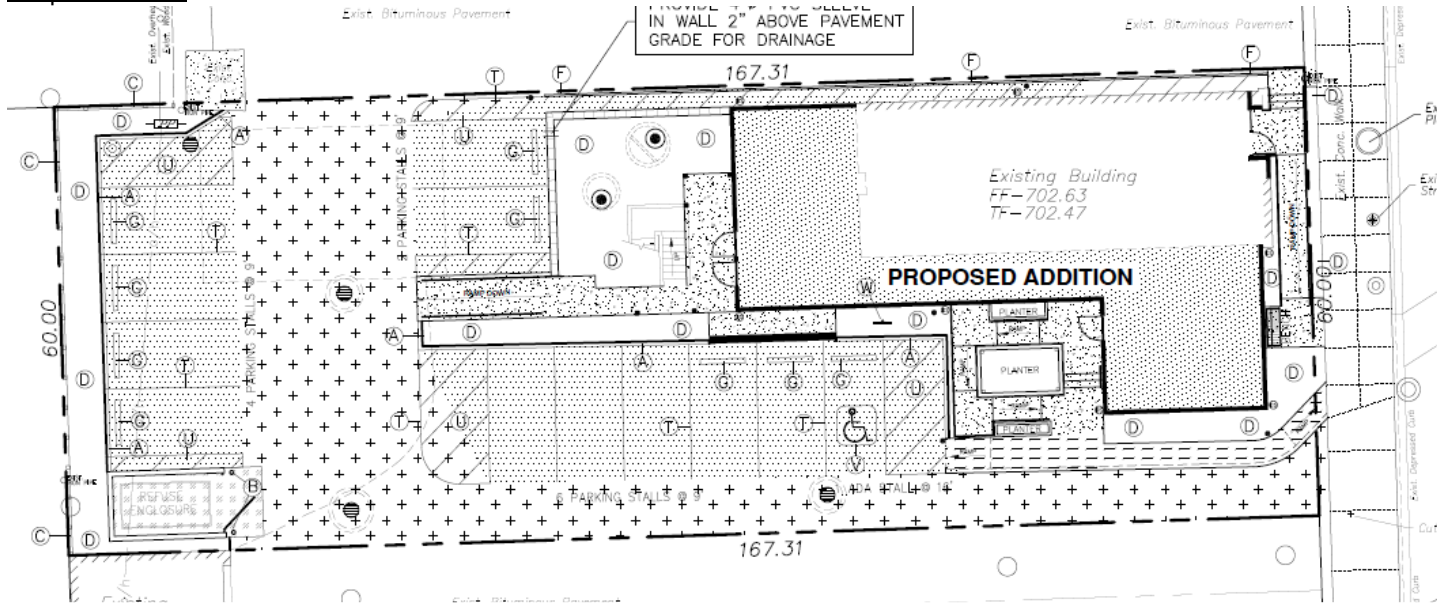
The overall site plan will remain close to the existing layout with the building additions to be constructed on existing paved areas. The addition of the patio area at the southeast corner of the site provides additional seating space and creates a more attractive commercial frontage on the building. The addition in the back of the building will be primarily on the west but wrap to the south side of the building as well. This addition provides more room for the restaurant's operations and a second-floor apartment meeting the minimum 800 sq. ft. size requirement. The primary entrance to the business will remain along Oak Park Avenue but has been redesigned to allow for a ramped entrance to the south. A second business entrance to the patio area is located on the south side of the building and also provides stairs and a ramp. The access to the apartment will be at the rear/west of the building through a private stairwell.

A drive-aisle with cross-access to the north and south is located west of the structure and provides access to the rear parking area. Parking is also located along the shared drive aisle on the south of the property. A walkway will connect the rear parking lot to the rear doors and second-floor apartment entrance. A trash enclosure constructed of matching brick is proposed in the southwest portion of the site at the rear of the property. An existing ComEd utility pole with a guidewire is located behind the building and is proposed to be relocated to allow for enough space for the building addition, drive aisle, and parking spaces.

Existing Site:



Proposed Site:

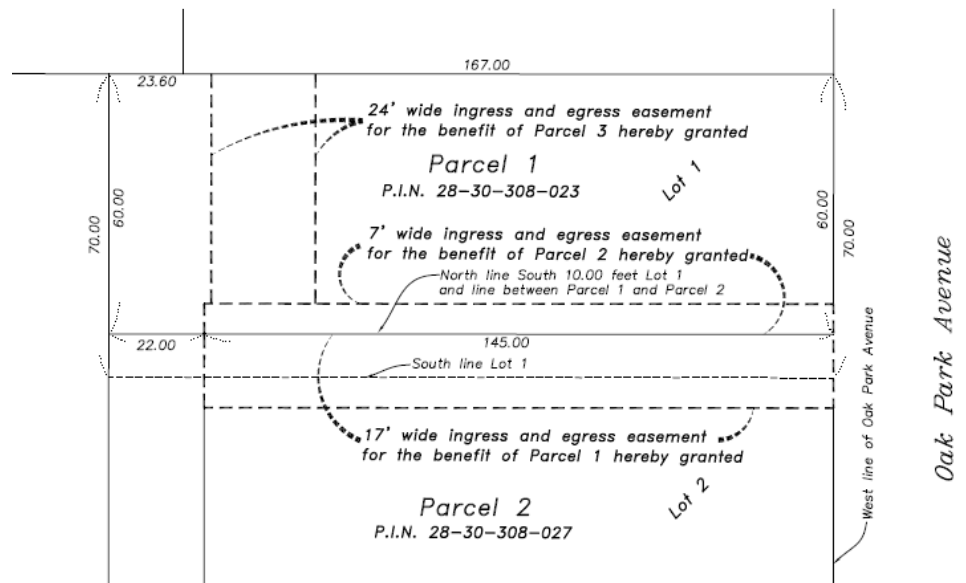


Engineering Comments

The petitioner will be installing volume control measures and upgraded utilities (water and sewer) as part of the project. The engineering plans still have revisions from the Village Engineer and MWRD that will need to be made before final engineering approval. Staff recommends conditioning the site plan approval based upon final engineering plan approval by the Village Engineer and MWRD.

Plat of Easement

The Legacy Plan encourages the dedication of shared access drives and alley systems throughout the district. While the development of a true alley at this location is difficult to complete, the Village has had success requiring cross-access driveway dedications at the rear of properties. The cross-access reserves the parking to be private but allows for the free flow of traffic between various properties that all benefit from the increased access and development opportunities. Cross-access promotes less driveway curb cuts along Oak

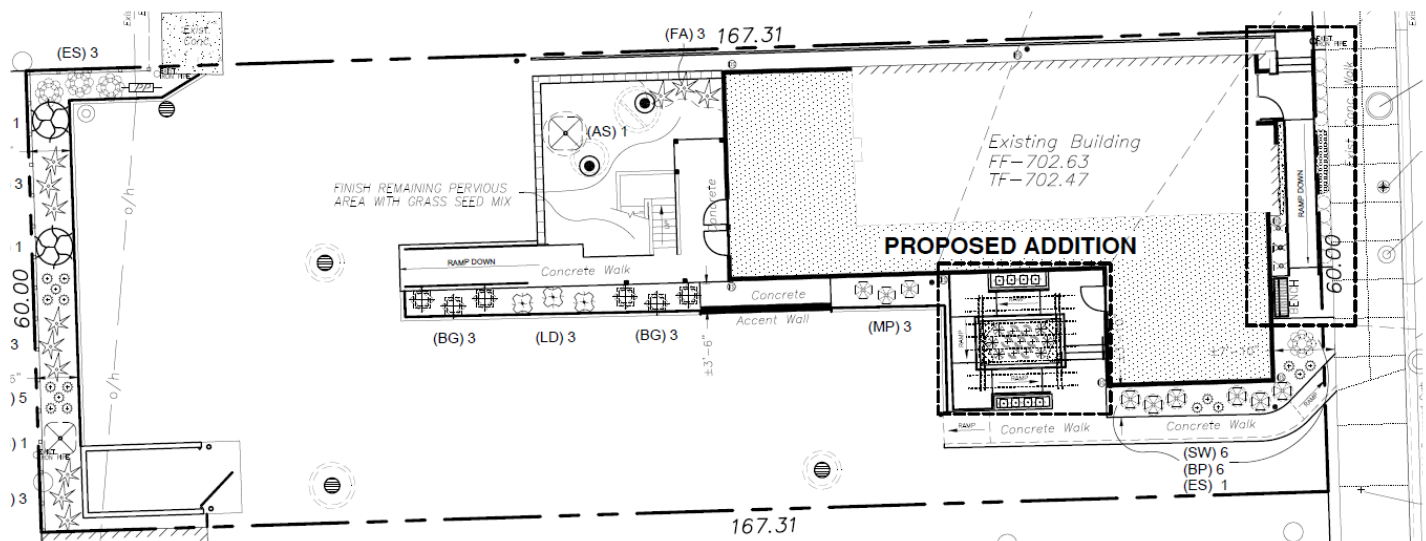


Park Avenue, which promotes walkability and the creation of an urbanized “street-wall”. Cross-access was previously allowed to the property to the south that is now a public parking lot owned by the Village. The Petitioner will extend a cross-access easement to the north and south along their drive aisle. This will allow the properties to the north to utilize this connection when they are redeveloped in the future.

LANDSCAPE

As with many downtown sites where the preference is to maximize the buildable area, the ability to landscape is limited. However, the petitioner has added a significant amount of landscaping to the site where available space exists. Landscaping was added to the required five-foot-wide landscape buffer on the west side that separates the subject property from the single-family home lot (zoned R-4) to the west. This landscape buffer is required to separate Legacy Code districts from non-legacy code zoning districts and includes the use of shrubs and canopy trees. A solid privacy fence will be installed along the western property line as well to separate the subject property from the single-family residential property.

A mixture of plantings has been placed along the south and west sides of the structure to separate the drive aisle and parking lot from the building and pedestrian walkway. Shrubs were chosen to have a variety of different seasons and to be salt-tolerant near the parking lot and drive aisle. The existing trees on the site will be removed. The trees have not been properly maintained or pruned and offer little landscape value. Further, the existing tree will have a large percentage of their root zones disturbed by the construction and are unlikely to survive. The planting of new trees offers increased value to the overall landscaping for the long term.



Parkway Tree Waiver

The petitioner is requesting a Waiver from Section XIII.3.E.7.a. that requires a parkway tree to be installed at least every 25' of street frontage as required within the applicable Heritage Site improvement section. Due to the location of a curb cut on the property, only one parkway tree is required to be installed in a tree grate.

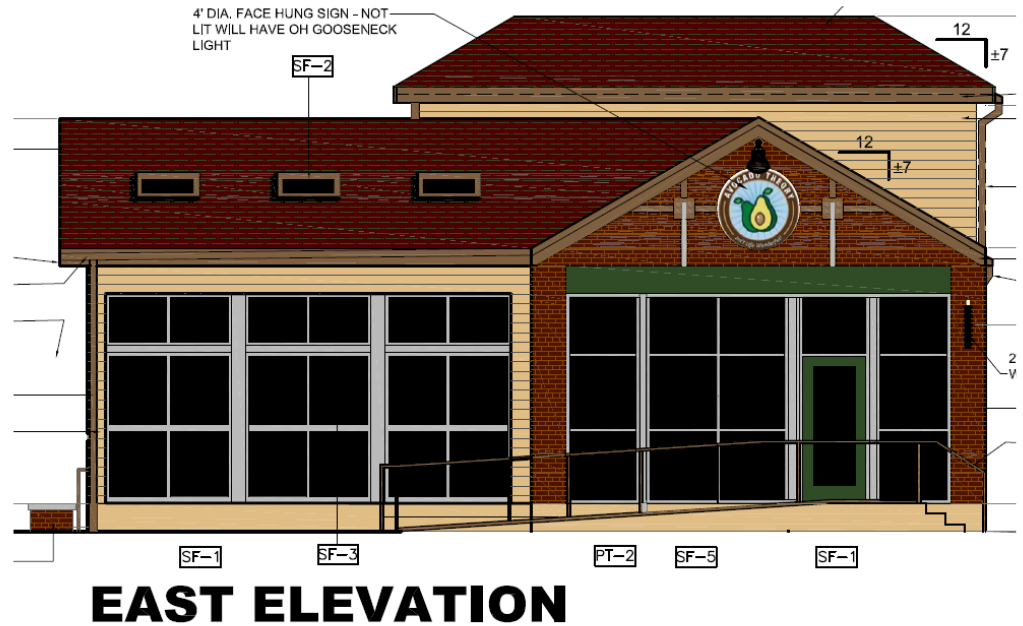
The Petitioner has noted that the existing parkway has a very limited ability to place a tree at this location the existing parkway is all paved public sidewalk. Currently existing in the public street frontage adjacent to the subject site are a planter pot, street light, and a utility manhole. Of these objects, only the planter can be reasonably relocated. However, the location of the planter is still likely cause conflict with utilities, the streetlight, and driveway visibility. Additionally, the area is small and located between two driveway curb cuts, one of which also has a pedestrian crosswalk. Staff agrees and is supportive of this landscape waiver request because the adjacent parkway is not currently suitable for a tree.

Open Item #1: Discuss Landscaping waiver for the installation of one public frontage street tree.

ARCHITECTURE

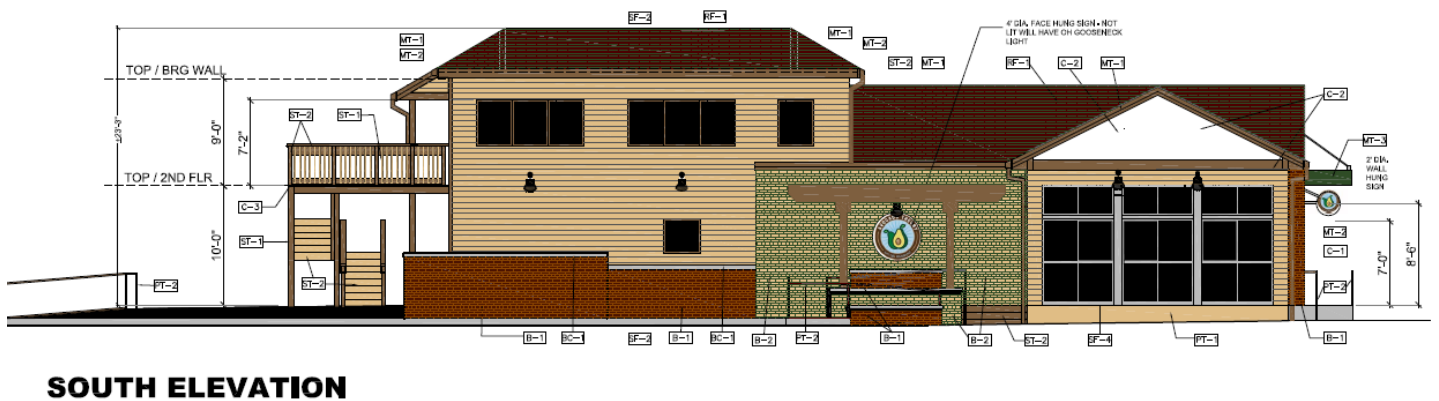
The existing building has very little detail or architectural character. Thus, the petitioner has worked to utilize some new design elements throughout the building facade. The goal of the design is to improve the architecture so that the building appears to have been constructed at one time, and not in separate phases. The overall design is meant to be attractive and modern yet still be compatible with the existing downtown's historic and classic aspects.

The proposed structure largely utilizes a brick knee wall around the base of the north, west and south elevations. Brick is also used around the primary east entrance and as an accent wall on the south side by the patio entrance. Fiber cement board (Hardie Board) siding is used for the rest of the structure. There is also trim utilized that will be of fiber cement board material and will be a darker color than the siding. The front facade also utilizes trim, bracketing at the gable, and a metal awning to be painted green. Skylights are used to bring light into the restaurant and also add to the exterior appearance.

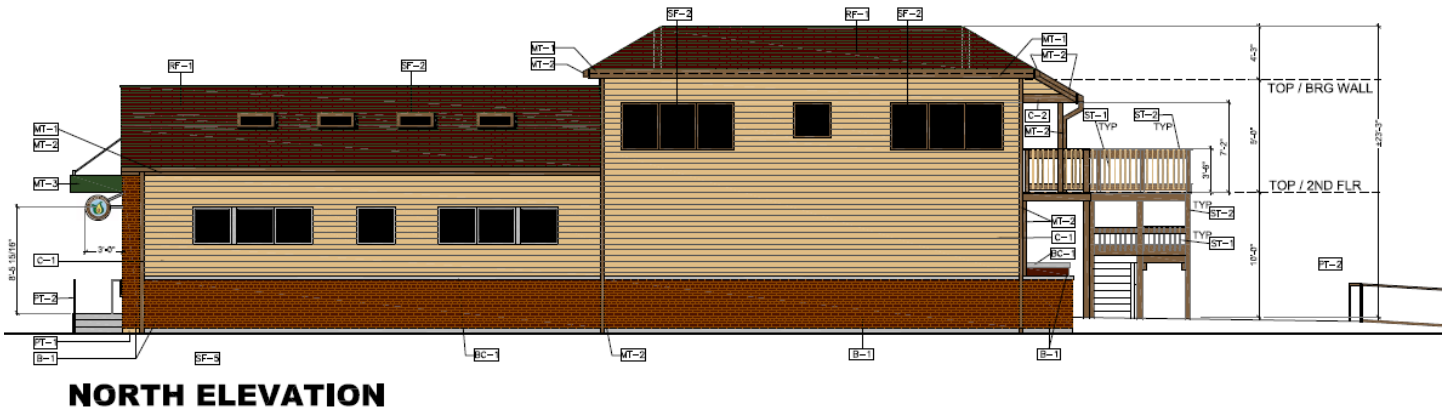


The most notable change is the addition of the covered patio area to the south of the building. This extends the first-floor commercial frontage (east elevation) visible along Oak Park Avenue. The new addition was designed to match the existing building's scale so that it looks to be original to the building and not an after-the-fact addition. Extending this frontage helps to create the urbanized street wall that meets the spirit of the Legacy Plan and Legacy Code. The new addition has utilized low window sills and heavy use of windows. The east and south sides of this patio area will have rolling garage doors that allow that space to function as an open-air patio but also be utilized year-round.

The south elevation will be the other highly visible façade; it includes an accent wall, planter area, and pergola at the secondary entrance/exit. Along the north elevation, windows have been added along with skylights. Windows types are restricted on this elevation due to the building's proximity to the north property line and must meet specific fire-rating requirements.



SCALE: 3/16" = 1'-0"



Mechanical units and rooftop equipment have been hidden behind a mansard roof on the second-floor addition. The proposed roof design allows for the equipment to be roof mounted and fully screened so it is not visible from Oak Park Avenue or neighboring properties. Staff worked with the architect to explore a variety of different roof designs and found this to be the most attractive option.



**** Please note that the 3D renderings used in this staff report have some minor changes that still need to be made, including the adjustment of colors being used. Updated renderings will be shown at the meeting.****

SIGNAGE

The Petitioner has proposed three wall signs including traditional wall signs on the south and east elevation near the entrances that will be illuminated with gooseneck lighting. Additionally, a projecting blade sign is proposed that will assist with pedestrian and vehicle visibility on Oak Park Avenue. The specific sizes of the signs have not been finalized but are all expected to comply with the Legacy Code's signage requirements.

PARKING

Street-level commercial spaces are not required to have a minimum number of parking spaces on the site. These are anticipated to use existing and future public parking including on-street, various public parking lots, and Metra commuter lot (open to the public after 10am). There is a requirement for residential uses to have one parking space per unit, therefore the total required parking based on the proposed uses is one parking stall. Despite the availability of public parking nearby, the Petitioner prefers to have some additional parking flexibility on their site to be used for employees, customers and the apartment tenant. Based on the proposal there is a total of 12 parking stalls, one of which is an ADA accessible stall. One stall will be dedicated to the apartment tenant and the others will remain flexible.

The Petitioner is expected to have truck deliveries take place at the rear of the building during times that the business is closed. These deliveries will also be coordinated with the residential tenant.

LIGHTING

The petitioner will be installing new lighting on the site in compliance with the Legacy Code's lighting level and fixture standards. The lighting will be gooseneck for the wall signs and barn-style fixtures mounted to the building to illuminate the surrounding area. These fixtures are similar to those used elsewhere in the downtown. One pole light has also been proposed to help illuminate the rear parking lot area. This will be a lantern-style column light similar to the decorative light poles along the Oak Park Avenue frontage. All lighting is compliant with the lighting requirements outlined in the Legacy Code (Section XII.3.1.)



Left: Gooseneck light (wall signs), Center: Barn style fixture (building), Right: Column light pole (parking lot)

VARIATIONS

Below is a list of all Variations being requested as part of the overall project. Variations are also covered in the applicable section that follows.

1. **50% Heritage Site Threshold:** A Variation from Section XII.2.A.10.b. to allow the Heritage Site Standards to exceed 50% of the property's market value in site improvements.

By improvements exceeding 50% of the value of the property, the Petitioner would typically need to meet all redevelopment standards including height, setback, use, parking location, and other requirements that would likely necessitate the demolition of the entire building. The Petitioner does not find that economically or technically feasible on this site.

This will be the second Variation request from the 50% threshold for a Heritage Site. The first request was for The Veterinary Clinic of Tinley park (17745-17749 Oak Park Avenue). During that initial request, staff created some standards to consider for this particular type of Variation. When reviewing these requests Staff took into consideration the following:

- The condition of the existing building: The existing building is in sound condition with the exception of some minor maintenance issues. The structure is over 100 years old and is worthy of preserving from a historic, economic, and environmental perspective.
- The ownership of the property (owner-occupied): The new property owner has purchased the property and will operate their business in this location.
- The longevity of the existing non-conforming use: The property owner expects to occupy the structure long-term. The improvements to convert the structure to a restaurant will remain with the building; they add value and the ability for the structure to remain a restaurant in the future.
- The ability for the property to be converted to function as mixed-use: The petitioner will be converting the structure to have a residential unit located on the second floor. While the structure will still not fully comply with the redevelopment standards, it will more closely meet those standards and the intent of the code by widening the commercial frontage and adding a residential unit.
- The impact of the continuation of the non-conforming use on the redevelopment potential of the area: The property is located north of the Park Oaks building. While there is potential for a larger redevelopment, the existing site, is likely unable to meet the full extent of the redevelopment code by itself. The continuation of the subject property as a Heritage Site does not interfere with the rest of the blocks (to the north) ability to redevelop following the code requirements. Specifically, the two properties to the north can be redeveloped with parcel assemblage. The proposal will add additional commercial frontage along Oak Park Avenue and a patio that is likely to continue to activate the street frontage. The proposed landscaping and facade improvements will further reduce any impacts of this commercial property from adjacent residential homes.

