



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**August 15, 2019 – 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 August 1, 2019 Regular Meeting

Item #1 PUBLIC HEARING: JAMES VROEGH/PARK OAKS COMMERCIAL CONDOMINIUM ASSOCIATION BUILDING ADDITION, 17322 OAK PARK AVENUE – SITE PLAN AND VARIATIONS

The Petitioner, James Vroegh (Authorized Agent), on behalf of Park Oaks Commercial Condominium Association (Owner) is seeking the following Variations to permit the construction of a 376 sq. ft. 1-story addition on an existing 3-story Park Oaks Condominium mixed-use development on the property located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District

Item #2 PUBLIC HEARING: LENNY'S GAS & WASH, 19420 HARLEM AVE – REZONING, ANNEXATION AND SPECIAL USE

Consider the application of, Leonard McEnery, for a map amendment rezoning property located at 19420 Harlem Avenue, from R-1 (Single Family Residential) to B-3 (General Business and Commercial District) with Special Uses to allow the continuation of the existing Automobile Service Station and Automobile Car Wash.

Item #3 PUBLIC HEARING: RACINO ENTERTAINMENT COMPLEX USE ADDITION – TEXT AMENDMENT

Consider Text Amendments amending Section II.B (Definitions) and Section V.B. (Schedule of Regulations) of the Zoning Ordinance to incorporate a Racino Entertainment Complex use. The purpose of this amendment is to add a definition and to modify the schedule of use regulations to allow a Racino Entertainment Complex in the Office and Restricted Industrial District (ORI) as a Permitted Use.

Item #4 PUBLIC HEARING: ZONING CODE FEE CHANGES – TEXT AMENDMENT

Consider Text Amendments amending Section III-0-6-(2)-(C) (Outdoor Display Fees), Section IX.B.2. (Sign Fees), and Section X (Administration and Enforcement) of the Zoning Ordinance to update fee levels to cover initial upfront costs accrued by the Village while maintaining fees that are competitive with nearby communities. The text amendment will also move fees currently located in the Zoning Code to a Comprehensive Fee Schedule containing all Village fees that will be located in the Village's Code of Ordinances.

Item #5 PUBLIC HEARING: MASONRY REQUIREMENTS FOR MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS – TEXT AMENDMENT

Consider Text Amendments amending Section V.C.4. (Elevations and Facades), Section V.C.7 (General Requirements/All Business & Commercial Districts) and Section V.C.10 (Site Development Standards for Industrial Uses) of the Zoning Ordinance to incorporate masonry requirements for residential, commercial and industrial zoning districts.

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**

August 1, 2019

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on August 1, 2019 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Garrett Gray, Chairman
Tim Stanton
Eduardo Mani
Lucas Engel
MaryAnn Aitchison
James Gaskill
Curt Fielder

Absent Plan Commissioner(s): Angela Gatto
Stephen Vick

Village Officials and Staff: Kimberly Clarke, Community Development Director
Paula Wallrich, Planning Manager
Dan Ritter, Senior Planner
Douglas Spale, Village Attorney
Patrick Connelly, Village Attorney
Barbara Bennett, Commission Secretary

CALL TO ORDER

PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for August 1, 2019 at 7:00 p.m.

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the July 18, 2019 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER MANI, to approve the minutes as presented. The Motion was approved by voice call. CHAIRMAN GRAY declared the Motion approved as presented.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE AUGUST 1, 2019 REGULAR MEETING

Item #1 PUBLIC HEARING: JAMES VROEGH/PARK OAKS COMMERCIAL CONDOMINIUM ASSOCIATION BUILDING ADDITION, 17322 OAK PARK AVENUE – SITE PLAN AND VARIATIONS

The Petitioner, James Vroegh (Authorized Agent), on behalf of Park Oaks Commercial Condominium Association (Owner) is seeking the following Variations to permit the construction of a 376 sq. ft. 1-story addition on an existing 3-story Park Oaks Condominium mixed-use development on the property located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District

Present were the following:

Plan Commissioners: Garrett Gray, Chairman
Tim Stanton
Eduardo Mani
Lucas Engel
MaryAnn Aitchison
James Gaskill
Curt Fielder

Absent Plan Commissioner(s): Angela Gatto
Stephen Vick

Village Officials and Staff: Kimberly Clarke, Community Development Director
Paula Wallrich, Planning Manager
Dan Ritter, Senior Planner
Douglas Spale, Village Attorney
Patrick Connelly, Village Attorney
Barbara Bennett, Commission Secretary

Guests: Thomas Courtney, Petitioner's Attorney
Dr. James Vroegh, Petitioner

A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER GASKILL, to open the Public Hearing for James Vroegh/Park Oaks Commercial Condominium Association Building Addition located at 17322 Oak Park Avenue. The Motion was approved by voice call. CHAIRMAN GRAY declared the Motion approved.

CHAIRMAN GRAY noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

CHAIRMAN GRAY requested anyone present in the audience, who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

DAN RITTER, SENIOR PLANNER gave a presentation as noted in the Staff Report. The Petitioner, Dr. James Vroegh (Authorized Agent), on behalf of Park Oaks Commercial Condominium Association (Owner) is seeking Variations to permit the construction of a 376 sq. ft. 1-story addition of 23.5 feet by 16 feet in size on the existing patio area of an existing 3-story Park Oaks Condominium mixed-use development on the property located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District

Mr. Ritter noted the plans had not been updated since the workshop. The unit is the furthest south in the 1-story building addition. This will continue the first-floor design of the Park Oaks building but is not proposed to match the existing building in scale due to the difficulties of doing so with the building's existing condo ownership. The Legacy Code's height and 50' commercial depth requirements are in place to create an active consistent street wall along primary corridors to create an intriguing urban environment. The Commission will need to consider any precedence that would be set by the requested Variations and the effects on the goals of the Legacy Code and future development proposals.

Mr. Ritter went through the five Variations requested by the applicant:

1. A 2-story Variation from Section 2-A-9, Table 2.A.6 of the Legacy Code to permit a 1-story building addition on an existing 3-story building where the minimum building height is 3-stories.
2. A 26.5 foot Variation from Section 2-A-4, Table 2.A.1 of the Legacy Code to permit a commercial space that only has a depth of 23.5 feet instead of the required commercial space depth of 50 feet where street-level commercial is permitted.
3. A Variation from Section 3-B-6-a of the Legacy Code to permit a building addition with less than the required 60 percent of the street-level façade to be glazed.
4. A Variation from Section 3-B-7 of the Legacy Code to permit the building addition to not have brick or masonry where a new building or addition is required to consist of 75 percent brick, stone, or fiber cement siding.
5. A Variation from Section 3-B-8 of the Legacy Code to permit a building addition to be constructed that does not comply with the required Architectural Guidelines including, "A consistent style of architectural composition should be applied throughout a structure".

The proposed 1-story addition will be added to an existing 3-story structure. The existing Park Oaks structure predominately complies with the Legacy Code requirements for scale, location, and materials. The one exception to complying with the current Legacy Code requirements is the use of paneling on the first floor where it would not be permitted. Since the addition will not be meeting the existing building height and overall approved design, there are a number of Variations required to meet approval. In order to be recommended for approval, these Variations must be found to meet the Standards for a Variation outlined in the sections below as well as the additional Legacy Code Standards.

As with all Variation approvals, the Plan Commission must be aware of setting precedent for future similar requests in the downtown area, especially as it relates to the Downtown Core which establishes a density and scale that is intended to support the overall mission of the entire Legacy District. The burden is on the applicant to meet all three statutorily required Findings of Fact and to prove this situation is unique thereby justifying each Variation from the Code requirement. As part of their review, the Plan Commission will need to determine if condo ownership represents a unique situation and whether it creates physical hardships warranting the Variation. If the Commission believes the type of ownership presents a burden, the Commission must also consider whether this ownership was self-created by current or former owners of the property. It should be noted that most structures in the Village can be converted to condominiums or single-ownership without prior Village approval. It is recommended that the Plan Commission use these Standards for a Variation and Legacy Code Standards as a guide for their review as well as the architectural guidelines outlined in the Legacy Code.

The use of the proposed space will be for the expansion of the Vroegh Eye care space to include an additional examination room and employee break room. While the proposed use itself is not a concern, the Commission may wish to consider the possible complications of ownership of the building addition which will continue to be owned by the Property Owner

Association (POA) and retained as a “Limited Common Element” under the approved and recorded Condo Declarations. This is of particular concern since the intent of the building addition is clearly privately owned.

Additionally, the Commission may wish to discuss possible future issues with the POA ownership of the building addition without any formal sale or lease on the property. As proposed, the POA will remain the owner of the property thereby permitting them to apply for future alterations or demo permits on the addition. Other concerns include a potential increased tax burden on the POA due to a for-profit commercial use being located on the common area lot as well as insurance, legal and future maintenance liability associated with the addition. The rights to use “limited common elements” such as the existing patio area are transferable between unit owners. This means that this space can be sold to a different condo unit owner and potentially leased separately. The Commission may wish to consider how this impacts the future of the site if a building is constructed.

In review of the approvals and declarations for the project the subject area is referred to as a “patio space”. The Commission may wish to consider whether the original intent of the property is an important factor in considering the proposal. If approved the opportunities for any future use as a patio space is lost.

In discussions with the Village Attorney, staff has been informed that the ownership approval and Declaration Amendment provides the authority to permit the Variation requests despite the future utilization of the site is impacted as discussed above. While not legally required, the applicant has been encouraged to consider removing the subject area as a limited common element, purchase the property from the POA, and consolidate the two parcels into one lot and PIN. This will provide for a more transparent process for construction of the addition to the condo unit owners and avoid any possible future ownership, control, or tax issues as described above.

There was no landscape plan submitted for the proposed addition. The parkway tree in front will have to be removed and replaced. The Petitioner is required to complete all associated work at the existing and future street tree location.

Mr. Ritter noted all the open items as follows:

Open Item #1: Discuss the five requested Variations and the desirability of a 1-story building addition on a 3-story building that does not comply with the code requirements. Discuss how this relates to the Standards for a Variation and Legacy Code Standards that must be met to approve a Variation.

Open Item #2: Discuss the potential future consequences/effects of the proposed addition that is owned and controlled by the POA.

Open Item #3: Discuss the space and effects of the property continuing to be considered as a “limited common element” in the approved and recorded Condominium Declarations when only accessed and controlled by a single property owner. The space can also be sold in whole or part to other unit owners.

Open Item #4: Due to the ability for the space to be used by a separate tenant or unit in the future, discuss the effects and quality of potential future tenants in a unit that has a depth of 23.5 feet and is 376 sq. ft. in size.

Open Item #5: Discuss removing the patio area as a “limited common element” in the Declarations, purchased from the POA by the owner of the 17322 unit, and the two parcels be consolidated into one lot and PIN.

Open Item #6: Discuss the requirement that the parkway tree location is moved to a more suitable location along the Oak Park Avenue street frontage in accordance with the Legacy Code requirements, Public Works Department recommendations, and the downtown streetscape plan.

Open Item #7: Submittal of a plan for the required parkway tree replacement and sidewalk work is required.

Open Item #8: Submittal of a landscape plan showing the existing and proposed landscaping is required.

Open Item #9: Discuss whether to incorporate a white or brown/tan color cornice.

Open Item #10: Discuss the proposed architectural appearance of a 1-story addition on a 3-story building and the possibility of setting a precedent for other notable building downtown sites.

Open Item #11: Discuss the proposed site layout and the resulting five-foot unlit and non-landscaped alleyway that will be present between the buildings.

Open Item #12: Plans will need to be revised based on final staff review comments.

Open Item #13: Discuss the potential signage impact of any future tenant changes and the possibility of a condition prohibiting an exterior sign from being placed on the addition.

The consensus of Plan Commission was not supportive of the aesthetics of the one-story addition on the existing three-story mixed-use building. The Commission vocalized the addition is not consistent with the Legacy Code requirements and the addition did not appear balanced on the existing structure and looked “tacked-on”. While there are other examples of one-story structures nearby that exist prior to the Legacy Code, Staff stressed that the Legacy Code and Plan focuses on avoiding these type of non-compliant additions.

There were also many concerns expressed about how this would affect and set a precedent for other existing and proposed buildings in the Downtown area and along Oak Park Avenue in the future. Ownership issues due to the retained ownership of the Commercial Property Owners Association was another concern expressed by the Commission due to the potential future issues with property control, taxes, and maintenance costs of the space. The Commission was appreciative of the Petitioner looking to expand their location but recommended that the Petitioner work with the residential condominium owners to propose a three-story addition, expand within the current building’s footprint or find another location in the downtown area that provides them more space.

The Petitioner has not provided revised plans or correspondence since the Plan Commission workshop meeting and all open items remain. Conditions are in the motion to address these open items in the event the requests are approved.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER ENGEL noted he looked at the open patio area that is not being used makes sense for an addition. I would like to see a rendering showing the whole area to see the scale next to Wyman’s.

COMMISSIONER MANI noted this addition architecturally looks awkward. His reservation is setting a precedence for current and future developments to have not-to-scale additions.

COMMISSIONER AITCHISON noted this is a better utilization of the space then a vacant patio. She would like to see a rendering with a white cornice. This is a unique situation and space and this area is not big enough to add on condos. It would be cleaner if this area was purchased and under one ownership to clear up reservation as to what happens in the future.

COMMISSIONER GASKILL noted he is totally against this. There is no reason to throw away the whole Legacy Code’s height and design requirements. The Association who owns it, should be made to clean up the patio area instead of the neighboring property. This meets none of the Codes and doesn’t look good.

COMMISSIONER STANTON noted he was not at the workshop but did watch the video and he was disappointed to see a long time business of Tinley Park and how it was made difficult for them. Vroegh Eyecare wants to invest in our community by expanding the business and it is a sales tax generator, not just service-based. We should find a way for this to work as well as for other businesses. It was mentioned that this does not fit the Legacy Code. The members of the Committee has been reviewing the Legacy Code to determine if it is doing more harm than good. Several Oak Park Avenue business owners have argued that this is one of the reasons that the downtown corridor has not developed into what residents expected. The Legacy Code is not working and it is too restrictive given the other burdens that the businesses have. As far as the aesthetics of the building, we want to make sure the building is beautiful as the existing building. He would like to thank Vroegh Eyecare for the past decade doing business in Tinley Park.

CHAIRMAN GRAY noted he echoes what COMMISSIONER GASKILL says in terms of the planning we have been doing at the Commission the past few years for the project plans for downtown in regards to the Legacy Code. This does not fit in in terms of the lack of 3 stories and higher density. The architecture design is fine, but having a one-story add on and the five variations needed – it does not fit in with where the downtown is going. With that said, there are long term goals in Tinley Park and this could set a precedent.

This is probably restrictive to some businesses. The ownership is another issue. Is this space going to be tied to the eye care business? Mr. Ritter replied this is a limited common element owned by the Association and it gives them the exclusive right to use it right now. This area can be transferred among the units or could be approved to be sold to another business. There are only four commercial units. If the Association came in to demo it, they are the owner of the property and can do that. If there are maintenance or tax issues, it will be the association that is on the hook. There may be a private condo agreement, but for the Village we would look at the owner of the property, not private agreements. Any changes to the site could be proposed by the POA or another owner. CHAIRMAN GRAY noted it is possible that the future owners association could want a different use for this. Is there any concerns from the Commission regarding the ownership?

COMMISSIONER FIELDER noted the concern is that there are no plans to convert this addition if there was a change in ownership. They will build it, with no plans to convert it to a separate space. If a different business comes in and does not want the separate space or association wants to change it, what will they do with it? Does this become a storage unit for other owners? If only one unit uses it and can't be transferred, it is not a common element anymore. He is struggling with it being the best use of this space. There is no other business that can fit in a 376 sq. ft. building. This is an empty unutilized space, but is there a better use for it then what is being proposed and could become vacant or storage?

COMMISSIONER ENGEL noted this is still a common use area and would the tenant at the other end of the building use it as a patio for the restaurant. This is pretty much tied into the eye care business. The Downtown Core zoning is allowed to not meet some of the codes. KIMBERLY CLARKE, COMMUNITY DEVELOPMENT DIRECTOR replied that this would not apply to a new addition and is only for existing buildings on "heritage sites". The addition does have to comply with the new codes.

COMMISSIONER GASKILL noted they are proposing a use for this today that meets none of the codes. It will stick out like a sore thumb.

Mr. Ritter noted Dr. Vroegh has an agreement to cover all the costs with the use side of this, but what does this become in the future.

COMMISSIONER ENGEL noted this could be sold to another tenant and they could put a door on it. All the utilities are coming out of the existing building. Mr. Ritter replied if the current business files for bankruptcy, then what happens to it. Will this become storage or a single office, how will they get utilities in it? The recommendation is to split this off a separate PIN and sell to that unit owner and combine it with the current unit. There would still be concerns about the aesthetics.

CHAIRMAN GRAY asked the Petitioner to speak.

Mr. Courtney, Attorney for the Petitioner asked for statements from Lisa LaFevre who is in favor of the project and is in business with Vroegh in the building. She read a letter from Theresa Nolan who is in the unit where the Chamber is housed. The letter states that Vroegh Family Eye care has had an impact on Tinley Park. They are a long-standing business in the downtown area and are well known throughout the community. Many of the clients live in and around the Tinley Park area. They are an active Chamber member and attend several meetings and support many of the other business owners. They hope to see Vroegh Family Eye Care stay in the Tinley Park area for years to come.

She also received an email from Brian Carlson that is an owner of one of the residential condos. He is voicing his approval of the addition.

Mr. Courtney noted he would be willing to merge the units with an amended plat approved by the majority of the owners. This existing business wants to stay in the Village. He submitted his documents to Atty. Connelly who had no objections. This building was constructed prior to the Legacy Code. The architect came up with the plan and made it compatible with the existing building. This should be approved based on the appearance and the small size of the addition. There is no impact on drainage. It improves the overall appearance of the area. Leaving this area as a vacant common element makes no sense at all. There are things that can be done to work with the planning department. Many of the other requirements are extremely expensive. The main issue is the three-story building and there is flex in the code.

Mr. Ritter noted that Attorney Connelly reviewed the application in terms of ownership approval and did not review it in terms of whether this was a good idea or whether it would cause future ownership or use problems.

Kathie Wyman and her husband owners of Wyman's (next door) noted she has had her business for 46 year in Tinley Park. She wasn't very excited when the building was first proposed but she now likes the three-stories in the downtown area. The patio space next door is an eyesore. We take care of the landscaping because no one knows who owns it. The tree is hitting our building – it is too close. I have seen too many businesses come and go in the downtown area. Originally we thought the downtown area was going to be like my building and Teehans keeping it historical. It then changed to be taller and it has worked out fine. I do not want to see a business leave Tinley Park. I am glad that some of the vacant old structures in bad shape being taken down. Dr. Vroegh has brought business to me and vice-versa. The previous owner never used the space and we would be glad to have someone who wants to stay in the Village. This is not an add-on like Teehan's add-on this looks like it is part of the existing building. We need to make it friendlier for businesses to come here. There have been businesses that have tried to come into this community and they have not been welcomed. Mr. Wyman note he thought the building would look better with the addition on it rather than open space. The tree that is there is terrible. The business owners here at the meeting are all supporting this project.

Cam, from the Apothecary Pharmacy noted we need to be in support of this business owner and change can be good.

Attorney Courtney noted the biggest problem is the fact that this is not three-stories. We are willing to amend the plat and include this as part of the floor area of the existing unit. We are hoping you will consider our comments and recommend approval on this project.

Ms. Clarke noted this was not developed under a Planned Unit Development. It was developed under H-1 zoning district at the time.

COMMISSIONER STANTON, seconded by COMMISSIONER ENGEL made a Motion to continue this Public Hearing to the next meeting on August 15, 2019.

AYES: MANI, GASKILL, FIELDER, AITCHISON, ENGEL, STANTON AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved.

Mr. Ritter inquired as to the reason for the continuation and what staff or the Petitioner should work on for the next hearing.

COMMISSIONER ENGEL replied he would like to see the rendering showing the Wyman building in the view.

Mr. Ritter noted the petitioners architect would be the best one to make those changes

COMMISSIONER MANI would like to see the addition set back an additional 1.22 feet to make the setback equal to the other building setbacks in the building. It might look more aesthetically pleasing.

COMMISSIONER FIELDER would like to see something from the Association regarding the uses limited common elements and how this will be regulated for future tenants. He would like to see what this encompasses. If this gets approved, he would like to see how many other buildings this would affect. We need to be very careful regarding the type of ownership. Mr. Ritter replied he would clarify this at the next meeting but that it would essentially be every building in the downtown core existing or in the future that has additional space on their lot, whether a patio, walkway or parking.

COMMISSIONER STANTON agrees.

CHAIRMAN GRAY agrees with the need for an extended rendering. He also inquired if there was a way to get any pitch to the roof that matches the existing building to offset some of the visual height difference.

Dr. Vroegh inquired if COMMISSIONER MANI wanted the building set back further than the current plan.

COMMISSIONER MANI replied that he did think it would be more aesthetically appealing if it was set back further to match the business to the north of the eye care unit that have small 2 foot setbacks. Dr. Vroegh replied he would try to change the setback and the roof line.

CHAIRMAN GRAY noted this item would be continued to the next meeting on August 15, 2019.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE AUGUST 1, 2019 REGULAR MEETING

Item #2 **WORKSHOP: RACINO ENTERTAINMENT COMPLEX USE ADDITION – TEXT AMENDMENT**
Consider Text Amendments amending Section II.B (Definitions) and Section V.B. (Schedule of Regulations) of the Zoning Ordinance to incorporate a Racino Entertainment Complex use. The purpose of this amendment is to add a definition and to modify the schedule of use regulations to allow a Racino Entertainment Complex in the Office and Restricted Industrial District (ORI) as a Permitted Use.

Present were the following:

Plan Commissioners: Garrett Gray, Chairman
 Tim Stanton
 Eduardo Mani
 Lucas Engel
 MaryAnn Aitchison
 James Gaskill
 Curt Fielder

Absent Plan Commissioner(s): Angela Gatto
 Stephen Vick

Village Officials and Staff: Kimberly Clarke, Community Development Director
 Paula Wallrich, Planning Manager
 Dan Ritter, Senior Planner
 Douglas Spale, Village Attorney
 Patrick Connelly, Village Attorney
 Barbara Bennett, Commission Secretary

Guests:

KIMBERLY CLARKE, COMMUNITY DEVELOPMENT DIRECTOR gave a presentation as noted in the Staff Report. Staff is proposing a text amendment to the Tinley Park Zoning Ordinance, Section II.B (Definitions) and Section V.B. (Schedule of Regulations) for a Racino Entertainment Complex. The purpose of this amendment is to add definitions and to modify the schedule of use regulations to permit a Racino Entertainment Complex in the Office and Restricted Industrial District (ORI) as a Permitted Use.

The State of Illinois passed a new gaming bill (SB 690 HA) that will support and enhance the Illinois horse racing industry. The Bill provides for one new suburban racetrack and combined Casino (Racino) to be located in either Bloom, Bremen, Calumet, Orland, Rich, Thornton or Worth Township. The Mayor and Village Board have expressed an interest in entertaining the possibility of the creation of a new entertainment district, which will incorporate a Racino. As part of the gaming application process, the Village must provide for a racetrack and casino as permitted uses within the Zoning Code. Therefore staff is examining that code and suggesting some modifications that would regulate a Racino Entertainment Complex and create a definition. We are looking at adding this to the Office and Restricted Industrial District (ORI) as a permitted use.

Horse Racing has been a part of Illinois history since the early 1830s. Well-known racetracks in Illinois are Arlington Racetrack, Balmoral Park (closed), Hawthorne Race Course & Suburban Downs, Fairmont Park, and Maywood Park. The horse race track industry consists of on-track betting, off-track and other gaming activities and services.

Staff is suggesting a definition to further articulate what is meant by a Racino Entertainment Complex.

Racino Entertainment Complex: A racetrack combined with a casino and other similar and compatible uses included but not limited to spectator events conducted outdoors in open or partially enclosed facilities as a for-profit enterprise which typically charges an entrance fee.

If it is the desire of the Village to allow a Racino, the Village has two options on how they can permit the use. The easiest way is to list it as a permitted use in the Zoning Code. As of right now, the only viable location within the Village's boundaries is The Tinley Park Mental Health Center (TPMHC) site. This property is approximately 280-acres in size and is zoned Office and Restricted Industrial District (ORI). A listing of all permitted uses for said zoning district is attached.

ORI Office and Restricted Industrial District is intended to provide land for medium to large office buildings, research activities, and non-objectionable industrial activities, which are attractively landscaped and designed to create a "park-like" setting. The low intensity and limiting restrictions are intended to provide for permitted uses which will be compatible with adjacent residential and commercial developments.

Although a Racino is not an office or industrial use, it will be compatible with other uses currently permitted in ORI such as restaurants, hotels, banquet facilities and convention centers. Currently, the Hollywood Amphitheater is zoned ORI but it was also approved as a Planned Unit Development (PUD). Similarly, it is anticipated a future Racino Entertainment Complex may be developed under a PUD due to the mix of uses and overall scale and design which will require flexibility within the zoning code. In general, the ORI district has a larger minimum lot of 40,000 sq. large minimum lot width (150 feet) and larger maximum story height of five stories which may accommodate a future entertainment district.

Staff has provided the schedule of how the permitted use could be incorporated into the current schedule of permitted uses below:

SCHEDULE I- SCHEDULE OF PERMITTED USE (BY USE TYPE)

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
Dining, Drinking, and Entertainment Establishments															
Racino Entertainment Complex	x	x	x	x	x	x	x	X	X	X	X	X	P	X	X

Another opportunity the Village can consider if they want to encourage a future Racino location, is to establish an Overlay District that lists a Racino as a permitted use. Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zone(s), which identify special provisions in addition to those in underlying base zones. The Village currently has the Rich Township Entertainment and Tourism Overlay District; Mixed-Use Duvan Drive Overlay District; and an Urban Design Overlay District. Specifically, the Rich Township Entertainment and Tourism Overlay District is intended to provide unique uses and district-wide areas for entertainment, shopping, dining, hotel, and tourism area in the Village. This is similar to what we would be looking to do at the TPMHC.

An Overlay District is a regulatory tool to create a special zoning district placed over an existing base zone. It identifies special provisions in addition to those in the underlying base zone.

Ms. Clarke identified the following open items for discussion at the workshop:

1. Discuss permitting a Racino Entertainment Complex as a permitted use in the ORI Zoning District.
2. Discuss the creation of a new Entertainment Overlay District
3. Discuss amending the existing Rich Township Entertainment and Tourism Overlay District to include a Racino Entertainment Complex as a permitted use.

ATTORNEY CONNELLY noted the Village is in the process of trying to locate a Racino complex at the TPMHC. In conjunction with the Village, the developer and racing team of Hawthorne Race Course, Suburban Downs filed the first application for a new license. This was the first application for a new license in the State of Illinois since 1946. We are setting precedence everywhere we go. This process is uncertain. The gaming expansion came from nowhere and has provided this opportunity to us. We are dealing with the State of Illinois regarding the purchase of the property. A lot of this is new uncharted waters. We want to make sure we are ready as the processes occur. The zoning may be a part of it and we want to make sure a Racino is an allowable use. This will be very incremental. At this point we only know there will be a 4,000 seat grand stand with luxury seats above and a 7/8 mile track. The accessory uses will be a part of it and will need to be zoned properly. At this point, we want them to know that Tinley Park wants this Racino use. We are not asking for this board to approve a Racino, only the zoning that can allow for it in the future.

COMMISSIONER GASKILL inquired if the State of Illinois would be cleaning up this property. Mr. Connelly noted we are in good faith negotiations with the state to purchase the property and that would be part of the negotiations. There is no agreement at this time.

COMMISSIONER FIELDER noted he has a client at his firm that is the Illinois Thoroughbred Horsemen's Association, lobbying for them with the state government. He has no direct investment and no direct financial interest in any Racino that is being proposed here or anywhere. He does have knowledge of how this will work and would be happy to answer any questions. This is more having to do with the horsemen workers in the backstretch. Mr. Connelly noted this will be appreciated. He noted there are standards for the backstretch, which is part of the law. The application was presented for racing dates.

Ms. Clarke will continue to work with the attorneys.

There will be a Public Hearing at the August 15, 2019 Plan Commission Meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE AUGUST 1, 2019 REGULAR MEETING

Item #3 WORKSHOP: LENNY'S GAS & WASH, 19420 HARLEM AVE –
REZONING, ANNEXATION AND SPECIAL USE

Consider the application of, Leonard McEnery, for a map amendment rezoning property located at 19420 Harlem Avenue, from R-1 (Single Family Residential) to B-3 (General Business and Commercial District) with Special Uses to allow the continuation of the existing Automobile Service Station and Automobile Car Wash

Present were the following:

Plan Commissioners: Garrett Gray, Chairman
 Tim Stanton
 Eduardo Mani
 Lucas Engel
 MaryAnn Aitchison
 James Gaskill
 Curt Fielder

Absent Plan Commissioner(s): Angela Gatto
 Stephen Vick

Village Officials and Staff: Kimberly Clarke, Community Development Director
 Paula Wallrich, Planning Manager
 Dan Ritter, Senior Planner
 Douglas Spale, Village Attorney
 Barbara Bennett, Commission Secretary

Guests: Leonard McEnery, Petitioner
 Lyman Tieman, Attorney
 Cass Wennlund, Attorney

PAULA WALLRICH, PLANNING MANAGER gave a presentation as noted in the Staff Report. Mr. Leonard McEnery, Lenny's Food N Fuel Harlem Avenue, LLC, has petitioned the Village of Tinley Park to annex his 4.87-acre parcel located at 19420 Harlem Avenue. Mr. McEnery is requesting a rezoning of his property upon annexation to B-3 (General Business and Commercial) and granting of a Special Use Permit for the existing uses on the property (service station and the car wash).

The annexation, rezoning and special use requests were previously reviewed by the Plan Commission at their April 19, 2018 meeting. At that meeting the Commission made the following recommendations to the Village Board:

1. Motion to deem the property unsuitable for annexation – Motion failed 4-4
2. Rezoning to B-3 – Motion passed 6-2
3. Special Use for a Service Station – Motion Failed 5-3
4. Special Use for a Car Wash – Motion Failed 5-3

The annexation and zoning entitlements were then reviewed by the Village Board at their July 17, 2018 meeting. A motion

at the Village Board meeting authorizing the execution of an annexation agreement failed with a 3 to 2 vote, therefore, the project did not move forward. There are copies of the minutes from the previous meetings included in the packet.

PAULA WALLRICH, PLANNING MANAGER stated that since that time, Mr. McEnery's desire to come into the Village remains the same. She noted that he is interested in developing this site further with the uses he has in several of his other facilities. This will include gaming and the sale of liquor. He is unable to do this in the county, therefore he is seeking annexation into the Village of Tinley Park. His expectations for sales from this would bring into the Village over \$400,000.00 annually. MS. WALLRICH stated that the annexation proposal was discussed at the Community Development Committee on July 23, 2019 and staff was directed to take the Petition to the Plan Commission following the normal entitlement process.