Based on the above factors, Staff supports a Variation of the 50% threshold for Heritage Sites and allow the property to continue to operate under the Heritage Site status.

2. **Minimum Height of Addition:** *A one-story Variation from Section 2.A.9 of the Legacy Code to permit and addition to be two stories instead of the minimum three stories.*

The addition ranges from one to two stories and matches the existing structure's scale in its design. There is limited opportunity to economically make the current structure three stories without additional property acquisition or complete redevelopment including demolition of the existing structure.

3. **Covered Residential Parking:** *A Variation from Section 3.C.3.d of the Legacy Code to permit the required residential parking space to not be covered and to be open to the sky.*

The Petitioner has noted it is not technically or economically feasible to construct an attached covered parking structure for one parking space with a connection to the apartment at this location. They will have a dedicated resident parking space and have additional parking flexibility on the site for visitors and apartment parking.

Open Item #2: Discuss the three Variations requested from the Legacy Code.

SUMMARY OF OPEN ITEMS

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

1. Discuss Landscaping waiver for the installation of one public frontage street tree.
2. Discuss the three Variations requested from the Legacy Code.

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff has prepared the following draft responses for the Findings of Fact in red below for the Commission's review and approval.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - *The variations are being requested to allow the reuse of an existing building that is over 100 years in age and identified as significant in the Legacy Plan. The additions will maintain the existing scale of the building. The structure is in good condition, proposed to be occupied by the owner, and the proposal brings the site into closer compliance with the Legacy Plan and redevelopment requirements. Redevelopment or reuse of the property is not economically and technically feasible without the requested Variations.*
2. The plight of the owner is due to unique circumstances.
 - *The variations are being requested to allow the reuse of an existing building that is over 100 years in age and identified as significant in the Legacy Plan. The site is small and leaves little opportunity for full redevelopment. Additionally, the building is structurally sound, making reuse economically, technically, and environmentally beneficial.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *The Variations will maintain the existing building scale and design with a uniform appearance throughout the building. The style of architecture is designed to blend in with the historic Downtown Core while creating an attractive street-level commercial frontage.*
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

ADDITIONAL LEGACY CODE STANDARDS

In addition to any other specific standards set forth herein the Plan Commission shall not recommend a Special Use, variance, appeal, or map amendment from the regulations of this ordinance unless it shall have made findings of fact, based upon evidence presented to it, in each specific case that:

- The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
 - *Granting the Variation to allow the owner to exceed the maximum threshold of 50% of voluntary site improvements will allow the property owner to operate their business as intended and contribute to the economic welfare of the overall district. The commercial street frontage will be widened, the total buildable area increased, and walkability improved. The proposed improvements create a more inviting appearance to the property. In addition, the building and site improvements utilize an existing structure indicated as historically significant and maintain the existing scale of the building.*
- The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties;
 - *The exterior improvements will improve the curb appeal from Oak Park Avenue and compliments both historic and modern buildings within the Downtown Core. The building will become a mixed-use building that will be more in-line with the residential density and transit-oriented development (TOD) principles outlined in the Legacy Plan.*
- Any improvement meets the architectural standards set forth in the Legacy Code.
 - *The proposed architecture will enhance the curb appeal of the property from Oak Park Avenue by utilizing a more consistent and attractive design throughout the building. The building will give it a uniform look and tie into the overall color scheme of the improvements.*
- The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
 - *The proposed improvements will help to make the site a viable commercial space for a restaurant while still protecting the character of the site. The improvements will be beneficial for the current owner to operate their business, but any future users of the space as well.*

STANDARDS FOR SITE PLAN APPROVAL & ARCHITECTURAL REVIEW

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

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.

MOTIONS FOR CONSIDERATION

If the Plan Commission wishes to take action on the Petitioner's requests, the appropriate wording of the motions is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan.

Motion 1 (Site Plan):

"...make a motion to grant the Petitioner, Krunal Patel on behalf of Avocado Theory Inc. (Property Owner), a Site Plan Amendment to modify the property located at 17302 Oak Park Avenue in the DC (Downtown Core) zoning district, in accordance with the plans submitted and listed herein and subject to the following conditions:

- 1. The existing fence shall be maintained by the property owner in good repair and any damage or deteriorating sections replaced.*
- 2. Site Plan Approval is subject to the approval of the Variations and Plat of Easement by the Village Board.*
- 3. Site Plan Approval is subject to final engineering plan approval by the Village Engineer, MWRD, and any other applicable outside agencies."*

[any conditions that the Commission would like to add]

Motion 2 (Variations):

"...make a motion to recommend that the Village Board grant the three (3) Variations as listed in the June 18, 2020 Staff Reports, to the Petitioner, Krunal Patel on behalf of Avocado Theory Inc. (Property Owner), at the property located at 17302 Oak Park Avenue in the DC (Downtown Core) zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report.

[any conditions that the Commissioners would like to add]

Motion 3 (Final Plat):

"...make a motion to recommend that the Village Board grant approval to the Petitioner, Krunal Patel, on behalf of Avocado Theory Inc. (Property Owner), a Final Plat of Easement for public cross-access to be granted on the property at 17302 Oak Park Avenue, 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 Plan 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
	Project Narrative	A & M	6.5.2020
A1 – A3	Architecture Plans and Renderings	A & M	6.5.2020
C1 – C4	Preliminary Engineering Plans	NTA	6.1.2020
L1	Landscape Plan	NTA	6.1.2020
C-T.1 & C-T.2	Truck Turning Templates	NTA	6.1.2020
	Photometric Plan & Fixture Cut Sheets	KSA	6.5.2020
	Plat of Easement	NTA	6.10.2020
	3d Renderings	A & M	6.11.2020
A&M = Al Arns, A&M Architects, LLC (Architect) NTA = Cliff Toberman, Norman J. Toberman & Associates LLC (Engineer) KSA = KSA Lighting & Controls (Lighting)			



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: Convers/stand alone commercial to mixed use
☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
☐ Variation ☐ Residential ☐ Commercial for 2 story mixed use bldg vs 3 story
☐ Annexation
☐ Rezoning (Map Amendment) From _____ to _____
☒ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
☐ Site Plan
☐ Landscape Change Approval
☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Avocado Theory
Project Description: Convert existing bldg from a business use to a mixed use single story restaurant with residential above at back half of the bldg.
Project Address: 17302 Oak Park St Property Index No. (PIN): 28-30-308-023-0000
Zoning District: Legacy Lot Dimensions & Area: 60' X 167' = 10,020 sf = .23 acres
Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: Krunal Patel Company: Avocado Theory, Inc.
Street Address: 2716 W. 84th St City, State & Zip: Chicago, IL 60652
E-Mail Address: Kru5454@gmail.com Phone Number: [REDACTED]

APPLICANT INFORMATION

☐ Same as Owner of Record

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

Name of Applicant: Alan Arns Company: A+M Architects, LLC
Relation To Project: Architect
Street Address: 40 Landover Prkwy #3 City, State & Zip: Hawthorn Woods, IL
E-Mail Address: Al@am-arch.net Phone Number: [REDACTED]



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

I hereby authorize Alan Arns (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): _____

0411612020

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): _____

Krunal Patel

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Alan Arns

Date: _____

04-17-20



A + M ARCHITECTS, L.L.C.

ARCHITECTURE PLANNING DESIGN

40 Landover Parkway
Hawthorn Woods, Illinois 60047

April 17, 2020

Avocado Theory

Project Narrative

This project consists of a conversion of an existing 1,100 SF single story w/ mezzanine run down, dated facility for a local business into a more contemporary visual pleasing Restaurant facility with a second level residence at the rear half of the structure. Thru careful design and planning of the building exterior, interior, and site plan. The project has the opportunity to become the newest gem to the Tinley Park Down Town area.

The new design will include:

Main restaurant dining area of 781 SF

Open Air Enclosed Patio addition area of 489 SF

Toilet room core addition of 166 SF

Kitchen of including addition of 700 SF,

Mechanical / Sprinkler room area of 87 SF

Total Main Level Footprint area = 2,223 SF

2nd level residence of 830 SF

The building design includes utilization of the existing building foundation and footings, exterior load bearing walls, and crawl space floor structure. It also includes the utilization of the existing east half roof structure. The existing front half will consist of the new restaurant seating area which will include a raised open structure with skylights and additional fenestration on the north wall. It will also include a new set back vestibule / entry area accessed by a new stair and accessible ramp at the front of the building. The flow for the space will include a railed off area leading the customers to the Check Out and Salsa Bar. Once the owner purchases their food, the customer will have an option to sit at the interior building dining area or sit back on the roof covered open air structure patio addition to the south. The new patio will also act as a second entrance to the restaurant for customers and the second means of egress. The rear half of the existing building and rear and side additions will include an open kitchen design complying with the local health department, walk in cooler, office, sprinkler room, and electrical / mechanical room. The addition will also include his and hers single user code compliant toilet rooms. The second level residence will be accessed by an exterior deck and stair located at the west side / rear of the building.

The exterior of the building will include an existing lower sloped roof, a new flat roof area with screening similar to the second level wood deck screens, and a new raised roof for the rear residence. All exterior façade skin to the main structure will consist of brick, siding, and trim manufactured by Hardy Siding or thru the Aspyre Collection by James Hardie or approved equal. The roof shall consist of fiberglass 25 year shingles or better with aluminum clad (Pac Clad or equal) fascias similar in color to the dark brown trim above mentioned.

At the east elevation a portion of the brick front; will endure some modifications to create a gable front which will utilize the opening and lintel for a new anodized aluminum energy efficient glazing system. This façade will also include a cantilevered restaurant signage and decorative lighting. In the far background the raised residence roof can be seen with skylights. The east and south elevations will include a semi open air patio for additional dining. The exterior of this structure will include decorative Avocado Green bands and darker brown bands highlighting the trim below and above the green bands, The same trim will be used at the building corners and side trim for the windows and other openings where shown. The field areas will include light tan horizontal lap siding to further the horizontality of the design. The base of the building at all sides will include a brick wainscot similar in color to the existing front façade brick. All exterior mechanical equipment used will be placed between the front roof and the rear roof. The south elevation will also act as a secondary entry for customers. This entry will include a new exterior access stair and a tiered ramp / planter area. This entry will be highlighted by an accent brick color to match the middle planter. The fenestration on the south elevation has been placed at the hall between the toilet rooms, the aisle between kitchen cleanup equipment, in the mechanical room, and also above for the residence living and bedroom.

The west elevation is comprised of hollow metal doors for the kitchen, and sprinkler room, a window in the restaurant office and for the residence dining and living space above . The building west façade is flanked by the residence access stair.

The north elevation includes the same banding and brick wainscot as the south elevation Also like the south elevation the roofs are stepping as described above. The fenestration is located as needed for the residence, the restaurant office, and for front dining area.

The site has been designed using the existing building footprint, the enclosed open air patio addition and south side and rear building additions as the starting point. At the south side of the building the current drive of approx. 28' between parking stalls including the south property parking was shortened to 24'-0". This should still allow for emergency vehicles. By shifting the south parking approximately 4' south, a 4'-0" landscape buffer was created between the building and parking. In this area we were able to establish 7 stalls including a handicap stall and secondary entry to the restaurant. The existing west fencing and garage that will be removed are a bit confusing at first glance, the plat of survey shows that the property line extends further west to approximately the west face of the existing south neighbors garage. Because of this we are able locate the cross drive easement in line with the existing south neighbors drive can tuck the trash dumpster area adjacent to the south neighbors garage. This also created additional area for onsite parking and landscape area west of the residence stairs and deck. The total number of parking stalls we were able to provide is 13including the handicap stall. The northwest corner will need to be reviewed further but for now we have shown striping to provide protection to the existing electrical pole.

The drainage for the site will use the catch basins that currently exist. The new grading will be minimal and allows for this occur. The existing water supply, electrical, and gas sizes will be increased as needed to meet Code requirements. They will be addressed as we learn more about costs after further discovery.

The Design Team for this submittal include

Civil Engineering:

Cliff Toberman

Norman J. Toberman & Associates, LLC

Consulting Civil Engineers & Surveyors

115 S. Wilke Rd.

Arlington Heights, IL 60005

Phn: 847-439 [REDACTED]

[REDACTED] cliff@toberman.us, ipfent1106@gmail.com,

(ipfent ie: Steve Freelund) is the Landscape Designer under Toberman

Photometrics – contracted Cree Lighting to perform the site lighting design and photometrics: Work performed under Steve Freelund

Architect:

Alan Arns

A+M Architects, LLC

40 Landover Parkway Ste 3

Hawthorn Woods, IL 60047

[REDACTED]
[REDACTED]
EMAIL: Al@AM-Arch.net

Alta Survey performed under Previous Owner:

ASM Consultants, Inc

16 E. Wilson St.

Batavia, IL 60510

[REDACTED]

Please let us know if you have any questions to this narrative.

Thank you,

Al Arns,

Principal,

A+M Architects, LLC

TRUSTEE'S DEED

THIS INDENTURE Made this 9th day of April, 2020, between FIRST MIDWEST BANK, Joliet, Illinois, as Trustee or successor Trustee under the provision of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 16th day of January, 2004 and known as Trust Number 18070, party of the first part and KRUNAL PATEL of 1115 Elizabeth Ct., Apt. 6, Crest Hill, IL 60403, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN and no/100, (\$10.00) Dollars and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said party of the second part, all interest in the following described real estate, situated in Cook County, Illinois, to-wit:

Lot 1 (Except the South 10 Feet thereof) in Block 1 in Christian Andres' Subdivision of a part of the South 1/2 of Lot 1 of the Southwest 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 28-30-308-023-0000

Property Address: 17302 Oak Park Avenue, Tinley Park, IL 60477

together with the tenement and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part and to the proper use, benefit and behoof of said party of the second part forever.

Subject to: Liens, encumbrances, easements, covenants, conditions and restrictions of record, if any; general real estate taxes for the year 2019 and subsequent; and covenants, conditions, and restrictions of record; building lines and easements.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Signer and attested by its Authorized Signer, this 9th day of April 2020.

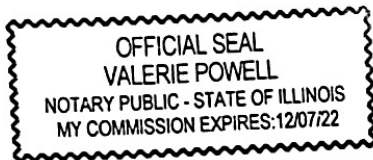
FIRST MIDWEST BANK, as Trustee as aforesaid,

By: Susan J. Ziem
Authorized Signer

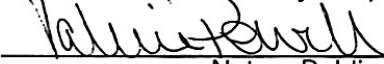
Attest: Peggy A. Kepp
Authorized Signer

STATE OF ILLINOIS,
Ss:
COUNTY OF Will

I, the undersigned, a Notary Public in and for said County, in the State aforementioned DO HEREBY CERTIFY that Susan J. Zelek, Authorized Signer of FIRST MIDWEST BANK, Joliet, Illinois and Peggy A. Regas, the attesting Authorized Signer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Authorized Signer and the attesting Authorized Signer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said attesting Authorized Signer did also then and there acknowledge that she as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.



GIVEN under my hand and seal this 9th day of April A.D. 2020.


Notary Public.

THIS INSTRUMENT WAS PREPARED BY

Susan J. Zelek
First Midwest Bank, Wealth Management
2801 W. Jefferson St.
Joliet, IL 60435

AFTER RECORDING
MAIL THIS INSTRUMENT TO

Krunal Patel
17302 Oak Park Avenue
Tinley Park, IL 60477

MAIL TAX BILL TO

Krunal Patel
17302 Oak Park Avenue
Tinley Park, IL 60477



A + M ARCHITECTS, L.L.C.

ARCHITECTURE PLANNING DESIGN

40 Landover Parkway
Hawthorn Woods, Illinois 60047

TEL: (847) 726-9517
FAX: (847) 726-9516

June 5, 2020 Revised

Avocado Theory

Project Narrative

This project consists of a conversion of an existing 1,100 SF single story full mezzanine run down, dated facility for a local business into a more contemporary visual pleasing Restaurant facility with a second level residence at the rear half of the structure. Thru careful design and planning of the building exterior, interior, and site plan. The project has the opportunity to become the newest gem to the Tinley Park Down Town area.

The new design will include:

Main restaurant dining area of 795 SF

Open Air Enclosed Patio addition area of 489 SF

Toilet room core addition of 181 SF

Kitchen Area of 813 SF,

Mechanical / Sprinkler room area of 80 SF

Total Main Level Footprint area = 2,358 SF

2nd level interior of residence of 858 SF including 57 SF of interior shafts.

The building design includes partial utilization of the existing building foundation and footings, exterior load bearing walls, and crawl space floor structure. The existing front half of the building will consist of the new restaurant seating area which will include a raised open structure with skylights and additional fenestration on the north wall. It will also include a new set back vestibule / entry area accessed by a new stair and accessible ramp at the front of the building. The flow for the space will include a railed off area leading the customers to the Customer service and Salsa Bar. Once the owner purchases their food, the customer will have an option to sit at the interior building dining area or sit back on the roof covered open air structure patio addition to the south. The new patio will also act as a second entrance as well as a second means of egress for the restaurant customers. The main level rear half of the existing building and rear and side additions will include an open kitchen design complying with the local health department, walk in cooler, dry storage, office, sprinkler room/ mechanical room. The addition will also include his and hers single user code compliant toilet rooms. The second level residence will be accessed by an exterior deck and stair located at the west side / rear building.

The exterior of the building will include a single story gable roof, a small flat roof area over the toilet room addition and a new raised mansard roof for the rear residence. The upper level mansard roof will screen the building roof top equipment. All exterior façade skin to the main structure will consist of brick, lap siding, a suspended canopy at the front, and horizontal and vertical trim at the east and south gables. The siding and trim will be as manufactured by James Hardy Siding or approved equal. The roof shall consist of fiberglass or asphalt 20 year shingles or better with aluminum clad (Pac Clad or equal) fascias similar in color to the gable trim, railings, and the verandah on the south side.

At the east elevation the expanded opening with-in the existing brick front; will endure some modifications to create a gable front and a new anodized aluminum energy efficient glazing system. This façade will also include a suspended prefinished canopy, a 2' diameter hanging double sided sign and a 4' diameter face mounted sign to match. In the far background the raised residence 4 sided mansard roof will be located. Again screening the building roof top equipment. To the left of the front gable dining area will be a semi open air patio for additional dining. The east exterior of this addition will consist of three operable (Glass / Aluminum) over head doors with a transom awning window above. The three systems will be divided and supported with break metal wrapped columns. The field areas at the ends will consist of lap hardy board siding.

The south elevation will also act as a secondary entry for customers. This decorative entry is accessed thru a decorative wood verandah with posts located at the four corners of a center planter. The entry is accessed by stair or by a decorative ADA compliant ramp wrapping around the center planter. This center planter sits between the ramp and additional planters at the north and south of it. The planters step back in plane utilizing an accent brick color. This same Accent brick color is the back drop to this entry. At the center of the accent wall is another 4' diameter sign with gooseneck light fixture. The patio addition will have a glazing and awning system similar to the east west side. However, the door system will fold up and open out to create an awning. The south elevation also consists of a brick wainscot with lap siding above. The single lower level window is located at the office and the upper windows are serving the residence living space and the bedroom. The gas and water to the building will be located at the southwest corner of the main level. The gas meter and miscellaneous other unsightly utility items will be located behind a brick screen wall located in line with the south parking curb line. Cars parking in-front of this will be separated for safety with use of prefabricated wheel stops.

The west elevation is comprised the same continuous brick wainscot and lap siding. The façade also includes 2 painted hollow metal doors; one for the kitchen, and the other for the sprinkler room. The upper story consists of an aluminum door and windows serving the front living and dining areas. The entrance to the residence is also covered by an extended mansard roof /post structure. The building west façade is flanked by the residence access stair.

The north elevation includes the same brick wainscot and lap siding as the south and west elevation. The windows at the main level dining and the upper level residence duplicate one another with a 3-1-3 pattern. The mansard roof again screens the roof top equipment. The overhang of all roofs at the north elevation shall not be less than 2'-0" to meet code requirements. The same overhang is utilized on the mansard perimeter.

The site has been designed using the existing building footprint, the enclosed open air patio addition and south side and rear building additions as the starting point. At the south side of the building the current drive of approx. 28' between parking stalls including the south property parking was shortened to 24'-0". This should still allow for emergency vehicles as indicated on the maneuvering studies. By shifting the south parking approximately 4' south, a 4'-0" landscape buffer was created between the building and parking. In this area we were able to establish 6 stalls including a handicap stall and secondary entry to the restaurant. The existing west fencing and garage that will be removed and are a bit confusing at first glance, the plat of survey shows that the property line extends further west to approximately the west face of the existing south neighbor's garage. Because of this we are able locate a 5'-0" landscape buffer and the

cross drive easement nearly in line with the existing south neighbors drive and tuck the trash dumpster area adjacent to the south neighbors garage. This also created additional area for onsite parking and landscape area west of the residence stairs and deck. The total number of parking stalls we were able to provide is 12 including the handicap stall.

The drainage for the site will comply with the MWRD requirements. The existing water supply, electrical, and gas sizes will be increased as needed to meet Code and Village requirements.

Please let us know if you have any questions to this narrative.