The site is located just south of the Village's corporate boundaries on Harlem Avenue. There are some homes adjacent to it that are in the Village and some to the south that are not in the Village. The service station was built in 2015 in conformance with the Will County codes. In 2017 the car wash was built in conformance with Will County. Ms. Wallrich displayed photos of the structures on the property.

The subject property is currently zoned C-2 (Local Commercial) in Will County. Staff analyzed the zoning districts to determine which zoning district is most appropriate and determined the B-3 (General Business and Commercial) was the most compatible with adjacent land uses.

MS.WALLRICH went on to discuss the issues that were part of the discussion with the original petition in 2018. One of the issues was the existing signs on the property. She noted that as part of annexation process the existing signs are rendered legal non-conforming. Essentially the property can be annexed with the signs as they exist even though they do not conform to Village code. At the previous meeting Mr. McEnery agreed to make some adjustments to the signs to bring the vast majority of signs into the conformance with the Village code. MS. WALLRICH then went over the existing signs and identified those that Mr. McEnery agreed to bring into compliance.

The chart below identifies signs that are not in conformance and Mr. McEnery's proposal

	Sign Name	Deficiency	Mr. McEnery's Proposal
A.	C-Store east	3 signs over limit, 28 SF over allowance(not counting 39.6 SF of changeable copy)	Remove 2 wall signs ("No Cook County taxes" and second "Dunkin sign") Changeable copy sign on east façade to remain.
	C-Store north	Size is ok- changeable copy sign is prohibited	Agreed to remove changeable copy sign
B.	Car Wash - east	6 SF over limit	No change
C.	Car Wash -north	conforms	No change
	Car Wash -south	Size ok, 1 additional sign	Agreed to remove "Pet Wash" sign
D.	Gas N Wash Canopy - east	3.31 SF over limit	No change
	Gas N Wash Canopy- N & S	conforms	No change
E.	Car Wash Canopy	conforms	No change
F.	Truck Canopy/Directional signage	2.33 SF over or considered directional	No change
G.	Car Wash-Monument	Size is ok, 10" too tall; changeable copy is prohibited	No change
H.	Gas N Wash Monument	1'10" too tall; size is ok, Changeable EMC is ok	No Change

Staff's presentation continued noting the landscape architecture was done in conformance with the Will County code. The buffer yard to the west between the subject parcel and the single-family homes exceeds the Village's landscape requirements. The buffer yard is 119 feet wide, far exceeding the minimum buffer yard width requirement of 60 feet. While the planting standards are different between the County and the Village, the eight foot brick wall reduces the Village's requirements by 50%. The Petitioner also planted 22 evergreen trees along the east side of the neighboring residential properties on the west side of the brick wall.

Will County's Transition Yard	Tinley Park Bufferyard 'D'	Existing Transition Yard
10 Feet wide	30-60 feet wide	119 Feet
Offers 3 options for screening: A. Provide a landscape area with a certain amount of trees. B. Landscape area plus a 6-foot solid wood fence. C. Landscape berm with a certain amount trees.	4.8 Canopy trees, 2.4 understory, 19 shrubs per 100 linear feet Reduced by 50% if a wall is provided. Required plantings: 645' frontage $6.45 \times 4.8 = 31/2 = 16$ canopy trees $6.45 \times 2.4 = 15/2 = 8$ understory $6.45 \times 19 = 123/2 = 62$ shrubs	Installed 8 foot fence; 3 foot berm, landscaping on both sides of the fence and both sides of the pond. Provided: 35 Canopy trees 22 Evergreen 13 understory/shrubs

The Petitioner has provided a traffic study prepared by KLOA, transportation and parking consultants with their original Petition. A copy was included in the Commissioner's packet. KLOA has estimated an average of about 12 – 13% increase in traffic and parking as a result of 5 gaming seats and the sale of alcohol.

MS. WALLRICH noted there are 52 parking spaces on the site. There are 2 parking spaces in the back for semi-trucks. 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, a car wash or video gaming. The table below provides the number of required parking spaces.

	USE CLASSIFICATION	MIN PARKING PER CODE	DATA	TOTAL REQUIRED
Dunkin Donut w/drive thru	Eating or drinking place	1 space for each 3 seats plus 1 for each employee	7 people per largest shift. 8 seats provided	10 parking stalls
C-STORE (including packaged liquor)	Retail Store or Personal Service Establishment	1 space for each 150 sf of gross leasable floor area.	3570 SF	24 parking stalls
CAR WASH	Retail Store or Personal Service Establishment	1 space for each 150 sf of gross leasable floor area. If we just use employees this would be 3 at largest shift	4,584 SF This doesn't seem a like a good way measurement for this use for determining parking. Especially because the car wash is mostly automated	3 Parking Stalls
VIDEO GAMING	Our code does not address this use. It will be part of the C-Store use.	Could require that an additional 5 stalls be added in addition to the C-Store requirements	5 Video Gaming Machines	5 parking stalls
Parking Required				42 stalls
Existing Parking				52 stalls
Extra parking				10 stalls

The neighbors have complained about the idling of trucks and cars. There is a “no idling” sign in the lot. As a point of comparison, staff visited the Lenny’s on 191st Street in Mokena that has gaming and packaged liquor sales. Staff has provided in the staff report a table of the amount of cars on the lot at given times during the day.

MS. WALLRICH obtained a FOIA report from Tinley Park identifying any public safety issues that have occurred at the subject parcel during the period between January 2016 and July 2019.

- 1- 1 - Lockout
- 2- 1 – driving under the influence
- 3- 5 – traffic stop
- 4- 2 – business check
- 5- 3 – assist other agency

Staff has requested information from Will County Sheriff’s Department.

The neighbors have also expressed concern regarding property values. Staff presented an email and analysis prepared by Brad Bettenhausen, Village Treasurer regarding the property values for the Tinley Trails subdivision. Comments included: the neighborhood remains very stable with one new sales transaction in October 2017; there has been overall growth in Tinley Trails over the last 4 tax years; the rate of growth in Tinley Trails is better than the rates for Cook County and Tinley Park overall; and the only decrease in EAV noted within Tinley Trails between 2017 and 2018 was clearly the result of a tax appeal. MS. WALLRICH then discussed the projected sales tax revenue. Mr. McEnery’s location in New Lenox rated sixth in the state for video gaming tax revenue. The location on 191st brought the municipality \$80,000.00 from video gaming.

Of the 6 service stations in Tinley Park there are no examples of adjacency to single-family homes. There is one example on 159th St that abuts an R-5 apartment building.

MS. WALLRICH displayed a table showing the packaged liquor sales and video gaming adjacency as noted in the staff report. The only packaged liquor sales at a gas station is on 159th Street, which resulted from an annexation with an existing liquor license. There are no 24 hour video gaming establishments in the Village.

MS. WALLRICH outlined the Standards for Rezoning and Special Use.

CHAIRMAN GRAY asked for comments from the Petitioner.

CASS WENNLUND, Attorney for the Petitioner noted this is an existing business and if annexed would be governed, and policed by the Village of Tinley Park with additional revenue of \$400,000.00 to 500,000.00. He noted that this is an existing business that sits on a state hi-way with over 30,000 traffic count. This was zoned to allow for a gas station when Mr. McEnery purchased it. He wants to become a member of this community and he wants to take advantage of the Village services. This Village would have more control over the business if annexed. Packaged liquor is a product, there is no consumption on the premises.

MR. MCENERY, Petitioner, noted he lived in Tinley Park for 20 years and was part of the city and some other groups. At this location there are 158,000 people who live within 5 miles. We have many requests for the 2 additional services. We have 10 liquor licenses and 7 gaming licenses and we have no problem with either one. One time the mayor of Frankfort r came into the store and wanted to know where the gaming area was at, because it was quieter than church here. Sometimes people think it is rowdy in here and that is not the case. The site is attractive and well kept. We keep up on the cleanliness and maintenance. With the annexation there are minimal changes. There was one police call several weeks ago where someone had their car stolen, this happened because they left the car running with the keys in it. He also noted that the Target Store down the street has packaged liquor.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER ENGEL noted the gas station is are clean and well maintained and I think this will be a benefit to the Village for the tax revenue. We are talking about putting a Racino right down the street. I don't see a problem with the video gaming and the packaged liquor is a product. The concerns last time about the truck and truck drivers drinking, I don't know any truck drivers that would jeopardize their careers doing that. That is a non-issue.

COMMISSIONER MANI noted his position is the same as the last time. This annexation will disrupt the resident's security issues including his concerns of children going to the gas station for packaged liquors and gaming. This is not a good fit for Tinley Park. COMMISSIONER MANI asked if the Petitioner addressed any issues that were presented last time regarding the buffer. He should add more evergreen trees to mitigate the noise and the visual aesthetics. This was recommended even though it is not a requirement. It is a good plan to create that buffer so the residents have an enjoyable environment in their home. The Commissioners should review the last hearing. At the last hearing it was noted that the previous mayors wrote letters regarding the signage and it would be advisable to adjust it to annex into the Village. My last statement at the last hearing was – "If you want to come into Tinley Park, you should conform to code".

CHAIRMAN GRAY noted the letters that were written by the previous mayors and a trustee were referring to conforming to sign codes in order to annex into the Village. He noted it would be a good idea for the Commissioners to review the footage of the previous hearing on U-Tube from April of 2018.

MS. WALLRICH noted at that time they were hoping to stay in the County and had hoped the County would allow the sale of liquor and video gaming. It only became necessary to annex into the Village, and thus adhere to Village code, when they found that it was not possible to obtain gaming and alcohol in the County.

Mr. McEnery noted the current sign ordinance was not in affect when the station was built. Ms. Wallrich noted the manual copy signs were eliminated but was unsure as to the date. She will confirm this prior to the Public Hearing.

COMMISSIONER ENGEL noted the station is right on the edge of Tinley Park and people do not know that this station is in the County rather than Tinley Park. If we annex we will be taking most of the out of code signs down and we can bring this to as close to code as possible. The gas station is already there.

COMMISSIONER STANTON noted he knows the McEnery family for many years and Len McEnery is the best business person to have in Tinley Park. This is a great thing for Tinley. He is given to many sports teams in Tinley and has supported them. \$400,000.00 per year is huge and if he puts up another station that could be 1 million revenue per year.

COMMISSIONER MANI noted his position is that he has the residents in mind.

COMMISSIONER GASKILL noted the impact on the residents will not be changed. The gas station is already there.

CHAIRMAN GRAY noted he visited the site and it is very well maintained. At the worst case, there was 27 open extra spaces. There is more than enough space to take in extra business. He does not feel parking is an issue on the site. There was only 1 truck there getting gas and another one came up as that one was leaving and then another one came up. With that said, the buffer goes above and beyond. There is an 8 ft. wall on top of a 3 ft. berm. He drove in the residential area to get an idea of the area. The only thing he could see was the truck canopy and the buffer is good. There is landscaping on both sides of the fence. The gas station is already there. The noise will not change. If they annex into Tinley Park, there will be better enforcement with the signs and Village requirements. We have seen sign codes change over the years. He does not feel the manual changeable copy on the stand alone monument sign should be changed. It is already there. He does appreciate the attempts to get closer to the code. He inquired if it would be cost prohibitive to take down the manual changeable copy sign on the east wall. Could this be changed to an electronic message sign? We understand that you would be able to change as long as it is not cost prohibitive.

MR. MCENERY replied he could take it down but it could cause damage to the wall and the business he is currently getting. People read signs and if we take everything down, what are they looking at? We have to advertise our products to help sell

them to those fueling. If we strip all the signs down, the revenue will go down. We would like to keep it close to what we have because it is working.

MS. CLARKE noted electronic wall signs are not allowed. .

CHAIRMAN GRAY noted a left turn onto Harlem Avenue is difficult. When he visited the site, it took him a while to be able to make the turn. This did come up at the previous hearing. Is there something that could be done to get a light at that intersection? MS. WALLRICH noted the traffic person could evaluate that. MS. CLARKE noted if it was warranted the state might do that.

MS. WALLRICH noted she would address the concerns brought up tonight and the Public Hearing will be on August 15, 2019

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 1, 2019 REGULAR MEETING

Item #4 PUBLIC HEARING: BANQUET USE REQUIREMENTS – TEXT AMENDMENT

Consider recommending that the Village Board approve Text Amendments to Sections II.B (Definitions), V.B. (Schedule I (Schedule of Permitted Uses), VIII.A.10. (Number of Parking Spaces Required), and VII (Legacy Code) Section 3, Table 3.A.2 (Prohibited Uses) of the Village of Tinley Park Zoning Ordinance, to regulate Banquet Facilities as a Special Use, Permitted Use or Prohibited Use.

Present were the following:

Plan Commissioners: Garrett Gray, Chairman
Tim Stanton
Eduardo Mani
Lucas Engel
MaryAnn Aitchison
James Gaskill
Curt Fielder

Absent Plan Commissioner(s): Angela Gatto
Stephen Vick

Village Officials and Staff: Kimberly Clarke, Community Development Director
Paula Wallrich, Planning Manager
Dan Ritter, Senior Planner
Douglas Spale, Village Attorney
Barbara Bennett, Commission Secretary

Guests: None

A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER GASKILL, to open the Public Hearing for Banquet Use Requirements – Text Amendments. The Motion was approved by voice call. CHAIRMAN GRAY declared the Motion approved.

CHAIRMAN GRAY noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

CHAIRMAN GRAY requested anyone present in the audience, who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

PAULA WALLRICH, PLANNING MANAGER gave a presentation as noted in the Staff Report. Tinley Park currently regulates Banquet Use as a Permitted Use in the Office and Restricted Industrial and General Manufacturing Zoning Districts. It is not identified as a Permitted or Special Use in any other district. In addition, there is no definition provided for Banquet Facilities.

Staff was recently approached by a banquet facility in the B-1 (Neighborhood Shopping District). Per the current code, this is not permitted. In review of other zoning codes in similar communities, Banquet Facilities are often permitted in business districts with the size of the facility dictating whether it is considered a Permitted or Special Use.

Staff presented the proposed text amendment to the Community Development Committee at their June 24th meeting where it was received with general support. There were some concerns expressed regarding their allowance in the B-1 District with regards to parking and proximity to residential properties; therefore staff reduced their original proposal for the maximum size of a banquet facility from 5,000 sq. ft. to 4,000 sq. ft.

Staff is proposing a text amendment to allow Banquet Facilities as a Special Use in the B-1, B-2, B-3 and B-4 Districts and a Permitted Use in the B-3 District with limitations related to the size of the facility. Staff is recommending Banquet Facilities be prohibited in the B-5 and all Legacy Districts. In addition, staff is recommending a definition be added to the Zoning Ordinance to assist in distinguishing this use from other similar uses in the code and provide specific parking requirements related to Banquet Facilities as a means to mitigate any potential impact on surrounding land uses.

The Code lists it as a use but does not define it, so as part of this text amendment, this commonly used definition of ‘Banquet Facility’ will be used which will be incorporated in the text amendment.

BANQUET FACILITY: *“A facility that is available for lease for private events including, but not limited to weddings, anniversaries, corporate or family parties and other similar celebrations. Such use may or may not include on-site kitchen or catering facilities”.*

In the current code, there are two other definitions and two uses contemplated in other districts. One for *Meeting Halls* and the other one for *Private Clubs and Lodges*. MS.WALLRICH noted that neither one of these definitions adequately address some of the concerns with respect to a Banquet Facility. This is not unlike a day care facility that has episodic traffic implications. All the traffic is coming at one time. It is important to look at these as a Special Use.

Typically, Banquet Facilities maximize their potential for lease by providing adequate area to accommodate large groups or have the ability to be divided for smaller functions. Due to the potential for significant parking or traffic impacts resulting from a large event, staff assumes the authors of the current ordinance limited Banquet Facilities to areas in the ORI and M-1 districts where more intense uses can be accommodated. Permitting Banquet Facilities in these two districts takes advantage of the typically larger lots, and more intense uses, parking requirements and transportation systems that can accommodate the episodic flow of traffic related to this use. However, after analyzing the other business districts and the availability of property in these districts that can accommodate Banquet Facilities, Staff made recommendations for the various business zoning districts that considered the unique characteristics of each district and the appropriateness of considering a *Banquet Facility* use as a Permitted or a Special Use. When considering a Special Use the Commission has the ability to consider certain conditions where there is a rational nexus between the condition and the perceived impact of the proposed use; the conditions must be “specifically and uniquely attributable” to the proposal under review. Further the Zoning Ordinance provides Standards (Section X.J.5.) for consideration by the Plan Commission. She noted that if the Commission had concerns regarding separation between Banquet Facilities and Single-Family uses then the Special Use process and the standards afford the Commission opportunity to address these issues.

She also noted it is important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Applicant. Therefore the Commission can take into consideration the business practices and other items typically included in a Business Plan.

MS. WALLRICH then went on to describe the various zoning districts and the ability to address Banquet Facilities in each district. The B-1 zoning district as defined is typically a neighborhood shopping center and is generally located on a corner surrounded by residential uses. It serves the immediate area with a lot of personal services. There are limited areas currently zoned B-1; the majority are located on 80th Ave and the intersections of 167th, 171st and 179th Streets and at the intersection of 171st and 88th Avenue—all of which are in close proximity to residential areas. The other parcel zoned B-1 is at the

intersection of 159th Street and 76th Avenue (Bremontowne mini-mall). This property is unique in that it fronts one of our major commercial corridors (159th Street) which has a 4-lane cross-section but also close to residential. The Commission will want to be assured that there is no overflow parking in residential neighborhoods as a consequence of approving a banquet facility. Staff is recommending any facility located in the B-1 be limited to 4,000 sq. ft. in size and a Special Use.

The B-2 zoning district offers a wide variety of related retail-type businesses with larger shopping centers. The only area zoned B-2 in Tinley Park is the area fronting 159th Street between Harlem and Oak Park Avenues. This area includes the Bremontowne Mall (Menard's) and Tinley Plaza (Walt's). Both properties front major commercial corridors (159th Street and Harlem Avenue). These properties were developed as Planned Unit Developments (PUD), which provide additional flexibility with zoning regulations. Staff recommends this also be Special Use provided the use will occupy a structure no greater than 7,500 sq. ft.

The B-3 zoning district is designed to accommodate a wide range of specialized commercial uses, including highway-orientated services and commercial types of establishments. These do have a lot of parking with people coming and going. The Village has several areas zoned B-3 which are primarily located along major transportation systems, such as LaGrange Road and Harlem Avenue. These properties are typically larger and have been developed as part of a larger center or PUD such as Brookside Marketplace or the Convention Center. There are several large vacant properties zoned B-3 including property along LaGrange Road at 183rd Street, south of I-80 and east of Harlem Avenue and the area on the south side of 191st Street at 80th Avenue. There are also some large vacant buildings that are zoned B-3 such as the K-Mart building on Harlem Avenue. Staff is comfortable in recommending this as a Permitted Use provided the use is located in a stand-alone structure and is no greater than 30,000 sq. ft. A Special Use will be required for Banquet Facilities in the following situations: Located in multi-tenant structures and are less than 30,000 sq. ft. in size, or are located in a stand-alone structure and is greater than 30,000 sq. ft. Gross Floor Area (GFA)

The B-4 zoning district is intended for areas used primarily to provide office space for service-type businesses. The majority of the areas zoned B-4 have been developed with office uses (with the exception of Rubino's Plaza at Oak Park Ave and 167th) and are located along Harlem Ave at 163rd, 167th, and 171st Streets and along LaGrange Rd at 175th Street. There are no significant vacant parcels zoned B-4. Staff is recommending Banquet Facilities be allowed in the B-4 District as a Special Use provided the use will occupy a structure no greater than 4,000 sq. ft.

The B-5 zoning district is intended to provide areas for automotive service and related types of uses. Staff recommends Banquet Facilities be prohibited in the B-5 District.

Legacy Code is intended to be used in conjunction with the Legacy Plan, which establishes a clear vision and preferred urban design arrangements for the downtown and beyond. The Legacy Code implements the Legacy Plan by codifying Tinley Park's vision with a purposefully specific and precise form-based approach.

All property within the Legacy District are regulated by the same use regulations listed in Tables 3.A.1. and 3.A.2. Similar to the other zoning districts in the Zoning Ordinance, uses are designated as Permitted, Special or Prohibited. In review of the intent statements of the Legacy Code it is evident that the Legacy Plan was designed to protect the historic heritage of the downtown, strengthen the downtown as a pedestrian destination that maximizes the number of people living within walking distance of the train station, and minimize heavy auto-related uses. The goal in marketing the downtown to businesses and residents is to enliven the street with uses that promote a "24 hour downtown". The episodic nature of *Banquet Facilities* may leave street-level facades vacant during day-time or weekday hours which is contrary to the goal of the downtown area. Staff recommends Banquet Facilities be prohibited in the Legacy District at this time.

MS. WALLRICH then proceeded to discuss parking requirements for Banquet Facilities. She noted that staff has conducted preliminary research on parking requirements for *Banquet Facilities*. Orland Park and Oak Brook require 1 space/100 sq. ft. of banquet use. The American Planning Association cites parking requirements for several communities in their publication Parking Standards, American Planning Association, Planning Advisory Service (PAS) Report 510/511 with ranges from 1 space/100 sq. ft. to 1 space/200 sq. ft. Some communities base their requirements on seating capacity,

however unless it is fixed seating this number will fluctuate and is difficult to enforce. Parking requirements are often the issue that can impact adjacent uses in a negative way; therefore staff believes that parking requirements must reflect the context of the area and ensure that adequate on-site parking can be accommodated in those districts most adjacent to residential uses.

By design the proposed text amendments limit the size of a Banquet Facility depending on the district it is located. According to various websites, there are “calculators” provided to determine the necessary room size based on the number of guests at a banquet. Ratios range between 15 and 20 sq. ft. of banquet room space needed per seated guest. Staff used this information along with the size limitations proposed in each zoning district to determine an appropriate parking ratio for Banquet Facilities per district. Staff is recommending greater parking requirements for those districts in close proximity to residential uses and less requirements in the more intense business districts that have opportunities for shared parking.

Staff recommends a parking requirement of 1 space/100 sq. ft. Gross Floor Area (GFA) in the B-1 and B-4 districts, and 1 space/200 sq. ft. Gross Floor Area (GFA) in the ORI, M-1 Districts and 1 space/200 sq. ft. Gross Floor Area (GFA) in the B-2 and B-3 provided there is shared parking opportunities with adjacent uses within the same parcel or shopping center as part of a Special Use Permit. If shared parking opportunities are not available in the B-2 and B-3 districts then parking is required at the higher rate of 1 space/100 sq. ft. Gross Floor Area (GFA)

CHAIRMAN GRAY asked for comments for the Commissioners.

COMMISSIONER FIELDER thanked Paula for answering all the questions. He inquired about Banquet Facilities in the Legacy District. Ms. Wallrich replied if there is a restaurant that opened and they are expanding the restaurant to include Banquet space as part of the restaurant, then that would be allowed. She noted that a Banquet Facility that only operated for banquet purposes is not allowed.

A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER GASKILL, to close the Public Hearing for Banquet Use Requirements – Text Amendments. The Motion was approved by voice call. CHAIRMAN GRAY declared the Motion approved.

CHAIRMAN GRAY asked for a Motion.

Motion 1: A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER AITCHISON to recommend the Village Board amend Section II.B (Definitions) to add (in alphabetical order) the following definition

BANQUET FACILITY: “A facility that is available for lease for private events including, but not limited to weddings, anniversaries, corporate or family parties and other similar celebrations. Such use may or may not include on-site kitchen or catering facilities”.

AYES: MANI, GASKILL, FIELDER, AITCHISON, ENGEL, STANTON AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved.

Motion 2: A Motion was made by COMMISSIONER FIELDER seconded by COMMISSIONER ENGEL to recommend the Village Board amend Section V.B. Schedule I (Schedule of Permitted Uses) to reflect Banquet Facilities as Special Uses or Permitted Uses in accordance with the following table (as defined in the Staff report dated August 1, 2019):

USE	B-1	B-2	B-3	B-4	B-5	ORI	M-1
DINING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS							
Amusement arcade			S				

Banquet Facilities	S ^p	S ^q	P ^r /S ^s	S ^t	X	P	P
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p tenant space/structure must be no greater than 4,000 sq. ft. Gross Floor Area (GFA)

q tenant space/structure must be no greater than 7,500 sq. ft. GFA

r must be located in a stand-alone structure no greater than or equal to 30,000 sq. ft. GFA

s if located in multi-tenant structures less than 30,000 sq. ft. GFA but no greater than 50,000 sq. ft. GFA; or in a stand-alone greater than 30,000 sq. ft. GFA

t tenant space/structure must be no greater than 4,000 sq. ft. GFA

AYES: MANI, GASKILL, FIELDER, AITCHISON, ENGEL, STANTON AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved.

Motion 3: A Motion was made by COMMISSIONER ENGEL seconded by COMMISSIONER FIELDER to recommend the Village Board amend the Table entitled "Required Parking Spaces" in Section VIII.A.10. (Number of Parking Spaces Required) to include the following (in alphabetical order):

Uses	Minimum Required Off-Street Parking Spaces
Banquet Facilities in B-1 & B-4	1 space/100 sq.ft.
Banquet Facilities in ORI & M-1	1 space/200 sq. ft.
Banquet Facilities in B-2 & B-3	1 space/200 sq. ft. if shared parking opportunities
Banquet Facilities in B-2 & B-3	1 space/100 sq.ft. if no shared parking opportunities

AYES: MANI, GASKILL, FIELDER, AITCHISON, ENGEL, STANTON AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved.

Motion 4: A motion was made by COMMISSIONER ENGEL seconded by COMMISSIONER STANTON to recommend the Village Board amend Section VII (Legacy Code) Section 3, Table 3.A.2 (Prohibited Uses) prohibiting *Banquet Facilities* in the Legacy Code and amend Table 3.A.2 to include the following prohibited use in alphabetical order:

<ul style="list-style-type: none"> — Adult regulated uses — Advertising signs and billboards — Agricultural uses (except for farmer's markets and private gardens) — Archery / bow range — Automobile car wash (either manual or automatic) — Automobile / gasoline service stations — Automobile repair shops (including bodywork) — Banquet Facilities — Boarding / rooming house — Building material sales — Drive-in theaters — Drive-through establishments (accessory to restaurants, banks, pharmacies and all other uses) — Frozen food lockers — Funeral homes, mortuaries, and cremation facilities — Greenhouses, garden centers, and landscape nurseries — Gun dealer / shooting range — Hookah lounge — Industrial facility (heavy or light) — Kennel / pound 	<ul style="list-style-type: none"> — Machinery and equipment sales — Medical marijuana dispensing facility — Model garage display and sales — Motel or motor inn — Open storage — Other similar or compatible uses — Plumbing, heating, air conditioning sales and service — Retail sales of tobacco, hookah, cigarette, cigar, e-cigarette, and vapor products as a principal use — Second hand stores, flea markets, pawn shops — Tattoo parlor — Truck depot / truck stop — Vehicle rental — Warehouse and storage (including mini-storage) — Wireless communications facilities
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AYES: MANI, GASKILL, FIELDER, AITCHISON, ENGEL, STANTON AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE AUGUST 1, 2019 REGULAR MEETING

Item #5 PUBLIC HEARING: MASONRY REQUIREMENTS FOR MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS – TEXT AMENDMENT

Consider Text Amendments amending Section V.C.4. (Elevations and Facades), Section V.C.7 (General Requirements/All Business & Commercial Districts) and Section V.C.10 (Site Development Standards for Industrial Uses) of the Zoning Ordinance to incorporate masonry requirements for residential, commercial and industrial zoning districts.

Present were the following:

Plan Commissioners: Garrett Gray, Chairman
 Tim Stanton
 Eduardo Mani
 Lucas Engel
 MaryAnn Aitchison
 James Gaskill
 Curt Fielder

Absent Plan Commissioner(s): Angela Gatto
 Stephen Vick

Village Officials and Staff: Kimberly Clarke, Community Development Director
 Paula Wallrich, Planning Manager
 Dan Ritter, Senior Planner
 Douglas Spale, Village Attorney
 Barbara Bennett, Commission Secretary

Guests: None

Staff has requested that this Public Hearing be continued to the August 15, 2019 Plan Commission meeting in order to finalize the research and better prepare the recommendations.

Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER AITCHISON to continue the Text Amendments amending Section V.C.4. (Elevations and Facades), Section V.C.7 (General Requirements/All Business & Commercial Districts) and Section V.C.10 (Site Development Standards for Industrial Uses) of the Zoning Ordinance to incorporate masonry requirements for residential, commercial and industrial zoning districts to the August 15, 2019 Plan Commission Meeting.

AYES: MANI, GASKILL, FIELDER, AITCHISON, ENGEL, STANTON AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved.

GOOD OF THE ORDER:

None at this time.

COMMENTS FROM THE COMMISSION

None at this time.

PUBLIC COMMENT:

None at this time.

ADJOURNMENT:

There being no further business, a Motion was made by PLAN COMMISSIONER FIELDER, seconded by PLAN COMMISSIONER ENGEL to adjourn the Regular Meeting of the Plan Commission of JULY 18, 2019 at 10:03 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN GRAY declared the meeting adjourned.

PLAN COMMISSION STAFF REPORT

Public Hearing #2
August 15, 2019

Petitioner

James Vroegh (Petitioner)
on behalf of Park Oaks
Commercial
Condominium
Association (Owner)

Property Location

17322 Oak Park Avenue

PIN

28-30-308-029-0000 &
28-30-308-029-1004

Zoning

DC (Downtown Core)

Approvals Sought

Site Plan Approval
Variations

Project Planner

Daniel Ritter, AICP
Senior Planner

Vroegh Eyecare/Park Oaks Condominium Expansion

17322 Oak Park Avenue



EXECUTIVE SUMMARY

Consider granting Site Plan Approval and recommending that the Village Board grant James Vroegh (Petitioner), on behalf of Park Oaks Commercial Condominium Association (Owner), Variations from the Zoning Code related to building height, building depth, percent of street-level glazing, building materials, and architectural style to construct an approximately 352 sq. ft. (16 feet x 22 feet) 1-story addition on an existing 3-story Park Oaks Condominium mixed-use development located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District.

The 1-story building addition will continue the first-floor design of the Park Oaks building but is not proposed to match the existing building in scale due to the difficulties of doing so with the building's existing condo ownership. The Legacy Code's height and commercial depth requirements are in place to create an active consistent street wall along primary corridors to create an intriguing urban environment. Existing non-conforming situations in the downtown such as the additions on the Teehan's building have been proposed to be removed as part of the future redevelopment to meet these downtown development goals. The Commission will need to consider any precedence that would be set by the requested Variations and the effects on the goals of the Legacy Code and future development proposals.

Changes to the July 18, 2019 Workshop Staff Report are indicated in RED.
Changes from the August 1, 2019 Public Hearing Staff Report are indicated in BLUE.

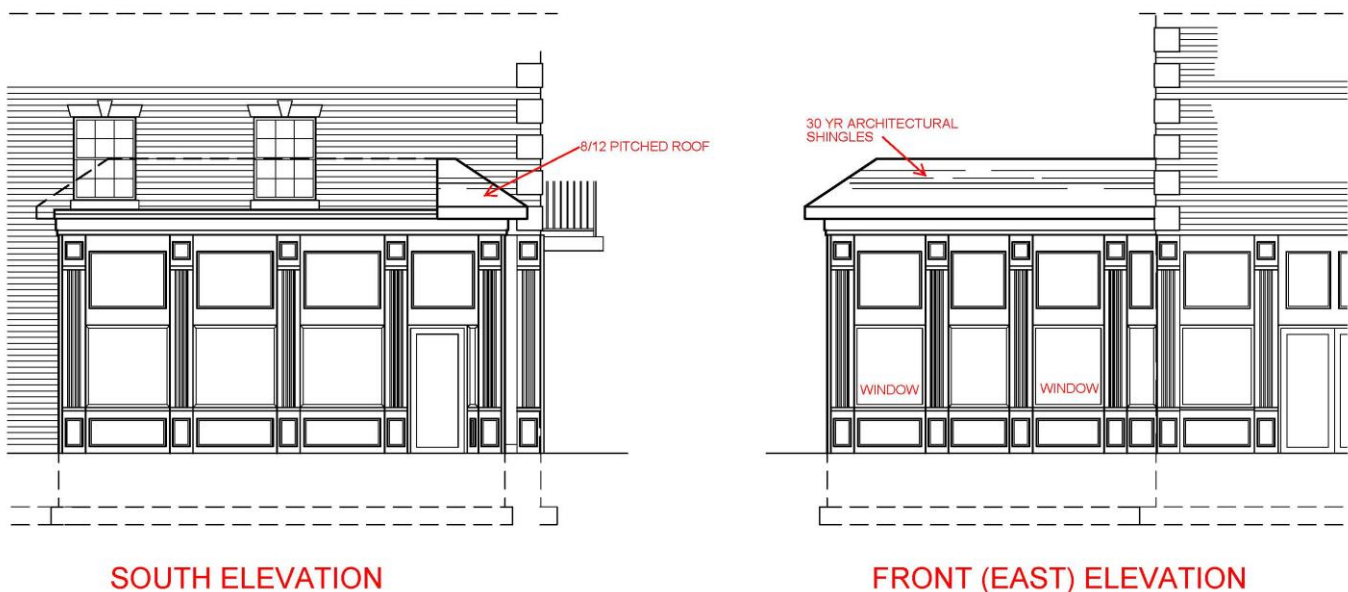
PUBLIC HEARING #1 WORKSHOP (AUGUST 1, 2019) SUMMARY

During the public hearing, the Plan Commission voted to continue the hearing until the next meeting. There were comments in favor of the request, noting that there was not much else that could be done with the space if there wasn't a restaurant in the building. Other comments not in favor noted that the look of a one-story addition on the building was not aesthetically pleasing and expressed concern regarding the split ownership. Below are a few items that the Plan Commission noted that they would like to have completed.

1. Complete a rendering that encompasses adjacent façade including the Wyman's property.
2. Include a roof element similar in style to the existing roof.
3. Make the setback of the building equal to the other building setbacks (approximately 2 feet).
4. The number of properties in the downtown where a similar request could be made.
5. Resolve the ownership issue so that the properties are owned by the same owner under the same PIN to avoid maintenance, tax, and future issues that as potential to leave the space vacant or misused.

The petitioner submitted the following renderings (full-size copies are included in the packet) of the addition to comply with the first two comments. The roof parapet as proposed will block views from the two windows of the second-floor residential unit. The effects of the views on that unit could be significant because the rear portion of a parapet roof is not typically attractive looking. While the condo unit owners were initially notified of the public hearing, they have not seen these revised plans that could impact their views. The Commission may wish to discuss whether additional notification is necessary for the unit owners and residents above the addition due to the new renderings.

Open Item #14: Discuss the potential impact of a roof on the residential unit's views. Discuss the need for residents and condo unit owners to receive the revised plans.



The third concern in regards to the building setback is addressed in the revised rendering, but no updated site plans or dimensions were received. The original proposal indicated a 0.5 foot setback. With the new two foot setback, the revised dimensions of the addition are 22 feet by 16 feet and 352 sq. ft. in size (compared to the originally proposed 23.5 feet by 16 feet and 376 sq. ft.). This changes the Variation for the commercial space depth requirement slightly and the motions have been revised. A door was also added on the south side of the building addition that would open into the alley.

While a full list was not compiled of properties that could make a similar single-story request with the same conditions, because it would include every property in the Downtown Core that has patio space or additional property to build upon. Some properties with similar conditions include recent developments such as Springfort Hall and the PASS/Crack the Code building, existing/historic buildings such as Ed & Joes, Holstein's, Teehan's, and Mickey's as well as future developments such as The Boulevard at Central Station, Bremen Station, and Encore Crossing (North Street).



No information was supplied in time to be included in this staff report that resolves the fifth comment about the ownership of this common area space between the 17322 unit owner and the association. It is expected that the condo association must approve a contract for the formal sale of the property, before the ownership change can be approved. Regarding the ownership issue, the Village Attorney was consulted regarding the placement of a condition on the Variation approval that requires consolidation of the property and purchase of the property. At the Public Hearing the Petitioner agreed to these conditions however Village Counsel did not feel this would be a defensible condition and did not recommend this be a condition of approval.

Due to the inability to require combined PINs or ownership, it is important the Plan Commission view the proposed addition as a separate commercial condo unit that is 352 square feet, 22 feet deep, and is owned by the condo association. While Dr. Vroegh is proposing to use the space now, that may not be the case going forward. The ultimate responsibility for ownership, maintenance, and taxes will be the condo associations. The Village and other government agencies do not enforce condo covenants or declarations that are private agreements. The covenants and declarations might assign responsibility to the 17322 (Vroegh Eyecare) unit but that is a private agreement. Concerns exist about the usefulness of this space in the future and the likelihood it could remain vacant or used for only storage purposes. Interior utilities and whether a door exists will not prohibit the space from being used separately, as either condition can be changed with a building permit.

Open Item #15: Discuss the revised size of the space and the future effects of a separately owned 352 sq. ft. and 22 foot deep unit owned by the condo association.

PLAN COMMISSION WORKSHOP (JULY 18, 2019) SUMMARY

The consensus of Plan Commission was not supportive of the aesthetics of the one-story addition on the existing three-story mixed-use building. The Commission vocalized the addition is not consistent with the Legacy Code requirements and the addition did not appear balanced on the existing structure and looked “tacked-on”. While there are other examples of one-story structures nearby that exist prior to the Legacy Code, Staff stressed that the Legacy Code and Plan focuses on avoiding these type of non-compliant additions.

There were also many concerns expressed about how this would affect and set a precedent for other existing and proposed buildings in the Downtown area and along Oak Park Avenue in the future. Ownership issues due to the retained ownership of the Commercial Property Owners Association was another concern expressed by the Commission due to the potential future issues with property control, taxes, and maintenance costs of the space. The Commission was appreciative of the Petitioner looking to expand their location but recommended that the Petitioner work with the residential condominium owners to propose a three-story addition, expand within the current building’s footprint or find another location in the downtown area that provides them more space.

The Petitioner has not provided revised plans or correspondence since the Plan Commission workshop meeting and all open items remain. Conditions are in the motion to address these open items in the event the requests are approved.

EXISTING SITE & HISTORY

The Park Oaks Condominium building (shown with a star on the map on the right) is an existing 3-story, approximately 15,000 sq. ft. building that includes eight residential and four commercial condominiums. The property was previously owned by School District 146 until 1999 and then given to the Village for control of future development. The Village eventually selected a developer through an RFP process. The project was one of the first mixed-use redevelopment projects in the downtown and included heavy involvement of the Historic Preservation and Main Street Commissions which looked to tie the building to a larger vision for redevelopment in the downtown. The Historic Preservation Commission specifically looked into the scale and materials of the building to ensure that the historic character of the downtown was retained. The Park Oaks project was approved in 2001 and completed in 2003. The commercial condo units are currently occupied by Vroegh Eyecare (17322), Apothecary Pharmacy (17320), Tinley Park Chamber of Commerce (17316), and Tinley Park Chiropractic Wellness (17314).



The Park Oaks project was approved in 2001 and completed in 2003. The commercial condo units are currently occupied by Vroegh Eyecare (17322), Apothecary Pharmacy (17320), Tinley Park Chamber of Commerce (17316), and Tinley Park Chiropractic Wellness (17314).

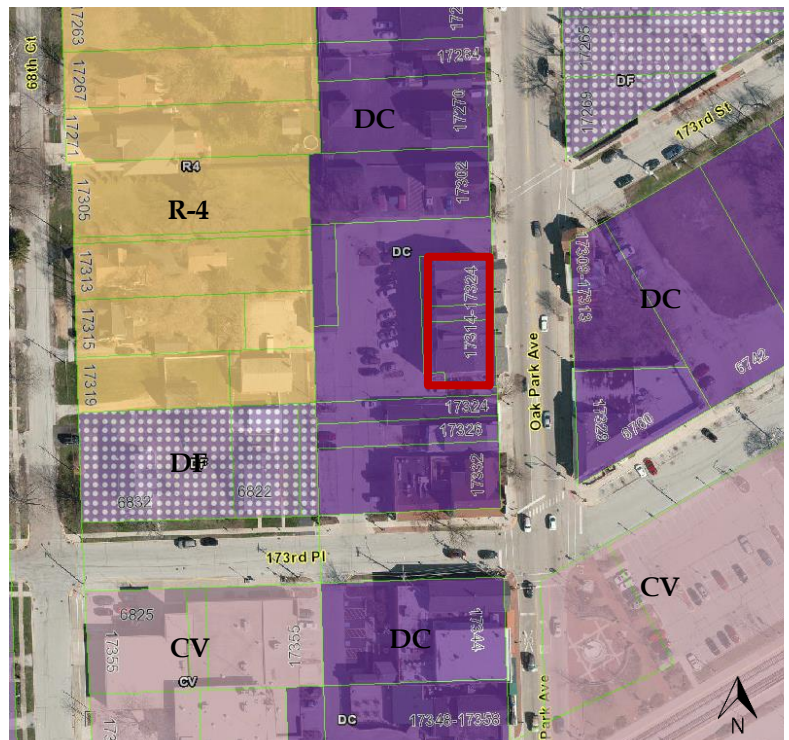
The patio area on the south side of the subject property (proposed location of the Vroegh building addition) was discussed at the Long Range Plan Commission’s meeting on the project; the patio area was noted as important to encourage outdoor dining opportunities at the building, help offset the building from the neighboring Wyman’s

building and ensure the walkway between the properties didn't become an unlit or unsafe alleyway. This patio area is considered a "limited common element" per the approved declarations that is owned by the Condominium Association that has some exclusive use rights assigned to the adjacent 17322 (Vroegh Eye Care) unit. The right for use of this "limited common element" can be sold or divided to other units based on the declaration rules.

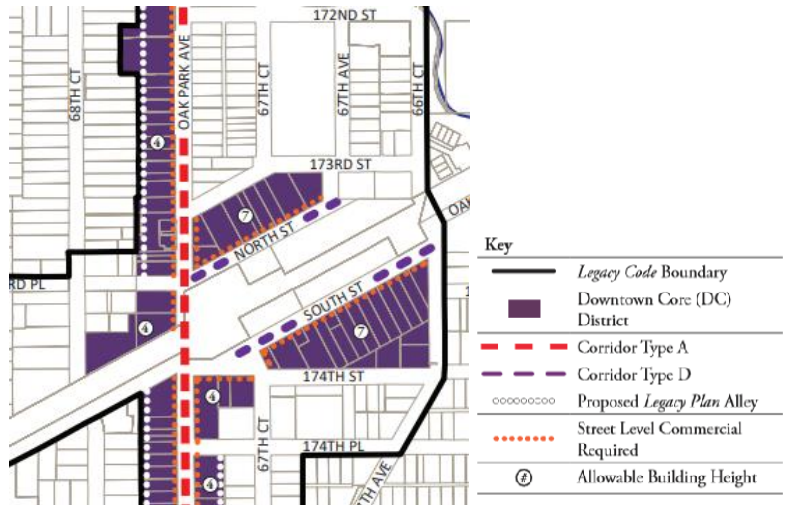


ZONING & NEARBY LAND USES

The subject Park Oaks Condominium property (outlined in red on the Zoning Map to the right) is located in a mixed-use building in the DC (Downtown Core) zoning district. The characteristics of this 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". The code's regulations are described as, "intended to promote taller, mixed-use development in the vicinity of the Oak Park Avenue train station."



Nearby properties to the subject site include a municipally owned parking lot directly to the west in the DC (Downtown Core) zoning district that separates the subject property from the R-4 (Single-Family) zoning district. The properties to the north (Electric Blue Entertainment), South (Wyman's Framing & Art Gallery and Ed n' Joe's Pizza) and East (We're Nuts About Mutts and Teehan's Tavern) are also located in the DC (Downtown Core) zoning district. All of these existing properties are considered "Heritage Sites" as they were approved and constructed prior to the implementation of the Legacy Code. Heritage sites are permitted to maintain their existing site configuration and uses but may be required to perform certain upgrades (such as front yard parking removal, install additional landscaping, street trees, etc.) when there is changing uses, building or site.



The Downtown Core zoning district allows for varying building heights depending on the specific location. The minimum height for any new building or new building additions in the Downtown Core is 3-stories. The minimum building height is required to help create a continuous street wall and an urban environment that peaks in terms of density in the downtown core. The height requirement helps promote population density and the number of people living within walking distance of the train station. Building additions are required to meet all Zoning Code and design requirements to ensure that there are not "after-the-fact" additions that don't comply with the existing structures design and the district's development principals.

The maximum building height ranges from 4-stories along Oak Park Avenue to 7-stories in height for the properties directly to the south (The Boulevard and Bremen Station) and north of the train station. Additionally, buildings along Oak Park Avenue, North Street, and South Street are required to have street-level (first-floor) commercial space with a minimum depth of 50 feet. The minimum commercial space depth along these frontage ensures that the required commercial space along the first-floor in the downtown can be utilized by the types of business that the Village envisions for the downtown such as restaurants, coffee shops, and retail stores.

The Park Oaks building was constructed prior to the implementation of the Legacy Code and Legacy Plan. However, the development was used as an example of the kind of developments the Village was looking to encourage in the downtown when the Legacy Plan and Legacy Code were being developed.

VARIATIONS

The five Variations requested by the applicant are as follows:

1. A 2-story Variation from Section 2-A-9, Table 2.A.6 of the Legacy Code to permit a 1-story building addition on an existing 3-story building where the minimum building height is 3-stories.
2. A 28 foot Variation from Section 2-A-4, Table 2.A.1 of the Legacy Code to permit a commercial space that only has a depth of 22 feet instead of the required commercial space depth of 50 feet where street-level commercial is permitted.

3. A Variation from Section 3-B-6-a of the Legacy Code to permit a building addition with less than the required 60 percent of the street-level façade to be glazed.
4. A Variation from Section 3-B-7 of the Legacy Code to permit the building addition to not have brick or masonry where a new building or addition is required to consist of 75 percent brick, stone, or fiber cement siding.
5. A Variation from Section 3-B-8 of the Legacy Code to permit a building addition to be constructed that does not comply with the required Architectural Guidelines including, “A consistent style of architectural composition should be applied throughout a structure”.

The proposed 1-story addition will be added to an existing 3-story structure. The existing Park Oaks structure predominately complies with the Legacy Code requirements for scale, location, and materials. The one exception to complying with the code is the use of paneling on the first floor where it would not be permitted. Since the addition will not be meeting the existing building length or height, there are a number of Variations required to meet approval. In order to recommend approval, these Variations must be found to meet the Standards for a Variation outlined in the sections below as well as the additional Legacy Code Standards.

As with all Variation approvals, the Plan Commission must be aware of setting precedent for future similar requests in the downtown area, especially as it relates to the Downtown Core which establishes a density and scale that is intended to support the overall mission of the entire Legacy District. The burden is on the applicant to meet all three statutorily required Findings of Fact and to prove this situation is unique thereby justifying Variation from the Code. As part of their review, the Plan Commission will need to determine if condo ownership represents a unique situation and whether it creates physical hardships warranting the Variation. If the Commission believes the type of ownership presents a burden, the Commission must also must consider whether this ownership is self-created by current or former owners of the property. It should be noted that most structures in the Village can be converted to condominiums or single-ownership without prior Village approval. It is recommended that the Plan Commission use these Variation and Legacy Code Standards as a guide for their review as well as the architectural guidelines outlined in the Legacy Code.

Open Item #1: Discuss the five requested Variations and the desirability of a 1-story building addition on a 3-story building that does not comply with the code requirements. Discuss how this relates to the Standards for a Variation and Legacy Code Standards must be met to approve a Variation.

PROPOSED USE, OWNERSHIP AND MANAGEMENT

The use of the proposed space will be for the expansion of the Vroegh Eyecare space to include an additional examination room and employee break room. While the proposed use itself is not a concern, the Commission may wish to consider the possible complications of ownership of the building addition which will continue to be owned by the Property Owner Association (POA) and retained as a “Limited Common Element” under the approved and recorded Condo Declarations. This is of particular concern since the intent of the building addition is clearly privately owned.

Additionally, the Commission may wish to discuss possible future issues with the POA ownership of the building addition without any formal sale or lease on the property. As proposed, the POA will remain the owner of the property thereby permitting them to apply for future alterations or demo permits on the addition. Other concerns include a potential increased tax burden on the POA due to a for-profit commercial use being located on the common area lot as well as insurance, legal and future maintenance liability associated with the addition. The rights to use “limited common elements” such as the existing patio area are transferable between unit owners. This means that this space can be sold to a different condo unit owner and potentially leased separately. The Commission may wish to consider how this impacts the future of the site if a building is constructed.

In review of the approvals and declarations for the project the subject area is referred to as a “patio space”. The Commission may wish to consider whether the original intent of the property is an important factor in considering the proposal. If approved the opportunities for any future use as a patio space is lost.

In discussions with the Village Attorney, staff has been informed that the ownership approval and Declaration Amendment provides the authority to permit the Variation requests despite the future utilization of the site is impacted as discussed above. While not legally required, the applicant has been encouraged to consider removing the subject area as a limited common element, purchase the property from the POA, and consolidate the two parcels into one lot and PIN. This will provide for a more transparent process for construction of the addition to the condo unit owners and avoid any possible future ownership, control or tax issues as described above.

Open Item #2: Discuss the potential future consequences/effects of the proposed addition that is owned and controlled by the POA.

Open Item #3: Discuss the space and effects of the property continuing to be considered as a “limited common element” in the approved and recorded Condominium Declarations when only accessed and controlled by a single property owner. The space can also be sold in whole or part to other unit owners.

Open Item #4: Due to the ability for the space to be used by a separate tenant or unit in the future, discuss the effects and quality of potential future tenants in a unit that has a depth of 23.5 feet and is 376 sq. ft. in size.

Open Item #5: Discuss removing the patio area as a “limited common element” in the Declarations, purchased from the POA by the owner of the 17322 unit, and the two parcels be consolidated into one lot and PIN.

LANDSCAPE

Landscaping is relatively limited on the existing site and is primarily located around the site of the proposed addition. While the street tree next to the property is shown remaining in the color rendering, this tree is likely to die due to extensive damage to the root zone resulting from the construction of the proposed addition. The Public Works Department has recommended that the tree be removed and that no new tree be placed in the space due to the limited growing space and distance from the building foundations. The parkway tree location is required to be moved to a location in the sidewalk similar to other trees along the Oak Park Avenue right-of-way. Since the tree removal will be directly caused by the proposed development project, the Petitioner is required to complete all associated work at the existing and future street tree locations. The installation of parkway trees meeting the streetscape plan is a requirement of the Legacy and Subdivision/Development Codes. Plans are required to be submitted and reviewed for any required public right-of-way work to ensure that it complies with the Legacy Code requirements, downtown streetscape plan, and right-of-way engineering standards. Other existing landscaping around the site of the building addition will require removal including various bushes and shrubs. No landscape or replacement plan has been submitted that shows the resulting or proposed landscaping.



Above (Right): Traditional Street Tree Location & Design



Above (Left): Existing Street Tree and Streetscape at Park Oaks.

Open Item #6: Discuss the requirement that the parkway tree location is moved to a more suitable location along the Oak Park Avenue street frontage in accordance with the Legacy Code requirements, Public Works Department recommendations, and the downtown streetscape plan.

Open Item #7: Submittal of a plan for the required parkway tree replacement and sidewalk work is required.

Open Item #8: Submittal of a landscape plan showing the existing and proposed landscaping is required.

ARCHITECTURE & SITE PLAN

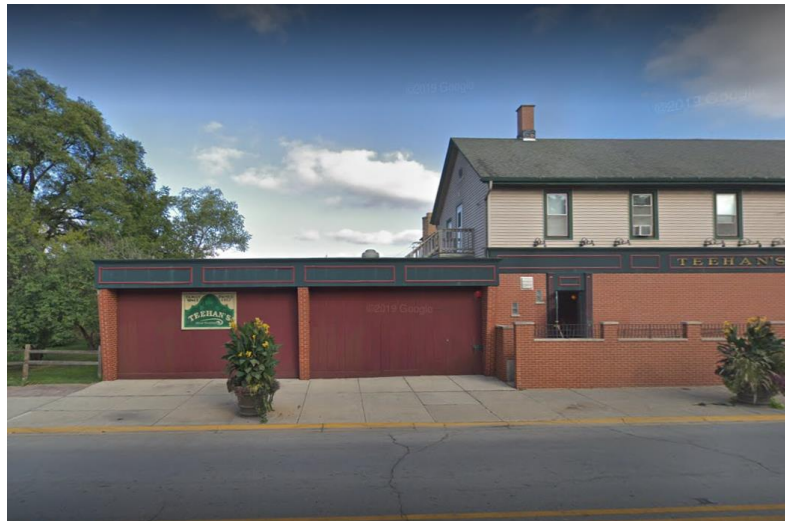


Above: Petitioner color rendering of proposed 1-story addition on the Park Oaks Condo building.

The Petitioner's proposed building addition continues the existing first-floor design style and materials which includes a matching decorative paneling. The roof includes a cornice to cap the addition and help to create an appearance that the structure was purposeful and not added after-the-fact. The cornice is proposed as a tan/brown tone to match the existing building's cornerstones. Staff believes this color scheme looks out-of-place on the addition and recommends that it be white in color to match the rest of the proposed addition.

Open Item #9: Discuss whether to incorporate a white or brown/tan color cornice.

The Legacy Code requires that any addition to an existing building match the existing building in scale, design and materials which allows the addition to look as if it was constructed with the original building rather than something added “after the fact” that can create a “tacked-on” appearance. This requirement is especially important for additions visible from a primary street frontage such as Oak Park Avenue. An example of this was noted during the Legacy Code’s implementation in which 1-story additions such as those located on the Teehan’s Tavern building, were not a preferred appearance for the future of the downtown. The existing non-conforming additions on the Teehan’s building are planned to be removed as part of the redevelopment of the Harmony Plaza and North Street development because they detract from the primary building and overall downtown design goals. The future plans would create a more attractive street wall along Oak Park Avenue that would be directly across from the subject property. If approved, the proposed 1-story addition would be one of the only one-story building additions left and would not be in scale with the rest of the surrounding developments.



Above: Existing 1-story additions proposed to be removed with redevelopment.

Open Item #10: Discuss the proposed architectural appearance of a 1-story addition on a 3-story building and the possibility of setting a precedent for other notable building downtown sites.

The patio space and landscaped area between the Park Oaks and Wyman’s sites were originally proposed as a way to avoid the creation of an alleyway at a key location in the downtown. The Legacy Code promotes zero lot line development to create a consistent street wall along the primary corridors. If the addition is developed to the property line, the remaining space between the buildings will be approximately 6 feet wide in which the majority of the space will be the Village-owned walkway. There is no lighting or landscaping proposed in this area. The negative aspects of creating a narrow alley were discussed during the original development approval and the Plan Commission will want to consider this as part of the current proposal.

Open Item #11: Discuss the proposed site layout and the resulting five-foot unlit and non-landscaped alleyway that will be present between the buildings.

A complete staff review of the proposed building addition by different departments (Engineering, Public Works, Fire and Police) was unable to be completed by the writing of this staff report. Any comments or corrections that are required following the review, will need to be addressed in the plans prior to the public hearing.

Open Item #12: Plans will need to be revised based on final staff review comments.

SIGNAGE

No signage is proposed to be placed on the new addition. However, while it is not proposed, the Legacy Code's sign requirements permit a sign to be placed at this location if a separate tenant ever utilized the space. Staff recommends placing a condition of approval on the Variations prohibiting exterior signage on the addition.

Open Item #13: Discuss the potential signage impact of any future tenant changes and the possibility of a condition prohibiting an exterior sign from being placed on the addition.

PARKING

First-floor commercial space in the Downtown Core (DC) does not require parking. When the Park Oaks building was constructed, the public parking lot in the rear of the building was constructed as well to help accommodate the increased parking demand and continue the public parking lot north. The addition of 376 sq. ft. of commercial space is not expected to cause any additional traffic and handled by the existing on-street and available downtown public parking.

SUMMARY OF OPEN ITEMS

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

1. Discuss the five requested Variations and the desirability of a 1-story building addition on a 3-story building that does not comply with the code requirements. Discuss how this relates to the Standards for a Variation and Legacy Code Standards that must be met to approve a Variation.
2. Discuss the potential future consequences/effects of the proposed addition that is owned and controlled by the POA.
3. Discuss the space and effects of the property continuing to be considered as a “limited common element” in the approved and recorded Condominium Declarations when only accessed and controlled by a single property owner. The space can also be sold in whole or part to other unit owners.
4. Due to the ability for the space to be used by a separate tenant or unit in the future, discuss the effects and quality of potential future tenants in a unit that has a depth of 23.5 feet and is 376 sq. ft. in size.
5. Discuss removing the patio area as a “limited common element” in the Declarations, purchased from the POA by the owner of the 17322 unit, and the two parcels be consolidated into one lot and PIN.
6. Discuss the requirement that the parkway tree location is moved to a more suitable location along the Oak Park Avenue street frontage in accordance with the Legacy Code requirements, Public Works Department recommendations, and the downtown streetscape plan.
7. Submittal of a plan for the required parkway tree replacement and sidewalk work is required.
8. Submittal of a landscape plan showing the existing and proposed landscaping is required.
9. Discuss whether to incorporate a white or brown/tan color cornice.
10. Discuss the proposed architectural appearance of a 1-story addition on a 3-story building and the possibility of setting a precedent for other notable building downtown sites.
11. Discuss the proposed site layout and the resulting five foot unlit and non-landscaped alleyway that will be present between the buildings.
12. Plans will need to be revised based on final staff review comments.
13. Discuss the potential signage impact of any future tenant changes and the possibility of a condition prohibiting an exterior sign from being placed on the addition.
14. Discuss the potential impact of a roof on the residential unit's views. Discuss the need for residents and condo unit owners to receive the revised plans.
15. Discuss the revised size of the space and the future effects of a separate 352 sq. ft. and 22 foot deep unit owned by the condo association.

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below must be met. Staff will prepare draft responses for these conditions within the next Staff Report.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
- f. That all outdoor trash storage areas are adequately screened.

ADDITIONAL LEGACY CODE STANDARDS

In addition to any other specific standards set forth herein the Plan Commission shall not recommend a Special Use, Variation, 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 following standards must be found to have been met. **These draft Findings of Fact do not support recommending approval of the Variations as presented. If the Plan Commission would like to recommend these Variations for approval, these Findings of Fact will need to be amended at the meeting.**

- a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
 - ***The proposed improvement does not meet the intent of the Legacy Plan or its principals.***
- b. 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 improvement is not compatible with planned improvements in the downtown core that include the development of a street wall and removal of other one-story additions that do not accomplish the Legacy Plan's vision or principals.***
- c. Any improvement meets the architectural standards set forth in the Legacy Code.
 - ***While the addition extends the existing first-story architecture, the addition does not meet the architectural principals due to the minimum requirement of a three-story building along the primary frontage. While the addition of the roof element addresses concerns of the Commission regarding a consistent roof line it raises additional concerns regarding blocking or negatively impacting the view from the residential condo above the Vroegh Family Eyecare unit.***
- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
 - ***The resulting tenant space will be utilized by the existing staff to have separate offices and a break area. While it may create a better working environment, the addition will not add additional visitors or tax generation as proposed. The space will remain under ownership of***

the Condo Association and will not be usable by a different tenant due to lack of separate utilities, entrances, restrooms and the small amount of space.

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. **These draft Findings of Fact do not support recommending approval of the Variations as presented. If the Plan Commission would like to recommend these Variations for approval, these Findings of Fact will need to be amended at the meeting.**

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 in question can yield a reasonable return meeting the current regulations. The property was originally constructed as it exists today, with a patio area that is in compliance with the Code and the intent of the original plan. The Petitioner purchased this property at market rate with the patio existing as a limited common element.*
2. The plight of the owner is due to unique circumstances.
 - *Condo ownership is not a unique circumstance as it can be applicable to almost any building in the Village and Legacy District. The building was constructed with a uniform and intentional design along with the existing patio area to remain under common association ownership. The Variations are not connected with any unique physical property characteristics.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *The Variations if granted will alter the character of the Downtown Core and will not be consistent with recently approved and proposed projects within the district. The proposed addition does not comply with a number of the characteristics and goals outlined in the Legacy Plan, including the development of a consistent street wall along Oak Park Avenue.*
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.

MOTIONS TO CONSIDER

If the Plan Commission wishes to take action on the Site Plan Approval and Variations, 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 Vroegh (Petitioner), on behalf of Park Oaks Commercial Condominium Association (Owner), Site Plan Approval to construct an approximately 376 sq. ft. one-story addition on an existing three-story Park Oaks Condominium mixed-use development located at 17322 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:

- a) A Landscape Plan be submitted indicated all existing and proposed landscaping. Installation of a parkway tree as required by the Legacy Code and Village's streetscape plan shall be indicated on the plan.
- b) The engineering plans indicate placement of sidewalk at the location of the existing parkway tree in compliance with the Village Engineer's standards for public sidewalks.
- c) Plans are revised to install adequate lighting along the south side where an alley will be created in compliance with the Village lighting standards.
- d) Plans shall be revised to indicate a two foot setback of the front façade along Oak Park Avenue with updated grading and site plans.
- e) All final staff review and engineering comments shall be addressed.

[any other conditions that the Commissioners would like to add]

Motion 2 (Variations) "...make a motion to recommend that the Village Board grant the following Variations to the Petitioner, James Vroegh (Petitioner), on behalf of Park Oaks Commercial Condominium Association (Owner), at the property located at 17322 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.