Thank you,

Al Arns,
Principal,
A+M Architects, LLC



EXISTING FRONT / EAST FACADE



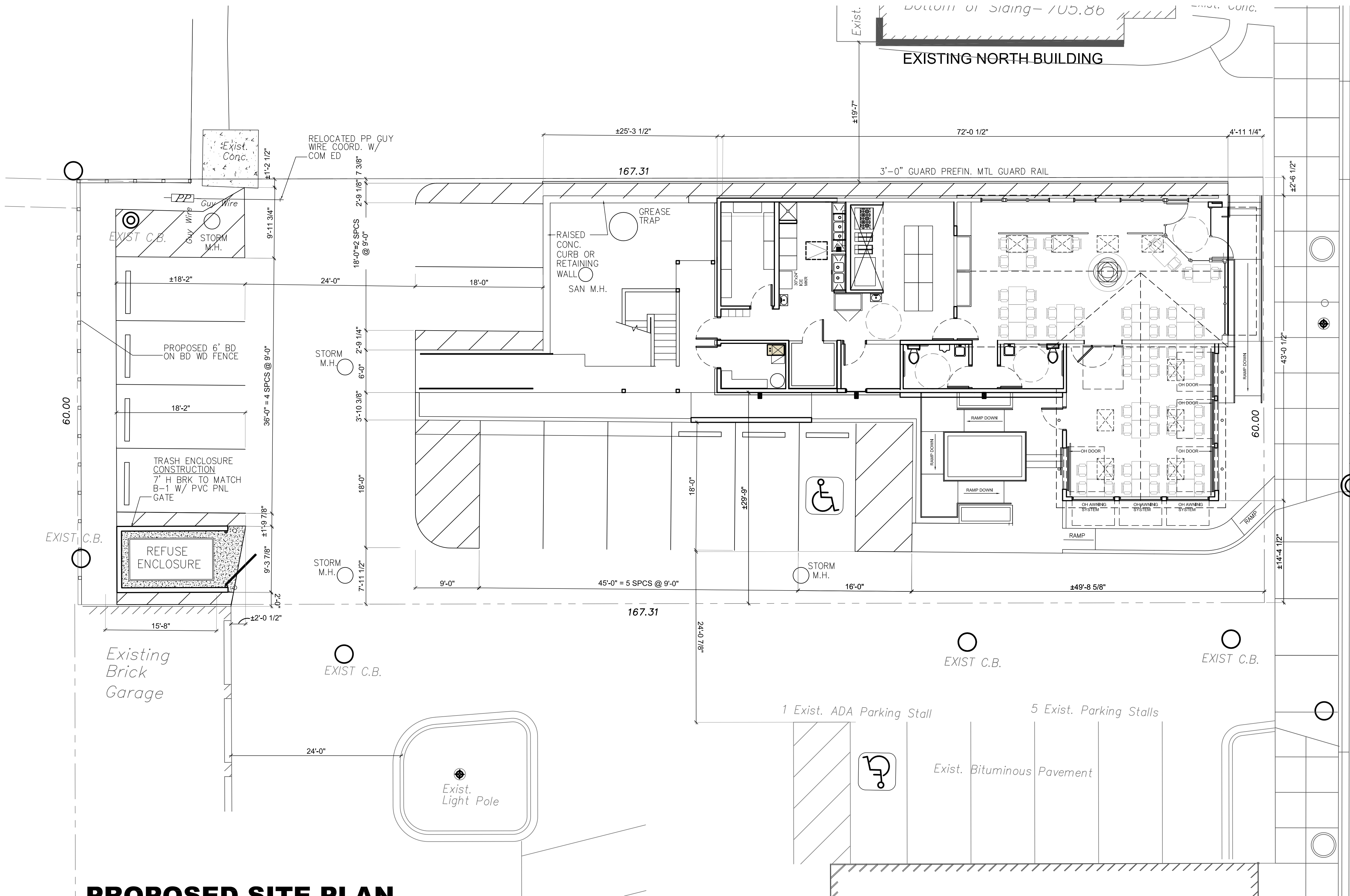
EXISTING SIDE / SOUTH FACADE



EXISTING NORTHWEST CORNER



EXISTING NORTHEAST CORNER



PROPOSED SITE PLAN

OAK PARK AVE.



LOT 1 ZONING INFORMATION

LOT AREA = 10,039 SF =	.23 ACRES
BUILDING AREA NOT INCLUDING SECOND FLOOR AREA	2,358 SF
SETBACKS	0' ALL YARDS
FLOOR AREA RATIO (FAR)	0.32 FAR
BUILDING LOT COVERAGE	23.5%
HT. OF ALL BLDGS AND STRUCTURES = HIGHEST PT @ 23'-3"	
% OF GREEN SPACE	10.4 %
PARKING SPACES =	12 SPACES INCLUDING HC STALL (ZONING REQUIRES 1 FOR RESIDENCE ONLY)

A+M ARCHITECTS, LLC
40 Lombard Parkway #3
Hawthorn Woods, Illinois 60047
TEL: 847.726.9517

STATEMENT OF COMPLIANCE

ISSUE	DATE
ISSUED FOR APPROVAL	06/05/20

DRAWN BY:	STAFF
APPROVED:	AA
PROJECT NO.	20-002
DATE	06/05/20
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AVOCADO THEORY

17302 OAK PARK ST
TINLEY PARK, ILLINOIS

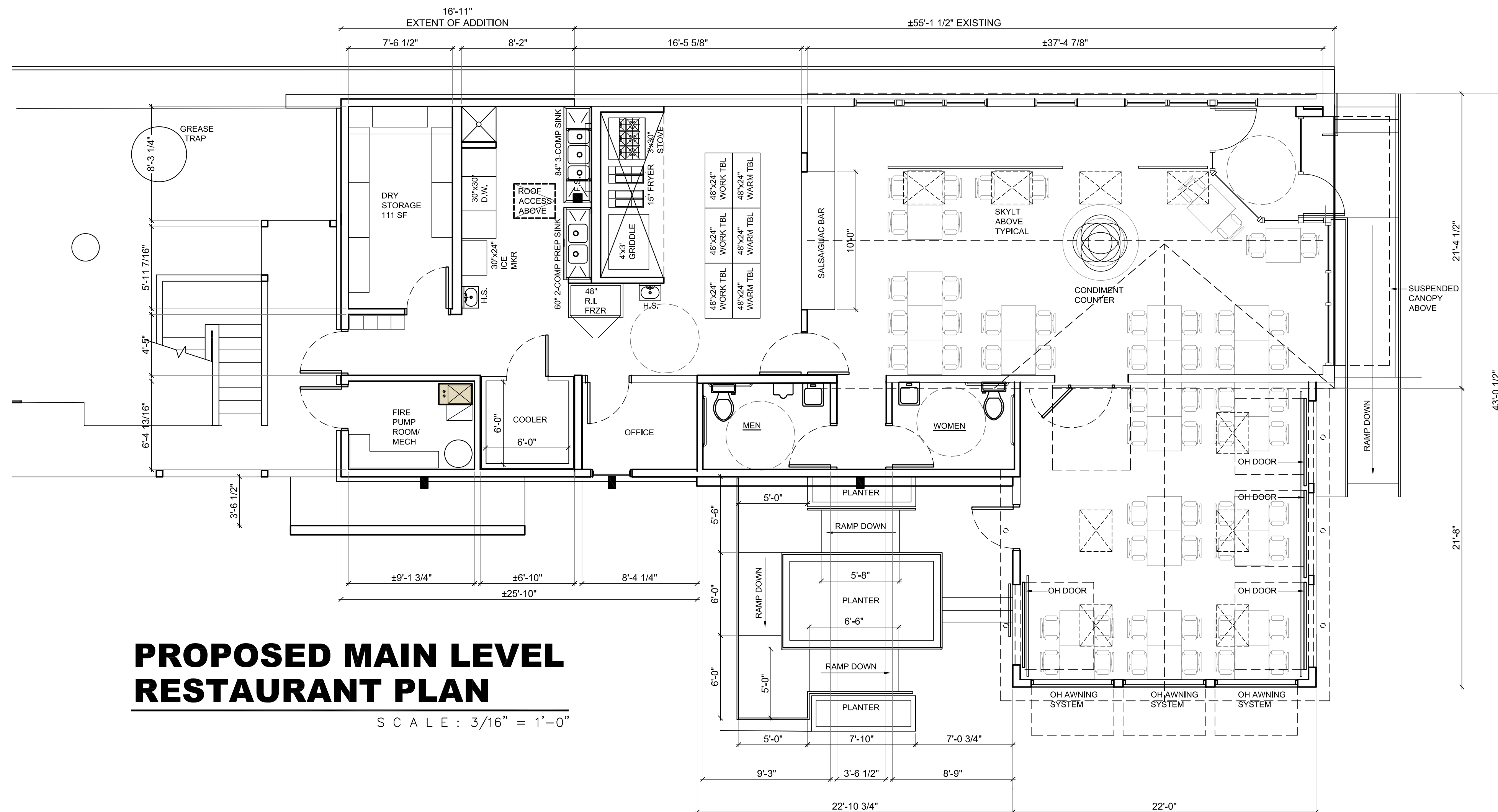
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EXISTING BUILDING
AND SITE PLAN

SHEET NUMBER

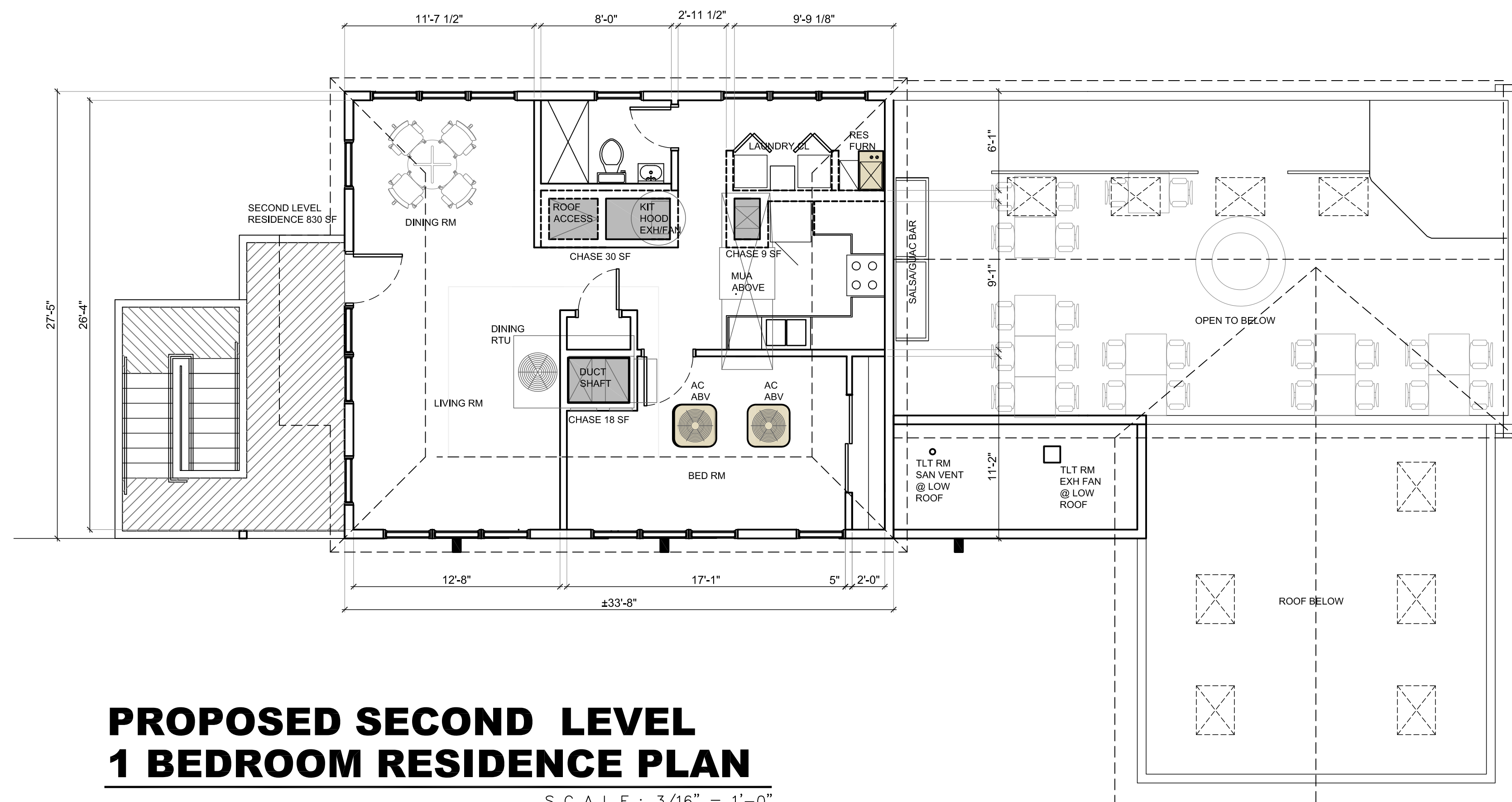
A1

SHEET 1 of 3



**PROPOSED MAIN LEVEL
RESTAURANT PLAN**

SCALE : 3/16" = 1'-0"



**PROPOSED SECOND LEVEL
1 BEDROOM RESIDENCE PLAN**

SCALE : 3/16" = 1'-0"

AVOCADO THEORY

MAIN RESTAURANT DINING AREA	795 SF
OPEN AIR ENCLOSED PATIO ADDITION AREA	489 SF
TOILET ROOM CORE ADDITION AREA	181 SF
KITCHEN AREA	813 SF
MECHANICAL / SPRINKLER ROOM AREA	80 SF
TOTAL MAIN LEVEL AREA	2,358 SF

SECOND FLOOR RESIDENCE

INTERIOR OF ONE BEDROOM RESIDENCE INCLUDING 57 SF OF INTERIOR SHAFTS	858 SF
TOTAL BUILDING	3,216 SF

STATEMENT OF COMPLIANCE

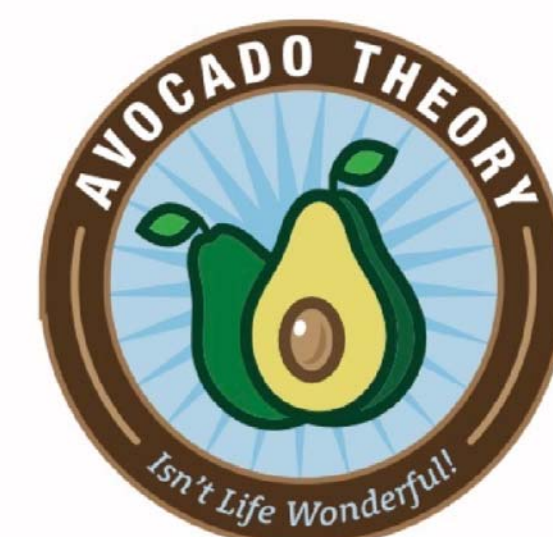
ISSUE	DATE
ISSUED FOR APPROVAL	06/05/20

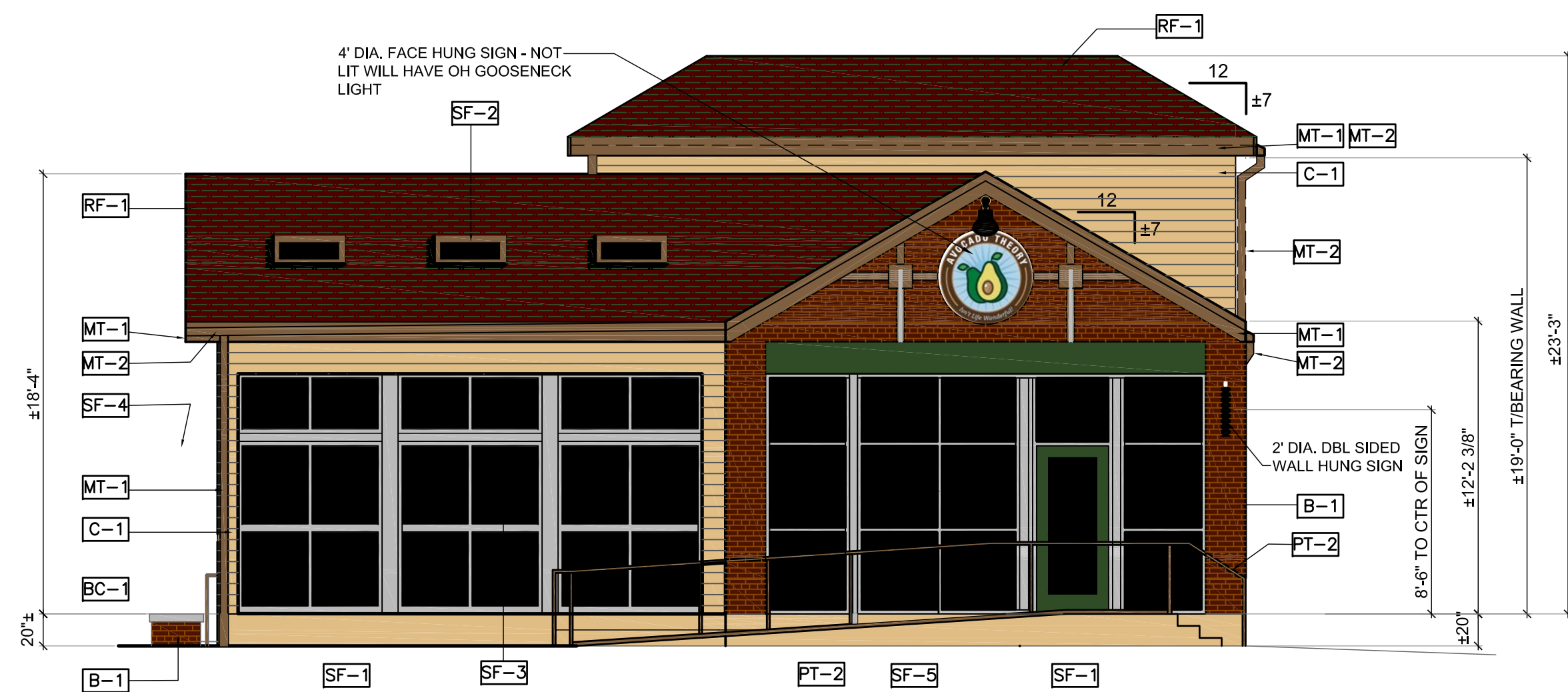
DRAWN BY:	STAFF
APPROVED:	AA
PROJECT NO.	20-002
DATE	06/05/20
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AVOCADO THEORY
17302 OAK PARK ST
TINLEY PARK, ILLINOIS

SHEET DESCRIPTION
RESTAURANT PLAN
& RESIDENCE PLAN

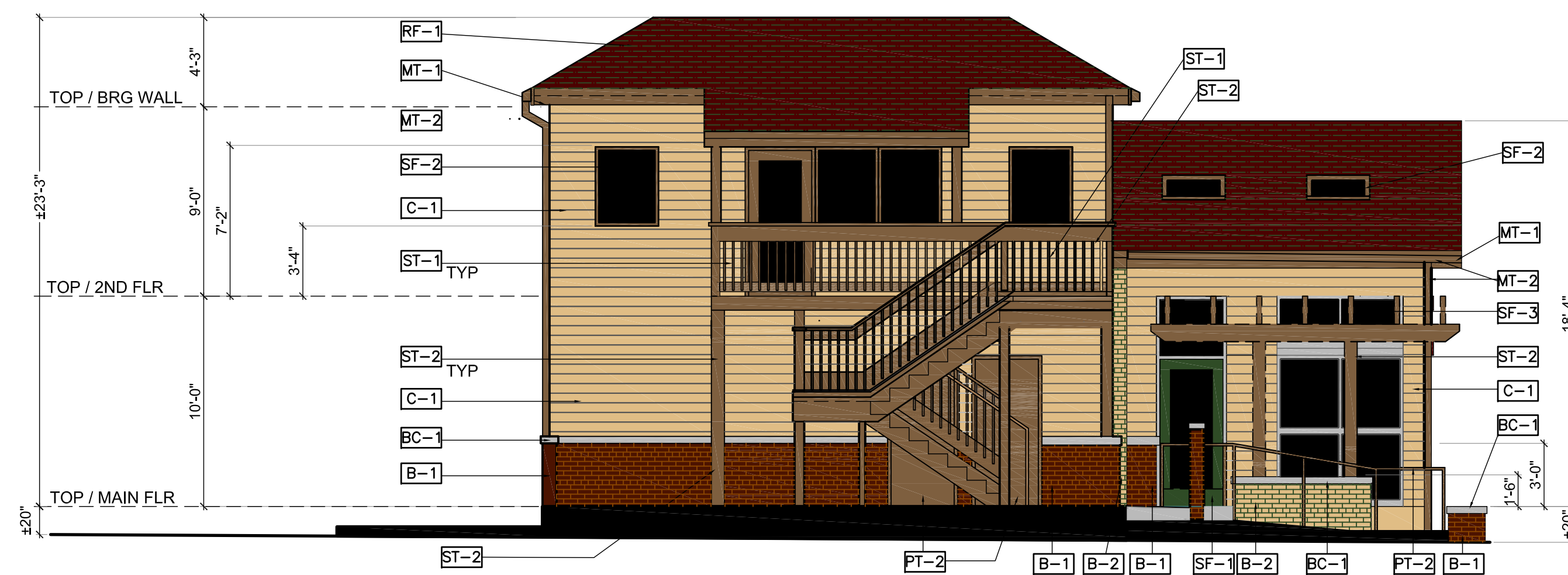
SHEET NUMBER
A2
SHEET 2 of 3





EAST ELEVATION

SCALE : 3/16" = 1'-0"