1. A 2-story Variation from Section 2-A-9, Table 2.A.6 of the Legacy Code to permit a 1-story building addition on an existing 3-story building where the minimum building height is 3-stories.
2. A 28 foot Variation from Section 2-A-4, Table 2.A.1 of the Legacy Code to permit a commercial space that only has a depth of 22 feet instead of the required commercial space depth of 50 feet where street-level commercial is permitted.
3. A Variation from Section 3-B-6-a of the Legacy Code to permit a building addition with less than the required 60 percent of the street-level façade to be glazed.
4. A Variation from Section 3-B-7 of the Legacy Code to permit the building addition to not have brick or masonry where a new building or addition is required to consist of 75 percent brick, stone, or fiber cement siding.
5. A Variation from Section 3-B-8 of the Legacy Code to permit a building addition to be constructed that does not comply with the required Architectural Guidelines including, "A consistent style of architectural composition should be applied throughout a structure".

Subject to the following conditions:

- a) No signage shall be allowed on the exterior of the proposed building addition.
- b) All final staff review and engineering comments shall be addressed.

[any conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
	Park Oaks ALTA Land Survey	Robinson Engineering	2002
	Exterior Color Rendering	Enrique Castel Architect	N/A
	Detailed Grading Plan	DesignTek Engineering, Inc.	6-21-19
	Existing Conditions, Removal & Soil Erosion Plan	DesignTek Engineering, Inc.	6-21-19
T1	Additions & Alteration Plans Cover Sheet	Enrique Castel Architect	6-26-19
T2	Specifications	Enrique Castel Architect	6-26-19
AD1	Demolition Floor & Ceiling Plans	Enrique Castel Architect	6-26-19
AD2	Demolition Elevations	Enrique Castel Architect	6-26-19
A1	Floor & Furniture Plans	Enrique Castel Architect	6-26-19
A2	Roof & Reflected Ceiling Plans	Enrique Castel Architect	6-26-19
A3	Exterior Elevations	Enrique Castel Architect	6-26-19
A4	Details, Room Finish and Door Schedules	Enrique Castel Architect	6-26-19
S0	Specifications	Enrique Castel Architect	6-26-19
S1	Foundation & Framing Plan	Enrique Castel Architect	6-26-19
M1	HVAC Plan	Enrique Castel Architect	6-26-19
P1	Plumbing Plan – Storm	Enrique Castel Architect	6-26-19
FP1	Fire Protection Plan	Enrique Castel Architect	6-26-19
E1	Power & Lighting Plans	Enrique Castel Architect	6-26-19
E2	Schedules & Notes	Enrique Castel Architect	6-26-19
	Park Oaks Commercial Condominium Association Approval	Park Oaks Assoc.	2-20-19
	Park Oaks Commercial Condominium Declarations	Park Oaks Assoc.	2-26-03
	First Amendment to Park Oaks Commercial Condominium Declarations	Park Oaks Assoc.	2-15-19
	Updated Color Rendering Showing Roof and Wyman's	Enrique Castel Architect	None (submitted 8/8/19)
	Revised B/W Roof Elevations	Enrique Castel Architect	None (submitted 8/8/19)



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 building addition
☐ Annexation
☐ Rezoning (Map Amendment) From _____ to _____
☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
☒ Site Plan
☐ Landscape Change Approval
☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Park Oaks Commercial Condominium Building Addition on Common Area
Project Description: 475 foot 1 story addition to south building exterior wall
Project Address: 17322 S. Oak Park Avenue Property Index No. (PIN): 26-30-308-029-1004
Zoning District: H-1 Historic District Lot Dimensions & Area: 18.5 x 23.10
Estimated Project Cost: \$ 80,000.00

OWNER OF RECORD INFORMATION

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

Name of Owner: Park Oaks Commercial Condominium Company: _____
Street Address: c/o 17322 S. Oak Park Ave City, State & Zip: Tinley Park, Ill 60477
E-Mail Address: paralegal@thomasfcourtney.com 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: James Vroegh Company: _____
Relation To Project: Agent for Park Oaks Commercial Condominium (See page 2)
Street Address: 17322 S. Oak Park Avenue City, State & Zip: Tinley Park, Ill 60477
E-Mail Address: Jvroegh@comcast.net 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 representative.

I hereby authorize James Vroegh (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: James Vroegh, Representative

Property Owner Name (Print): Park Oaks Commercial Condominium

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: [Redacted Signature] Representative

Property Owner Name (Print): Park Oaks Commercial Condominium

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): James Vroegh, authorized agent for Park Oaks Commercial Condominium

Date: February 20, 2019



Tinley Park, IL 60477 708-444-5100

Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.

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 registered 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?**
1. The planned unit development designated a 3-story building.
 2. It is not possible to construct a 3-story building addition because the 2nd and 3rd floor have exterior windows that will be obstructed.
 3. The existing retail space is too small because of business growth.
 4. Patients from Tinley Park are being served in the community by the optometrist office.
 5. The relocation of the practice to other retail space cannot economically accomplished in the Village.
 6. The planned addition is totally within the existing footprint as intended by the developer.
 7. The proposed use is permitted within the zoning district.
 8. There is no change in the use since the addition is simply an expansion of the building within the area designated on the original plan.
 9. The hardship for the variation is not caused by any person relating to the property.
- B. Describe any difficulties or hardships that current zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.**
1. The highest and best use for the property is for doctors' offices.
 2. The use for optometry generates over \$12,000- in retail sales taxes from the sale of frames.
 3. If the property reverts to its prior retail use there is a likely decrease in value of the unit.
 4. The space was vacant for several years because of no demand for small retail users.
 5. Other uses in the Park Oak Commercial Condominium are business offices and small doctors' offices.
- C. Describe how the above difficulty or hardship was created.**
1. Increased demand by Village residents for eye doctors.
- 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.**
1. The original building design set aside and contemplated the use of a common element for the possible expansion of the use.
 2. There are no other buildings in the Village that were designed for a future expansion of a building.
- 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.**

1. The expansion is intended for convenience to provide the doctors with private offices that are lacking in the existing unit.
2. There is a lack of private offices for doctors uses.

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.

1. The building addition will be harmonious with the Legacy/Historical appearance designs for downtown Tinley Park.
2. The proposed improvement is consistent with other uses on Oak Park Ave.
3. The Variance will blend with other properties and improvements and not be detrimental to public welfare or injurious to other properties or improvements in the neighborhood.
4. Constructing a small single-story addition is not unique for other buildings on Oak Park Ave.

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

1. The appearance of the building is identical to the first floor of the adjoining units.

H. Describe how the requested Variance will not:

- a. Impair an adequate supply of light and air to adjacent properties.
 1. There will not be any obstruction of light and air. The proposed shared wall is completely within the existing unit.
- b. Substantially increase the congestion of the public streets.
 1. There will not be any increase in congestion.
- c. Increase the danger of fire.
 1. The building will comply with the Village fire code.
- d. Impair natural drainage or create drainage problems on adjacent property.
 1. The addition is being constructed over an existing concrete foot print and there is not additional storm water discharge.
- e. Endanger the public safety.
 1. The use is consistent with the existing building and first floor windows are provide adequate egress.
- f. Substantially diminish or impair property values within the neighborhood.
 - 1 The addition is fully accessible from Oak Park Avenue and contributes to the value of the Oak Park Avenue corridor adjacent to train station.

I. The structure will be constructed of similar architectural materials as the existing Park Oaks Commercial Condominium building.

SUPPLEMENT TO FILING FOR VARIATION

17322 (17318 Building)

Legacy Code (pg.87)

D. Approval 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:

- a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;

Reply: The Village Plan Commission conducted public hearings on October 18, 2001, and unanimously approved the construction of the multi-story building at 17322(173a8, Oak Park Avenue, "Tinley Park, Purpose and Intent."

Reply: The proposed addition is consistent with the architecture of the building that was approved by the Village Board.

Reply: The addition is single story but otherwise fully satisfies the Legacy Plan.

- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties;

Reply: The visual appearance of the addition, like the existing building is compatible with the first-floor retail stores that were approved as part of the Mixed-Use Building.

Reply: The Plan Commission agreed that the foot print that is the limited common element was suitable for retail uses.

- c. Any improvement meets the architectural standards set forth in the Legacy Code.

Reply: The proposed improvement is simply a continuation of the existing buildings architectural appearance, with the exception that it is single story. The look of the addition will blend in with the architectural design.

- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.

Reply: The proposed addition will add more financial growth.

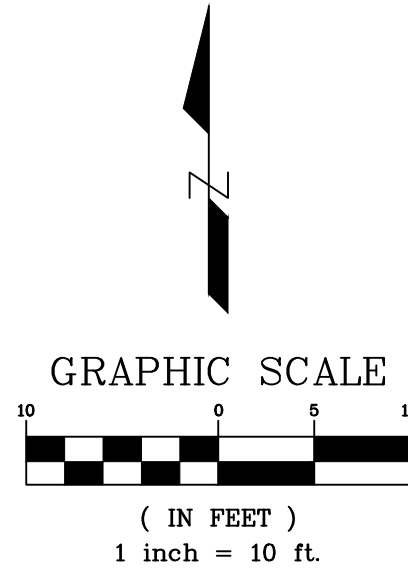
James Vroegh s/

March 6, 2019

LEGEND	
EXISTING	PROPOSED

DETAILED GRADING PLAN

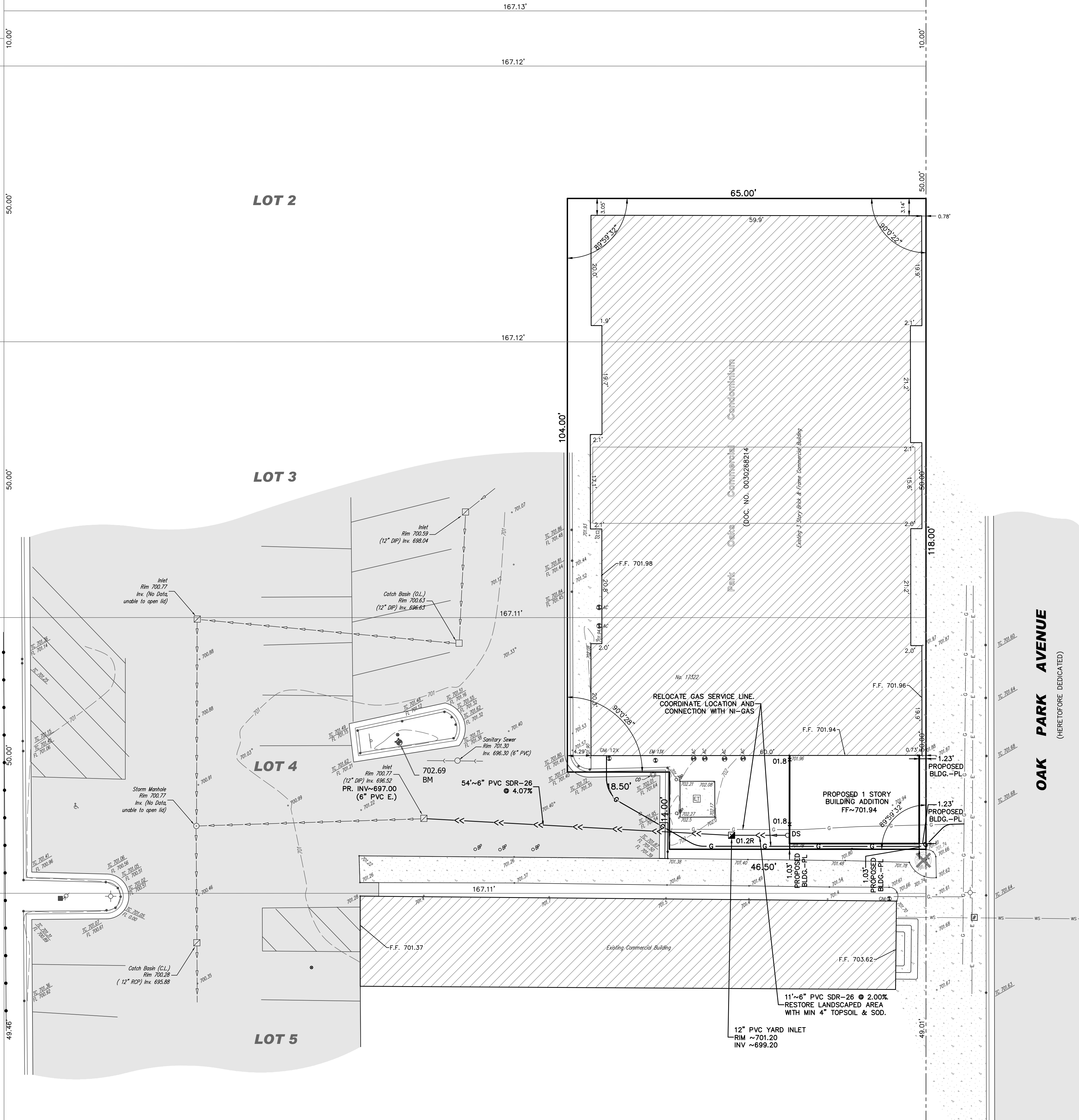
THAT PART (LYING BETWEEN HORIZONTAL PLANES OF 702.95 AND 714.98 FEET, ACCORDING TO NATIONAL GEODETIC VERTICAL DATUM OF 1929), OF THE EAST 65 FEET OF THE SOUTH 26 FEET OF LOT 2 IN BLOCK 1 IN CHRISTIAN ANDRES SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTH HALF OF LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED APRIL 5, 1879 AS DOCUMENT NUMBER 216647, TOGETHER WITH THE EAST 65 FEET OF LOT 3 IN SAID SUBDIVISION, TOGETHER WITH THE EAST 65 FEET OF THE NORTH 28 FEET OF LOT 4 IN BLOCK 1 IN SAID SUBDIVISION, TOGETHER WITH THE EAST 46.5 FEET OF THE SOUTH 14 FEET OF THE NORTH 42 FEET OF SAID LOT 4 IN BLOCK 1 IN SAID SUBDIVISION, AND THAT PART OF LOT 5 IN BLOCK 1 OF SAID CHRISTIAN ANDRES SUBDIVISION, EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 2.00 FEET WEST OF THE EAST LINE AND 19.08 FEET SOUTH OF THE NORTH LINE OF SAID LOT 5; THENCE SOUTH 00°00'00" WEST FOR A DISTANCE OF 15.88 FEET; THENCE NORTH 90°00'00" WEST FOR A DISTANCE OF 58.40 FEET; THENCE NORTH 00°00'00" EAST FOR A DISTANCE OF 15.88 FEET; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 58.40 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.



NOTES:
ALL PVC STORM SEWER SHALL BE SDR-26
SIDEWALK:
CROSS SLOPE OF SIDEWALK NOT TO EXCEED 2.00%
EROSION CONTROL
TO BE APPLIED PER THE ILLINOIS URBAN MANUAL, LATEST EDITION.
CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION TO DETERMINE IF ANY CONFLICTS EXIST, THE DESIGN ENGINEER MUST BE NOTIFIED PRIOR TO START OF CONSTRUCTION.
FOR UNDERGROUND UTILITY LOCATIONS AND PRIOR TO ANY CONSTRUCTION, CONTACT J.U.L.I.E., TOLL FREE 1-800-892-0123.
EXISTING TOPOGRAPHIC SURVEY PREPARED BY DESIGTEK ENGINEERING, INC. (708) 326-4961. FIELD WORK WAS COMPLETED ON JUNE 14, 2019.
OWNER:
JIM VROEGH
(708) 269-8059

BENCHMARKS

INITIAL BENCHMARK: NGS CONTROL POINT ME1944.
ELEVATION: 696.88 (NAVD 88)
SITE BENCHMARK:
SOUTHEAST FLANGE BOLT ON FIRE HYDRANT LOCATED IN THE PARKING LOT ON THE WEST SIDE OF ADDRESS 17322 S. OAK PARK AVENUE, AS SHOWN HEREON.
ELEVATION: 702.69



SURFACE WATER DRAINAGE CERTIFICATE

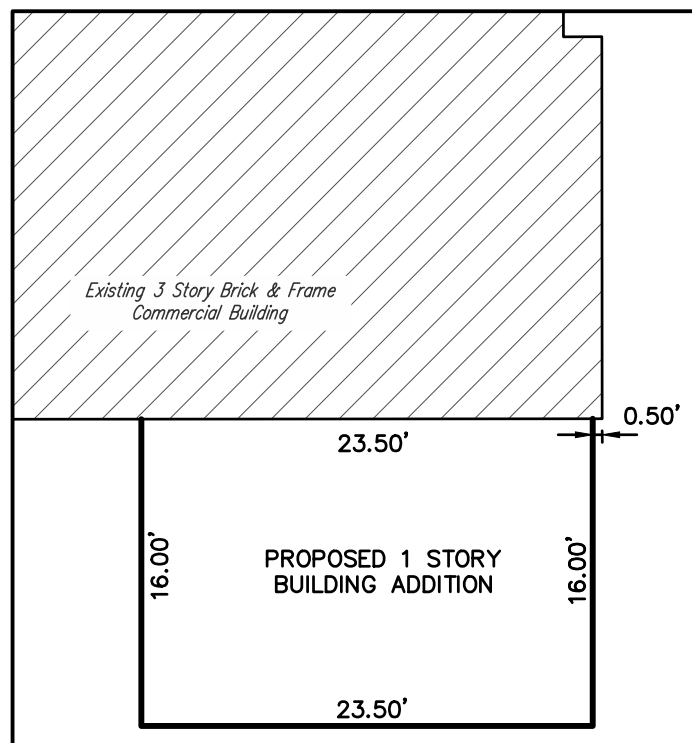
STATE OF ILLINOIS
COUNTY OF COOK

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED 21st DAY OF JUNE, 2019



CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM



NOTE: DESIGTEK MAKES NO REPRESENTATION AS TO ACCURACY OF DIMENSIONS SHOWN HEREON. FOR ACTUAL DIMENSIONS OF HOME REFER TO FOUNDATION PLAN PREPARED BY OTHERS.

DESIGTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL Prof. Lic. No: 184-003740



REVISION
PARKS OAK COMM. CONDO
17322 S. OAK PARK AVENUE
TINLEY PARK, ILLINOIS

DETAILED GRADING PLAN

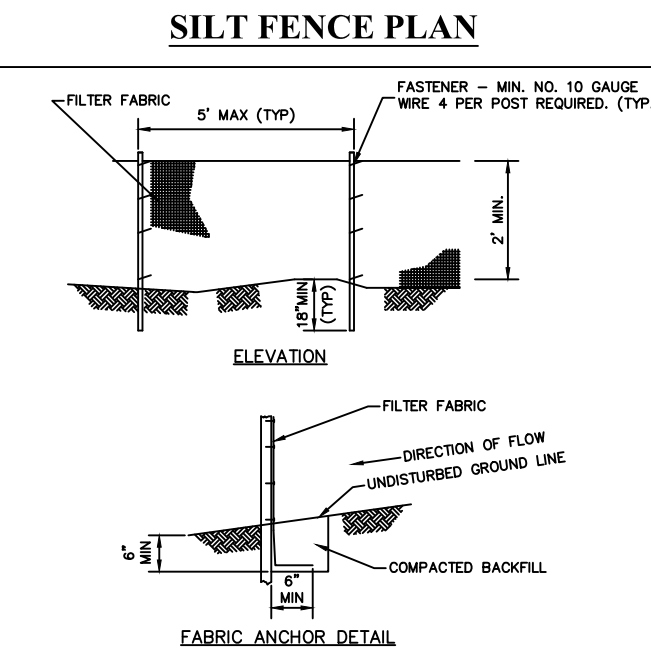
DRAWN NSM CHECKED SDS PROJECT NO. 19-0559

DATE: 06-21-19 SHEET 1

SCALE: 1" = 10' OF 2

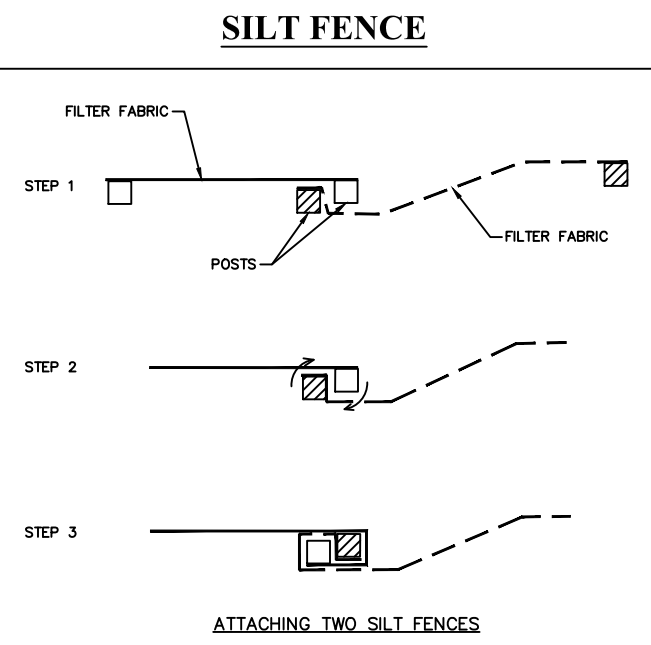
EXISTING CONDITIONS, REMOVAL & SOIL EROSION CONTROL PLAN

LEGEND	
EXISTING	PROPOSED



- NOTES:
1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
 2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 529 (SEE TABLE 1 OF 2, CLASS 1) WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR SAND AND 50 FOR GRAVEL.
 3. FENCE POSTS SHALL BE EITHER 1/2" DIA. STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.

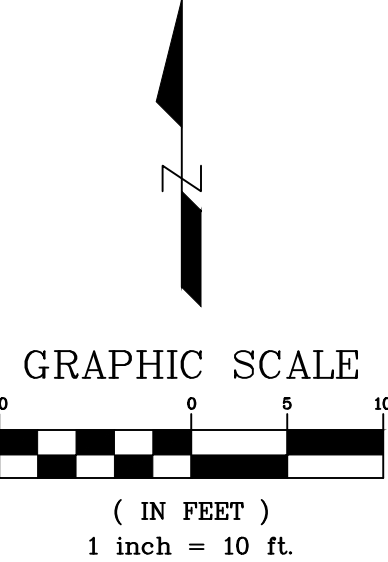
Project:	Date:	IL-620
Designed:	Date:	11-18-19
Checked:	Date:	11-18-19
Approved:	Date:	11-18-19



NOTES:

1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A COUNTERCLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FABRIC.

Project:	Date:	IL-620(W)
Designed:	Date:	11-18-19
Checked:	Date:	11-18-19
Approved:	Date:	11-18-19



NOTES:

EROSION CONTROL TO BE APPLIED PER THE ILLINOIS URBAN MANUAL, LATEST EDITION.

CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION TO DETERMINE IF ANY CONFLICTS EXIST. THE DESIGN ENGINEER MUST BE NOTIFIED PRIOR TO START OF CONSTRUCTION.

FOR UNDERGROUND UTILITY LOCATIONS AND PRIOR TO ANY CONSTRUCTION, CONTACT ILL.U.I.E. TOLL FREE 1-800-892-0123.

EXISTING TOPOGRAPHIC SURVEY PREPARED BY DESIGTEK ENGINEERING, INC. (708) 326-4961. FIELD WORK WAS COMPLETED ON JUNE 14, 2019.

OWNER: JIM VROEGH (708) 269-8059

BENCHMARKS

INITIAL BENCHMARK: NGS CONTROL POINT ME1944. ELEVATION: 696.85 (NAVD 88)

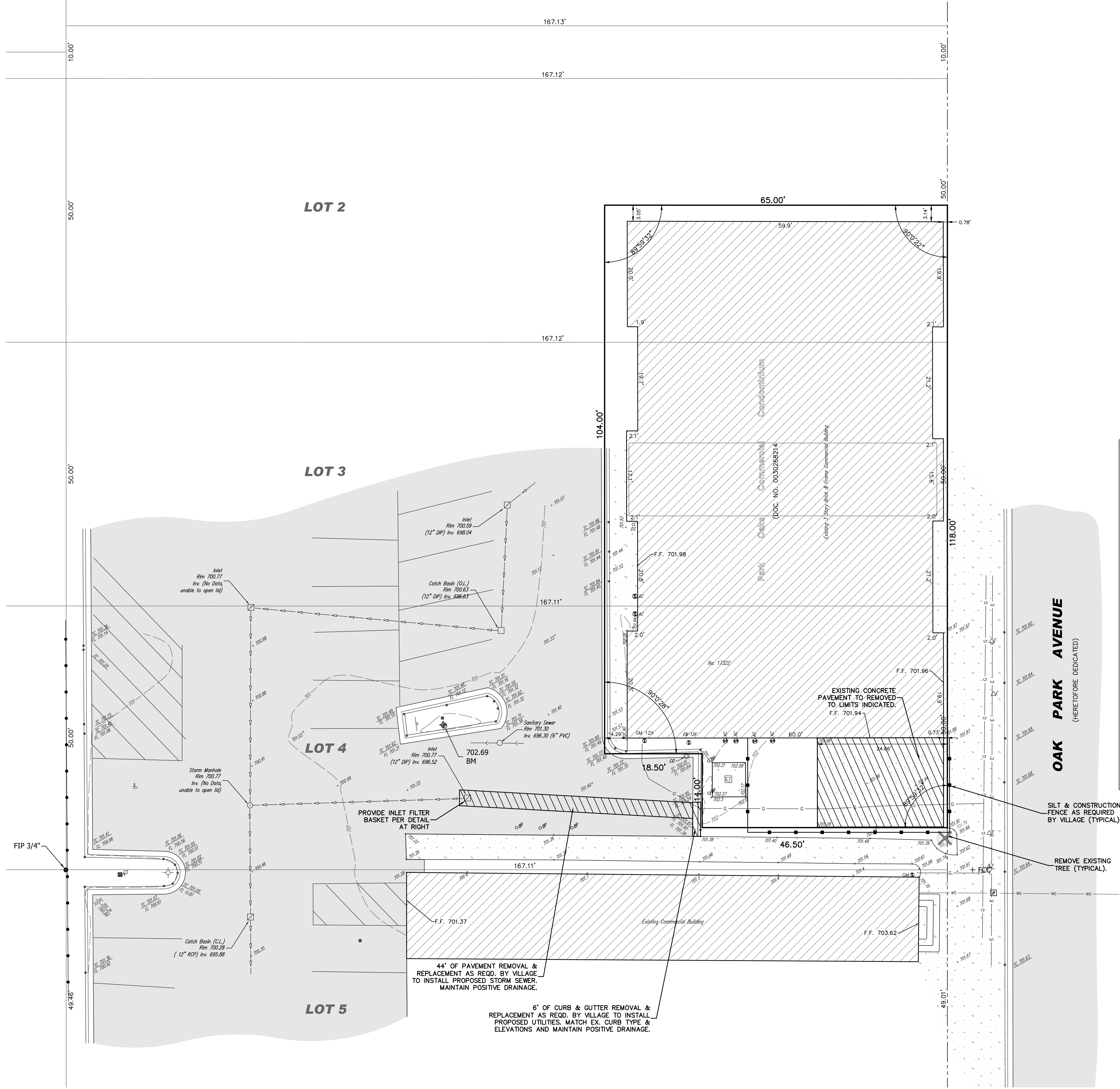
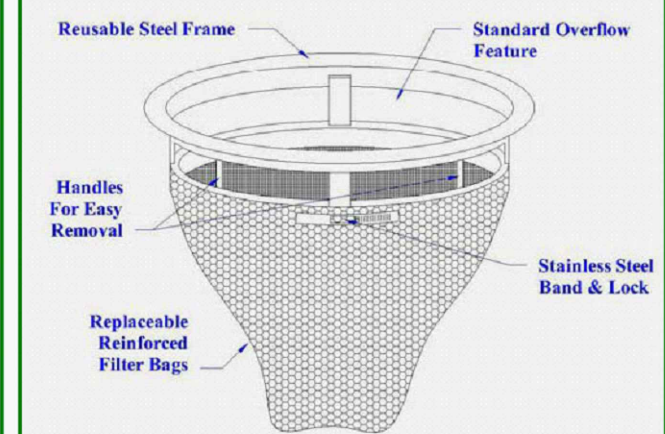
SITE BENCHMARK: SOUTHEAST FLANGE BOLT ON FIRE HYDRANT LOCATED IN THE PARKING LOT ON THE WEST SIDE OF ADDRESS 17322 S. OAK PARK AVENUE, AS SHOWN HEREON. ELEVATION: 702.69

Catch-All is an inlet and catch basin filtration device designed to significantly reduce the ingress of sediment into stormwater systems, and thereby, improve water quality. Designs are available for a custom fit in virtually any drainage structure or casting.



- Helps to prevent sedimentation of lakes, rivers, and streams
- Custom fitted to virtually any drainage structure or casting
- Rugged, reusable, welded steel frames
- Durable, replaceable, reinforced sediment bags
- Standard overflow feature - No ponding during heavy storms

An average acre under construction delivers 30 tons of sediment per year to downstream waterways. Construction sites have very high delivery rates compared to other sources. Storm sewers provide an excellent vehicle for this sediment. Typically, over 50% to nearly 100% of the soil eroded from a construction site is delivered to a lake or stream. One of the best ways to prevent this sediment from polluting our lakes and streams is to prevent it from entering the storm sewer system at inlets and catch basins. **Catch-All Inlet Protectors** were first introduced in 1998. Since then, they have prevented thousands of tons of sediment from reaching our nation's waterways.



OAK PARK AVENUE
(HERETOFORE DEDICATED)

SILT & CONSTRUCTION FENCE AS REQUIRED BY VILLAGE (TYPICAL)

REMOVE EXISTING TREE (TYPICAL).

44' OF PAVEMENT REMOVAL & REPLACEMENT AS REQD. BY VILLAGE TO INSTALL PROPOSED STORM SEWER. MAINTAIN POSITIVE DRAINAGE.

6' OF CURB & GUTTER REMOVAL & REPLACEMENT AS REQD. BY VILLAGE TO INSTALL PROPOSED UTILITIES. MATCH EX. CURB TYPE & ELEVATIONS AND MAINTAIN POSITIVE DRAINAGE.



CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM

DESIGTEK ENGINEERING, INC. CONSULTING, CIVIL ENGINEERING & LAND SURVEYING 9930 W. 190TH STREET, SUITE L MOKENA, ILLINOIS 60448 (708) 326-4961 FAX: (708) 326-4962 IL Prof. Lic. No: 184-003740		
DEI		
REVISION		
PARKS OAK COMM. CONDO 17322 S. OAK PARK AVENUE TINLEY PARK, ILLINOIS		
DETAILED GRADING PLAN		
DRAWN NSM	CHECKED SDS	PROJECT NO. 19-0559
DATE: 06-21-19		SHEET 2
SCALE: 1" = 10'		OF 2



**VROEGH FAMILY
EYECARE
ADDITION & ALTERATIONS
17322 OAK PARK AVE.
TINLEY PARK, IL 60477**

ABBREVIATIONS

SYMBOLS/MATERIAL LEGEND

AB	ANCHOR BOLT	ID	INSIDE DIMENSION
ACT	ACOUSTICAL CLG TILE	INCL	INCLUDING
AD	AREA DRAIN	INFO	INFORMATION
ADDL	ADDITIONAL	INSUL	INSULATION
ADJ	ADJUSTABLE	JT	JOINT
AFF	ABOVE FINISHED FLOOR	KDHM	KNOCK DOWN HOLLOW METAL
AL	ALUMINUM	LAM	LAMINATE
ANOD	ANODIZED	LN	LINEAR
APPROX	APPROXIMATELY	LL	LOWER LEVEL
ARCH	ARCHITECTURAL	LP	LOW POINT
BD	BOARD	LTWT	LIGHT WEIGHT
BETWN	BETWEEN	MAX	MAXIMUM
BLDG	BUILDING	MC	MINERAL CORE
BLK	BLOCK, BLOCKING	MECH	MECHANICAL
BM	BENCH MARK	MEJ	MASONRY EXPANSION JOINT
BOT	BOTTOM	MFR	MANUFACTURER
BRG	BEARING	MH	MANHOLE
BSMT	BASEMENT	MIN	MINIMUM
BUR	BUILT-UP ROOFING	MISC	MISCELLANEOUS
CAB	CABINET	MO	MASONRY OPENING
CAR	CARPET	MTD	MOUNTED
CB	CATCH BASIN	NIC	NOT IN CONTRACT
CJ	CONTROL JOINT	NLWT	NORMAL WEIGHT
CL	CENTER LINE	NO	NUMBER
CLG	CEILING	NOM	NOMINAL
CLR	CLEAR	NS	NEAR SIDE
CMT	CERAMIC MOSAIC TILE	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CO	CLEANOUT	OD	OUTSIDE DIAMETER
COL	COLUMN	OPNG	OPENING
CONC	CONCRETE	OPP	OPPOSITE
CONT	CONTINUOUS	PR	PAIR
CP	CEMENT PLASTER	PL	PLATE
CT	CERAMIC TILE	PLAM	PLASTIC LAMINATE
CU	CUBIC	PLAS	PLASTER
DEMO	DEMOLITION	PLYWD	PLYWOOD
DET	DETAIL	PT	PAINT
DIA	DIAMETER	PIFRT	PRESSURE IMPREGNATED FIRE RETARDANT TREATED
DIM	DIMENSION		
DF	DRINKING FOUNTAIN	QT	QUARRY TILE
DN	DOWN	R	RADIUS
DS	DOWNSPOUT	REINF	REINFORCED, REINFORCING
DWG	DRAWING	REQD	REQUIRED
EA	EACH	RD	ROOF DRAIN
EF	EACH FACE	RM	ROOM
EL	ELEVATION	RO	ROUGH OPENING
ELEC	ELECTRIC	SC	SOLID CORE
EP	EPOXY PAINT	SCHED	SCHEDULE
EQ	EQUAL	SEC	SECTION
EQUIP	EQUIPMENT	SGT	STRUCTURAL GLAZED TILE
EW	ELECTRIC WATER COOLER	SHT	SHEET
EXIST	EXISTING	SIM	SIMILAR
EXP	EXPANSION	SM	SHEET METAL
EXP JT	EXPANSION JOINT	SOG	SLAB ON GRADE
EW	EACH WAY	SP	STARTING POINT
FD	FLOOR DRAIN	SPEC	SPECIFICATIONS
FDN	FOUNDATION	SQ	SQUARE
FE	FIRE EXTINGUISHER	SS	STAINLESS STEEL
FEC	FIRE EXTINGUISHER CABINET	STD	STANDARD
FHC	FIRE HOSE CABINET	STL	STEEL
FLR	FLOOR	STRUC	STRUCTURAL
FS	FAR SIDE	ST&V	STAIN & VARNISH
FT	FEET	SUSP	SUSPENDED
FTG	FOOTING	T&B	TOP AND BOTTOM
		THK	THICK
GA	GAUGE, GAGE	TYP	TYPICAL
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GB	GYPNUM BOARD	UL	UNDERWRITERS LABORATORY
GL	GLASS	VCT	VINYL COMPOSITION TILE
GMU	GLAZED MASONRY UNIT	VENT	VENTILATION
GST	GLAZED STRUCTURAL TILE	VERT	VERTICAL
GP	GYPNUM PLASTER	VEST	VESTIBULE
GR	GRADE	VIF	VERIFY IN FIELD
HC	HOLLOW CORE	VOL	VOLUME
HDCP	HANDICAPPED	VT	VINYL TILE
HDWD	HARDWOOD		
HM	HOLLOW METAL	W/	WITH
HORIZ	HORIZONTAL	WC	WALL COVERING
HP	HIGH POINT	WD	WOOD
HR	HOUR	WH	WALL HEATER
HT	HEIGHT	W/O	WITHOUT
HTG	HEATING	WWF	WELDED WIRE FABRIC
HVAC	HEATING / VENTILATION / AIR CONDITIONING		
Hwy	HIGHWAY		

SECTION/DETAIL NOTATION

DETAIL SYMBOL

BUILDING SECTION

ROOM NAME & NUMBER

DEMOLITION

PARTITION SYMBOL

ELEVATION SYMBOL

DOOR SYMBOLS

GENERAL NOTES		BUILDING NOTES	
1	DO NOT SCALE DRAWINGS.	<ul style="list-style-type: none"> ○ ZONING ○ BUILDING 	VILLAGE OF TINLEY PARK ZONING ORDINANCE ICC INTERNATIONAL BUILDING CODE 2012 W/AMENDMENTS ICC INTERNATIONAL MECHANICAL CODE 2012 ICC INTERNATIONAL FUEL GAS CODE 2012 ICC INTERNATIONAL FIRE CODE 2012 W/AMENDMENTS ILLINOIS PLUMBING CODE 2014 EDITION ICC INTERNATIONAL ENERGY CONSERVATION CODE 2018 NFPA NATIONAL ELECTRICAL CODE 2011 W/AMENDMENTS VILLAGE OF TINLEY PARK BUILDING CODE AMENDMENTS
2	CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.		
3	NOTES WHICH APPLY AT ALL SIMILAR CONDITIONS SHALL GOVERN WHETHER REPEATED OR NOT.		
4	ALL WORK TO BE PERFORMED TO BE IN COMPLIANCE WITH ALL APPLICABLE CODES REGULATORY AGENCIES, STATUTES AND RECOGNIZED INDUSTRY STANDARDS.	<ul style="list-style-type: none"> ○ ACCESSIBILITY: 	AMERICANS WITH DISABILITIES ACT OF 1990 ILLINOIS ACCESSIBILITY CODE 2018
5	ALL WORK SHALL BE PERFORMED IN A TRADESMAN-LIKE MANNER AND SHALL CONFORM TO THE BEST STANDARD PRACTICES OF THE TRADE INVOLVED.		
6	ALL PERMITS TO BE BY GENERAL CONTRACTOR		

NO.	SHEET TITLE
T1	COVER SHEET
T2	SPECIFICATIONS
AD1	DEMOLITION FLOOR & CEILING PLANS
AD2	DEMOLITION ELEVATIONS
A1	FLOOR & FURNITURE PLANS
A2	ROOF & REFLECTED CEILING PLANS
A3	EXTERIOR ELEVATIONS
A4	DETAILS, ROOM FINISH AND DOOR SCHEDULES
S0	SPECIFICATIONS
S1	FOUNDATION & FRAMING PLAN
M1	HVAC PLAN
P1	PLUMBING PLAN – STORM
FP1	FIRE PROTECTION PLAN
E1	POWER & LIGHTING PLANS
E2	SCHEDULES AND NOTES

PROJECT DATA			
o PIN NUMBER	28-30-308-028-0000		
o ZONING CLASSIFICATION	-----		B3
o OCCUPANCY CLASSIFICATION	-----		B
o CONSTRUCTION TYPE	-----		TYPE 5B
o AUTOMATIC FIRE SUPPRESSION	-----X-----	YES	NO
o ALLOWABLE BUILDING HEIGHT	-----		NA
o ALLOWABLE BUILDING AREA			
ALLOWABLE S.F./FLOOR	-----	9,000	Sq.Ft.
INCREASE for OPEN PERIMETER	-----		N/A
INCREASE for SPRINKLER	-----	18,000	Sq.Ft.
TOTAL ALLOWABLE S.F./FLOOR	-----	27,000	Sq.Ft.
o ACTUAL BUILDING AREA			
EX. EYECARE OFFICE	-----	1,249	Sq.Ft.
OFFICE ADDITION	-----	475	Sq.Ft.
TOTAL ACTUAL AREA	-----	1,724	Sq.Ft.
o OCCUPANT LOAD AND EXIT CAPACITY COMPARISON			
	<u>OCCUPANT LOAD</u>	<u>EXIT CAPACITY</u>	
ADDITION (1/100)	18	360	
o STRUCTURAL FRAME	-----		0 HOUR
o BEARING WALLS			
EXTERIOR	-----		0 HOUR
INTERIOR	-----		0 HOUR
o NON BEARING WALLS & PARTITIONS			
EXTERIOR	-----		0 HOUR
INTERIOR	-----		0 HOUR
o FLOOR CONSTRUCTION	-----		0 HOUR
o ROOF CONSTRUCTION	-----		0 HOUR
o FIRE WALLS	-----		NA
o FIRE BARRIERS			
VERTICAL EXIT ENCLOSURES (STAIRS)	-----		NA
EXIT PASSAGEWAY	-----		NA
HORIZONTAL EXIT	-----		NA
INCIDENTAL USE AREAS			
FURNACE ROOM	-----		1 HOUR
STORAGE ROOMS (OVER 100 SQ. FT.)	-----		1 HOUR
SEPARATION OF OCCUPANCIES	-----		NA
o SHAFTS AND VERTICAL ENCLOSURES	-----		0 HOUR
o FIRE PARTITIONS			
DWELLING UNIT SEPARATIONS	-----		NA
TENANT SPACES SEPARATIONS (COVERED MALL)	-----		NA
CORRIDOR WALLS	-----		NA
o SMOKE BARRIERS	-----		1 HOUR
o ROOF COVERING CLASSIFICATION	-----		C
INTERIOR FINISH CLASSIFICATION			
o WALLS & CEILINGS			
VERTICAL EXITS & EXIT PASSAGEWAYS	-----		NA
EXIT ACCESS CORRIDORS & OTHER EXITWAYS	-----		C
ROOMS AND ENCLOSED SPACES	-----		C
o INTERIOR FLOORS	-----		CLASS II
o DECORATIONS AND TRIM	-----		C

NOTE TO BIDDERS

BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK. THE BASE BID SHALL REFLECT MODIFICATIONS TO SYSTEMS AND DEVICES REQUIRED BY STATE AND LOCAL CODES WHETHER INDICATED OR NOT ON CONTRACT DOCUMENTS. THE SUBMISSION OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION AND COMPLIANCE WITH GOVERNING CODES/REQUIREMENTS HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION AND CODES/REQUIREMENTS REVIEW BEEN MADE WILL NOT BE ALLOWED.

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION
AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND ORDINANCES
OF VILLAGE OF TINLEY PARK AND THE STATE OF ILLINOIS

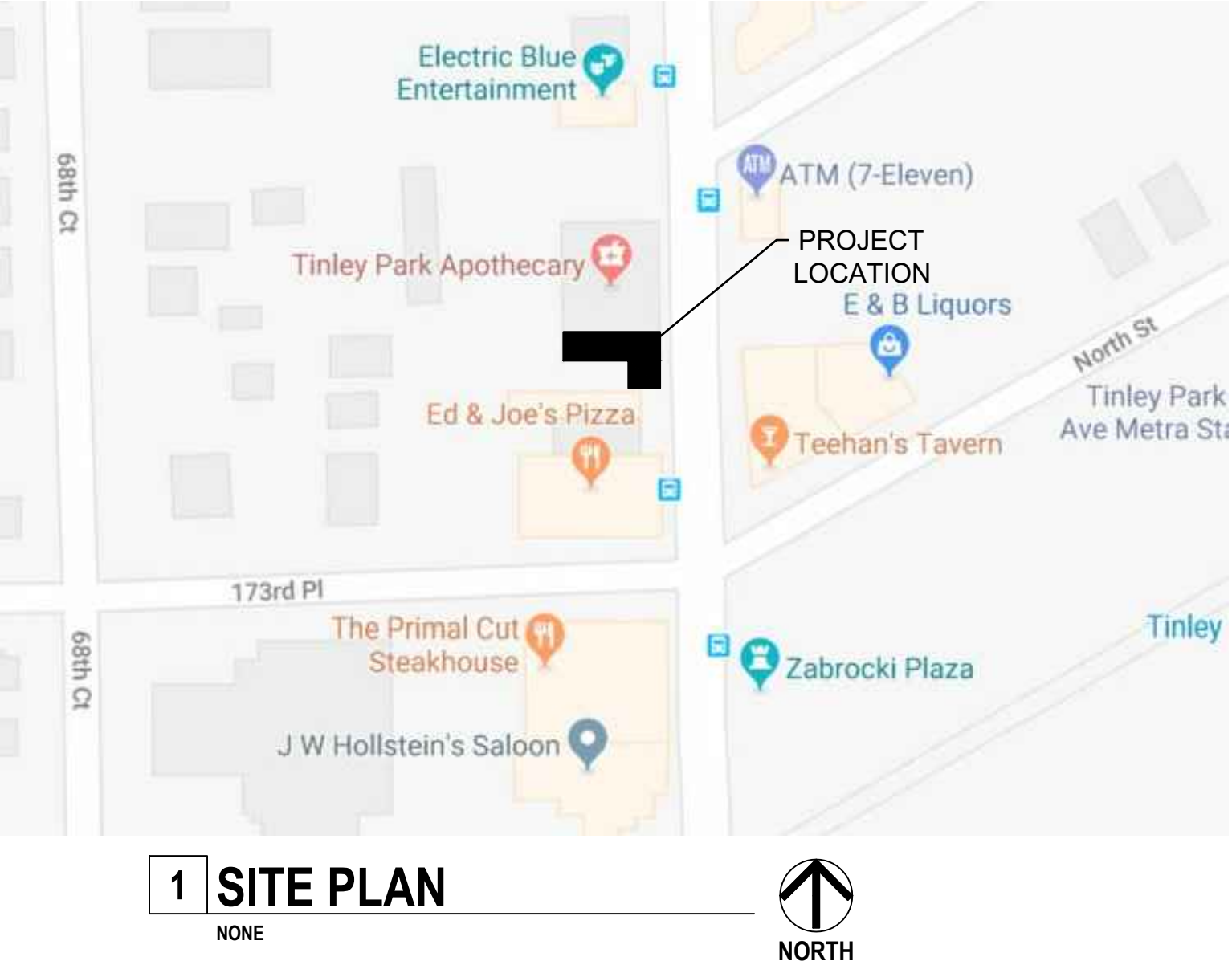
Enrique Castel

ENRIQUE
N. CASTEL
001-020515
LICENSED ARCHITECT

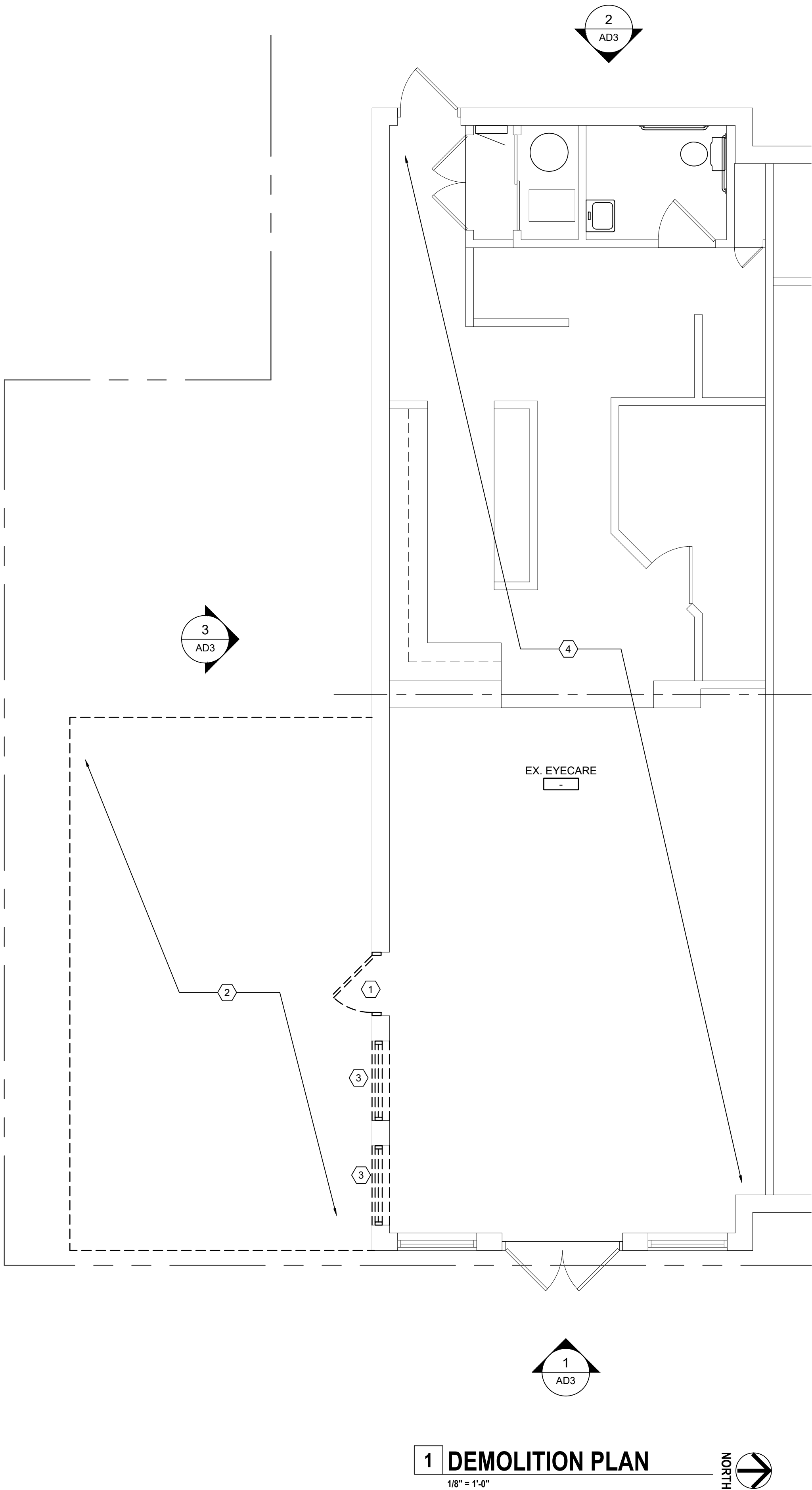
DATE: 06.26.19

ENRIQUE CASTEL, LICENSED ARCHITECT – NO. 001-020515

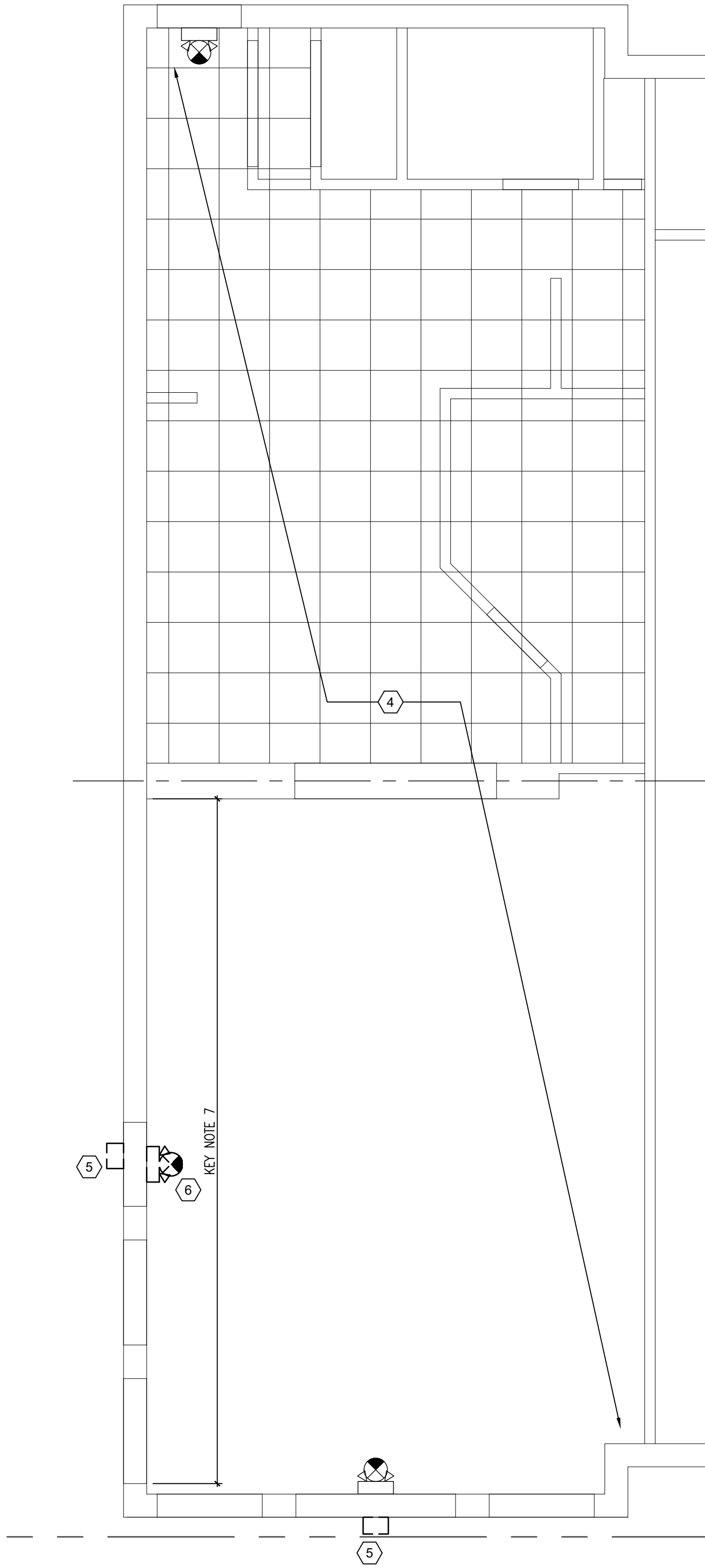
LICENSE EXPIRES 11-30-2020



SECTION 01700 – EXECUTION REQUIREMENTS				SECTION 01731 – CUTTING AND PATCHING				SECTION 01732 – SELECTIVE DEMOLITION				SECTION 01770 – CLOSEOUT PROCEDURES			
SUMMARY				SUMMARY				SUMMARY				SUMMARY			
A. This Section includes general procedural requirements governing execution of the Work including, but not limited to, the following: 1. Construction layout. 2. Field engineering and surveying. 3. General installation of products. 4. Progress cleaning. 5. Starting and adjusting. 6. Protection of installed construction. 7. Correction of the Work.				A. This Section includes procedural requirements for cutting and patching.				A. This Section includes the following: 1. Demolition and removal of selected portions of building or structure. 2. Salvage of existing items that be reused or recycled.				A. This Section includes administrative and procedural requirements for contract closeout, including, but not limited to, the following: 1. Inspection procedures. 2. Final cleaning.			
B. See Section 01770 "Closeout Procedures" for submitting final property survey with Project Record Documents, recording of Owner-accepted deviations from indicated lines and levels, and final cleaning.															
EXAMINATION				EXAMINATION											
A. Existing Conditions: The existence and location of site improvements, utilities, and other construction indicated as existing are not guaranteed. Before beginning work, investigate and verify the existence and location of mechanical and electrical systems and other construction affecting the Work. 1. Before construction, verify the location and points of connection of utility services.				A. Existing Conditions: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed. 1. Before construction, verify the location and points of connection of utility services.											
B. Existing Utilities: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed. 1. Before construction, verify the location and points of connection of utility services.				B. Existing Utilities: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed. 1. Before construction, verify the location and points of connection of utility services.											
C. Acceptance of Conditions: Examine substrates, areas, and conditions, with Installer or Applicator present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations. 1. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers. 2. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation. 3. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed. 4. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.				C. Acceptance of Conditions: Examine substrates, areas, and conditions, with Installer or Applicator present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations. 1. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers. 2. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation. 3. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed. 4. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.											
PREPARATION				PREPARATION											
A. Existing Utility Information: Furnish information to Owner that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having jurisdiction.				A. Existing Utility Information: Furnish information to Owner that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having jurisdiction.											
B. Field Measurements: Take field measurements as required to fit the Work properly. Rereck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.				B. Field Measurements: Take field measurements as required to fit the Work properly. Rereck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.											
C. Space Requirements: Verify space requirements and dimensions of items shown diagrammatically on Drawings.				C. Space Requirements: Verify space requirements and dimensions of items shown diagrammatically on Drawings.											
D. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents, submit a request for information to Architect. Include a detailed description of problem encountered, together with recommendations for changing the Contract Documents.				D. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents, submit a request for information to Architect. Include a detailed description of problem encountered, together with recommendations for changing the Contract Documents.											
CONSTRUCTION LAYOUT				CONSTRUCTION LAYOUT											
A. Verification: Before proceeding to lay out the Work, verify layout information shown on Drawings, in relation to the property survey and existing benchmarks. If discrepancies are discovered, notify Architect promptly.				A. Verification: Before proceeding to lay out the Work, verify layout information shown on Drawings, in relation to the property survey and existing benchmarks. If discrepancies are discovered, notify Architect promptly.											
B. General: Lay out the Work using accepted surveying practices. 1. Establish benchmarks and control points to set lines and levels at each story of construction and elsewhere as needed to locate each element of Project. 2. Establish dimensions within tolerances indicated. Do not scale Drawings to obtain required dimensions. 3. Inform installers of lines and levels to which they must comply. 4. Check the location, level and plumb, of every major element as the Work progresses. 5. Notify Architect when deviations from required lines and levels are discovered.				B. General: Lay out the Work using accepted surveying practices. 1. Establish benchmarks and control points to set lines and levels at each story of construction and elsewhere as needed to locate each element of Project. 2. Establish dimensions within tolerances indicated. Do not scale Drawings to obtain required dimensions. 3. Inform installers of lines and levels to which they must comply. 4. Check the location, level and plumb, of every major element as the Work progresses. 5. Notify Architect when deviations from required lines and levels are discovered.											
C. Building Lines and Levels: Locate and lay out control lines and levels for structures, building foundations, column grids, and floor levels, including those required for mechanical and electrical work. Transfer survey markings and elevations for use with control lines and levels. Level foundations and piers from two or more locations.				C. Building Lines and Levels: Locate and lay out control lines and levels for structures, building foundations, column grids, and floor levels, including those required for mechanical and electrical work. Transfer survey markings and elevations for use with control lines and levels. Level foundations and piers from two or more locations.											
D. Record Log: Maintain a log of layout control work. Record deviations from required lines and levels. Include beginning and ending dates and times of surveys, weather conditions, name and duty of each survey party member, and types of instruments and tapes used. Make the log available for reference by Architect.				D. Record Log: Maintain a log of layout control work. Record deviations from required lines and levels. Include beginning and ending dates and times of surveys, weather conditions, name and duty of each survey party member, and types of instruments and tapes used. Make the log available for reference by Architect.											
FIELD ENGINEERING				FIELD ENGINEERING											
A. Reference Points: Locate existing permanent benchmarks, control points, and similar reference points before beginning the Work. Preserve and protect permanent benchmarks and control points during construction operations.				A. Reference Points: Locate existing permanent benchmarks, control points, and similar reference points before beginning the Work. Preserve and protect permanent benchmarks and control points during construction operations.											
B. Certified Survey: On completion of major site improvements, and other work requiring field-engineering services, prepare a certified survey showing dimensions, locations, angles, and elevations of construction.				B. Certified Survey: On completion of major site improvements, and other work requiring field-engineering services, prepare a certified survey showing dimensions, locations, angles, and elevations of construction.											
INSTALLATION				INSTALLATION											
A. General: Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated. 1. Make vertical work plumb and make horizontal work level. 2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement. 3. Conceal pipes, ducts, and wiring in finished areas, unless otherwise indicated.				A. General: Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated. 1. Make vertical work plumb and make horizontal work level. 2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement. 3. Conceal pipes, ducts, and wiring in finished areas, unless otherwise indicated.											
B. Comply with manufacturer's written instructions for installing products in applications indicated.				B. Comply with manufacturer's written instructions for installing products in applications indicated.											
C. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until Substantial Completion.				C. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until Substantial Completion.											
D. Conduct construction operations so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy.				D. Conduct construction operations so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy.											
E. Tools and Equipment: Do not use tools or equipment that produce harmful noise levels.				E. Tools and Equipment: Do not use tools or equipment that produce harmful noise levels.											
F. Templates: Obtain and distribute to the parties involved templates for work specified to be factory prepared and field installed. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.				F. Templates: Obtain and distribute to the parties involved templates for work specified to be factory prepared and field installed. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.											
G. Anchors and Fasteners: Provide anchors and fasteners as required to anchor each component securely in place, accurately located and aligned with other portions of the Work. 1. Mounting Heights: Where mounting heights are not indicated, mount component components at heights directed by Architect. 2. Allow for building movement, including thermal expansion and contraction. 3. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.				G. Anchors and Fasteners: Provide anchors and fasteners as required to anchor each component securely in place, accurately located and aligned with other portions of the Work. 1. Mounting Heights: Where mounting heights are not indicated, mount component components at heights directed by Architect. 2. Allow for building movement, including thermal expansion and contraction. 3. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.											
H. Joints: Make joints of uniform width. Where joint locations in exposed work are not indicated, arrange joints for the best visual effect. Fit exposed connections together to form hairline joints.				H. Joints: Make joints of uniform width. Where joint locations in exposed work are not indicated, arrange joints for the best visual effect. Fit exposed connections together to form hairline joints.											
I. Hazardous Materials: Use products, cleaners, and installation materials that are not considered hazardous.				I. Hazardous Materials: Use products, cleaners, and installation materials that are not considered hazardous.											
PROGRESS CLEANING				PROGRESS CLEANING											
A. General: Clean Project site and work areas daily, including common areas. Coordinate progress cleaning for joint-use areas where more than one installer has worked. Enforce requirements strictly. Dispose of materials lawfully. 1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris. 2. Do not hold materials more than 7 days during normal weather or 3 days if the temperature is expected to rise above 80 deg F. 3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, according to regulations.				A. General: Clean Project site and work areas daily, including common areas. Coordinate progress cleaning for joint-use areas where more than one installer has worked. Enforce requirements strictly. Dispose of materials lawfully. 1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris. 2. Do not hold materials more than 7 days during normal weather or 3 days if the temperature is expected to rise above 80 deg F. 3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, according to regulations.											
B. Site: Maintain Project site free of waste materials and debris.				B. Site: Maintain Project site free of waste materials and debris.											
C. Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work. 1. Remove liquid spills promptly. 2. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.				C. Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work. 1. Remove liquid spills promptly. 2. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.											
D. Installed Work: Keep installed work clean. Clean installed surfaces according to written instructions of manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.				D. Installed Work: Keep installed work clean. Clean installed surfaces according to written instructions of manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.											
E. Concealed Spaces: Remove debris from concealed spaces before enclosing the space.				E. Concealed Spaces: Remove debris from concealed spaces before enclosing the space.											
F. Exposed Surfaces in Finished Areas: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.				F. Exposed Surfaces in Finished Areas: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.											
G. Waste Disposal: Burying or burning waste materials on-site will not be permitted. Washing waste materials down sewers or into waterways will not be permitted.				G. Waste Disposal: Burying or burning waste materials on-site will not be permitted. Washing waste materials down sewers or into waterways will not be permitted.											
H. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.				H. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.											
I. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.				I. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.											
J. Limiting Exposures: Supervise construction operations to assure that no part of the construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.				J. Limiting Exposures: Supervise construction operations to assure that no part of the construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.											
STARTING AND ADJUSTING				STARTING AND ADJUSTING											
A. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new units, and retest.				A. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new units, and retest.											
B. Adjust operating components for proper operation without binding. Adjust equipment for proper operation.				B. Adjust operating components for proper operation without binding. Adjust equipment for proper operation.											
C. Test each piece of equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.				C. Test each piece of equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.											
PROTECTION OF INSTALLED CONSTRUCTION				PROTECTION OF INSTALLED CONSTRUCTION											
A. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.				A. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.											
B. Comply with manufacturer's written instructions for temperature and relative humidity.				B. Comply with manufacturer's written instructions for temperature and relative humidity.											
CORRECTION OF THE WORK				CORRECTION OF THE WORK											
A. Repair or remove and replace defective construction. Restore damaged substrates and finishes. Comply with requirements in Section 01731 "Cutting and Patching." 1. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment.				A. Repair or remove and replace defective construction. Restore damaged substrates and finishes. Comply with requirements in Section 01731 "Cutting and Patching." 1. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment.											
B. Restore permanent facilities used during construction to their specified condition.				B. Restore permanent facilities used during construction to their specified condition.											
C. Remove and replace damaged surfaces that are exposed to view if surfaces cannot be repaired without visible evidence of repair.				C. Remove and replace damaged surfaces that are exposed to view if surfaces cannot be repaired without visible evidence of repair.											
D. Repair components that do not operate properly. Remove and replace operating components that cannot be repaired.				D. Repair components that do not operate properly. Remove and replace operating components that cannot be repaired.											
E. Remove and replace chipped, scratched, and broken glass or reflective surfaces.				E. Remove and replace chipped, scratched, and broken glass or reflective surfaces.											
SECTION 01731 – CUTTING AND PATCHING				SECTION 01732 – SELECTIVE DEMOLITION				SECTION 01770 – CLOSEOUT PROCEDURES				SECTION 01770 – CLOSEOUT PROCEDURES			
SUMMARY				SUMMARY				SUMMARY				SUMMARY			
A. This Section includes the following: 1. Demolition and removal of selected portions of building or structure. 2. Salvage of existing items that be reused or recycled.				A. This Section includes the following: 1. Demolition and removal of selected portions of building or structure. 2. Salvage of existing items that be reused or recycled.				A. This Section includes the following: 1. Demolition and removal of selected portions of building or structure. 2. Salvage of existing items that be reused or recycled.				A. This Section includes the following: 1. Demolition and removal of selected portions of building or structure. 2. Salvage of existing items that be reused or recycled.			
DEFINITIONS				DEFINITIONS											
A. Remove: Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and salvaged or removed and reinstalled.				A. Remove: Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and salvaged or removed and reinstalled.											
B. Remove and Salvage: Detach items from existing construction and deliver them to Owner.				B. Remove and Salvage: Detach items from existing construction and deliver them to Owner.											
C. Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.				C. Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.											
D. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.				D. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.											
QUALITY ASSURANCE				QUALITY ASSURANCE											
A. Demolition Firm Qualifications: An experienced firm that has specialized in demolition work similar in material and extent to that indicated for this Project.				A. Demolition Firm Qualifications: An experienced firm that has specialized in demolition work similar in material and extent to that indicated for this Project.											
B. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.				B. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.											
C. Standards: Comply with ANSI A10.6 and NFPA 241.				C. Standards: Comply with ANSI A10.6 and NFPA 241.											
PROJECT CONDITIONS				PROJECT CONDITIONS											
A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.				A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.											
B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.				B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.											
C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.				C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.											
D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.				D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.											
E. Storage or sale of removed items or materials on-site is not permitted.				E. Storage or sale of removed items or materials on-site is not permitted.											
F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations. 1. Maintain fire-protection facilities in service during selective demolition operations.				F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations. 1. Maintain fire-protection facilities in service during selective demolition operations.											
WARRANTY				WARRANTY											
A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials so as not to void existing warranties.				A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials so as not to void existing warranties.											
EXAMINATION				EXAMINATION											
A. Verify that utilities have been disconnected and capped.				A. Verify that utilities have been disconnected and capped.											
B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.				B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.											
C. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.				C. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.											
D. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Architect.				D. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Architect.											
E. Engage a professional engineer to survey condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective demolition operations.				E. Engage a professional engineer to survey condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective demolition operations.											
F. Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs.				F. Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs.											
G. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.				G. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.											
UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS				UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS											
A. Existing Services/Systems: Maintain services/systems indicated to remain and protect them against damage during selective demolition operations.				A. Existing Services/Systems: Maintain services/systems indicated to remain and protect them against damage during selective demolition operations.											
B. Service/System Requirements: Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished. 1. Arrange to shut off indicated utilities with utility companies. 2. If services/systems are required to be removed, relocated, or abandoned, before proceeding with selective demolition provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building. 3. Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing.				B. Service/System Requirements: Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished. 1. Arrange to shut off indicated utilities with utility companies. 2. If services/systems are required to be removed, relocated, or abandoned, before proceeding with selective demolition provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building. 3. Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing.											
PREPARATION				PREPARATION											
A. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.				A. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.											
B. Temporary Shoring: Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.				B. Temporary Shoring: Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.											
SELECTIVE DEMOLITION				SELECTIVE DEMOLITION											
A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods requires of governing regulations and as follows: 1. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain. 2. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces. 3. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations. 4. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing. 5. Dispose of demolished items and materials promptly.				A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods requires of governing regulations and as follows: 1. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain. 2. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces. 3. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations. 4. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing. 5. Dispose of demolished items and materials promptly.											
B. Removed and Salvaged Items: 1. Clean salvaged items. 2. Pack or crate items after cleaning. Identify contents of containers. 3. Store items in a secure area until delivery to Owner. 4. Transport items to Owner's storage area designated by Owner. 5. Protect items from damage during transport and storage.				B. Removed and Salvaged Items: 1. Clean salvaged items. 2. Pack or crate items after cleaning. Identify contents of containers. 3. Store items in a secure area until delivery to Owner. 4. Transport items to Owner's storage area designated by Owner. 5. Protect items from damage during transport and storage.											
C. Clean and repair items to functional condition adequate for intended reuse. Paint equipment to match new equipment. 2. Pack or crate items after cleaning and repairing. Identify contents of containers. 3. Protect items from damage during transport and storage. 4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.				C. Clean and repair items to functional condition adequate for intended reuse. Paint equipment to match new equipment. 2. Pack or crate items after cleaning and repairing. Identify contents of containers. 3. Protect items from damage during transport and storage. 4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.											
D. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and reinstalled in their original locations after selective demolition operations are complete.				D. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and reinstalled in their original locations after selective demolition operations are complete.											
DISPOSAL OF DEMOLISHED MATERIALS				DISPOSAL OF DEMOLISHED MATERIALS											
A. General: Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill. 1. Comply with requirements specified in Division 1 Section "Construction Waste Management."				A. General: Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill. 1. Comply with requirements specified in Division 1 Section "Construction Waste Management."											
B. Burning: Do not burn demolished materials.				B. Burning: Do not burn demolished materials.											
C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.				C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.											
CLEANING				CLEANING											
A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.				A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.											
REVISED PER VILLAGE/OWNER REVIEWS				REVISED PER VILLAGE/OWNER REVIEWS											
ISSUED FOR PERMIT / BIDDING				ISSUED FOR PERMIT / BIDDING											
ISSUED FOR OWNER REVIEW				ISSUED FOR OWNER REVIEW											
1				1											
DRAWN BY: ENC				DRAWN BY: ENC											
DATE:				DATE:											
PROJECT NO: 2018-015				PROJECT NO: 2018-015											
SCALE: AS NOTED				SCALE: AS NOTED											
DRAWING NO:				DRAWING NO:											
06/26/19				06/26/19											
02/21/18				02/21/18											
02/07/18				02/07/18											
Date				Date											
Revisions / Submissions				Revisions / Submissions											
No.				No.											
ENC				ENC											
T2				T2											



1 DEMOLITION PLAN
1/8" = 1'-0"

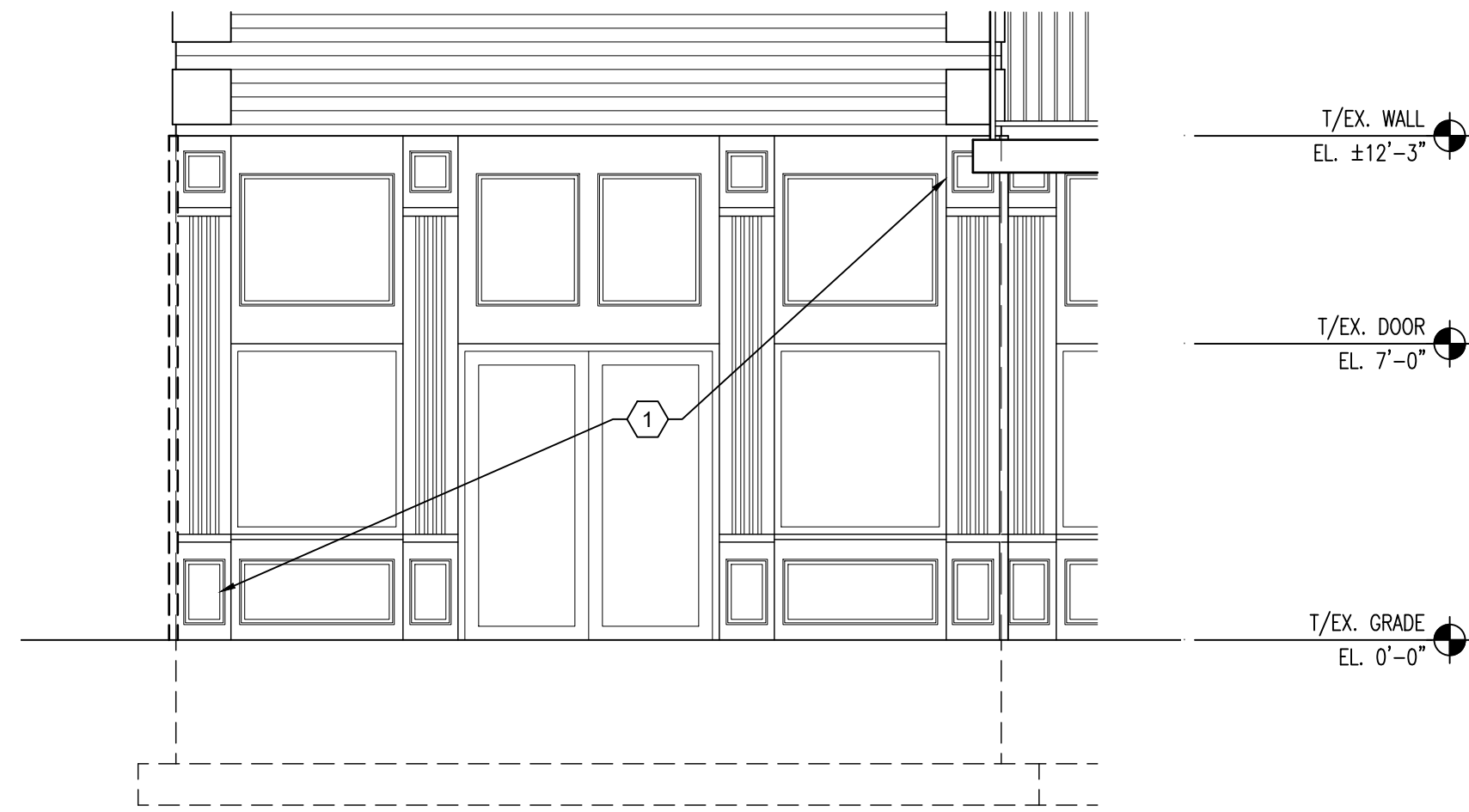


1 DEMOLITION PLAN
1/8" = 1'-0"

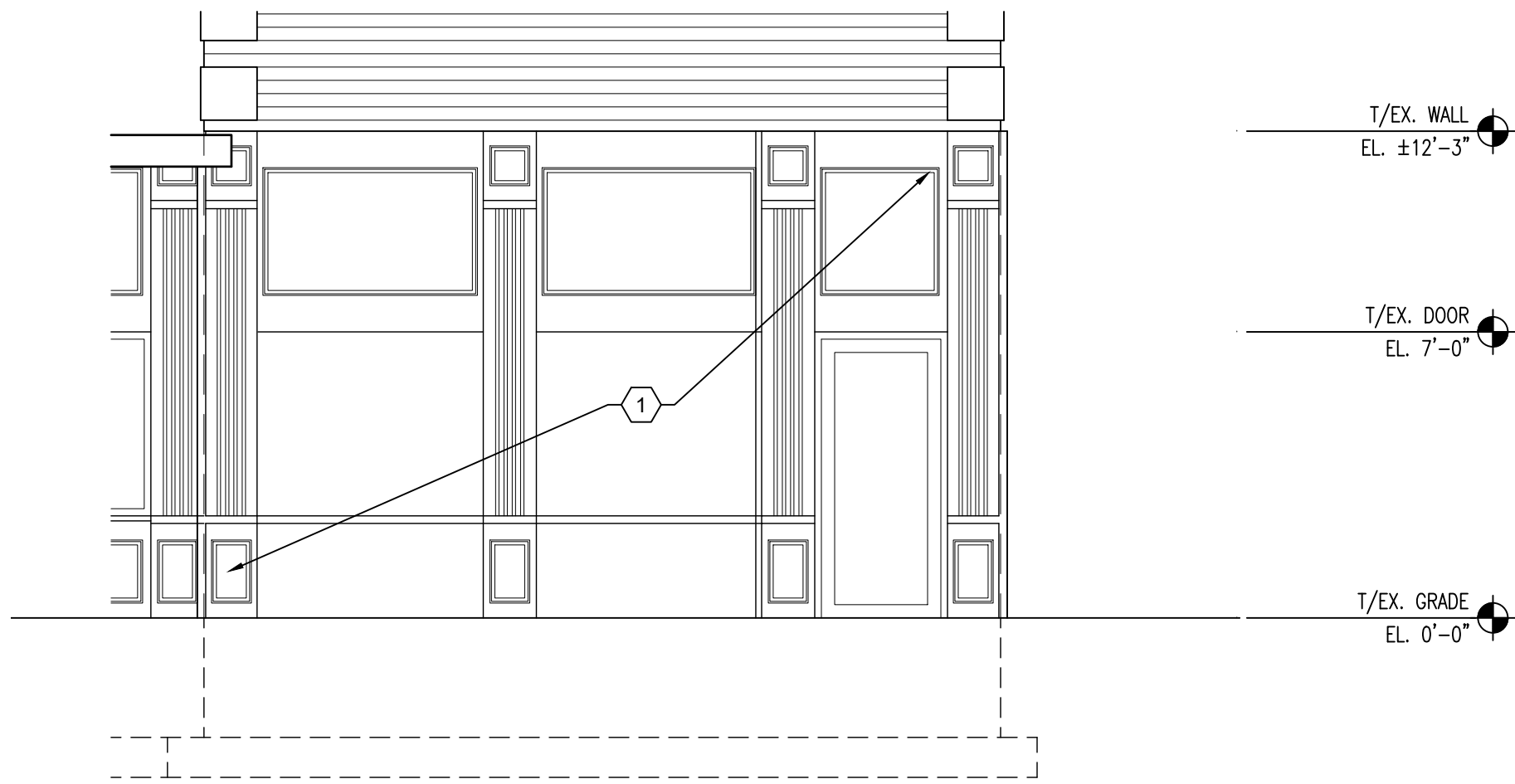
- GENERAL DEMOLITION NOTES:**
- BEFORE ANY WORK PERTAINING TO THE INFORMATION CONTAINED ON THIS SHEET AND FOLLOWING DRAWINGS IS COMMENCED EACH CONTRACTOR SHALL VISIT THE JOB SITE AND MAKE THEMSELVES THOROUGHLY FAMILIAR WITH THE EXISTING CONDITIONS.
 - ALL HOLES IN WALLS, CEILING OR FLOOR SHALL BE PATCHED TO MATCH EXISTING AND FINISHED TO RECEIVE NEW FINISHES.
 - PATCH HOLES IN MASONRY, CONCRETE OR DRYWALL WHICH RESULT FROM THE DEMOLITION.
 - VERIFY ALL EXISTING CONDITIONS.
 - DURING CONSTRUCTION, APPROPRIATE PROTECTION AND FENCING SHALL BE PROVIDED AROUND THE AREAS OF WORK TO PREVENT THE GENERAL PUBLIC FROM ENTERING THE SITE.
 - ROOFING CONTRACTOR TO VERIFY CONDITION OF EXISTING ROOF AROUND NEW PENETRATIONS. REPAIR AS NEEDED.
 - EXISTING OUTLETS TO REMAIN ON EXISTING WALLS TO REMAIN, U.N.O.
 - REMOVE AND DISPOSE OUTLETS ON WALLS TO BE REMOVED.
 - WHERE ELECTRICAL WORK TO BE REMOVED, ALL WIRING AND CONDUIT TO BE REMOVED TO PANEL. REMOVE EXISTING BREAKER.

- DEMOLITION KEY NOTES:**
- REMOVE AND DISPOSE EXISTING DOOR & FRAME – PATCH OPENING AS NEEDED
 - REMOVE AND DISPOSE EXIST. CONC. SLAB
 - REMOVE AND RELOCATE EXISTING STOREFRONT WINDOW ASSEMBLY
 - EXISTING TO REMAIN – NO CHANGES, U.N.O.
 - REMOVE AND DISPOSE EXIST. WALL PACK LIGHT FIXTURE – EXIST. J-BOX & WIRING TO REMAIN FOR NEW LIGHTING
 - REMOVE AND RELOCATE EXIST. EXIT/BATTERY LIGHT FIXTURE W/ALL ASSOCIATED ACCESSORIES
 - MODIFY ELECTRICAL CONDUITS ABOVE WALL TO ALLOW FOR NEW DUCTWORK & SPRINKLER WORK

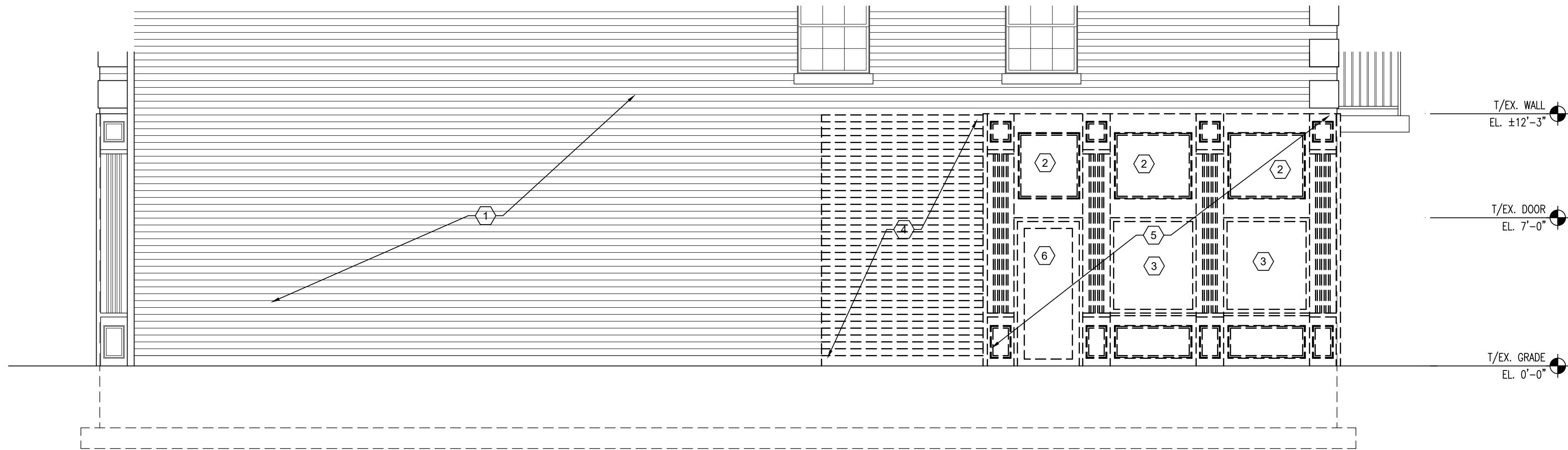
REVISED PER VILLAGE/OWNER REVIEWS		ISSUED FOR PERMIT / BIDDING		ISSUED FOR OWNER REVIEW	
06.26.19		02.21.18		02.07.18	
1					
DRAWN BY: ENC		DATE:		PROJECT NO: 2018-015	
SCALE: AS NOTED		DRAWING NO:		AD1	



1 DEMOLITION - EAST (FRONT) ELEVATION
1/4" = 1'-0"



2 DEMOLITION - WEST (REAR) ELEVATION
1/4" = 1'-0"



3 DEMOLITION - SOUTH ELEVATION
1/4" = 1'-0"

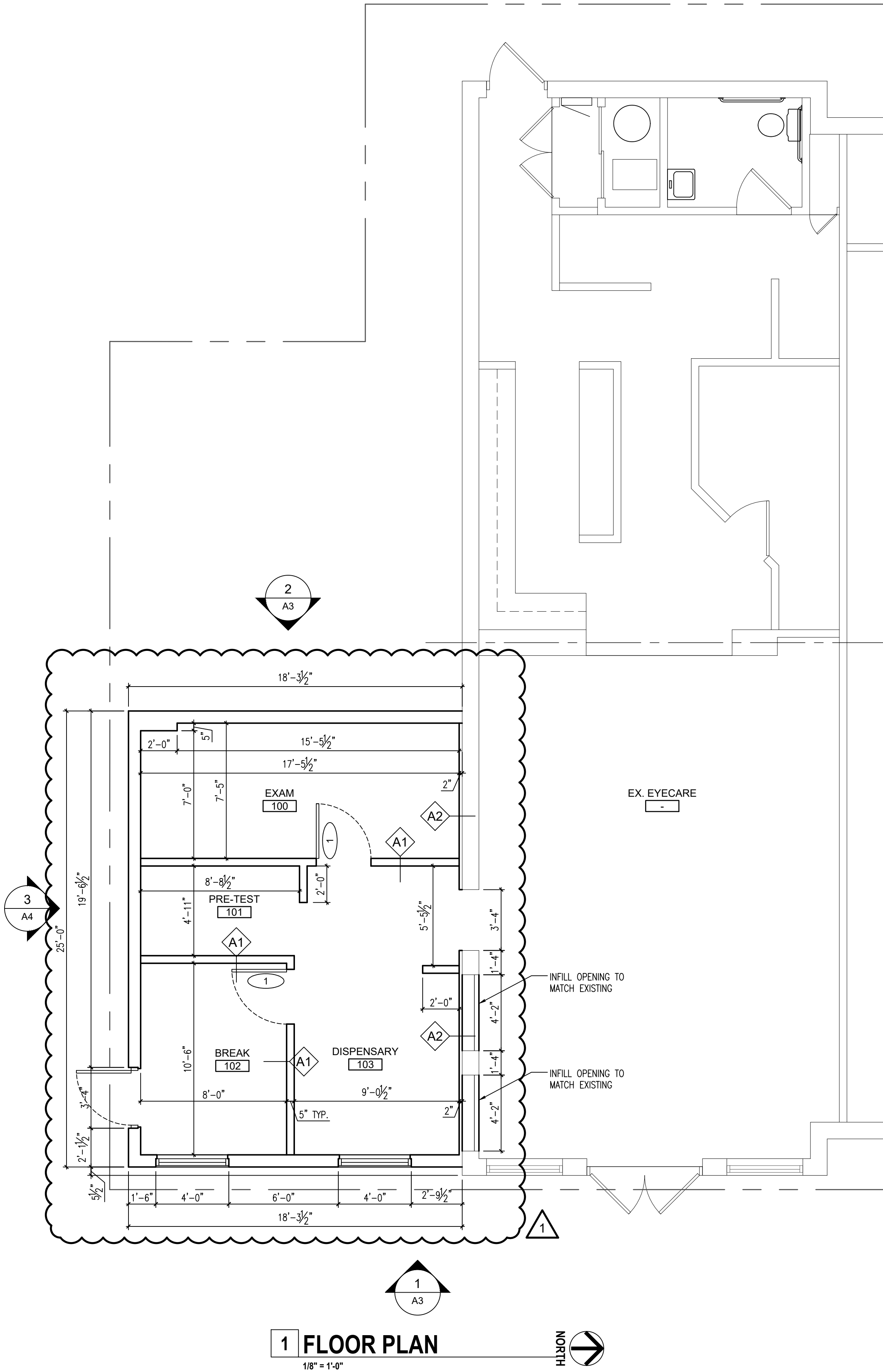
GENERAL DEMOLITION NOTES:

- BEFORE ANY WORK PERTAINING TO THE INFORMATION CONTAINED ON THIS SHEET AND FOLLOWING DRAWINGS IS COMMENCED EACH CONTRACTOR SHALL VISIT THE JOB SITE AND MAKE THEMSELVES THOROUGHLY FAMILIAR WITH THE EXISTING CONDITIONS.
- ALL HOLES IN WALLS, CEILING OR FLOOR SHALL BE PATCHED TO MATCH EXISTING AND FINISHED TO RECEIVE NEW FINISHES.
- PATCH HOLES IN MASONRY, CONCRETE OR DRYWALL WHICH RESULT FROM THE DEMOLITION.
- VERIFY ALL EXISTING CONDITIONS.
- DURING CONSTRUCTION, APPROPRIATE PROTECTION AND FENCING SHALL BE PROVIDED AROUND THE AREAS OF WORK TO PREVENT THE GENERAL PUBLIC FROM ENTERING THE SITE.
- ROOFING CONTRACTOR TO VERIFY CONDITION OF EXISTING ROOF AROUND NEW PENETRATIONS. REPAIR AS NEEDED.

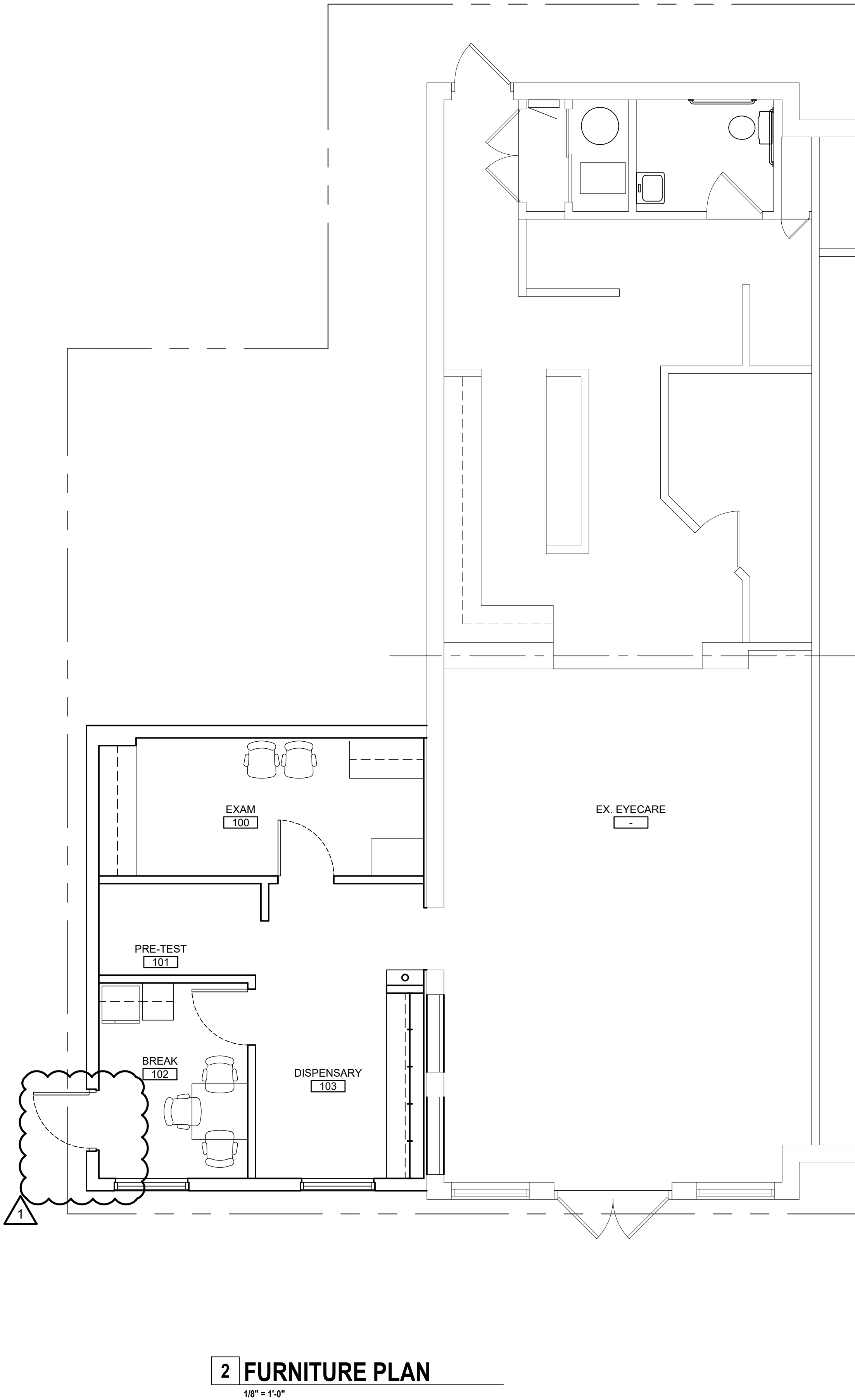
DEMOLITION KEY NOTES:

- 1 EXISTING TO REMAIN – NO CHANCES U.N.O.
- 2 REMOVE AND RELOCATE EXIST. AWNINGS – VERIFY FINAL LOCATIONS W/OWNER
- 3 REMOVE AND RELOCATE EXISTING STOREFRONT/WINDOW ASSEMBLY
- 4 EX. BRICK TO REMAIN – PREP AS NEEDED FOR INTERIOR FINISHES
- 5 REMOVE AND RELOCATE EXIST. WD PANELING ON NEW FACADES – COORDINATE IN FIELD
- 6 REMOVE AND DISPOSE EXIST. DOOR AND FRAME

REVISED PER VILLAGE/OWNER REVIEWS		Revisions / Submissions	
1	DATE	No.	Date
ISSUED FOR PERMIT / BIDDING	02.21.18		
ISSUED FOR OWNER REVIEW	02.07.18		
		No.	Date
DRAWN BY: ENC		Revisions / Submissions	
DATE: -		No.	
PROJECT NO: 2018-015		Date	
SCALE: AS NOTED		No.	
DRAWING NO:		Date	



1 FLOOR PLAN
1/8" = 1'-0"



2 FURNITURE PLAN
1/8" = 1'-0"

- NOTES:
1. SPRAY POLYURETHANE FOAM (SPF) TO BE SPRAYED AT ALL DEMISING WALL INTERSECTIONS WITH THE FLOOR AND SECOND FLOOR DECKING.
 2. SAW CUTTING OF THE SLAB AND OTHER NOISY OPERATIONS MUST BE DONE WHEN THE NEIGHBORING TENANTS ARE NOT OPEN FOR BUSINESS.
 3. CONTRACTORS SHOULD USE THE REAR DOOR OF THE SPACE TO ENTER AND DELIVER MATERIALS.
 4. ALL CONTRACTORS SHALL PARK THEIR DUMPSTERS, TRUCKS AND CARS BEHIND THE BUILDING.
 5. THE PROPOSED EXHAUST FAN SHOULD BE PLACED AS FAR AS POSSIBLE FROM EXISTING ROOF TOP EQUIPMENT TO AVOID THE TRANSFERENCE OF ODORS FROM MAGIC NAILS TO NEIGHBORING TENANTS.
 6. ALL WOOD BACKING AND BLOCKING, INCL. PLWD & FRAMING, SHALL BE PRESSURE IMPREGNATED, FIRE RETARDANT TREATED WOOD PER LOCAL CODE.