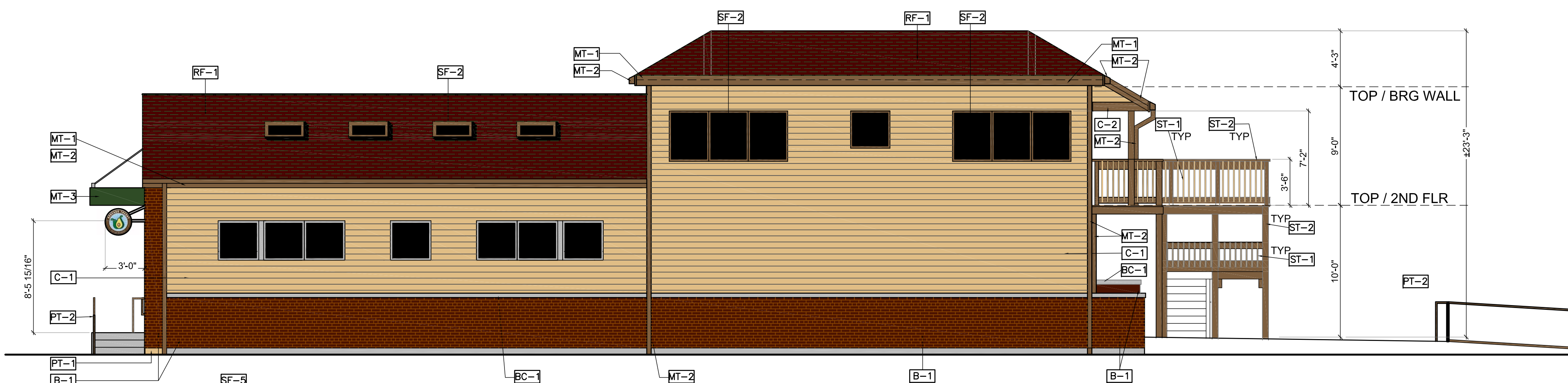
WEST ELEVATION

SCALE : 3/16" = 1'-0"



SOUTH ELEVATION

SCALE : 3/16" = 1'-0"



NORTH ELEVATION

SCALE : 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

- B-1 = FACE BRICK EXISTING OR TO MATCH EXISTING
- B-2 = FACE BRICK ACCENT - LIGHT TAN W/
SACRAMENTO GREEN MORTAR JTS,
ALTERNATE FOR SACRAMENTO GREEN
STAINED BRICK
- C-1 = 6" HORIZ. LAP SIDING (NAVAJO BEIGE) HARDIE
BOARD
- C-2 = HORIZ & VERT TRIM BANDS AT GABLES (KHAKE
BROWN) BY JAME HARDIE OR EQUAL
- MT-1 = .32 GA PREFIN BREAK METAL WRAP TO MATCH
C-2 - PAC CLAD OR EQUAL
- MT-2 = PRFINISHED METAL PREFABRICATED GUTTERS
& DOWNSPOUTS TO MATCH C-2
- MT-3 = .50 GA PREFIN METAL CANOPY FASCIA
(SACRAMENTO GREEN)
- ST-1 = WOOD STAIN TO MATCH C-1
SHERWIN WILLIAMS STAIN OR EQUAL
- ST-2 = WOOD STAIN TO MATCH C-2
SHERWIN WILLIAMS STAIN OR EQUAL
- RF-1 = OWENS CORNING 20 YEAR OAKRIDGE (AGED
CEADR) ASPHALT OR FIBERGLASS SHINGLES
- PT-1 = PAINT FOR CONCRETE - TO MATCH C-1
SHERWIN WILLIAMS OR EQUAL
- PT-2 = PAINT FOR HOLLOW METAL DOORS AND
RAILINGS TO MATCH C-2
- BC-1 = BRICK CAP - PRECAST CONCRETE - NATURAL
- SF-1 = ALUMINUM / GLASS STOREFRONT DOOR
HARTFORD GREEN
- SF-2 = ALUMINUM / GLASS CODE COMPLIANT
WINDOWS, DOORS, OR SKYLIGHTS -
FRAME TO MATCH C-2
- SF-3 = 6'W & 7'H OVERHEAD GLASS DOOR W/
INTERIOR AIR BARRIER - CLR ANOD. ALUM.
FRAMES
- SF-4 = 6'W x 7'H OVER HEAD FOLDING WINDOW
SYSTEM TO CREATE AWNING AFFECT
W/INT. AIR BARRIER - CLR ANOD. ALUM.
FRAMES
- SF-5 = 1" THERMAL BROKE CODE COMPLIANT WINDOW
SYSTEM KAWNEER 451 OR APPROVED EQUAL

STATEMENT OF COMPLIANCE

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ISSUED FOR APPROVAL	06/05/20

DRAWN BY:	STAFF
APPROVED:	AA
PROJECT NO.	20-002
DATE	06/05/20
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AVOCADO THEORY
17302 OAK PARK ST
TINLEY PARK, ILLINOIS

SHEET DESCRIPTION
EXTERIOR
ELEVATIONS

SHEET NUMBER
A3
SHEET 3 of 3

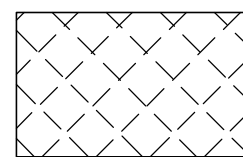




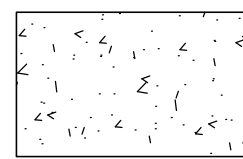




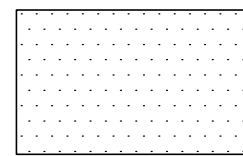
DEMOLITION LEGEND



BITUMINOUS PAVEMENT REMOVAL



CONCRETE WALK/STOOP REMOVAL



FRAME GARAGE & SLAB REMOVAL

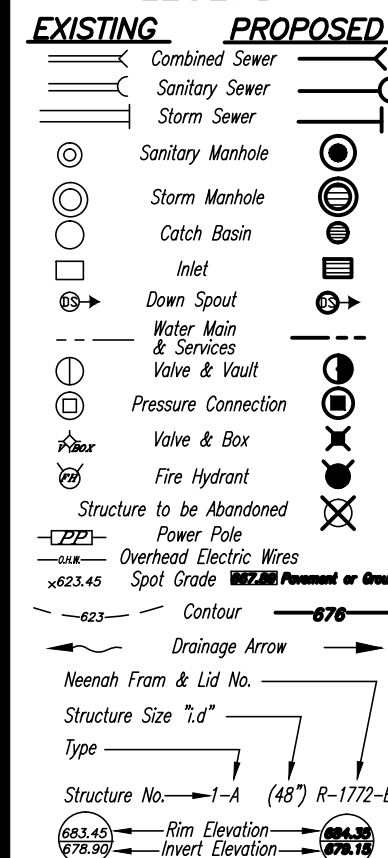
- (L) WOOD FENCE REMOVAL
- (M) TREE & STUMP REMOVAL
- (N) AC COMPRESSOR REMOVAL

0 5' 10'
SCALE : 1" = 10'



N

LEGEND



SURVEYOR

DAVID BYCROFT, PLS
NORMAN J. TOBERMAN & ASSOC., LLC.
115 S. WILKE ROAD, SUITE 301
ARLINGTON HEIGHTS, IL 60005
PHN: (847) 439-8225
FAX: (847) 749-4104

ARCHITECT

A+M ARCHITECTS, LLC.
40 LANDOVER PARKWAY, SUITE 3
HAWTHORN WOODS, IL 60047
PHN: (847) 726-9517
FAX: (847) 726-9516

OWNER

**NORMAN J. TOBERMAN
&
ASSOCIATES, LLC
CONSULTING CIVIL
ENGINEERS &
SURVEYORS**

ATTENTION: CLIFF TOBERMAN, P.E.
115 S. WILKE ROAD, SUITE 301
ARLINGTON HEIGHTS, IL 60005
P. (847) 439-8225
F. (847) 749-4104
mail@toberman.us
www.toberman.us

DESIGN FIRM NO:

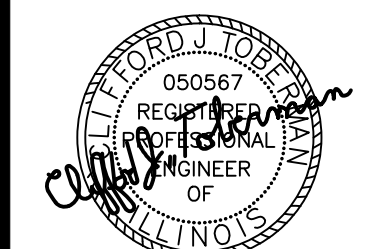
184005910

EXPIRES: 04-30-21

No.	Date	Revision
06/01/20		

PLAN COMMISSION/

VILLAGE REVIEW



EXPIRES: 11/30/21

**PROPOSED
IMPROVEMENTS**
17302 OAK PARK AVE.
TINLEY PARK, IL 60477

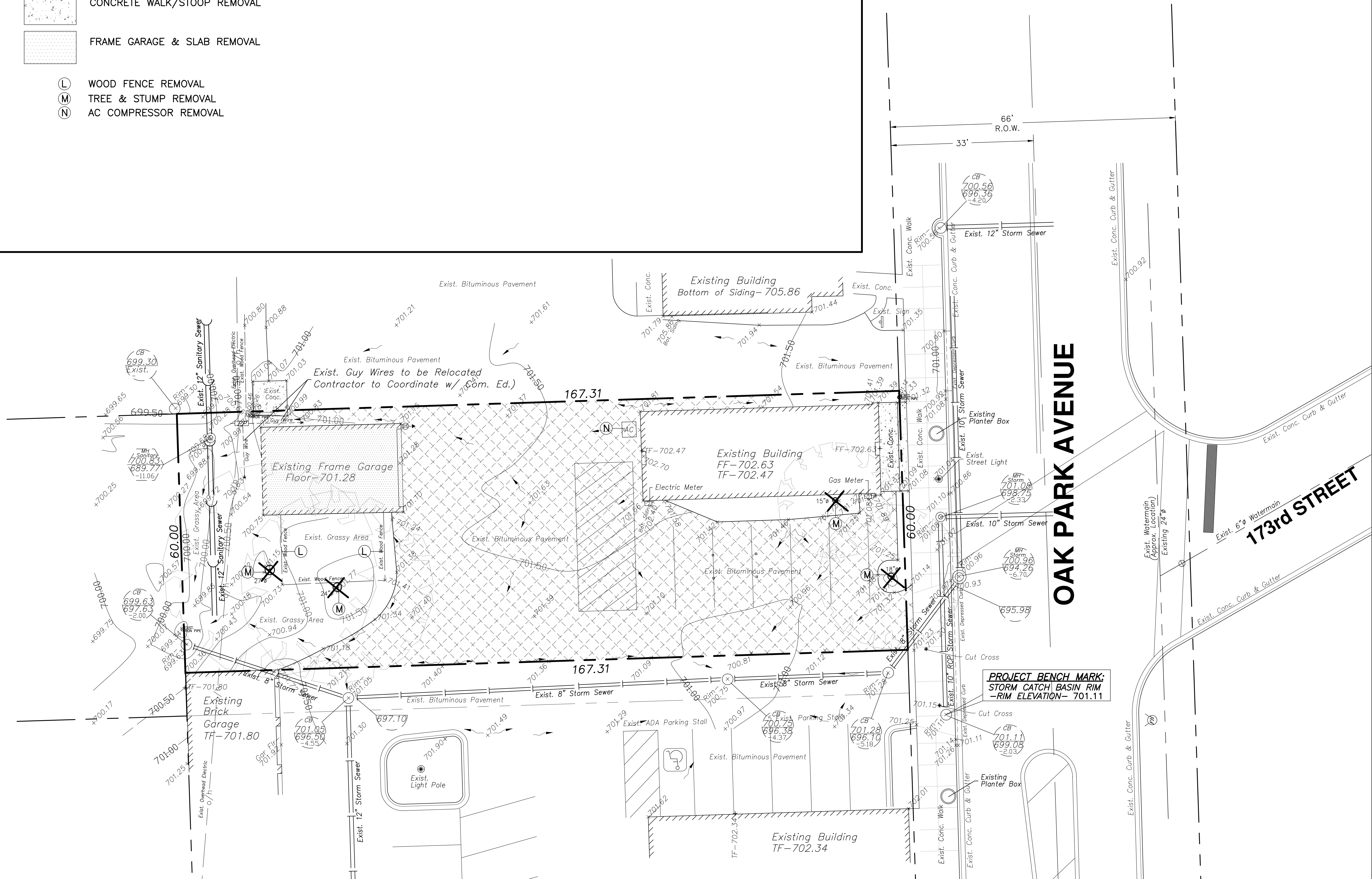
NJT Project No.

20-7108

**EXISTING
TOPOGRAPHY
& DEMOLITION
PLAN**

Sheet No.

C-1



PAVING LEGEND

CONCRETE PAD w/ THICKENED EDGES

- 6" P.C. CONCRETE REINFORCED w/ THICKENED EDGES
- 6"x6"xNo.6 WELDED WIRE MESH
- 6" GRANULAR SUBBASE, TYPE B

BITUMINOUS PAVEMENT

- 2" HMA SURFACE COURSE - CLASS N-50
- 4" HMA BINDER COURSE - CLASS N-50
- 6" GRANULAR SUBBASE, TYPE B

BITUMINOUS PAVEMENT

- 2" HMA SURFACE COURSE - CLASS N-50
- 2" HMA BINDER COURSE - CLASS N-50
- 8" GRANULAR SUBBASE, TYPE B

PC CONCRETE SIDEWALK/PAD

- 5" P.C. CONCRETE
- 3" GRANULAR SUBBASE, TYPE B

PC CONCRETE COMBINATION CURB/SIDEWALK

- 5" P.C. CONCRETE
- 3" GRANULAR SUBBASE, TYPE B

SURFACE LEGEND

- (A) CONCRETE CURB, TYPE B
- (B) 6"Ø CONCRETE FILLED PIPE BOLLARD
- (C) 6' BOARD ON BOARD WOOD FENCE
- (D) 4" TOPSOIL DISTURBED PERVIOUS AREAS
(SEE LANDSCAPE PLAN FOR SURFACE TREATMENTS)
- (E) REMOVE & REPLACE BITUMINOUS ROADWAY PAVEMENT
- 2" HMA SURFACE COURSE - CLASS N-50
- 4" HMA BINDER COURSE - CLASS N-50
- 10" GRANULAR SUBBASE, TYPE B (CA-6)
- (F) 3' METAL GUARD RAIL
- (G) PRECAST CONCRETE WHEEL STOP

STRIPING & PARKING LEGEND

- (T) 4" PARKING LINE, YELLOW PAINT
- (U) 4" DIAGONAL STRIPING @ 4' CENTERS, YELLOW PAINT
- (V) ADA HANDICAP SYMBOL, YELLOW PAINT
- (W) ADA HANDICAP SIGN & \$250 FINE MOUNTED ON STEEL POST

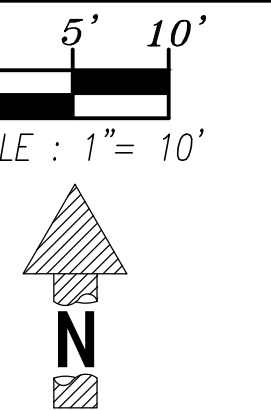
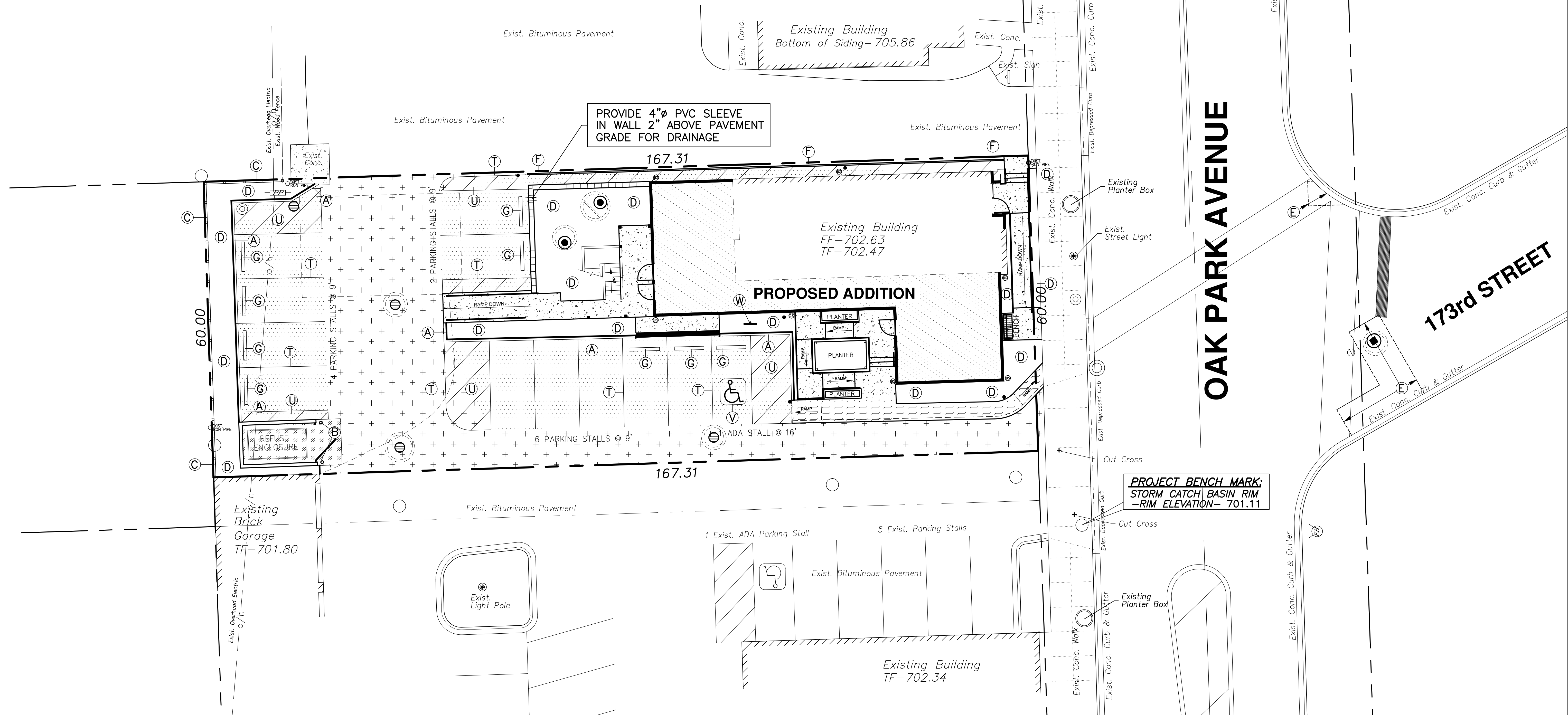
8,632 sqft. PROJECT AREA
1,398 sqft. PERVIOUS
7,234 sqft. IMPERVIOUS

$$7,234 \times \frac{1.00}{12} = 603$$

REQUIRED VOLUME CONTROL:
603 cft.

PARKING DATA

11 REGULAR 9' SPACES
1 ADA HANDICAP SPACES
12 SPACES PROVIDED



LEGEND

- EXISTING: Combined Sewer, Sanitary Sewer, Storm Sewer, Sanitary Manhole, Storm Manhole, Catch Basin, Inlet, Down Spout, Water Main & Services, Valve & Vault, Pressure Connection, Valve & Box, Fire Hydrant, Structure to be Abandoned, Power Pole, Overhead Electric Wires, Spot Grade, Contour, Drainage Arrow, Neenah Form & Lid No., Structure Size "Ld", Type, Structure No., Rim Elevation, Invert Elevation.
- PROPOSED: Same as existing but with different line styles.

SURVEYOR

DAVID BYCROFT, PLS
NORMAN J. TOBERMAN & ASSOC., LLC
115 S. WILKE ROAD, SUITE 301
ARLINGTON HEIGHTS, IL 60005
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DESIGN FIRM NO:

184005910

EXPIRES: 04-30-21

No. Date Revision

06/01/20

PLAN COMMISSION/

VILLAGE REVIEW

PROPOSED IMPROVEMENTS

17302 OAK PARK AVE.
TINLEY PARK, IL 60477

NJT Project No.

20-7108

SITE PLAN

Sheet No.

C-2

- ① 1 EA. CONNECT TO EXISTING SANITARY SEWER
w/ SHERMAN TAP, HUB-TEE & SADDLE
- ② 7 L.F. 6" PVC(SDR-26) 4.60' RISER
- ③ 60 L.F. 6" PVC(SDR-26) @ 2.75%
- ④ 20 L.F. 6" DIP(CL-52) @ 2.00%
- ⑤ 6 L.F. 4" DIP(CL-52) @ 2.50%
- ⑥ 1 EA. 60"Ø KITCHEN GREASE BASIN (SEE DETAIL)
- ⑦ 10 L.F. 4" DIP(CL-52) @ 2.00%
- ⑧ 40 L.F. 4" PVC(SDR-26) @ 5.00%
- ⑨ 1 EA. 4" DRAIN (SEE DETAIL)

GAS SERVICE TO BE COORDINATED WITH NICOR

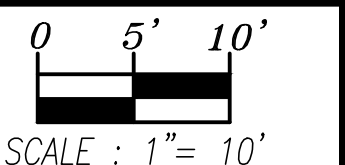
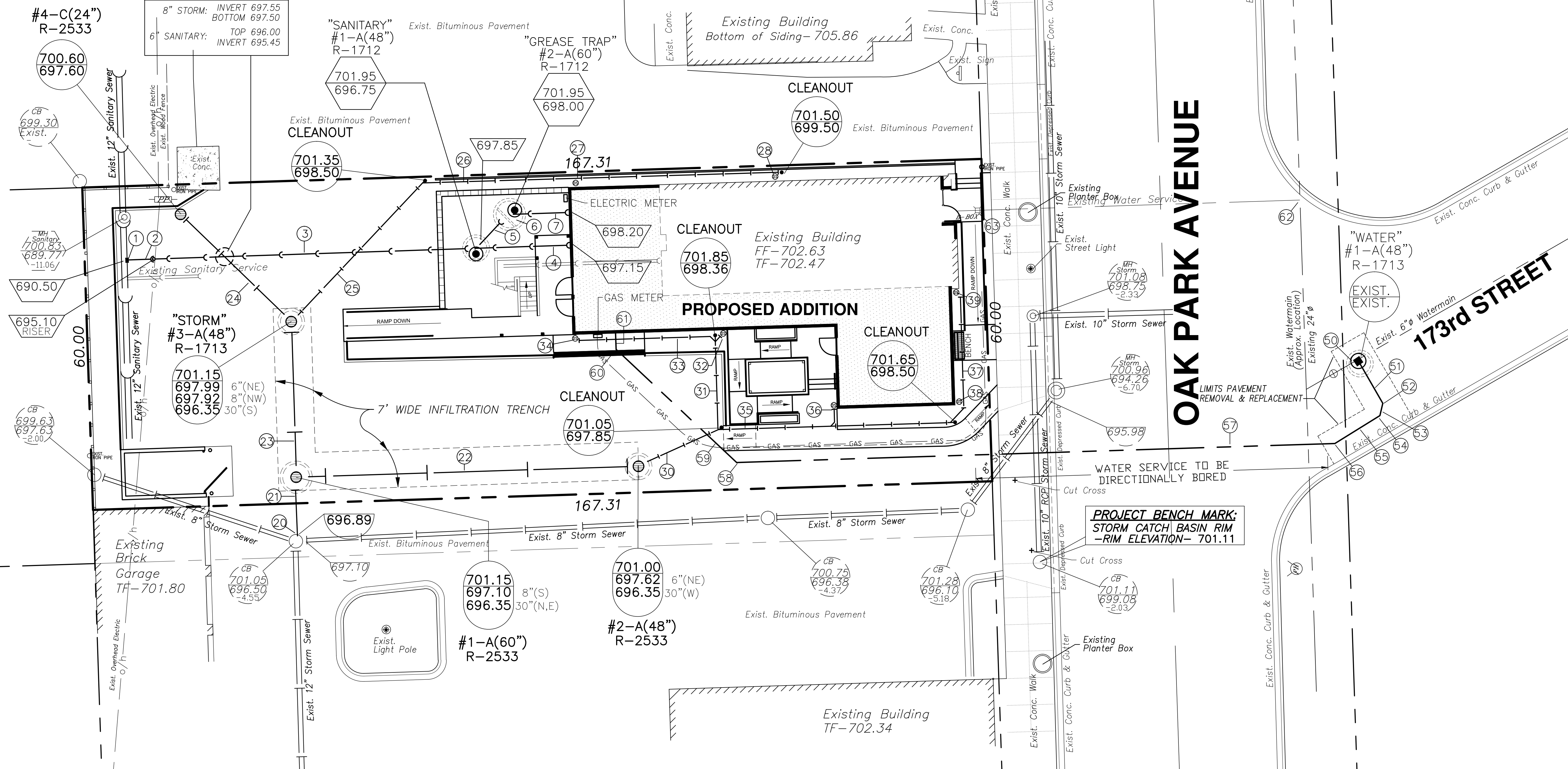
CONTRACTOR TO LOCATE & DISCONNECT EXISTING
SANITARY SEWER CONNECTION @ MAIN
(APPROXIMATE LOCATION SHOWN).

20	1 EA. CONNECT TO EXISTING CATCH BASIN, CORE DRILL
21	7 L.F. 8" PVC(SDR-26) @ 3.00%
22	60 L.F. 30" PERF. PVC(A-2000) @ 0.00%
23	25 L.F. 30" PERF. PVC(A-2000) @ 0.00%
24	25 L.F. 8" PVC(SDR-26) @ 0.50%
25	34 L.F. 6" PVC(SDR-26) @ 1.50%
26	66 L.F. 6" PVC(SDR-26) @ 1.50%
27	1 EA. 6" PVC RISER - DOWNSPOUT CONNECTION (SEE DETAIL)
28	1 EA. 6" PVC RISER - DOWNSPOUT CONNECTION (SEE DETAIL)
29	NOT USED
30	15 L.F. 6" PVC(SDR-26) @ 1.50%
31	17 L.F. 6" PVC(SDR-26) @ 3.00%
32	1 EA. 6" PVC RISER - DOWNSPOUT CONNECTION (SEE DETAIL)
33	24 L.F. 6" PVC(SDR-26) @ 1.50%
34	1 EA. 6" PVC RISER - DOWNSPOUT CONNECTION (SEE DETAIL)
35	43 L.F. 6" PVC(SDR-26) @ 1.50%
36	1 EA. 6" PVC RISER - DOWNSPOUT CONNECTION (SEE DETAIL)
37	24 L.F. 6" PVC(SDR-26) @ 1.50%
38	1 EA. 6" PVC RISER - DOWNSPOUT CONNECTION (SEE DETAIL)
39	1 EA. 6" PVC RISER - DOWNSPOUT CONNECTION (SEE DETAIL)

PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES, CONTRACTOR TO VERIFY EXISTING STORM SEWER CONNECTIONS & ELEVATIONS @ PROPOSED CONNECTION POINT. NOTIFY ENGINEER OF ANY DISCREPANCIES.

50	1 EA. 4"x6" PRESSURE CONNECT & VALVE IN CONCRETE VAULT
51	8 L.F. 4" DIP(CL-52) WATER SERVICE @ MIN. 5.50' DEPTH
52	1 EA. 45° BEND w/ THRUST BLOCK
53	2 L.F. 4" DIP(CL-52) WATER SERVICE @ MIN. 5.50' DEPTH
54	1 EA. 45° BEND w/ THRUST BLOCK
55	10 L.F. 4" DIP(CL-52) WATER SERVICE @ MIN. 5.50' DEPTH
56	1 EA. 30° BEND w/ THRUST BLOCK
57	110 L.F. 4" DIP(CL-52) WATER SERVICE @ MIN. 5.50' DEPTH
58	1 EA. 45° BEND w/ THRUST BLOCK
59	30 L.F. 4" DIP(CL-52) WATER SERVICE @ MIN. 5.50' DEPTH
61	4 L.F. 4" DIP(CL-52) WATER SERVICE @ MIN. 5.50' DEPTH
62	1 EA. ABANDON EXISTING WATER SERVICE @ MAIN
63	1 EA. REMOVE EXISTING B-BOX

APPROXIMATE LOCATION OF EXISTING WATER SERVICE & B-BOX LOCATION SHOWN.



EXISTING		PROPOSED	
	Combined Sewer		Sanitary Sewer
	Storm Sewer		Sanitary Manhole
	Storm Manhole		Catch Basin
	Inlet		Down Spout
	Water Main		Valve & Hydrant
	Pressure Connection		Valve & Box
	Fire Hydrant		Structure to be Abandoned
	Power Pole		Overhead Electric Wires
	Spot Grade		Proposed or Ground
	Drainage Arrow		Elevation
	Manhole from & Lid No.		Structure Size 2' d.
	Structure No. - 1-A (48") R-1772-8		Rim Elevation
	Invert Elevation		Elevation

DAVID BYCROFT, PLS
NORMAN J. TOBERMAN & ASSOC., LLC.
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FAX: (847) 749-4104

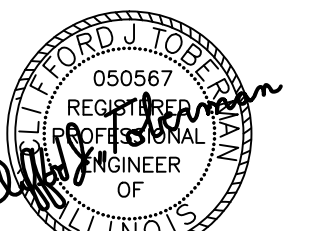
A+M ARCHITECTS, LLC.
40 LANDOVER PARKWAY, SUITE 3
HAWTHORN WOODS, IL 60047
PHN: (847) 726-9517
FAX: (847) 726-9516

**NORMAN J. TOBERMAN
&
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CONSULTING CIVIL
ENGINEERS &
SURVEYORS**

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mail@toberman.us
www.toberman.us

DESIGN FIRM NO:
184005910
EXPIRES: 04-30-21

No.	Date	Revision
	06/01/20	
	PLAN COMMISSION/	
	VILLAGE REVIEW	



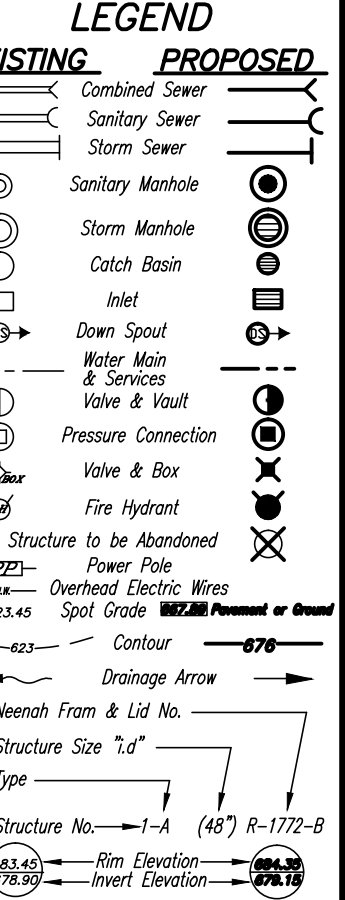
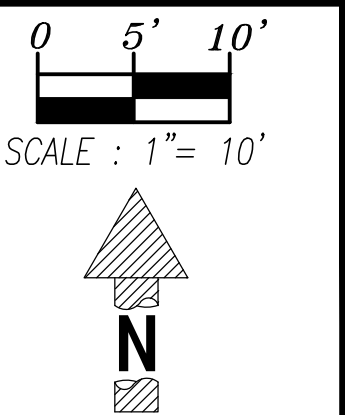
EXPIRES: 11/30/21

**PROPOSED
IMPROVEMENTS**
17302 OAK PARK AVE.
TINLEY PARK, IL. 60477

NJT Project No.
20-7108

UTILITY PLAN

Sheet No.
C-3



SURVEYOR

IAN J. TOBERMAN & ASSOC., LLC.
S. WILKE ROAD, SUITE 301
NGTON HEIGHTS, IL 60005
(847) 439-8225
(847) 749-4104

ARCHITECT

ARCHITECTS, LLC.
ANDOVER PARKWAY, SUITE 3
THORN WOODS, IL 60047
:(847) 726-9517
(847) 726-9516

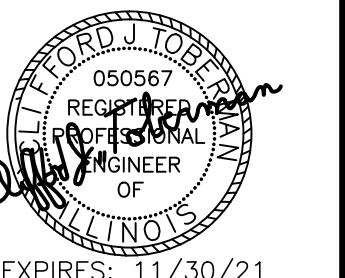
OWNER

**ERMAN J. TOBERMAN
&
ASSOCIATES, LLC
CONSULTING CIVIL
ENGINEERS &
SURVEYORS**

ATTENTION: CLIFF TOBERMAN, P.E.
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F. (847) 749-4104
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www.toberman.us

SIGN FIRM NO:
184005910
RES: 04-30-21

Date	Revision
6/01/20	
PLAN COMMISSION/	
VILLAGE REVIEW	

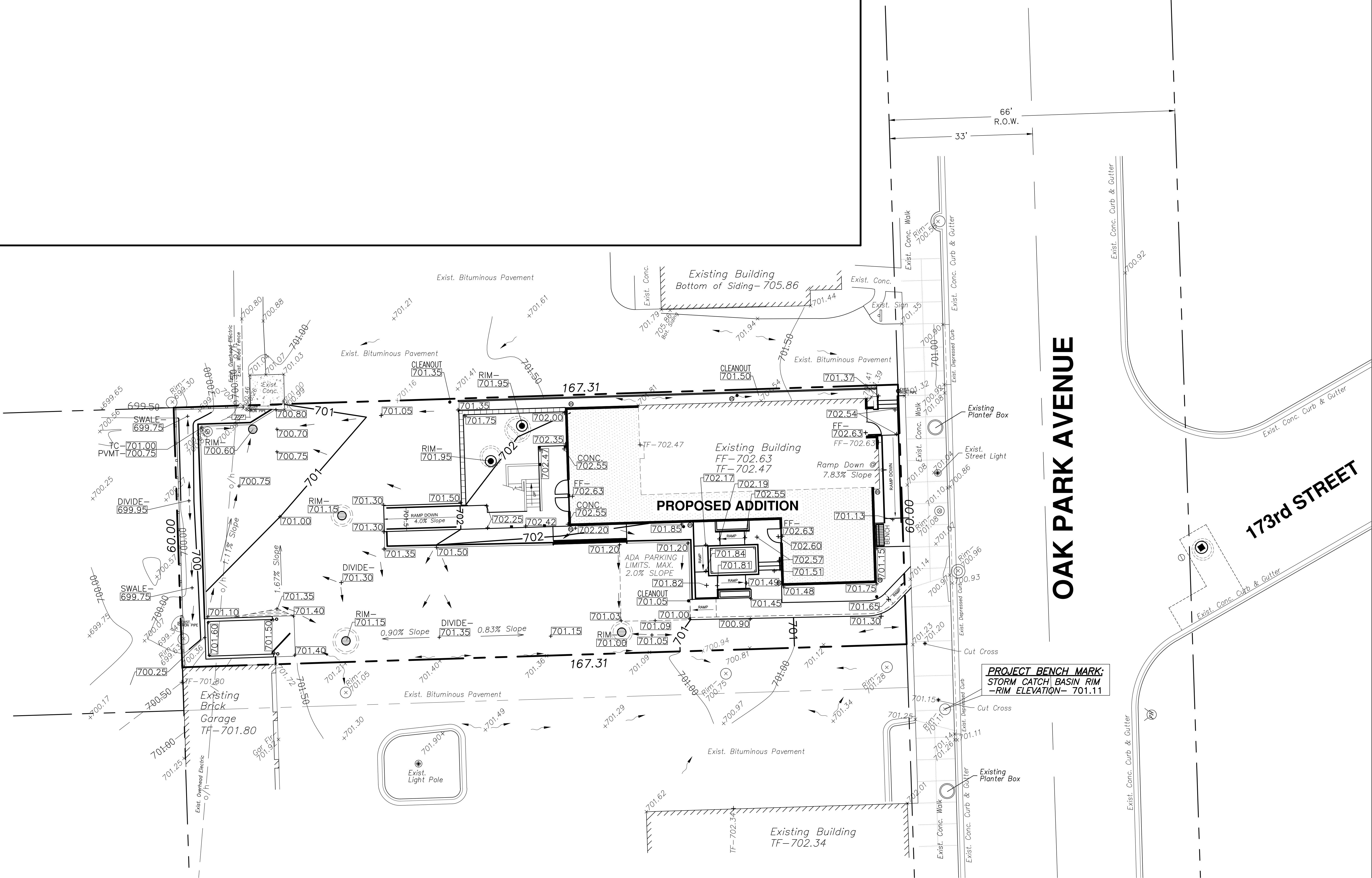


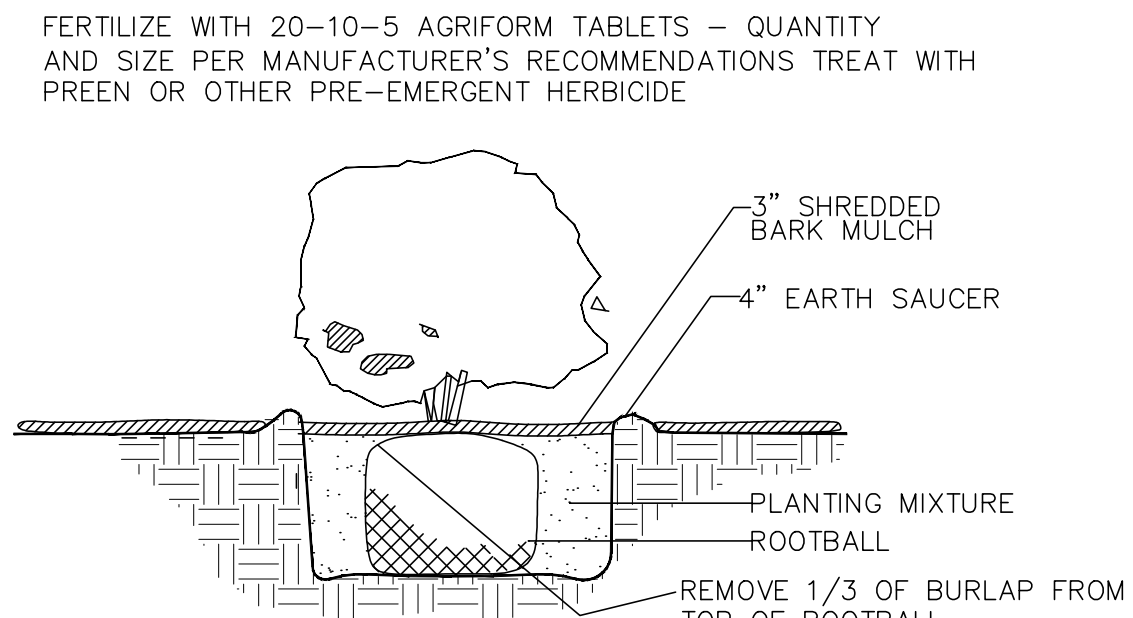
**PROPOSED
PROVEMENTS**
02 OAK PARK AVE.
LEY PARK, IL. 60477

T Project No.
0-7108

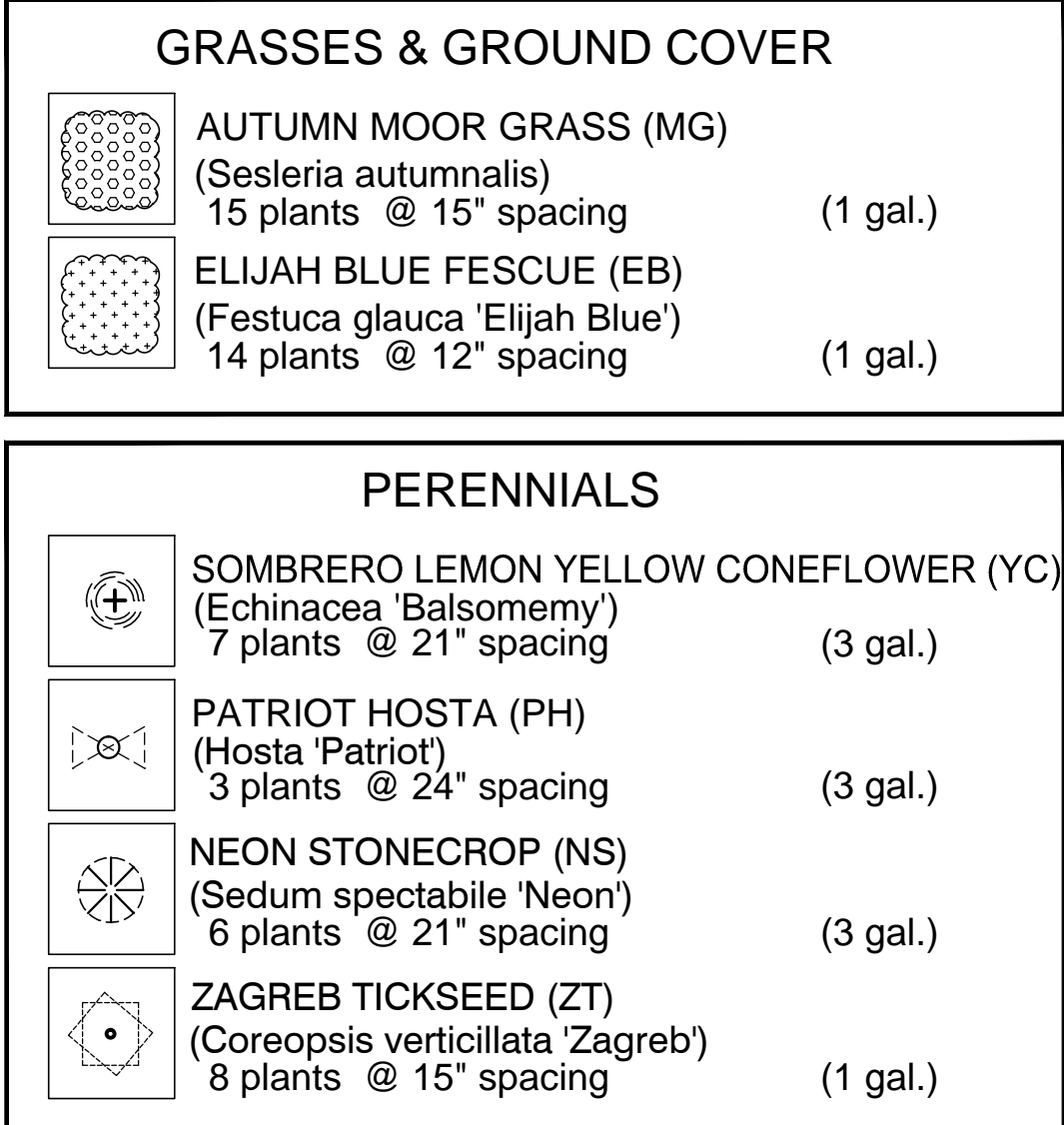
LOADING PLAN

Sheet No.
C-4



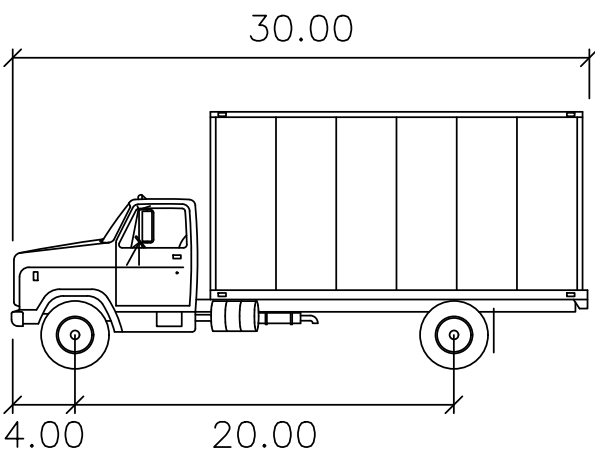
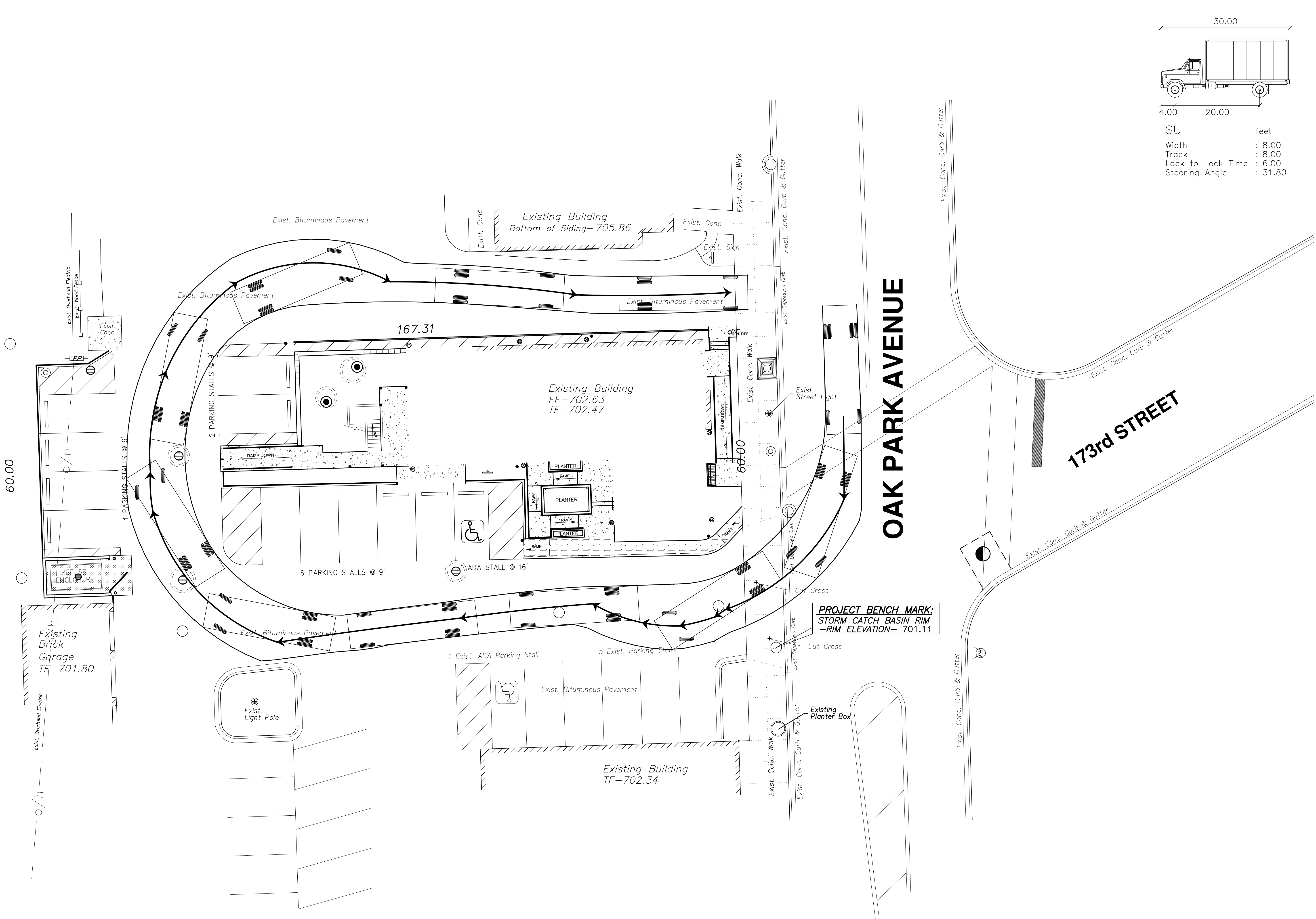