FIRE DEPARTMENT NOTES:

THE NEW SPACE SHALL BE CONNECTED TO A COMMON AUTOMATIC FIRE ALARM AND DETECTION SYSTEM IN FULL CONFORMANCE WITH NFPA 72. ADDITIONALLY, SUBMIT A CERTIFICATION LETTER FROM THE ALARM CONTRACTOR OF RECORD STATING SUCH COMPLIANCE UPON PROJECT COMPLETION. (IBC 907.2.12).

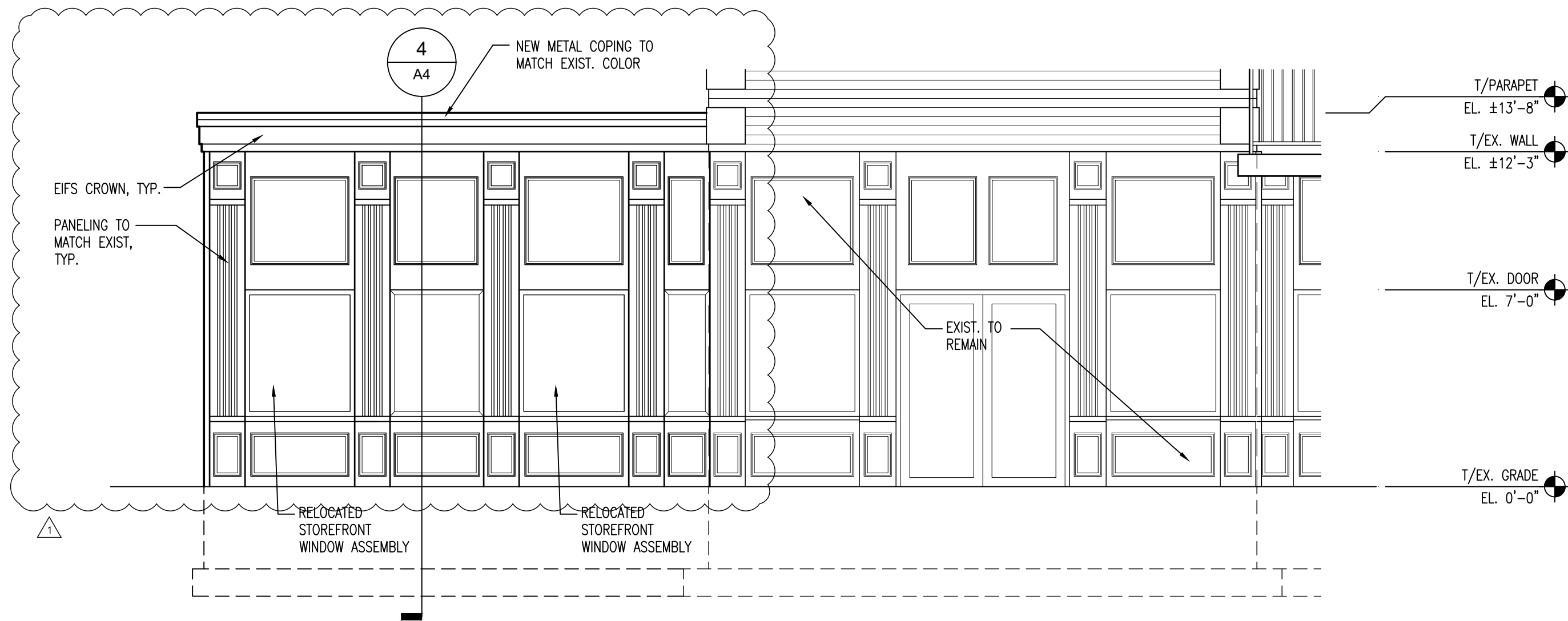
THE STRUCTURE SHALL BE PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM WHICH SHALL BE MODIFIED IN FULL CONFORMANCE WITH NFPA 13. SUBMIT THE REQUIRED SHOP DRAWINGS INDICATING SUCH WORK PRIOR TO THE START OF ANY FIRE PROTECTION WORK.

THE MEANS OF EGRESS SHALL BE ILLUMINATED SUCH THAT THE INITIAL ILLUMINATION LEVEL IS AT LEAST AN AVERAGE OF ONE FOOT-CANDLE MEASURED ALONG THE PATH OF TRAVEL AT THE FLOOR LEVEL (IBC 1006.4).

ALL PENETRATIONS IN FIRE RATED ASSEMBLIES SHALL BE PROPERLY SECURED USING A U.L. LISTED SEALANT. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (IBC 1008.1.8).

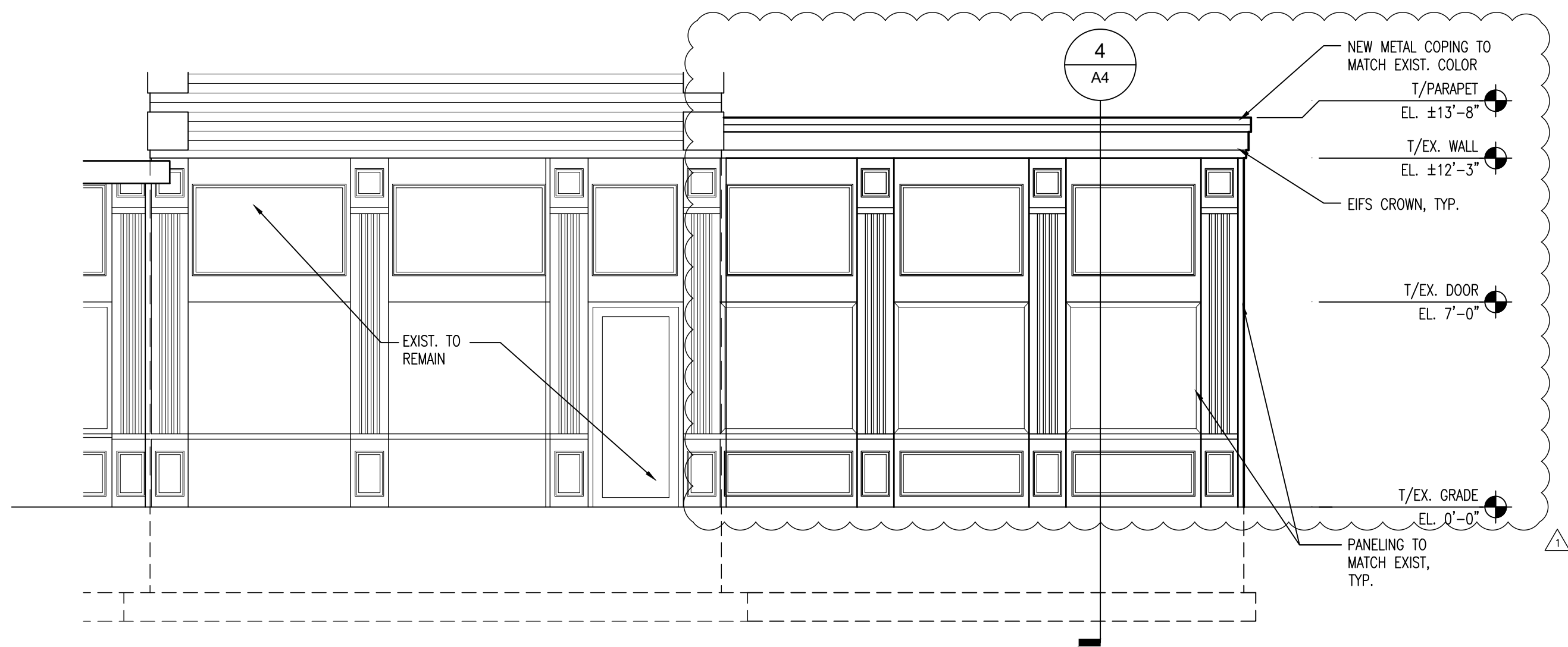
ALL HVAC EQUIPMENT OVER 2000 CFM SHALL BE PROVIDED WITH A SMOKE DETECTOR WIRE TO INITIATE UNIT SHUT-DOWN UPON DETECTION OF SMOKE AND SEND SIGNAL TO FACP. ADDITIONALLY, VERIFY ALL CODE REQUIRED CLEARANCES BETWEEN SUCH EQUIPMENT. VERIFY OPERATION OF THE EXISTING DUCT DETECTORS AND CAPABILITY OF UNIT SHUT DOWN.

Revisions / Submissions		Revisions / Submissions	
No.	Date	No.	Date
1	06.26.19		
	ISSUED FOR PERMIT / BIDDING		
	02.21.18		
	ISSUED FOR OWNER REVIEW		
	02.07.18		



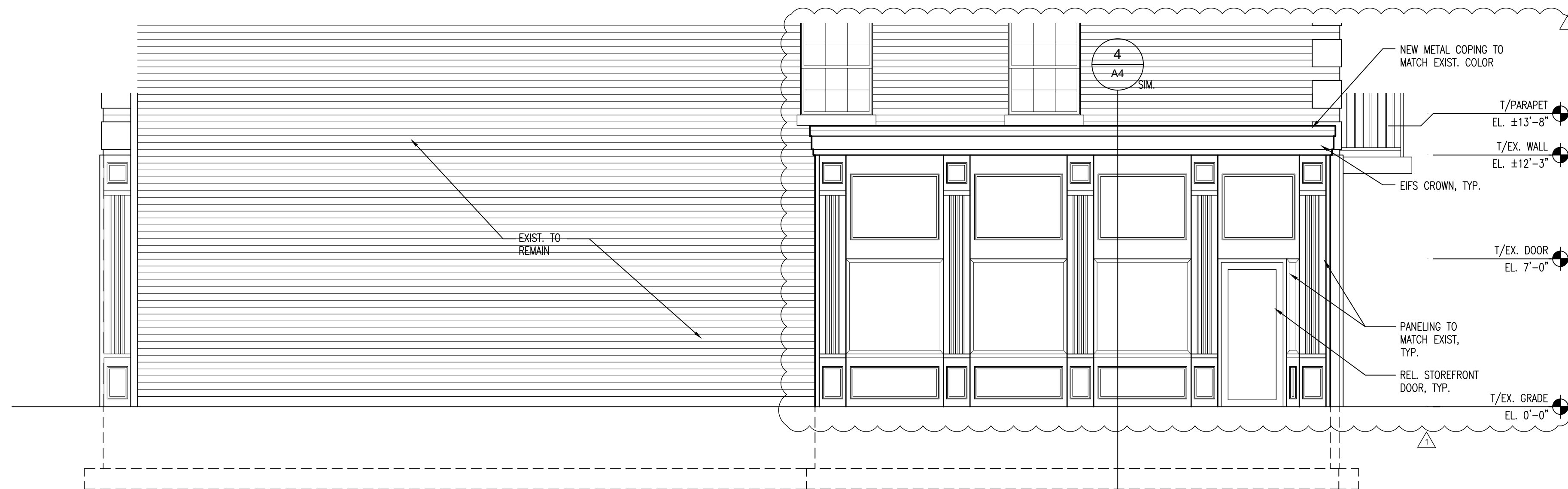
1 EAST (FRONT) ELEVATION

1/8" = 1'-0"



2 WEST (REAR) ELEVATION

1/4" = 1'-0"



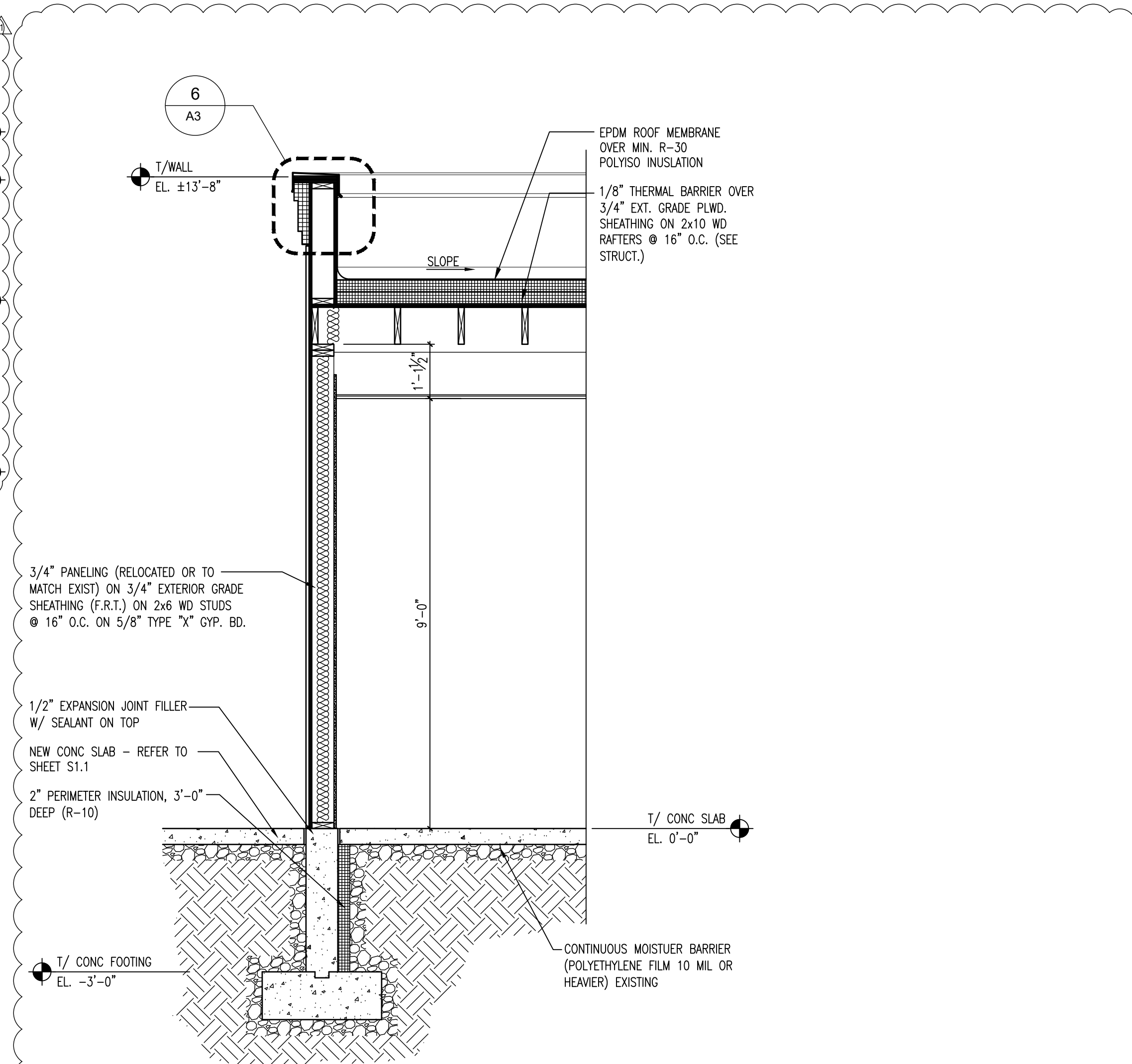
3 SOUTH ELEVATION

1/4" = 1'-0"



6 PARAPET DETAIL

1 1/2" = 1'-0"



4 TYP. WALL SECTION

1/2" = 1'-0"

No.	Revisions / Submissions	No.	Revisions / Submissions	No.	Revisions / Submissions
1	REVISED PER VILLAGE/OWNER REVIEWS	06.26.19			
	ISSUED FOR PERMIT / BIDDING	02.21.18			
	ISSUED FOR OWNER REVIEW	02.07.18			

DRAWN BY:	ENC
DATE:	
PROJECT NO:	2018-015
SCALE:	AS NOTED
DRAWING NO:	

PARTITION TYPES						
TYPE	LAYER DESCRIPTION	THK. A=ACTUAL P=PLAN	STUDS	INSULATION	RATING	U.L. NUMBER
A1	1 LAYER 5/8" GYPSUM BOARD, EACH SIDE (FULL HEIGHT) TO UNDERSIDE OF DECK/STRUCTURE	A=4 7/8" P=5"	3 5/8" METAL C	2" MINERAL FIBER BLANKET	NONE	NONE
A2	1 LAYER 5/8" GYPSUM BOARD, EACH SIDE (FULL HEIGHT) TO UNDERSIDE OF DECK/STRUCTURE	A=2 1/4" P=2"	1 1/2" METAL C	NONE	NONE	NONE

3/8" ACOUSTICAL SEALANT JOINT - TOP AND BOTTOM, ON EACH SIDE. USE FIRE BARRIER CAULK AT RATED PARTITIONS.

EXIST. BOT. OF STRUCTURE/DECK

HOLD DOWN VERTICAL STUDS 1/2". FRICTION FIT, DO NOT FASTEN VERTICAL STUDS TO TOP RUNNER EXCEPT FASTEN STUDS TO TOP RUNNER AT ALL DOOR/WINDOW OPENINGS AND PARTITION INTERSECTIONS. DO NOT FASTEN GYPSUM BOARD TO TOP RUNNER

CEILING LINE

EX. DEMISING WALL

SEE "LAYER DESCRIPTION" JOINTS INSTALLED VERTICALLY AND STAGGERED ON OPPOSITE SIDES OF WALL

SEE NOTE 3

SEE 'STUDS' SPACE 16" O.C. FASTEN STUDS TO BOTTOM RUNNER EACH SIDE

SEE "INSULATION"

EXIST. FLOOR LINE

3/8" ACOUSTICAL SEALANT JOINT - TOP AND BOTTOM, ON EACH SIDE. USE FIRE BARRIER CAULK AT RATED PARTITIONS.

FASTEN TOP AND BOTTOM RUNNERS, 24" O.C. AND WITHIN 2" OF ENDS.

ACTUAL PLAN

A cross-sectional diagram of a metal control joint. The diagram shows two horizontal metal plates separated by a vertical joint. The joint is filled with mineral wool insulation, which is sealed with acoustic sealant. The metal plates are labeled 'METAL CONTROL JOINT'. The sealant is labeled 'ACOUSTICAL SEALANT'. The insulation is labeled 'MINERAL WOOL INSULATION'. A note at the bottom right says 'SEE PARTITION TYPES FOR STUDS AND LAYER DESCRIPTION'.

Figure 1 shows two schematic diagrams of test specimens. Specimen A is a simple rectangular bar. Specimen F01 is a rectangular bar with a double rabbet on one end, labeled "14 GA. DOUBLE RABBET".

NONE

OPENING SCHEDULE																
	OPNG NO	OPENING							HDW SET	FRAME				GLAZING	LABEL	NOTE KEY
		TYPE	SIZE				MAT	TYPE		MAT	DETAILS					
			WIDTH	HT	THK	TRANS					HEAD	JAMB	SILL			
	1	B	3'-0"	6'-8"	1 3/4"	-	WD	-	F01	KDHM	3/A3	3/A3	-	-	-	N1

ABBREVIATIONS	LABEL	GLAZING	NOTE KEY
AL ALUMINUM	A 3 HOUR	G1 1" INSUL. CLEAR TEMPERED GLASS	N1 CLOSER, HINGES, PRIVACY LOCKSET LEVER TYPE, WALL
HM HOLLOW METAL	B 1 1/2 HOUR	(SAFETY RATED)	STOP & SILENCERS (3) STAINED OR PAINTED
KDHM KNOCK DOWN HOLLOW METAL	*B 1 HOUR		
SS STAINLESS STEEL	C 3/4 HOUR		
ST STEEL	20 MIN		
WD WOOD			
		MATERIAL	
		WD SOLID CORE, BIRCH OR ASH, 7-PLY	
		HM 14 GA. FLUSH STL. STIFFENED-SEAMLESS EDGE, W/FIBERGLASS OR FOAM INFL.	

[illegible]

ROOM FINISH SCHEDULE ABBREVIATIONS									
CEILING			WALL		FLOOR			BASE	
ACT	ACOUSTICAL CEILING TILE		ASA	ALUM. STOREFRONT	C	CONCRETE	E/	EXISTING	
E/	EXISTING		E/	EXISTING	CAR	CARPET	P/	PATCH	
EXPC	EXPOSED	CONSTRUCTION	GB	GYPSUM BOARD	FBO	FLOORING PROVIDED BY OWNER	V	VINYL	
					E/	EXISTING	VC	VINYL COVE 4" HIGH	
GB	GYPSUM BOARD		P/	PATCH	P/	PATCH	VS	VINYL STRAIGHT 4" HIGH	
P/	PATCH		PT	PANT	VCT	VINYL COMPOSITION TILE			
PT	PANT								
NOTE KEY									
1. PT = TAPE, SAND, AND PRIME - FINAL COAT AS SELECTED BY OWNER.					5. CARPET - PROVIDE ALLOWANCE FOR COMMERCIAL GRADE TO MATCH EXIST.				
2. PANT BOTH SIDES OF EXISTING/NEW HOLLOW METAL FRAMES.					6. VINYL BASE (V) - MATCH EXIST.				
3. ACT - PROVIDE NEW 2X2 CEILING TILES TO MATCH EXIST.									
4. VERIFY W/OOWNER IF DOORS TO BE STAINED OR PAINTED									

DRAWING 1

GENERAL

1. CODES AND STANDARDS

BUILDING CODE: INTERNATIONAL RESIDENTIAL CODE, 2012

REFERENCED STANDARDS:

AISC ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN, 1989
NDS AMERICAN FOREST AND PAPER ASSOCIATION 'NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION', 1991
ACI 531 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, 1992

2. DESIGN LOADS:

ROOF DEAD LOAD: 20 PSF
ROOF SNOW LOAD: 25 PSF
WIND LOADING (COMPONENTS AND CLADDING):
CORNERS: ±30 PSF
OTHER THAN CORNERS: ±25 PSF
ROOF UPLIFT (FLAT ROOF): 15 PSF

3. DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED AGAINST ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AS WELL AS AGAINST FIELD CONDITIONS BY CONTRACTORS.

4. UNLESS NOTED OTHERWISE, DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR CONDITIONS.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF INSERTS, HANGERS, SLEEVES, DUCTWORK, PADS AND ANCHOR RODS THAT ARE REQUIRED BY MECHANICAL EQUIPMENT.

6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ELEMENTS OF THE EXISTING CONSTRUCTION WHICH ARE RELATIVE TO THE NEW CONSTRUCTION.

7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE SHORING OF ANY EXISTING ELEMENTS AS REQUIRED DURING CONSTRUCTION.

8. IF DISCREPANCIES APPEAR ON THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION FROM THE ARCHITECT BEFORE BIDDING. IF THE CONTRACTOR FAILS TO MAKE SUCH REQUEST, IT IS PRESUMED THAT BOTH PROVISIONS WERE INCLUDED IN THE BID AND THE ARCHITECT SHALL DETERMINE WHICH OF THE CONFLICTING REQUIREMENTS SHALL GOVERN. THE CONTRACTOR SHALL PERFORM THE WORK AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH THE ARCHITECT'S DETERMINATION.

FOUNDATIONS

1. ALL SOIL SUPPORTED FOOTINGS SHALL BE FOUNDED UPON UNDISTURBED, NATURAL SOIL SUBGRADE OR ON THOROUGHLY TESTED AND APPROVED FILL WITH A MINIMUM NET ALLOWABLE BEARING CAPACITY OF 3000 PSF AS FIELD VERIFIED AND APPROVED BY THE OWNER'S SOIL TESTING LABORATORY. THE FOOTING ELEVATIONS AND SOIL BEARING CAPACITIES AS SHOWN ON THE DRAWINGS ARE ESTIMATED. FINAL, EXACT ELEVATIONS AND SOIL BEARING CAPACITIES SHALL BE FIELD DETERMINED AND VERIFIED BY THE OWNER'S SOIL TESTING LABORATORY AND REVIEWED BY THE ARCHITECT/ENGINEER DURING CONSTRUCTION.

2. THE SOIL SUBGRADE FOR ALL FOOTINGS AND SLABS SHALL BE INSPECTED AND APPROVED BY THE OWNER'S TESTING LABORATORY IMMEDIATELY PRIOR TO PLACING CONCRETE.

3. ALL FOOTING AND SLAB SUBGRADES, INCLUDING PIT SLABS, SHALL BE COMPACTED TO 95 PERCENT OF STANDARD PROCTOR (ASTM D698) MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS REQUIRED.

4. ALL ORGANIC AND/OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM SUBGRADE AND BACKFILL AREAS AND BACKFILLED WITH SELECT FILL, COMPACTED TO 98 PERCENT OF STANDARD PROCTOR (ASTM D698) MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.

5. DO NOT UNDERMINE EXISTING CONSTRUCTION.

6. PLACE BACKFILL SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS.

7. NO MUD SLABS, FOOTINGS OR SLABS SHALL BE PLACED ONTO OR AGAINST SUBGRADE CONTAINING FREE WATER, FROST OR ICE.

8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUBGRADE BEFORE AND AFTER PLACING OF CONCRETE UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE. SUCH PROTECTION IS ADDITIONAL SCOPE.

9. THE CONCRETE FOR EACH ISOLATED FOOTING SHALL BE PLACED IN ONE (1) CONTINUOUS PLACEMENT.

10. ALL PERIMETER WALL AND COLUMN FOOTINGS SHALL BEAR A MINIMUM OF 3'-6" BELOW FINISHED GRADE.

CONCRETE

1. CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)", LATEST EDITION.

2. UNLESS NOTED OTHERWISE, CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL DEVELOP 3000 PSI MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS.

3. VERTICAL WALL CONSTRUCTION JOINTS SHALL BE FORMED WITH VERTICAL BULKHEADS AND KEYWAYS. WALL REINFORCING SHALL BE CONTINUOUS THROUGH THE JOINT OR SHALL BE DOWELED WITH AN EQUIVALENT AREA OF REINFORCEMENT.

4. NO SLAB SHALL HAVE COLD JOINTS IN A HORIZONTAL PLANE.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF INSERTS, EMBEDDED PLATES, MASONRY ANCHORS, REGLETS, SLEEVES, DUCTWORK, PADS AND ANCHOR RODS. THE INSERTS, EMBEDDED PLATES, ETC. SHALL NOT INTERFERE WITH CONCRETE REINFORCEMENT LOCATION.

6. NO OPENING SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

7. EXPOSED EXTERNAL CONCRETE CORNERS SHALL BE CHAMFERED 3/4 INCHES, UNLESS SHOWN OR NOTED OTHERWISE.

8. SLABS ON GRADE SHALL BE PLACED IN ALTERNATE STRIPS WITH A MAXIMUM WIDTH OF 60'-0" OR AS SHOWN ON PLAN. CONTROL JOINTS SHALL BE CUT WITHIN 24 HOURS AFTER THE CONCRETE HAS SET. CONTROL JOINTS SHALL NOT EXCEED 15'-0" INTERVALS IN EACH DIRECTION, AND SHALL BE LOCATED TO CONFORM WITH BAY SPACING WHENEVER POSSIBLE (I.E. AT COLUMN CENTERLINES, HALF-BAYS, AND THIRD-BAYS).

9. DEPRESSED SLABS SHALL MAINTAIN FULL THICKNESS UNLESS NOTED OTHERWISE.

REINFORCEMENT

1. UNLESS NOTED OTHERWISE, REINFORCEMENT SHALL CONFORM TO ASTM SPECIFICATION A615, GRADE 60.

2. CORNER BARS SHALL BE PROVIDED AT WALL CORNERS EQUAL TO THE HORIZONTAL WALL REINFORCEMENT.

3. ALL CONCRETE FORMED SLAB OR WALL OPENINGS SHALL BE REINFORCED WITH 2 NO. 5 BARS PLACED ONE IN EACH FACE AT 45 DEGREES TO OPENING CORNERS.

4. THE FOLLOWING CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT UNLESS NOTED OTHERWISE:

MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT	
CONCRETE ELEMENT	MIN. COVER (IN.)
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 THROUGH #18 BARS	2"
#5 BAR, W31 OR D31 WIRE, AND SMALLER	1-1/2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	
SLABS, WALLS AND JOISTS	#14 AND #18 BARS 1-1/2" #11 BAR AND SMALLER 3/4"
BEAMS AND COLUMNS	PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS 1-1/2"

5. ARRANGEMENT AND DETAILS OF REINFORCEMENT, INCLUDING BAR SUPPORTS AND SPACERS, SHALL BE IN ACCORDANCE WITH THE "A.C.I. DETAILING MANUAL (ACI SP-66)", LATEST EDITION.

6. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT THE POSITIONS INDICATED. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK.

7. ALL EMBEDMENT LENGTHS AND LAPS SHALL BE AS REQUIRED BY ACI 318. UNLESS NOTED OTHERWISE, MINIMUM LAP SHALL BE 40 BAR DIAMETERS.

WOOD

1. DESIGN AND CONSTRUCTION OF STRUCTURAL LUMBER SHALL BE IN ACCORDANCE WITH THE AMERICAN FOREST AND PAPER ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (ANS/AF&PA NDS-1991).