SHRUB, GRASS, & PERENNIAL PLANTING DETAIL



****NOTE:**
ALL PLANTING AREAS ARE TO BE FINISHED WITH
HARDWOOD MULCH AT MINIMUM 3" DEPTH.





SU feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.00
Steering Angle : 31.80

LEGEND	
EXISTING	PROPOSED

SURVEYOR
DAVID BYCROFT, PLS
NORMAN J. TOBERMAN & ASSOC., LLC.
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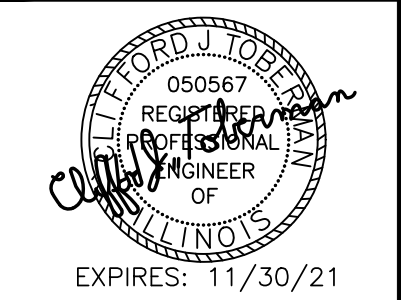
ARCHITECT
A+M ARCHITECTS, LLC.
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OWNER

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DESIGN FIRM NO.: 184005910
EXPIRES: 04-30-21

No.	Date	Revision
	04/17/20	ISSUE/VILLAGE REVIEW

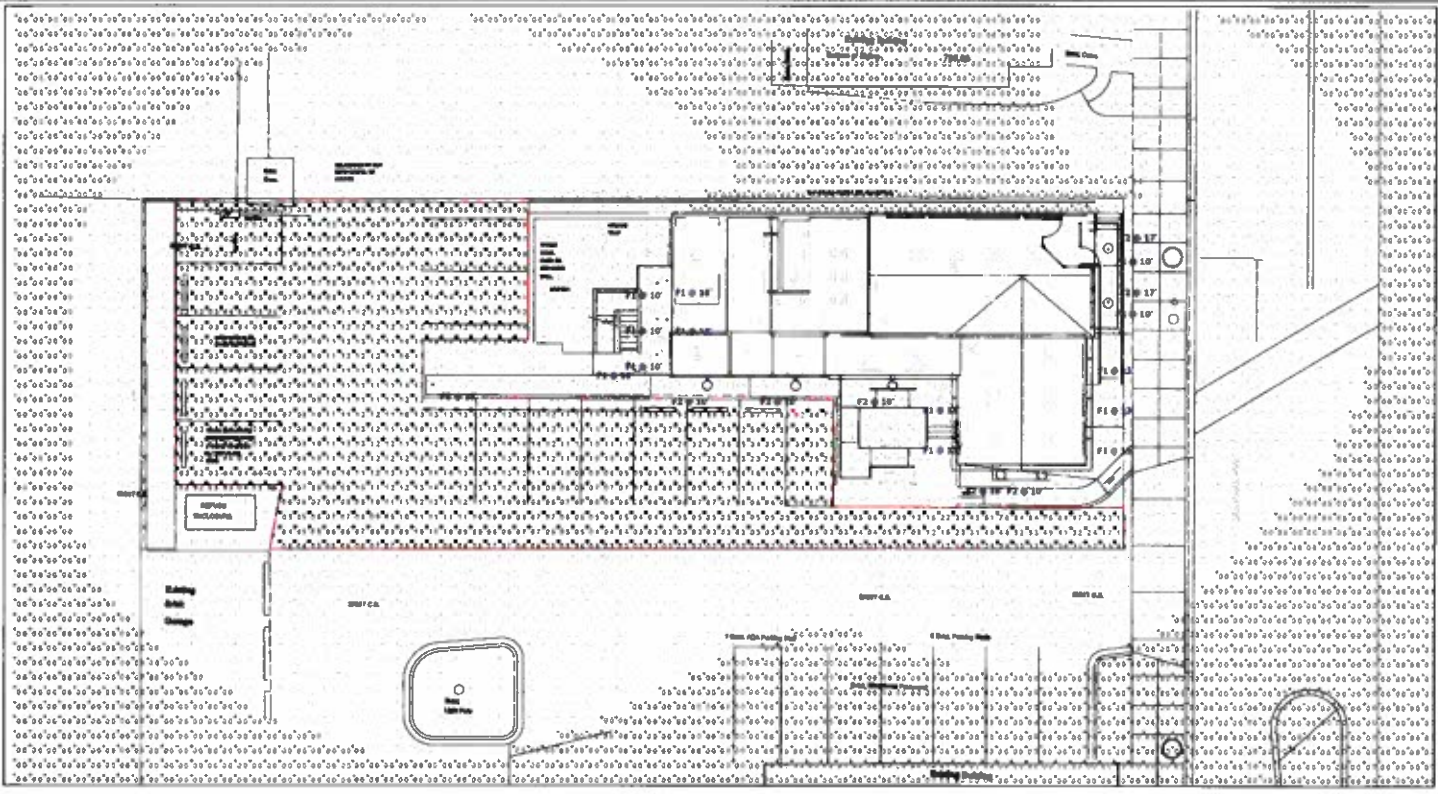


PROPOSED IMPROVEMENTS
17302 OAK PARK AVE.
TINLEY PARK, IL. 60477

NJT Project No.
20-7108

Delivery Truck Turning Exhibit

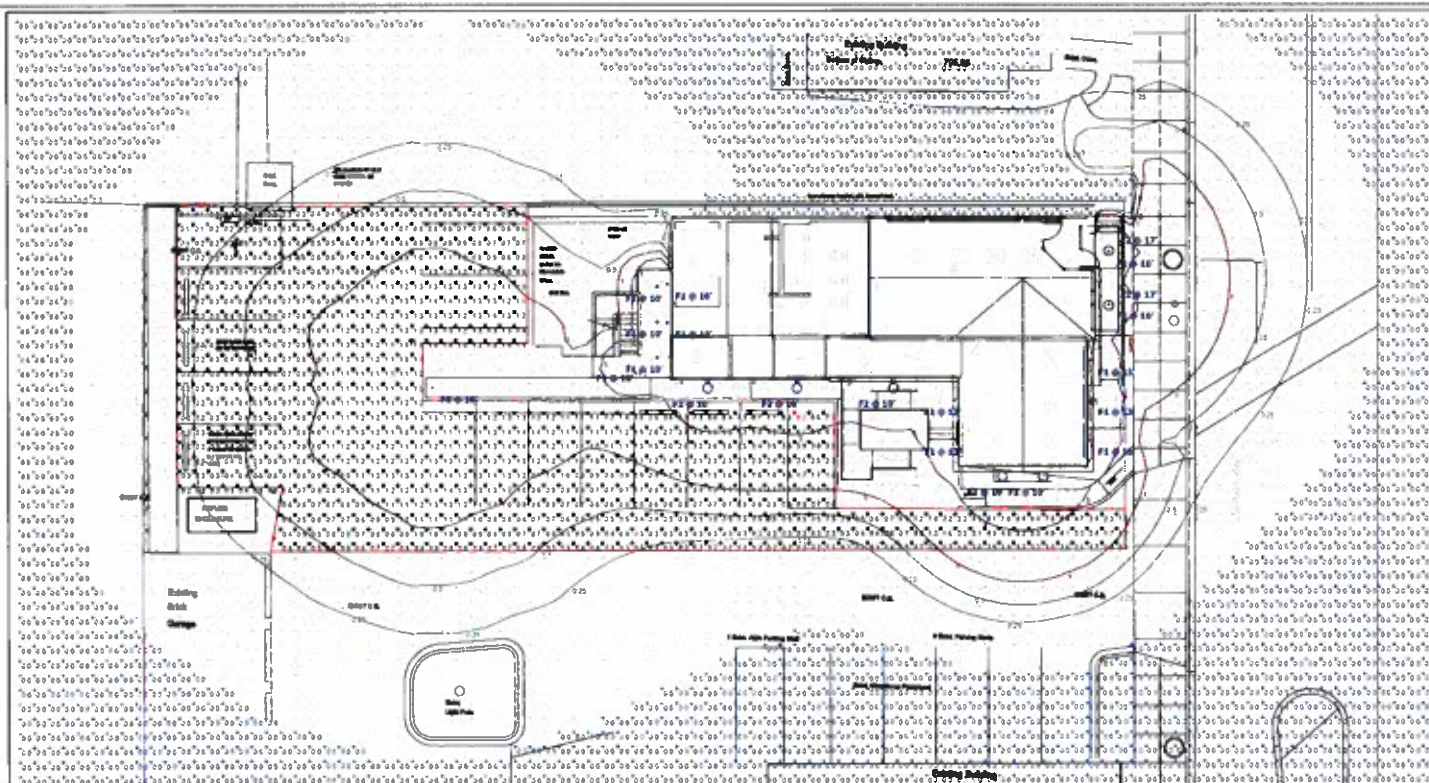
Sheet No.
C-T.2



NOTES:
 1. CALCULATION POINTS ARE AT GROUND LEVEL.
 2. ALL FIXTURE HEIGHTS ARE NOTED ON THE PLAN.
 3. CALCULATION POINTS ARE ON A 2'-6" x 2'-6" SPACING.
 4. CURBS, SHRUBBERY, EQUIPMENT AND SIGNAGE CAN CAUSE REDUCED LIGHT LEVELS FROM WHAT IS EXPECTED.
 5. CALCULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.
 **FIELD VERIFICATION REQUIRED.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Balcony Calc.	+	7.0 fc	59.0 fc	0.0 fc	N/A	N/A
Full Area Calc.	—	0.8 fc	44.5 fc	0.0 fc	N/A	N/A
Parking Lot Calc.	X	1.2 fc	9.2 fc	0.0 fc	92.0:1	12.0:1
Property Line Calc.	+	0.9 fc	18.9 fc	0.0 fc	N/A	N/A

Schedule						
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	lumens per luminaire
○	F1	13	Aculux	UMTH D 12LM 40K 80CRI 250 E21 MVOLV NT30P CD	ACULUX INITIA 3" ROUND DOWNLIGHT 1200 LUMEN, 25° BEAM, CLEAR DIFFUSE REFLECTOR	1300
○	F2	7	ANP Lighting	W12RH024LDDW40K	20.0" WAREHOUSE SHADE 24W Cree LMH025 Module - 4000K CCT - Wide Distribution	3027
○	F5	1	Sternberg Lighting	6130LED-6ANKS-PTLR3 CSA	6130LED HERITAGE 6-5/8" Post Top Lantern, Clear Textured Acrylic, Type 5	5952



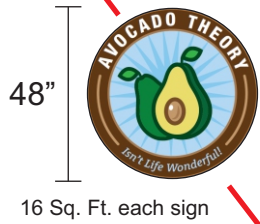
NOTES:
 1. CALCULATION POINTS ARE AT GROUND LEVEL.
 2. ALL FEATURE HEIGHTS ARE NOTED ON THE PLAN.
 3. CALCULATION POINTS ARE ON A 2'-6" x 2'-6" SPACING.
 4. CARS, SHRUBBERY, EQUIPMENT AND SIGNAGE CAN CAUSE REDUCED LIGHT LEVELS FROM WHAT IS EXPECTED.
 5. CALCULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.
 **FIELD VERIFICATION REQUIRED.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Balcony Calc.	+	7 fc	59 fc	0 fc	N/A	N/A
Fuel Area Calc.	-	6.8 fc	46.5 fc	0.0 fc	N/A	N/A
Parking Lot Calc.	x	1.2 fc	9.2 fc	0.1 fc	92.0:1	12.0:1
Property Line Calc.	+	6.9 fc	18.9 fc	0.0 fc	N/A	N/A

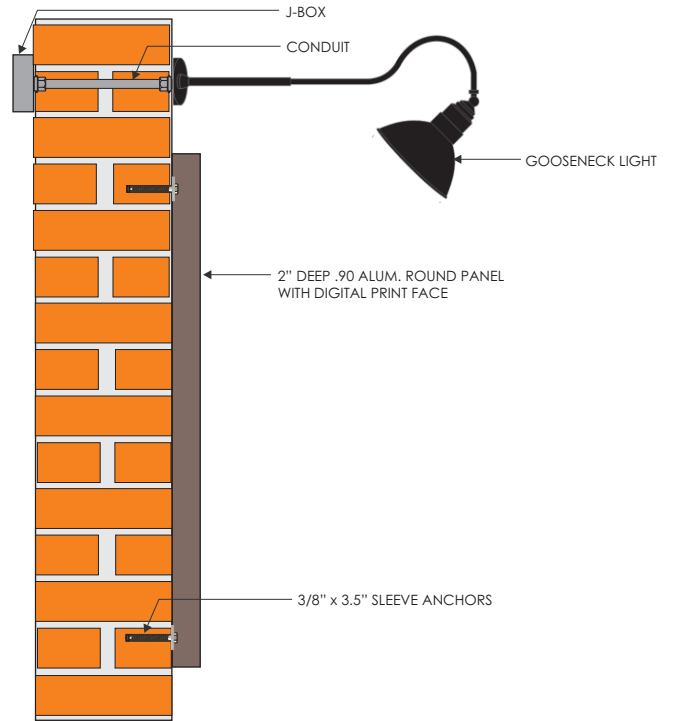
Schedule						
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Fixture LLF Wattage
○	F1	13	Aculux	INIT3 D 12LM 40K 80CRI 25D E21 HVOLT NT30P CO	ACULUX INITIA 3" ROUND DOWNLIGHT, 1200 LUMEN, 257 BEAM, CLEAR DIFFUSE REFLECTOR	1300 0.93 11.9
○	F2	7	ANP Lighting	W520H024LDW40K	28.0" WAREHOUSE SHADE 24W Cree LMH02 B Module - 4800K CCT - wide Distribution	3037 0.93 29.09
○	F5	1	Sternberg Lighting	6130LED-4A8C4ST5-NDL63-CSA	6130LED HERITAGE, 6-Sided Post Top Lantern, Clear Textured Acrylic, Type 5	5952 0.93 65.1



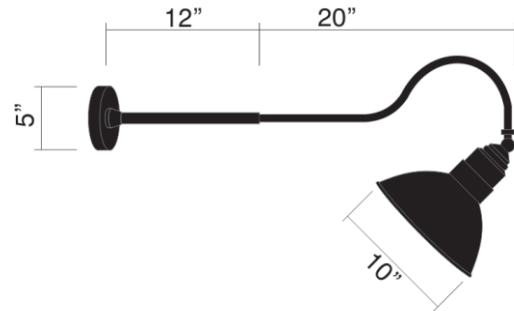
South Elevation



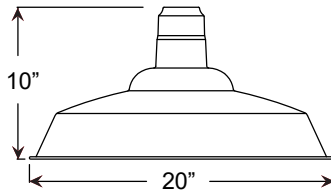
East Elevation



Typical Alum. Pan Formed Logo
Not to scale



Gooseneck Style Arm with Adjustable 10" Shade and Free Extension Arm. Adjustable Angle to Allow For Area Lighting or Sign Lighting UL Listed Standard Edison Light Bulb Holder (E26 or E27 Base) Suitable for LED, CFL, or Incandescent Light Bulbs Includes a free 12" extension arm; which adds an additional 12" to the standard 20" gooseneck arm.



Weight: 2.5 lbs

Catalog Logic

W520 - **M024LDD** **W** **40K** - **RTCW** - **E6** - **100GLCL** - **PC** - **41** - **UNV**

RLM Style Light Source, Wattage & Dimming Distribution CCT Driver Housing Mounting Glass & Guard Accessories Finish Voltage

Catalog Number

W520

UNV

1 LIGHT SOURCE & WATTAGES

M012LDN	(12w, 750 lumen, Cree module) Integral driver, 120V, TRIAC dimming & narrow distribution only.
M009LDD	(9w, 850 lumen, Cree module)
M010LDD	(10w, 1250 lumen, Cree module)
M016LDD	(16w, 2000 lumen, Cree module)
M024LDD	(24w, 3000 lumen, Cree module)

2 DISTRIBUTION

W	(T5 Wide Distribution with Dome LED Lens)
N*	(T5 Narrow Distribution with Flat LED Lens)
*12w is narrow only, select "N".	

3 COLOR TEMPERATURE (CCT)

27K	(2700K)
30K	(3000K)
35K	(3500K)
40K	(4000K)

4 DRIVER HOUSINGS*

NA	(Housing not required for 12w)
Wall Mount Options Choose Arm in Box 5	
RTCW	(Driver Housing for Wall only (E-arms); 6 1/2" OD x 5 5/8" H)
SRTCW	(Smooth Driver Housing for Wall only (E-arms); 6" OD x 2 7/8" H)
RTCNCW	(Driver Housing/No Spun Cover for Wall only (E-arms); 5 7/8" OD x 2 5/8" H)
Cord Mount Options Choose Cord Style in Box 5	
CRD-RTCC	(Driver Housing for Cord only; 6 1/2" OD x 5 5/8" H)
CRD-SRTCC	(Smooth Driver Housing for Cord only; 6" OD x 2 7/8" H)
CRD-RTCNC	(Driver Housing/No Spun Cover for Cord only; 5 7/8" OD x 2 5/8" H)
Cable Mount Options Choose Cord Style in Box 5	
SSC-RTCC	(Driver Housing for SS Cable/Cord only; 6 1/2" OD x 5 5/8" H)
SSC-SRTCC	(Smooth Driver Housing for SS Cable/Cord only; 6" OD x 2 7/8" H)
SSC-RTCNC	(Driver Housing/No Spun Cover for SS Cable/Cord only; 5 7/8" OD x 2 5/8" H)
Stem Mount Options Choose Stem Size in Box 5	
ST-RTCC	(Driver Housing for Stem only; 6 1/2" OD x 5 5/8" H)
ST-SRTCC	(Smooth Driver Housing for Stem only; 6" OD x 2 7/8" H)
ST-RTCNC	(Driver Housing/No Spun Cover for Stem only; 5 7/8" OD x 2 5/8" H)
Emergency Backup Housing Options Choose EMG Driver in Box 7	
CRD-DCCEM	(Emergency Ballast Housing for Cord only; 12" OD x 1 1/2" H) Choose Cord Style in Box 5.
ST-DCCEM	(Emergency Ballast Housing for Stem only; 12" OD x 1 1/2" H) Choose Stem Size in Box 5.
SSC-DCCEM	(Emergency Ballast Housing for SS Cable/Cord only; 12" OD x 1 1/2" H) Choose Cord Style in Box 5.
*Driver Housing finish will match fixture finish.	

5 MOUNTING SOURCES*

Arm Mounts	
E3 E4 E6 E8 E9 E10 E11 E12 E18 E25	
Wall Mounts	
WM54 WM74 WM317	
Post Mounts	
PM10 PM20 PM30 PM40 PM50 PM319	
Cord Mounts Color & Style (See page 5 for color cord style)	
SJT Cord	
BLC (6' Black SJT Cord)	WHC (6' White SJT Cord)
Solid Fabric Colored Cords	
BLSF (6' Black)	ORSF (6' Orange)
GYSF (6' Gray)	LGSF (6' Lime Green)
CHSF (6' Chocolate Brown)	KGSF (6' Kelly Green)
WHSF (6' White)	CBSF (6' Cobalt Blue)
CASF (6' Cardinal)	SBSF (6' Sky Blue)
Patterned Fabric Colored Cords	
BWHPF (6' Black/White Houndstooth)	BIHPF (6' Brown/Ivory Houndstooth)
GYCPF (6' Gray/Citrus Yellow)	MOSPF (6' Magenta/Orange Stripe)
NMTPF (6' Navy Mini Tweed)	
Glossy Fabric Colored Cords	
GMGF (6' Gun Metal)	SSGF (6' Sterling Silver)
CPGF (6' Copper Penny)	BRGF (6' Bronze)
GOGF (6' Gold)	
Stem Mounts	
1/2" (13/16" OD) Rigid Stems	3/4" (1" OD) Rigid Stems
2ST6 2ST12 2ST18	3ST6 3ST12 3ST18
2ST24 2ST36 2ST48	3ST24 3ST36 3ST48
2ST60 2ST72 2ST96	3ST60 3ST72 3ST96

*Arm mounts, Wall mounts or Stem finish will match fixture finish.

W520
LED

Project: _____

Fixture Type: _____ Quantity: _____

Customer: _____

6	GLASS & GUARD*
Up to 24w MAX	
100GLCL	(Clear Glass)
100GLFR	(Frosted Glass)
100GLPR	(Prismatic Glass)
100GLCLGUP	(Clear Glass & Small Wire Guard)
100GLFRGUP	(Frosted Glass & Small Wire Guard)
100GLPRGUP	(Prismatic Glass & Small Wire Guard)
100GLCLGUPC	(Clear Glass & Cast Guard)
100GLFRGUPC	(Frosted Glass & Cast Guard)
100GLPRGUPC	(Prismatic Glass & Cast Guard)
100GLGUP	(Small Wire Guard with No Glass)
100GLGUPC	(Cast Guard with No Glass)
*Cast or Wire Guard finish will match fixture finish.	

7	ACCESSORIES*
*EMG-LED06 (6w, LED Emergency Driver, remote placement, Cree module only, Not applicable for 12w LED) MUST CHOOSE DCCM CANOPY IN BOX 4.	
*EMG-LED10 (10w, LED Emergency Driver, remote placement, Cree module only, Not applicable for 12w LED) MUST CHOOSE DCCM CANOPY IN BOX 4.	
*EMG-LED16 (16w, LED Emergency Driver, remote placement, Cree module only, Not applicable for 12w LED) MUST CHOOSE DCCM CANOPY IN BOX 4.	
*EMG-LED20 (20w, LED Emergency Driver, remote placement, Cree module only, Not applicable for 12w LED) MUST CHOOSE DCCM CANOPY IN BOX 4.	
GR20	(20" Wire Grill)**
PC	(Button Photo Cell) Remote Only
SC	(Scroll for Arms)**
SLC	(Sloped Ceiling Mount Canopy, 20° Max)**
SQ	(Square Back Plate)**
SWL	(Adjustable Locking Swivel)**
TBK	(Turn Buckle Kit)**
*For Emergency lumen output data; see Resources section at www.ANPlighting.com	
**Accessory finish will match fixture finish.	

8	FINISHES				
*Marine Grade Finish has an additional charge					
Standard Colors	Standard Grade	Marine Grade*	Premium Colors	Premium Grade	Marine Grade*
Aspen Green	10	10M	High Gloss Black	01	01M
Cantaloupe	11	11M	Arctic Silver	14	14M
Lilac	12	12M	Candy Apple Red	64	64M
Putty	13	13M	Cobalt Blue	65	65M
Raw Unfinished	40	NA	Caramel	66	66M
Black	41	41M	Butterscotch	67	67M
Forest Green	42	42M	Black Silver	68	68M
Bright Red	43	43M	Gunmetal Gray	69	69M
White	44	44M	Mayan Gold	79	NA
Bright Blue	45	45M	Textured Desert Stone	80	80M
Sunny Yellow	46	46M	Extreme Chrome	81	81M
Aqua Green	47	47M	Graystone	82	82M
Galvanized	49	NA	Oil Rubbed Bronze	83	83M
Navy	50	50M	Carbon Graphite	96	96M
Architectural Bronze	51	51M			
Patina Verde	52	52M			
Copper Clay	53	53M			
Silver	56	56M			
Black Verde	61	61M			
Painted Chrome	70	70M			
Painted Copper	71	71M			
Textured Black	72	72M			
Matte Black	73	73M			
Textured Architectural	76	76M			
Textured White	77	77M			
Textured Silver	78	78M			
Consult Factory for additional paint charges and availability.					

9	VOLTAGE
UNV (120-277)	

Project: _____

Fixture Type: _____ Quantity: _____

Customer: _____

LED MODULE SPECIFICATIONS

LED	CCT	Typical Luminous Flux	System Wattage	Typical Efficacy
9W	2700K	850	11W	97
	3000K	850	11W	97
	3500K	850	11W	97
	4000K	850	11W	97
10W	2700K	1250	12W	125
	3000K	1250	12W	125
	3500K	1250	12W	125
	4000K	1250	12W	125
12W	2700K	750	12W	65
	3000K	750	12W	65
	3500K	750	12W	65
	4000K	750	12W	65
16W	2700K	2000	19W	125
	3000K	2000	19W	125
	3500K	2000	19W	125
	4000K	2000	19W	125
24W	2700K	3000	29W	125
	3000K	3000	29W	125
	3500K	3000	29W	125
	4000K	3000	29W	125

MODULE SPECIFICATION:

- Efficacy 65-125 lumens per watt
- Life: L70 50,000 hours
- Color temp: 2700K, 3000K, 3500K and 4000K
- CRI: >90

MODULE DRIVER SPECIFICATION:

- Input Voltage: 120-277 Volts; 50/60Hz
- Dimmable down to 1%
- 0-10V, TRIAC and ELV dimming protocols are standard. (12w is 120v and TRIAC dimming only)
- Output Current: Constant Current; 440mA to 940mA (model dependent)
- Driver Efficiency > 80%; Power Factor > 0.9
- Integral Surge Protection in conformance to ANSI C62.41 Category A.

MODULE LISTINGS

- Fully compliant with the RoHS Directive
- Certifications: CE/UL

WARRANTY

See www.ANPlighting.com for complete fixture warranty.

LED warranty information

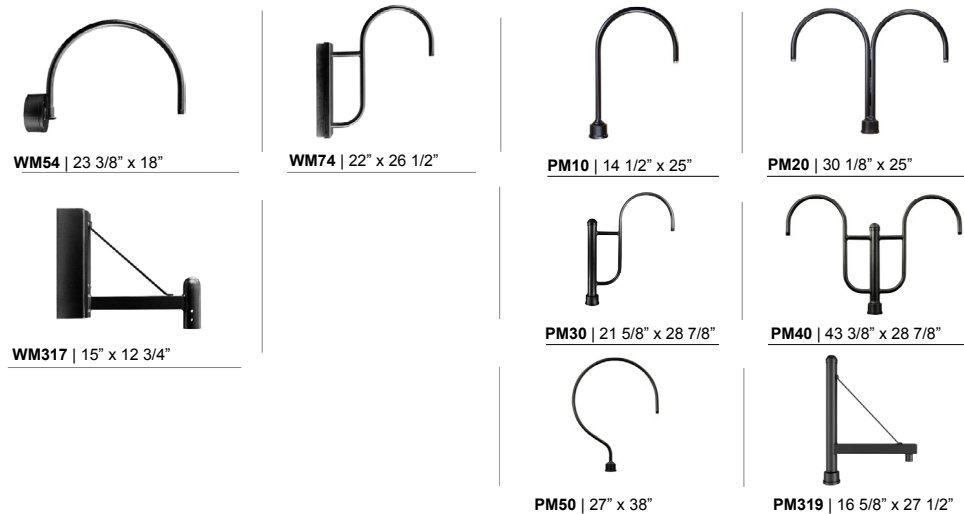
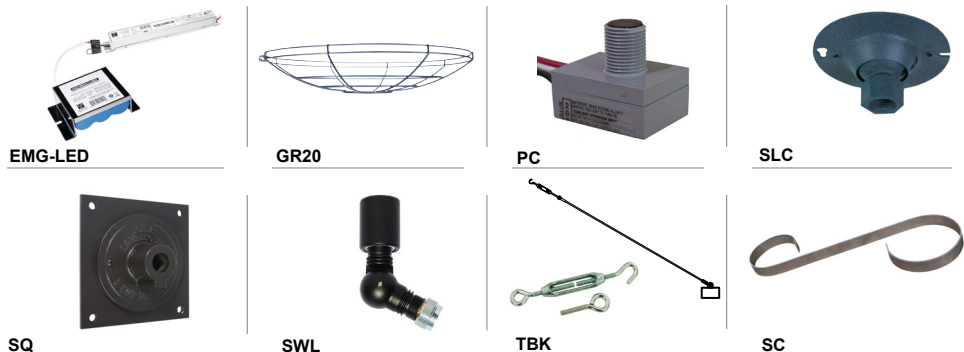
- 5 year limited warranty*

*Limited Warranty: A typical year is defined as 4380 hours of operation

Project: _____

Fixture Type: _____ Quantity: _____

Customer: _____

ARM MOUNTS | Dimensions are Projection x Height | CB included with all arms | Arm will match fixture finish**WALL MOUNTS** | Dimensions are Projection x Height | **POST MOUNTS** | Dimensions are Projection x Height**ACCESSORIES****Driver Housings**

	RTCW (6 1/2" OD x 5 5/8" H) Wall Only (E-arms)
	RTCNCW (5 7/8" OD x 2 5/8" H) Wall Only (E-arms)
	SRTCW (6" OD x 2 7/8" H) Wall Only (E-arms)
	ST-RTCC (6 1/2" OD x 5 5/8" H) Stem Only
	CRD-RTCC (6 1/2" OD x 5 5/8" H) Cord Only
	SSC-RTCC (6 1/2" OD x 5 5/8" H) Cable Only
	ST-RTCNCW (5 7/8" OD x 2 5/8" H) Stem Only
	CRD-RTCNCW (5 7/8" OD x 2 5/8" H) Cord Only
	SSC-RTCNCW (5 7/8" OD x 2 5/8" H) Cable Only
	ST-SRTCC (6" OD x 2 7/8" H) Stem Only
	CRD-SRTCC (6" OD x 2 7/8" H) Cord Only
	SSC-SRTCC (6" OD x 2 7/8" H) Cable Only
	ST-DCCEM (12" OD x 1 1/2" H) Stem Only
	CRD-DCCEM (12" OD x 1 1/2" H) Cord Only
	SSC-DCCEM (12" OD x 1 1/2" H) Cable Only

GLASS & GUARDS
UP TO 24W MAXGlass Legend: **CL** = Clear **FR** = Frosted **PR** = Prismatic
100 = Small 200 = Large**Glass Only (6 1/2" H X 4 1/8" W)**

	100GLCL
	100GLFR
	100GLPR

Glass with Cast Guard (7 1/2" H X 4 1/8" W)

	100GLCLGUPC
	100GLFRGUPC
	100GLPRGUPC

Glass with Wire Guard (7 1/2" H X 4 1/8" W)

	100GLCLGUP
	100GLFRGUP
	100GLPRGUP

Guards Only (7 1/2" H X 4 1/8" W)

	100GLGUPC (Cast Guard)
	100GLGUP (Wire Guard)

Project: _____

Fixture Type: _____ Quantity: _____

Customer: _____

All fabric Color Cords are three conductor, 1/4" diameter

Solid Fabric Colored Cords**BLSF** | Black**GYSF** | Gray**CHSF** | Chocolate Brown**WHSF** | White**CASF** | Cardinal**ORSF** | Orange**LGSF** | Lime Green**KGSF** | Kelly Green**CBSF** | Cobalt Blue**SBSF** | Sky Blue**Patterned Fabric Colored Cords****BWHPF** | Black/White Houndstooth**BIHPF** | Brown/Ivory Houndstooth**GYCPF** | Gray/Citrus Yellow**MOSPF** | Magenta/Orange Stripe**NMTPF** | Navy Mini Tweed**Glossy Fabric Colored Cords****GMGF** | Gun Metal**SSGF** | Sterling Silver**CPGF** | Copper Penny**BRGF** | Bronze**GOGF** | Gold

Plat of Easement
over part of

PARCEL 1:

LOT 1 (EXCEPT THE SOUTH 10 FEET THEREOF) IN BLOCK 1 IN CHRISTIAN ANDRES' SUBDIVISION OF A PART OF THE SOUTH ½ OF LOT 1 OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 17302 OAK PARK AVENUE, TINLEY PARK, IL

P.L.N. 28-30-308-023-0000

PARCEL 2:

THE SOUTH 10 FEET (EXCEPT THE WEST 22 FEET THEREOF) OF LOT 1 IN CHRISTIAN ANDRES' SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTH ½ OF LOT 1 OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED APRIL 3, 1879 AS DOCUMENT NUMBER 216647, TOGETHER WITH LOT 2 (EXCEPT THE WEST 22 FEET THEREOF AND ALSO EXCEPT THE EAST 65 FEET OF THE SOUTH 28 FEET THEREOF) IN BLOCK 1 IN SAID SUBDIVISION, TOGETHER WITH LOT 3 (EXCEPT THE WEST 22 FEET OF THE NORTH 32 FEET THEREOF AND ALSO EXCEPT THE EAST 65 FEET THEREOF) IN BLOCK 1 IN SAID SUBDIVISION, TOGETHER WITH LOT 4 (EXCEPT THE EAST 65 FEET OF THE NORTH 28 FEET THEREOF AND ALSO EXCEPT THE EAST 48.5 FEET OF THE SOUTH 14 FEET OF THE NORTH 42 FEET THEREOF) IN BLOCK 1 IN SAID SUBDIVISION, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 17318 OAK PARK AVENUE, TINLEY PARK, IL

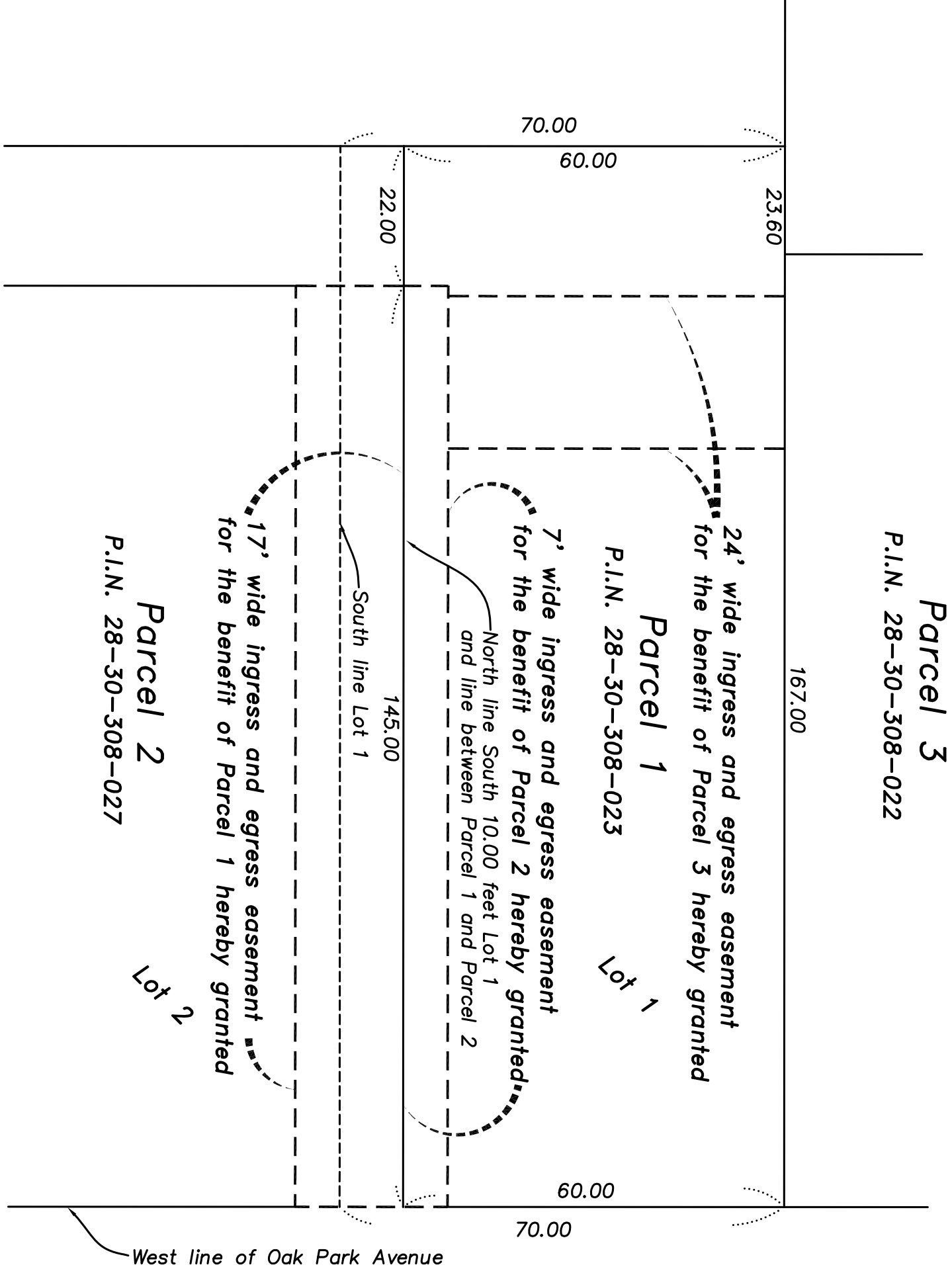
P.L.N.28-30-308-027-0000

PARCEL 3:

LOT 1 (EXCEPT THE SOUTH 5 FEET THEREOF) IN BLOCK 3 OF CHRISTIAN ANDRES' SUBDIVISION OF PART OF SOUTH ½ OF LOT 1 LYING NORTH OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD IN THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 17270 OAK PARK AVENUE, TINLEY PARK, IL

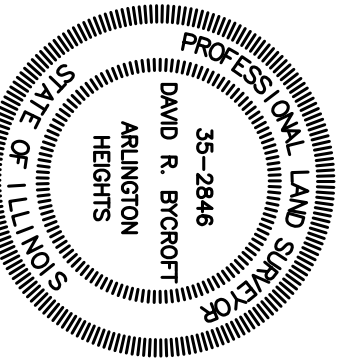
P.L.N. 28-30-308-022-0000



State of Illinois }
County of Cook } SS.

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have prepared this plat from office records for the purpose of creating an easement and that this plat is a correct representation of said office records dated at Arlington Heights, Illinois, this 9th day of June, 2020

by _____
as Illinois Professional Land Surveyor No. 2846



Design Firm #184-005910
Expires April 30, 2021

Parcel 1 Land Owner Certificate

State of Illinois }
County of Cook } SS.
This is to certify that _____ is the sole owner of the property described hereon and that they have caused said property to be granted for an easement for public ingress, egress, and access as shown hereon.

Dated this _____ day of _____, A.D., 2020

Owner _____

Notary Certificate

State of Illinois }
County of Cook } SS.

I, _____ a notary public in and for said County in the State aforesaid, does hereby certify that

_____ personally known to me to be the same person whose name is subscribed to the foregoing instrument as the sole owner, who appeared before me this day in person & acknowledged that he signed and delivered said instrument of his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., 2020

Notary Public _____

My commission expires on _____

Parcel 2 Land Owner Certificate

State of Illinois }
County of Cook } SS.

This is to certify that _____ is the sole owner of the property described herein and that they have caused said property to be granted for an easement for public ingress, egress, and access as shown hereon.

Dated this _____ day of _____, A.D., 2020

Owner _____

Notary Certificate

State of Illinois }
County of Cook } SS.

I, _____ a notary public in and for said County in the State aforesaid, does hereby certify that

_____ personally known to me to be the same person whose name is subscribed to the foregoing instrument as the sole owner, who appeared before me this day in person & acknowledged that he signed and delivered said instrument of his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., 2020

Notary Public _____

My commission expires on _____

Village Board Certificate

State of Illinois }
County of Cook } SS.

Approved by the President and the Board of Trustees of the Village of Tinley Park, Illinois, at a meeting held this _____ day of _____, 2020

by _____ Village President

attest: _____ Village Clerk

Village Engineer Certificate

State of Illinois }
County of Cook } SS.

Approved by the Village Engineer of the Village of Tinley Park, Illinois,

this _____ day of _____, 2020

by _____ Village Engineer

Revised June 9, 2020 to add signature blocks

from the office of:
Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225



PLAN COMMISSION STAFF REPORT

June 18, 2020 – Workshop

Petitioner

Village Tinley Park

Municipal Code

Zoning Code

Approvals Sought

Text Amendment

Project Planner

Paula J. Wallrich, AICP
Acting Community
Development Director

Zoning Code Text Amendment – Adult-Use Cannabis Business Establishments

BACKGROUND

The *Cannabis Regulation and Tax Act* (Public Act 101-0027), hereafter termed as the “Act”, was signed into law by Governor JB Pritzker on June 25, 2019 (amended and adopted as Public Act 101-0593 December 4, 2019). Effective as of January 1, 2020, the Act legalized the possession and private use of cannabis for Illinois residents over 21 years of age. With the adoption of the Act, municipalities may not restrict the private consumption of cannabis that is authorized by the Act. However, municipalities can adopt and enforce local ordinances to regulate the possession and public consumption of cannabis so long as the regulations and penalties are consistent with the Act.

The Act also preserves local zoning authority and authorizes municipalities to prohibit or significantly limit the location of cannabis businesses by ordinance. Municipalities have the authority to enact reasonable zoning regulations that are not in conflict with the act, including the adoption of regulations designating the time, place, manner, and number of cannabis business operations, including minimum distances between cannabis locations through Special Use Permits.

Subsequent to the legalization of cannabis in Illinois, the Village of Tinley Park actively researched, discussed, and enacted local regulations regarding the use and sale of cannabis within corporate limits, including two citizen surveys on whether the Village should allow for the sale of cannabis. On December 17, 2019, the Village Board adopted an ordinance establishing a moratorium on cannabis business establishments. However, at the March 3, 2020 Village Board meeting staff was directed to prepare the necessary amendments to provide appropriate Zoning Ordinance text amendments, licensing, and taxing opportunities to allow for Adult-Use Cannabis Dispensing Facilities within the Village. This memo will address the zoning text amendments, while the recommendations for licensing and taxing will be addressed at the Finance Committee.

Staff has worked closely with the Village attorneys to research current legislation and zoning of other Illinois communities such as Deerfield, Shorewood, Bourbonnais, Oak Forest, and the City of Chicago that have adopted local legislation related to the adult-use of cannabis. Staff also referenced the Illinois Municipal Leagues Model Ordinance (**Exhibit A**) as a guide for the recommended text amendments.

WORKSHOP DISCUSSION

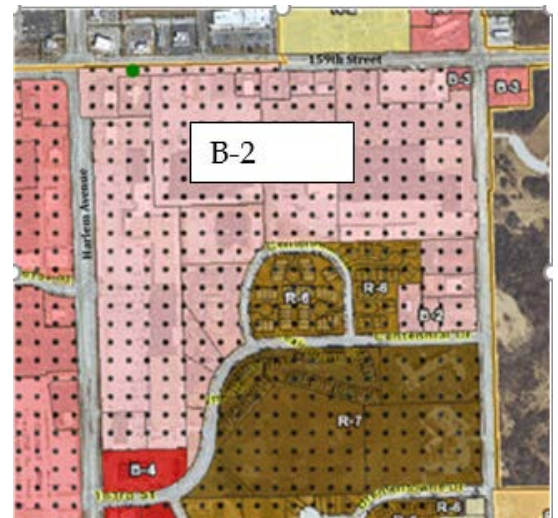
With the adoption of the Act, Adult-Use Cannabis Dispensing Organizations and Adult-Use Cannabis Cultivation Centers may include the sale and growing of medical cannabis. However, Medical Cannabis Dispensing Facilities and Medical Cannabis Cultivation Facilities may not include the sale or growing of adult-use cannabis without reclassifying the definitions as they currently exist in our zoning code. In addition, the Act states the Village cannot prohibit Medical Cannabis Dispensing Facilities in our zoning ordinance but the Village can prohibit Medical Cannabis Cultivation Facilities. Therefore, staff is recommending the more prudent strategy in considering Adult-Use Cannabis uses by allowing the continuation of Medical Cannabis Dispensing Facilities (in the M-1 district) and eliminate or delete regulations allowing Medical Cannabis Cultivation Facilities in the ORI district since they have the ability of growing adult-use cannabis as well. Further, staff is recommending that Adult-Use Cannabis Dispensing Organizations be allowed in B-2 (Community Shopping District) and B-3 (General Business and Commercial District) districts as a Special Use. Further discussion of the appropriate zoning districts and regulations are discussed below.

Zoning

Staff recognizes the commercial nature of a dispensary and therefore recommends providing for the sale of Adult-Use Cannabis in the business districts instead of the M-1 district as previously designated for Medical Cannabis Dispensing Facility. In review of the business zoning districts, it is apparent that the B-1 (Neighborhood Shopping District) is not an appropriate district for this use primarily due to its proximity to residential uses. The B-1 district is characterized as providing *"convenience goods or personal services for the daily needs of the residents living in adjacent residential neighborhoods"*. The B-3 (General Business and Commercial District) and the B-2 (Community Shopping District) more closely align with the scope and nature of a Cannabis Dispensing Organization.

Of these two commercial districts, the B-3 District is the more compatible district for Adult-Use Cannabis Dispensing Organizations in that it is designed to *accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists. This district is intended to include those uses which would not be compatible in a neighborhood or community-type shopping center*. There are several properties zoned B-3 which are primarily located along major commercial corridors, such as 159th Street, Harlem Avenue, LaGrange Road, 191st Street, and Oak Park Avenue north of 167th Street and south of I-80. Some of these B-3 sites are more appropriate for an Adult-Use Cannabis Dispensing Organization than others due to their proximity to residential uses. Staff is recommending that Adult-Use Cannabis Dispensing Organizations be allowed only on properties with frontage on 159th Street, Harlem Avenue, and LaGrange Road because of the commercial nature of these corridors.

The B-2 District may also provide some compatibility with Adult-Use Cannabis Dispensing Organizations, albeit to a lesser extent than the B-3 district due to its definition and the limited amount of property currently zoned B-2 in the Village. The B-2 district is intended to *"provide for a wide variety of related retail-type businesses along with personal uses and other complementary uses. The permitted uses would serve not only nearby residential areas, but also people in neighboring communities and transients for goods and services usually found in larger shopping centers."* The only properties currently zoned B-2 is located along 159th Street and Harlem Avenue frontages (Bremontowne Shopping Center and the Tinley Park Plaza) as depicted on the image to the right.



Special Use & Review Standards

Due to the range and variety of locations in the B-2 and B-3 zoning districts and the unique characteristics associated with Adult-Use Cannabis Dispensing Organizations, Staff is recommending they only be approved as a Special Use. By definition, Special Uses (SUP) *"cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location."* The Village's Zoning Ordinance further recognizes that private uses are of such nature they are best regulated as Special Uses due to the fact *"that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities"*.

The Zoning Ordinance provides standards for consideration when adopting a Special Use, however due to the unique characteristics of an Adult-Use Cannabis Dispensing, Staff is recommending additional standards to consider when reviewing this SUP as follows:

1. Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
2. Proposed structure in which the facility will be located, total square footage, security installations/security plan, and building code compliance.
3. Hours of operation and the anticipated number of customers/employees.
4. Anticipated parking demand based on Section VIII.A.10 for retail uses and available private parking supply.
5. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
6. Overall site design, including access points and internal site circulation.
7. Proposed signage plan and conformance with Section IX (Sign Regulations) and regulations as outlined in Section V.C.13.
8. Compliance with all requirements provided in Section V.C.13 Adult-use Cannabis Business Establishment, as applicable.
9. Other criteria determined to be necessary to assess compliance with Section V.J. (Special Uses) of this Title.
10. In addition to the Special Use Standards outlined in Section X.J.5., no Special Use for an Adult Cannabis Business Establishment shall be recommended by the Plan Commission unless said Commission shall find:
 - a. That there is sufficient distance (or setback) between the operations of the Special Use and the public right-of-way so that the operations of the SUP do not dominate nor alter the essential character of the street frontage or be detrimental to the overall character of the commercial corridor; and
 - b. That opportunities exist for shared parking to accommodate unexpected parking needs associated with the Special Use.

Adult Use Cannabis Dispensing Organization Requirements

In addition to these Special Use standards, staff is recommending certain criteria be met by any business in order to apply for a SUP for a Adult-Use Cannabis Dispensing Organization. The proposed use must satisfy the following criteria to be approved:

1. Facility may not be located within 400 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school or daycare center. This shall not include a daycare home (daycare conducted within a residence) or residential care home. Learning centers or technical and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
2. Facility may not be located in a dwelling unit or within 100 feet of the property line of a pre-existing property zoned or used for residential purposes.
3. Adult-Use Cannabis Dispensing Organization will be limited to locations with frontage on 159th Street, Harlem Avenue, and LaGrange Road.
4. Facility must be located in a standalone building as the sole use of that structure; no co-tenancy with other uses allowed.
5. Facility shall not sell food for consumption on the premises.
6. Facility shall not allow on-site consumption or smoking of cannabis.

7. Facility shall be restricted to the following hours of operation: Monday through Saturday (8:00 a.m. to 9:00 p.m.); Sundays (12:00 p.m. to 6:00 p.m.)
8. Facility shall not be allowed to have a drive-through window or service.
9. Signage shall be limited to: one flat wall sign that does not exceed ten (10) sq. ft. in area; and one identifying sign that does not exceed two sq. ft in area, which identifying sign may include only the dispensary's address. Such signs shall not be directly illuminated; obstruct the entrance or windows of the recreational cannabis dispensary; include an electronic message sign or any temporary signs on the exterior of the property. No signage on the exterior of a recreational cannabis dispensary may contain cannabis imagery such as cannabis leaves, plants, smoke, cannabis paraphernalia, or cartoonish imagery oriented towards youth, or any language terms referencing cannabis, or any slang or street terms commonly associated with cannabis. Notwithstanding anything to the contrary, a recreational cannabis dispensary must post a sign with text that is clearly legible and conspicuous immediately adjacent to all entrances that includes the following language: "Persons under the age of 21 are prohibited from entering unless a qualifying patient with a prescription issued under the Compassionate Use Medical Cannabis Program Act."
10. The exterior of all bags, sacks, totes or boxes provided to customers to carry cannabis out of the recreational cannabis dispensary must be opaque and without text or graphics advertising or identifying the contents of the products contained within.
11. Facility shall install building enhancements, such as security cameras, lighting, or other improvements, as set forth in the Special Use permit, to ensure the safety of employees and customers of the adult-use cannabis business establishments, as well as its environs. Said improvements shall be determined based on the specific characteristics of the floor plan for an Adult-Use Cannabis Business Establishment and the site on which it is located, consistent with the requirements of the Act.
12. For purposes of determining required parking, said facilities shall be classified as a "Retail Store" per VIII A.10. (Number of Parking Spaces Required) provided, however, that the Village may require that additional parking be provided as a result of the analysis completed through Section X.J. (Special Uses).
13. Petitioner shall file an affidavit with the Village affirming compliance with Section V.C.13.d. (Adult-Use Cannabis Dispensing Organization) as provided herein and all other requirements of the Act.

Staff is also recommending that no more than one Adult-Use Cannabis Dispensing Organizations be permitted within the Village of Tinley Park corporate limits and that they shall register annually with the Village of Tinley Park pursuant to the Village Municipal Code.

RECOMMENDATION

Staff is recommending the Zoning Ordinance be amended to allow Adult-Use Cannabis Dispensing Organizations in B-2 (Community Shopping District) and B-3 (General Business and Commercial District) districts as a Special Use and delete regulations allowing Medical Cannabis Cultivation Facilities in the ORI district. A draft ordinance reflecting these amendments is attached for review. A Public Hearing has been scheduled for July 2, 2020.

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE

NO. _____

ORDINANCE NO. 2020-O-____

**AN ORDINANCE AMENDING THE
TINLEY PARK ZONING ORDINANCE FOR THE PURPOSE OF REGULATING
ADULT-USE CANNABIS BUSINESS ESTABLISHMENTS**

**JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK**

**CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys
200 W. Adams, Suite 2125 Chicago, IL 60606

VILLAGE OF TINLEY PARK

Cook County, Illinois
Will County, Illinois

ORDINANCE NO. 2020-O-___

**AN ORDINANCE AMENDING THE TINLEY PARK ZONING ORDINANCE
FOR THE PURPOSE OF REGULATING ADULT-USE CANNABIS BUSINESS
ESTABLISHMENTS**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, On June 25, 2019, the Governor of the State of Illinois signed into law Public Act 101-0027, establishing the Cannabis Regulation and Tax Act (hereinafter referred to as “Act”); and

WHEREAS, The Act legalizes the possession and use of cannabis for recreational purposes by adults over the age of 21, authorizes the sale of recreational cannabis at dispensaries, permits the expansion of cultivation centers previously only authorized to supply medical cannabis sales, and authorizes new types of cannabis businesses, such as craft growers, infusers and processors; and,

WHEREAS, pursuant to the Act, the Village may enact reasonable zoning ordinances or resolutions not in conflict with the Act, regulating cannabis business establishments, including rules adopted governing the time, place, manner and number of cannabis business establishments, and minimum distance limitations between cannabis business establishments and locations the Village deems sensitive; and

WHEREAS, On March 3, 2020, the Village Board discussed the results of the Citizen Survey regarding the sale of cannabis within the Village and directed staff to research regulations and zoning text amendments related to the sale of sale of cannabis; and

WHEREAS, The Village currently provides for the sale and growing of Medical Cannabis as a Special Use is defined zoning districts; and

WHEREAS, under the Act, “Adult Use Cannabis Dispensing organizations,” as that term is defined by the Act (“Recreational Dispensaries”), will be authorized to sell cannabis to eligible medical card holders and all adults over the age of 21 starting January 1, 2020; and

WHEREAS, Amendments to the Tinley Park Zoning Ordinance have been proposed and processed in accordance with the provisions of the Tinley Park Zoning Ordinance; and

WHEREAS, after due notice as required by law the Plan Commission of the Village held a Public Hearing on July 2, 2020, on said amendments and submitted its findings and recommendation that the proposed amendments be adopted, and this President and Board of Trustees has duly considered said findings and recommendations; and

WHEREAS, the President and Board of Trustees have reviewed the matter herein and have determined that amending the Zoning Ordinance to regulate Adult-Use Cannabis Business establishments is in the best interest of the Village of Tinley Park.

NOW, THEREFORE, Be It Ordained BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, AS FOLLOWS:

Section 1: That the report and findings and recommendation of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely as if fully recited herein at length.

Section 2: That this President and Board of Trustees, after considering the report and findings and recommendation of the Plan Commission and other matters properly before it, finds, in addition to the findings set forth in Section 1 hereof as follows:

- (a) That the purpose of the proposed text amendments is to define and regulate Adult-Use Cannabis Dispensing Organizations as a Special Use in certain zoning districts; and
- (b) That the proposed text amendments are designed to improve the health, safety and welfare of the Village of Tinley Park and its residents; and
- (c) That the proposed text amendments will contribute favorably to the economic development of the Village as a whole; and
- (d) That the proposed text amendments foster the intent and purpose of the Zoning Ordinance as set forth in Section I of the Zoning Ordinance and are in the best interests of the Village and its residents.

Section 3: That Section II.B (Definitions) is hereby amended by deleting the definition for “Medical Cannabis Cultivation Facility” and by adding the following in alphabetical order as follows:

ADULT-USE CANNABIS BUSINESS ESTABLISHMENT: A cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.

ADULT-USE CANNABIS CRAFT GROWER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS CULTIVATION CENTER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER:
An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

PERSON: Any person, firm, corporation, association, club, society or other organization, including any owner, manager, proprietor, employee, volunteer or agent.

Section 4: That Section V.B. (Schedule of Regulations) Schedule I (Schedule of Permitted Uses-By Use Type) is hereby amended by deleting “Medical Cannabis Cultivation Center” under the heading of “OTHER USES”.

Section 5: That Section V.B. (Schedule of Regulations) Schedule I (Schedule of Permitted Uses-By Use Type) is hereby amended by adding various “Adult-Use Cannabis Business Establishments” in alphabetical order under the heading of “OTHER USES” thereby indicating the use “Adult-Use Cannabis Dispensing Organization” is allowed in the B-2 (Community Shopping District) or B-3 (General Business and Commercial) districts as a Special Use and that all other “Adult-Use Business Establishments” are prohibited, to read as follows:

USE	R-1 thru R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
Adult-use cannabis craft grower	X	X	X	X	X	X	X	X	X
Adult-use cannabis cultivation center	X	X	X	X	X	X	X	X	X
Adult-use cannabis dispensing organization	X	X	S*	S*	X	X	X	X	X
Adult-use cannabis infuser organization or infuser	X	X	X	X	X	X	X	X	X
Adult-use cannabis processing organization or processor	X	X	X	X	X	X	X	X	X
Adult-use cannabis transporting organization or transporter	X	X	X	X	X	X	X	X	X

*only one SUP for Adult-Use Cannabis Dispensing Organization will be approved within the Village of Tinley Park.

Section 6: That Section V.B. Schedule I (Schedule of Permitted Uses-By District) is hereby amended by deleting “Medical Cannabis Cultivation Facility” and the reference “S” (denoting a Special Use), under the heading “ORI Office and Restrict Industrial”.

Section 7: That Section V.B. Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding certain terms under the heading “B-2 Community Shopping” in alphabetical order to read as follows: “Adult-use cannabis dispensing organization” with a “S” to denote a Special Use.

Section 8: That Section V.B. Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding certain uses under the heading “B-3 General Business & Commercial”

in alphabetical order to read as follows: “Adult-use cannabis dispensing organization” with a “S” to denote a Special Use.

Section 9: That Section XII, Section A. Table 3.A.2. (Prohibited Uses) is hereby amended by adding in alphabetical order, “Adult Cannabis Business Establishments” under the heading “Prohibited Uses”.

Section 10: That Section V.C. (Supplementary District Regulations) is hereby amended to add Section 13 “Adult Cannabis Business Establishment” to read as follows:

Adult-Use Cannabis Business Establishments: It is the intent and purpose of this Section to provide regulations regarding the dispensing of adult-use cannabis occurring within the corporate limits of the Village of Tinley Park. Such facilities shall comply with all regulations provided in the Cannabis Regulation and Tax Act (P.A. 101-0027) (Act), as it may be amended from time-to-time, and regulations promulgated thereunder, and the regulations provided below. In the event that the Act is amended, the more restrictive of the state or local regulations shall apply. Adult-Use Cannabis Business Establishment facilities, as defined herein, requiring approval of a Special Use in the respective districts in which they are requested shall be processed in accordance with Section X.J (Special Uses) of the Tinley Park Zoning Ordinance and as provided herein.

- a. **Adult-use Cannabis Business Establishment Components:** In determining compliance with Section X.J. (Special Uses), the following components of the Adult-Use Cannabis Establishments shall be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of the properties:
 - i. Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
 - ii. Proposed structure in which the facility will be located, total square footage, security installations/security plan and building code compliance.
 - iii. Hours of operation and anticipated number of customers/employees.
 - iv. Anticipated parking demand based on Section VIII.A.10 for retail uses and available private parking supply.
 - v. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
 - vi. Site design, including access points and internal site circulation.
 - vii. Proposed signage plan and conformance with Section IX (Sign Regulations) and regulations as outlined in Section V.C.13.
 - viii. Compliance with all requirements provided in Section V.C.13 (Adult-use Cannabis Business Establishments), as applicable.
 - ix. Other criteria determined to be necessary to assess compliance with Section V.J. (Special Uses) of this Title.
 - x. In addition to the Special Use Standards outlined in this section no Special Use for an Adult Cannabis Business Establishment shall be recommended by the Plan Commission unless said Commission shall find:

- aa. That there is sufficient distance (or setback) between the operations of the Special Use and the public right-of-way so that the operations of the SUP do not dominate nor alter the essential character of the street frontage or be detrimental to the overall character of the commercial corridor; and
- bb. That opportunities exist for shared parking to accommodate unexpected parking needs associated with the Special Use.

b. Adult-Use Cannabis Dispensing Organization: In those zoning districts in which an Adult-Use Cannabis Dispensing Organization may be located, the proposed facility must comply with the following:

- i. Facility may not be located within 400 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school or day care center. This shall not include a daycare home (daycare conducted within a residence) or residential care home. Learning centers or technical and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
- ii. Facility may not be located in a dwelling unit or within 100 feet of the property line of a pre-existing property zoned or used for residential purposes.
- iii. Adult-Use Cannabis Dispensing Organization will be limited to locations with frontage on 159th Street, Harlem Avenue and LaGrange Road.
- iv. Facility must be located in a standalone building; no co-tenancy with other uses allowed.
- v. Facility shall not sell food for consumption on the premises.
- vi. Facility shall not allow on-site consumption or smoking of cannabis.
- vii. Facility shall be restricted to the following hours of operation: Monday through Saturday (8:00 a.m. to 9:00 p.m.); Sundays (12:00 p.m. to 6:00 p.m.)
- viii. Facility shall not be allowed to have a drive-through window or service.
- ix. Signage shall be limited to: one flat wall sign that does not exceed ten (10) sq. ft. in area; and one identifying sign that does not exceed two sq. ft in area, which identifying sign may include only the dispensary's address. Such signs shall not be directly illuminated; obstruct the entrance or windows of the recreational cannabis dispensary; include an electronic message sign or any temporary signs on the exterior of the property. No signage on the exterior of a recreational cannabis dispensary may contain cannabis imagery such as cannabis leaves, plants, smoke, cannabis paraphernalia, or cartoonish imagery oriented towards youth, or any language terms referencing cannabis, or any slang or street terms commonly associated with cannabis. Notwithstanding anything to the contrary a recreational cannabis dispensary must post a sign with text that is clearly legible and conspicuous immediately adjacent to all entrances that includes the following language: "Persons under the age of 21 are prohibited from

- entering unless a qualifying patient with a prescription issued under the Compassionate Use Medical Cannabis Program Act”
- x. The exterior of all bags, sacks, totes or boxes provided to customers to carry cannabis out of the recreational cannabis dispensary must be opaque and without text or graphics advertising or identifying the contents of the products contained within.
 - xi. Facility shall install building enhancements, such as security cameras, lighting or other improvements, as set forth in the Special Use permit, to ensure the safety of employees and customers of the adult-use cannabis business establishments, as well as its environs. Said improvements shall be determined based on the specific characteristics of the floor plan for an Adult-Use Cannabis Business Establishment and the site on which it is located, consistent with the requirements of the Act.
 - xii. For purposes of determining required parking, said facilities shall be classified as a “Retail Store” per VIII A.10. (Number of Parking Spaces Required) provided, however, that the Village may require that additional parking be provided as a result of the analysis completed through Section X.J. (Special Uses).
 - xiii. Petitioner shall file an affidavit with the Village affirming compliance with Section V.C.13. (Adult-Use Cannabis Dispensing Organization) as provided herein and all other requirements of the Act.

c. Additional Requirements

- i. No more than one Adult-Use Cannabis Dispensing Organization shall be permitted within the Village of Tinley Park corporate limits.
- ii. Adult-Use Cannabis Establishments must comply with all applicable rules and regulations enacted by the State of Illinois, including licensing and registration requirements. When such state regulations are amended, such regulations control over this Ordinance.
- iii. All Cannabis Business Establishment shall register annually with the Village of Tinley Park pursuant to the Village Municipal Code.

Section 14: That the Village Clerk be and is hereby directed to publish this Ordinance in pamphlet form.

Section 15: That this Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form.

PASSED THIS , 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS , 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. ____, “AN ORDINANCE AMENDING THE TINLEY PARK ZONING ORDINANCE FOR THE PURPOSE OF REGULATING ADULT-USE CANNABIS BUSINESS ESTABLISHMENTS.” which was adopted by the President and Board of Trustees of the Village of Tinley Park on , 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this , 2020.

KRISTIN A. THIRION, VILLAGE CLERK

PAMPHLET

FRONT OF PAMPHLET

ORDINANCE NO. 2020-O-__

**AN ORDINANCE AMENDING THE
TINLEY PARK ZONING ORDINANCE FOR THE PURPOSE OF REGULATING
ADULT-USE CANNABIS BUSINESS ESTABLISHMENTS**

Published in pamphlet form this _____ day of _____, 2020, by Order of the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

By: _____
KRISTIN A. THIRION
Village Clerk

PAMPHLET
BACK OF PAMPHLET

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