2. QUALITY ASSURANCE AND INSPECTION OF WOOD CONSTRUCTION ARE REQUIRED AS DEFINED BY THE BUILDING CODE.

3. STRUCTURAL LUMBER SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

SPECIES: SPRUCE-PINE-FIR
GRADE: NO. 1 / NO.2
BENDING, Fb: 875 PSI
TENSION PARALLEL TO GRAIN, Ft: 450 PSI
SHEAR PARALLEL TO GRAIN, Fv: 135 PSI
COMPRESSION PERPENDICULAR TO GRAIN, Fc(p): 425 PSI
COMPRESSION PARALLEL TO GRAIN, Fc: 1150 PSI
MODULUS OF ELASTICITY, E: 1,400,000 PSI
MAXIMUM IN USE MOISTURE CONTENT: 19%

4. LAMINATED VENEER LUMBER (LVL) FOR USE AS BEAMS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

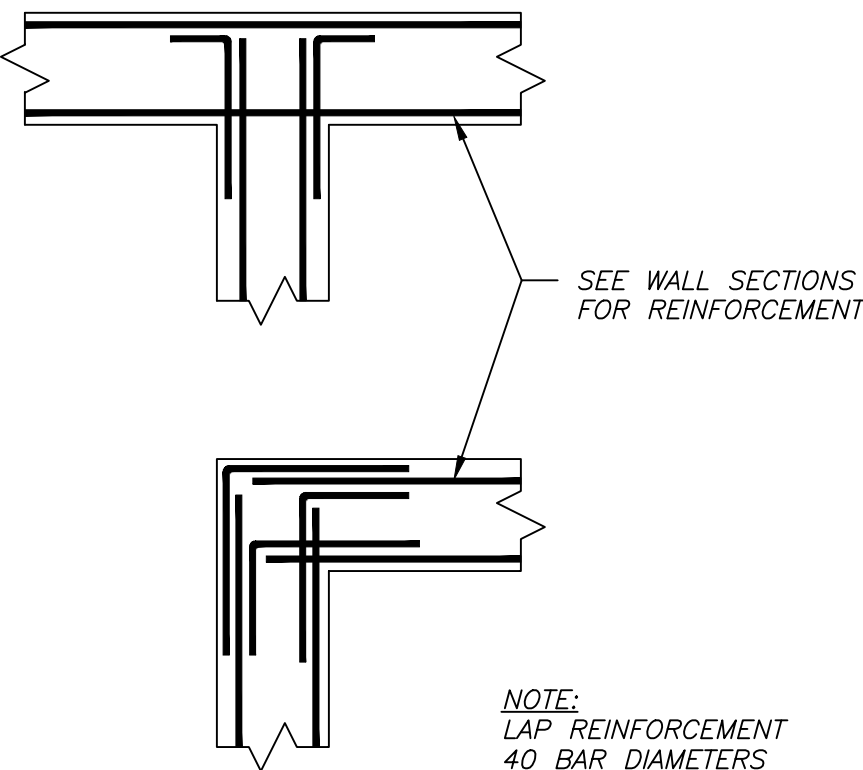
BENDING, Fb: 2600 PSI
SHEAR PARALLEL TO GRAIN, Fv: 285 PSI
MODULUS OF ELASTICITY, E: 1,900,000 PSI

5. PARALLEL STRAND LUMBER (PSL) FOR USE AS POSTS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

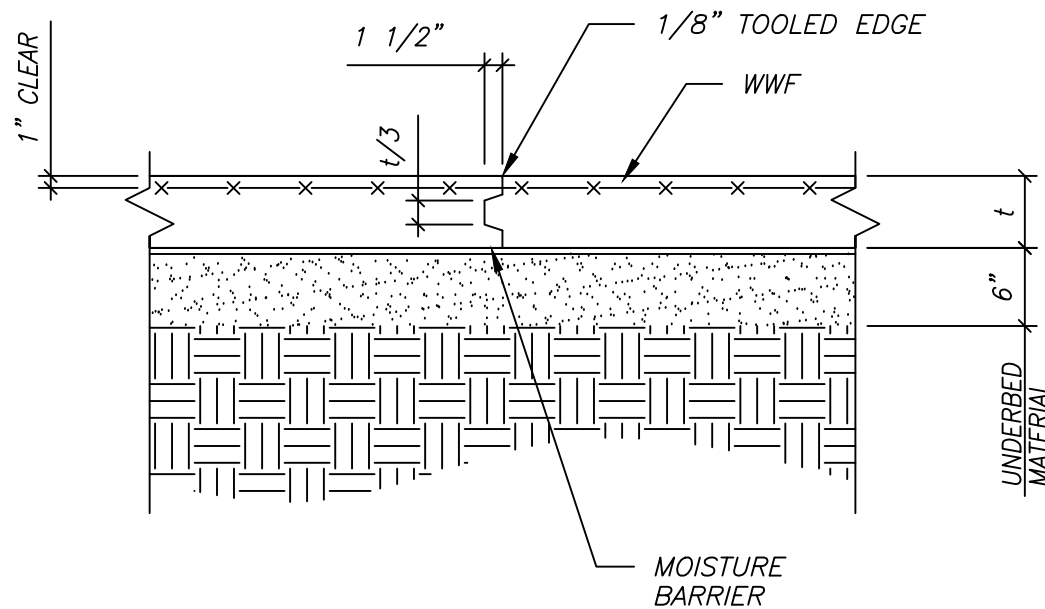
COMPRESSION PARALLEL TO GRAIN, Fc: 2500 PSI
MODULUS OF ELASTICITY, E: 1,800,000 PSI

6. THERE SHALL BE NO FIELD CUTTING OF WOOD STRUCTURAL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT.

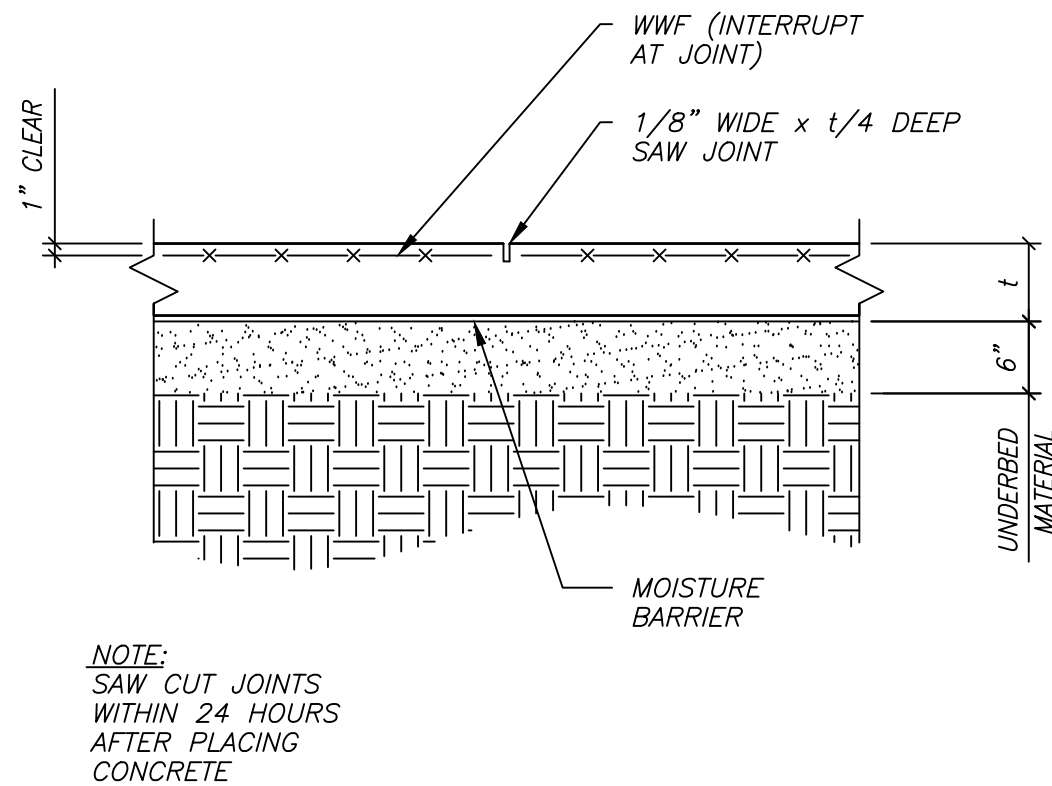
7. NO WOOD TREATMENTS OR PRESERVATIVES SHALL BE USED WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT.



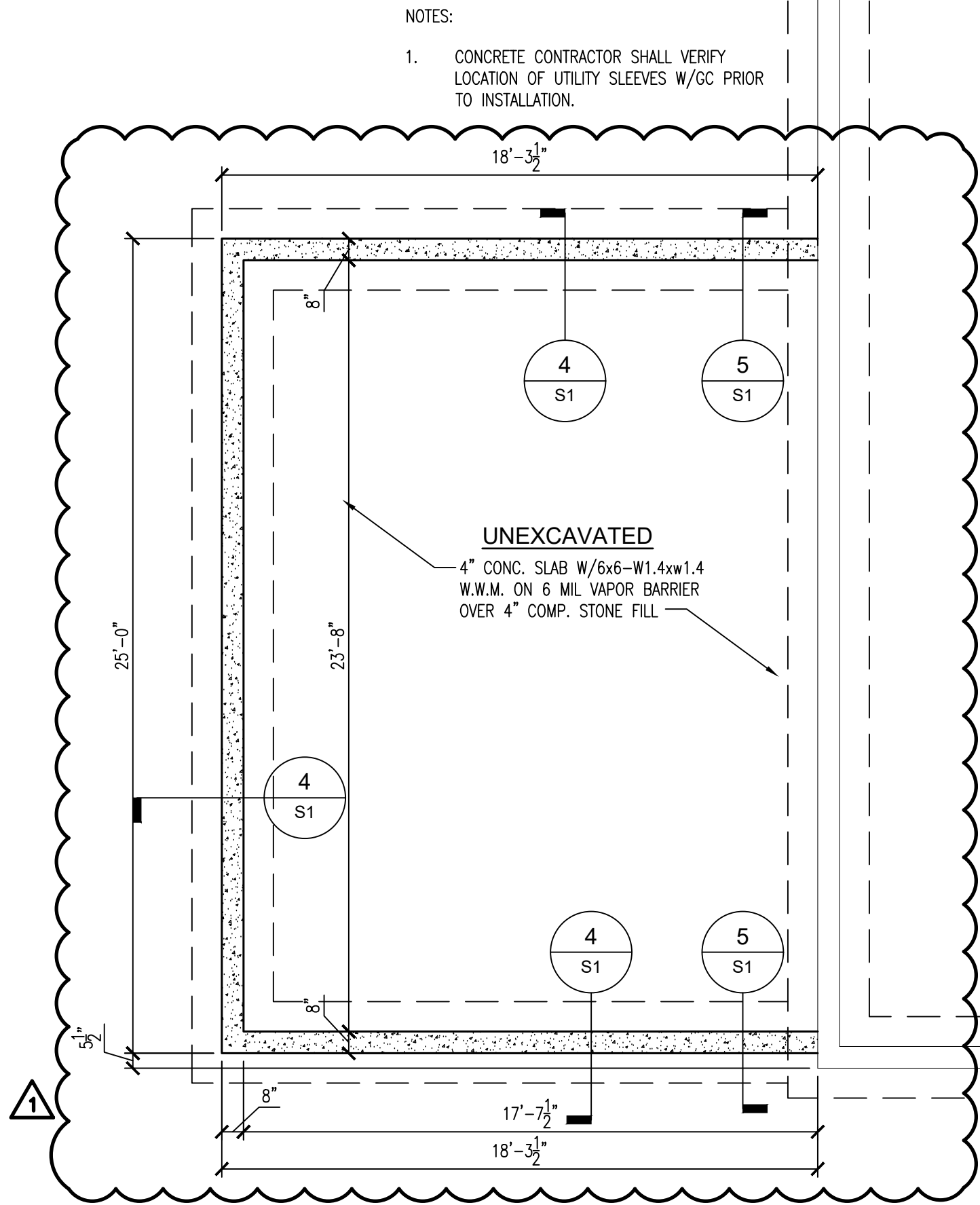
1 TYP. WALL CORNER REINFORCING DETAIL
SCALE: NONE



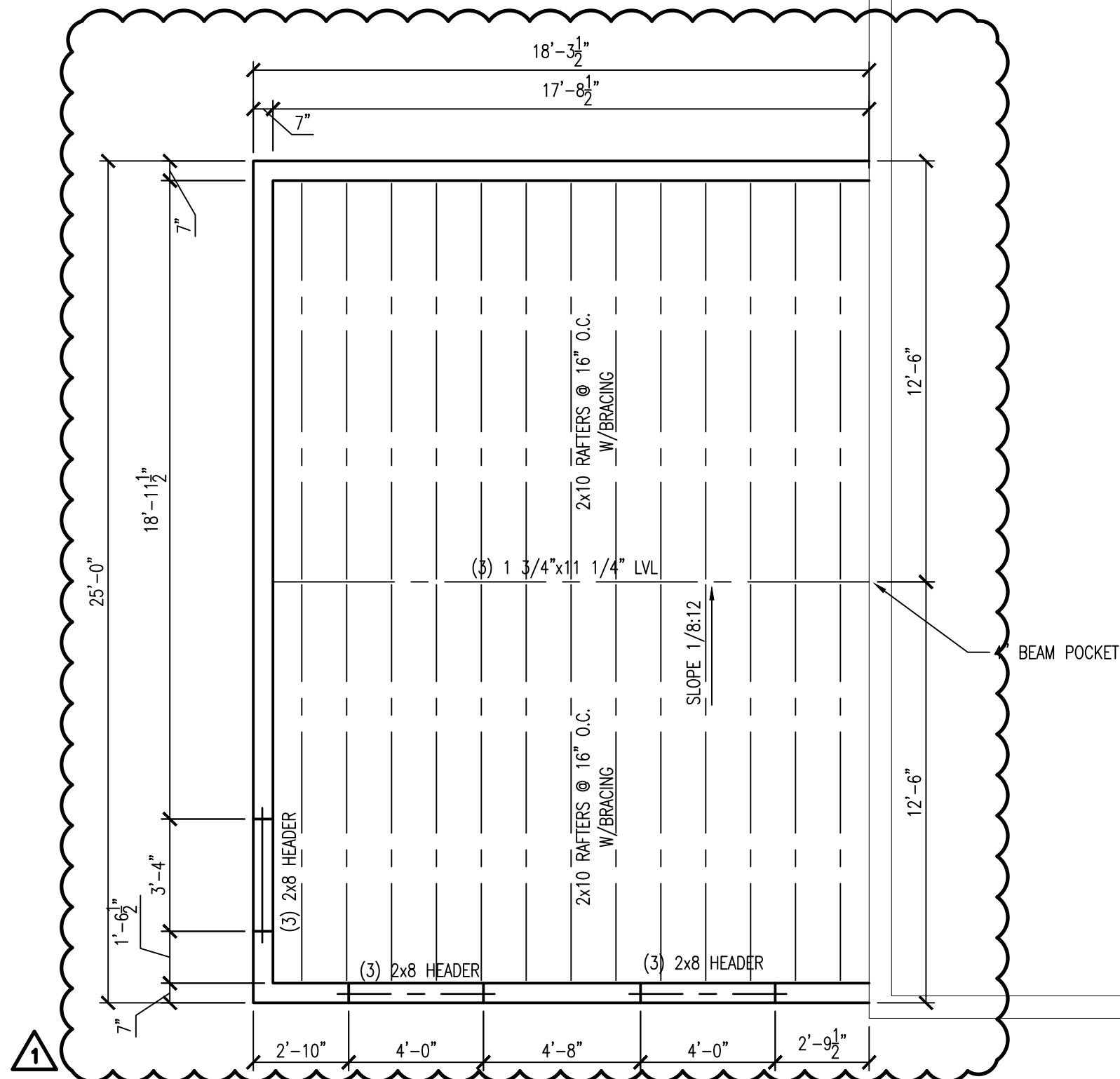
2 TYP. S.O.G. CONSTRUCTION JOINT
SCALE: NONE



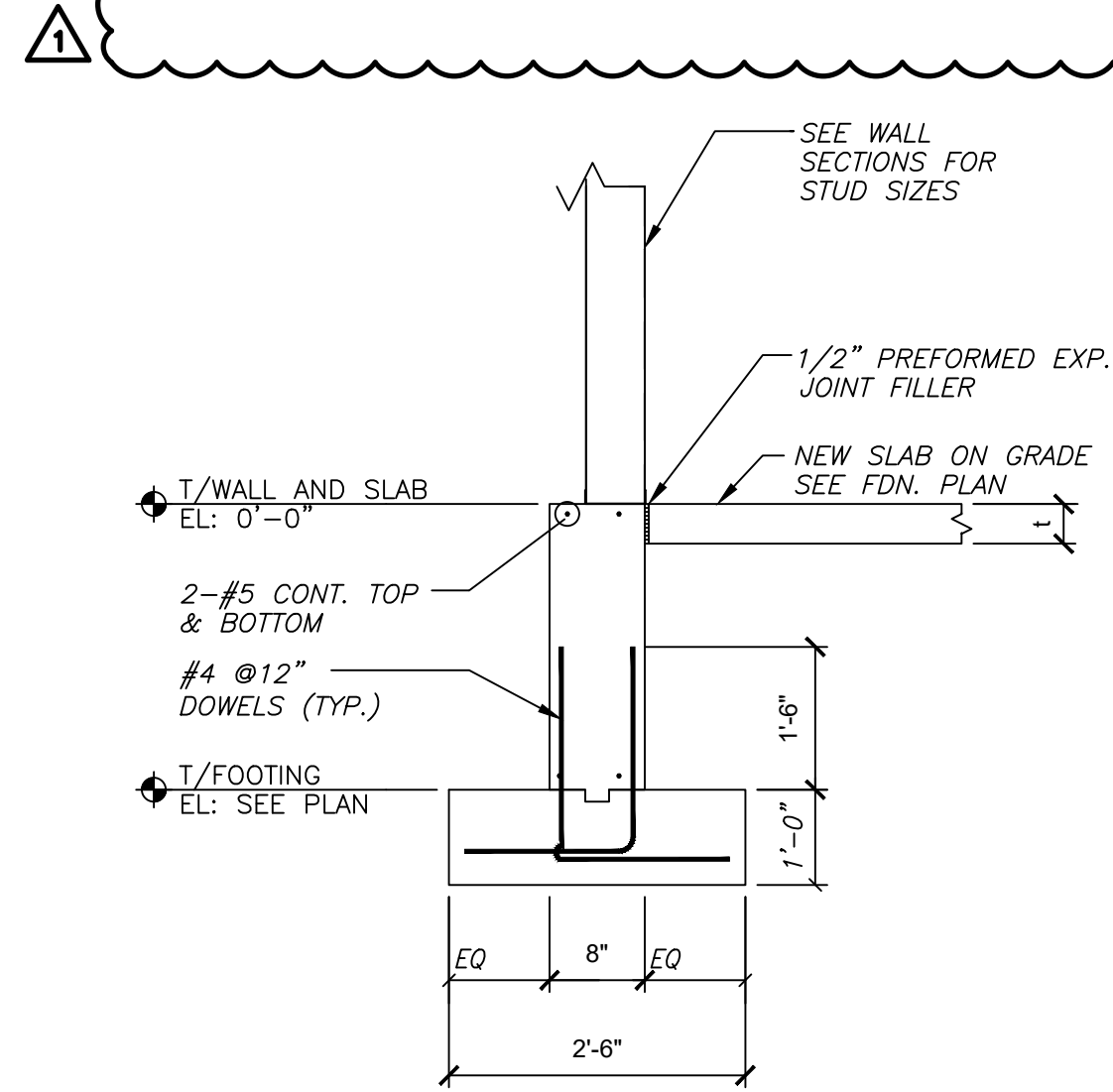
3 TYP. S.O.G. CONTRACTION JOINT
SCALE: NONE



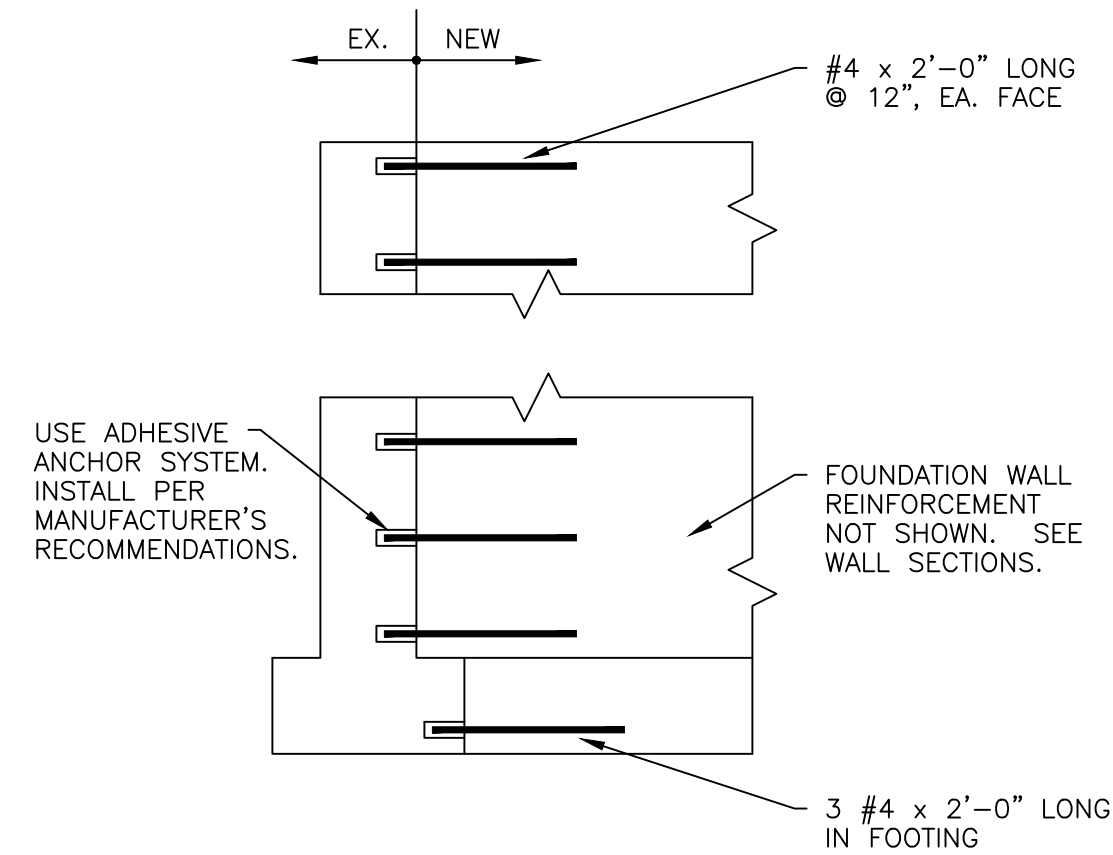
1 FOUNDATION PLAN
SCALE : 1/4" = 1'-0"



2 ROOF FRAMING PLAN
SCALE : 1/4" = 1'-0"



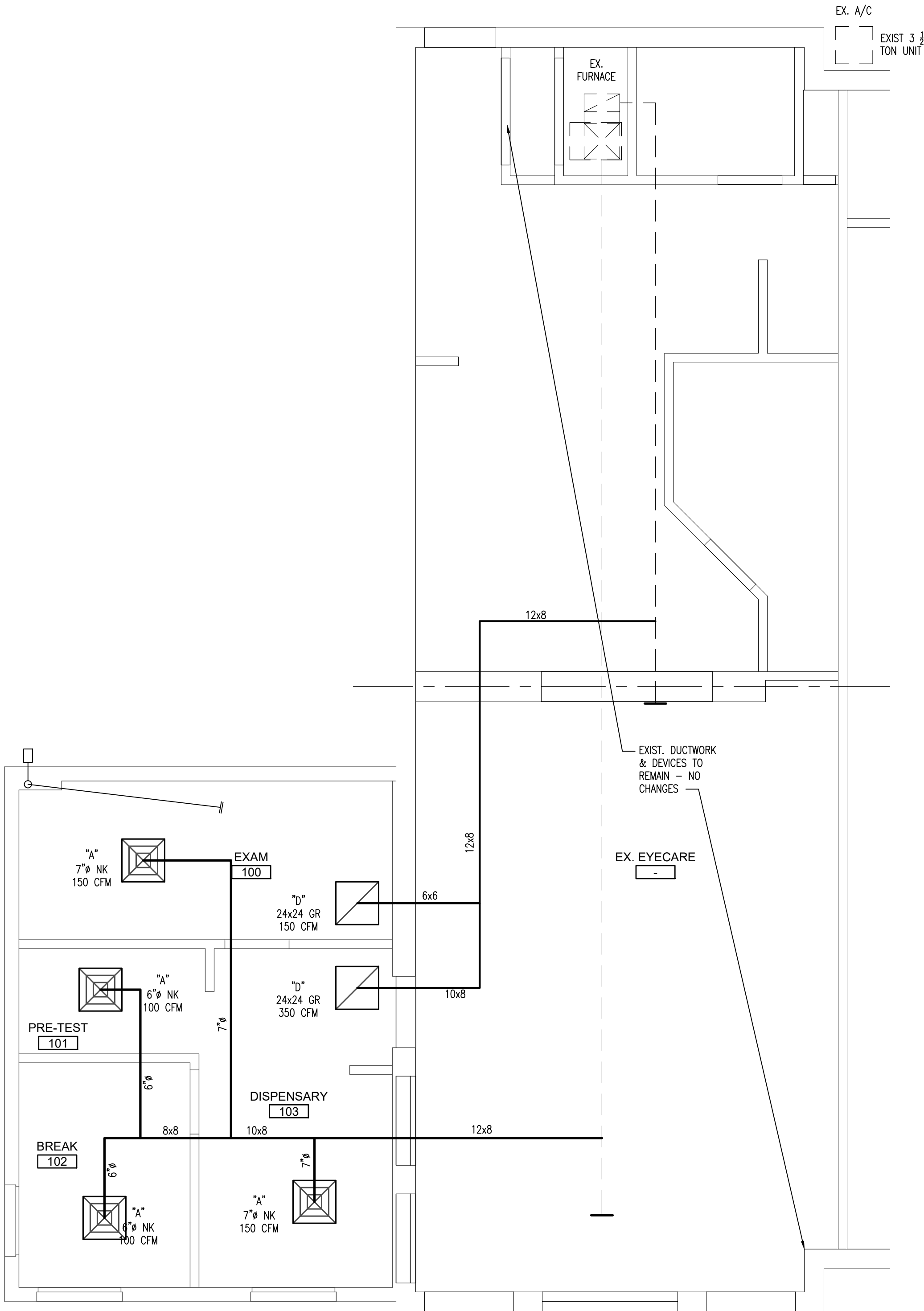
4 TYP. FOUNDATION DETAIL
SCALE : NONE



5 TYP. FOUNDATION WALL SPLICE DETAIL
SCALE : NONE

No.	Revisions / Submissions	Date
1	REVISED PER VILLAGE/OWNER REVIEWS ISSUED FOR PERMIT / BIDDING	06.26.19
	ISSUED FOR OWNER REVIEW	02.21.18
		02.07.18

DRAWN BY: ENC
DATE:
PROJECT NO: 2018-015
SCALE: AS NOTED
DRAWING NO.



1 HVAC PLAN
1/4" = 1'-0"

NOTES:

- DUCT SMOKE DETECTORS FOR HVAC EQUIPMENT OVER 2000 CFM ARE REQUIRED TO BE CONNECTED TO THE FIRE ALARM CONTROL PANEL, 24 VOLT POWERED THROUGH THE FIRE ALARM PANEL
- THE EXISTING GAS METER SHOULD BE TRANSFERRED FROM THE LANDLORD'S NAME TO THE TENANT'S NAME AS SOON AS POSSIBLE.

HVAC NOTE:

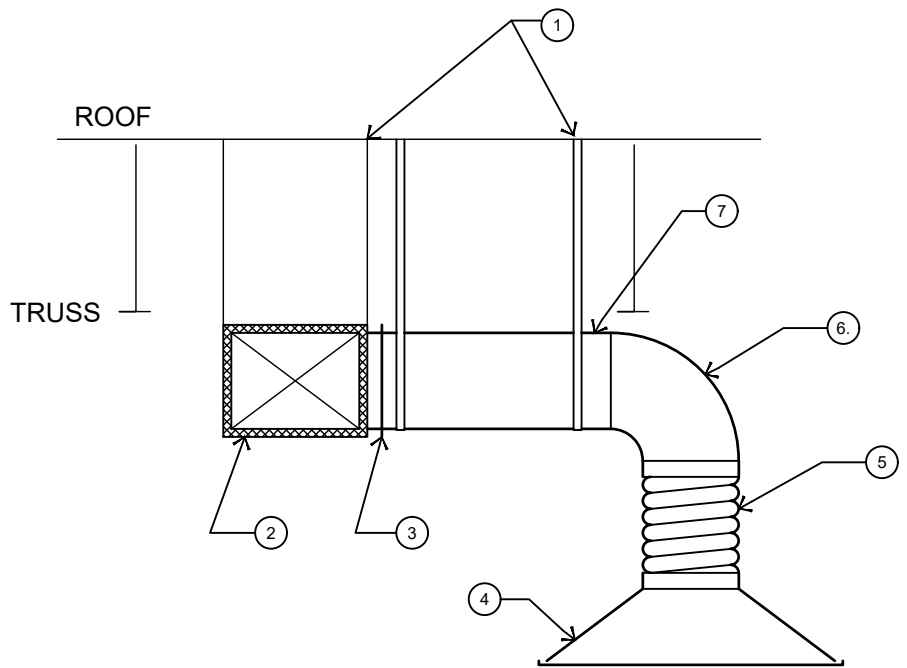
CONTRACTOR SHALL VERIFY IN FIELD THE NUMBER OF ROOFTOP UNITS AND INFORM THE ARCHITECT / OWNER ASAP. PROVIDE AS BUILT OF EXISTING DUCTWORK AND RTU INFORMATION IN ORDER TO MAKE ADJUSTMENTS

CONTRACTOR SHALL PROVIDE DETAILS ON THE EXISTING RTU SHOWING THAT IT IS CAPABLE OF CONDITIONING THE AIR WHEN THE OUTDOOR AIR IS GREATER THAN 30% OF THE SUPPLY AIR. IN PARTICULAR SHOW THAT THE UNIT IS CAPABLE AT THE PROPOSED DESIGN VALUES. (SECTION 106.3.1) NOTIFY ARCHITECT, OWNER AND GENERAL CONTRACTOR IN ORDER TO PROVIDE DIRECTION

A COPY OF A TEST AND BALANCE REPORT, PERFORMED BY AN APPROVED, CERTIFIED THIRD PARTY TEST AND BALANCE CONTRACTOR, SHALL BE SUBMITTED TO THE VILLAGE PRIOR TO FINAL INSPECTION. (SECTION 106.3.1)

VENTILATION SCHEDULE										
SPACE	NET FLOOR AREA (A ₂)	PEOPLE OUTDOOR AIRFLOW RATE (R _p)	OCC. DENSITY /1000 SQ. FT. (P ₂)	AREA OUTDOOR AIRFLOW RATE (R _a)	EXHUAUST AIRFLOW RATE (CFM/FT ²)	BREATHING ZONE AIR RATE (V _{bz})	CFM SPECIFIED			REMARKS
							S.A.	E.A.	O.A.I.	
EXAM 100	138	5	5	0.06	–	14	150	–	36	
PRE-TEST 101	48	5	5	0.06	–	11	100	–	24	
BREAK 102	84	5	5	0.06	–	8	100	–	24	
DISPENSARY 103	152	5	5	0.06	–	15	150	–	36	

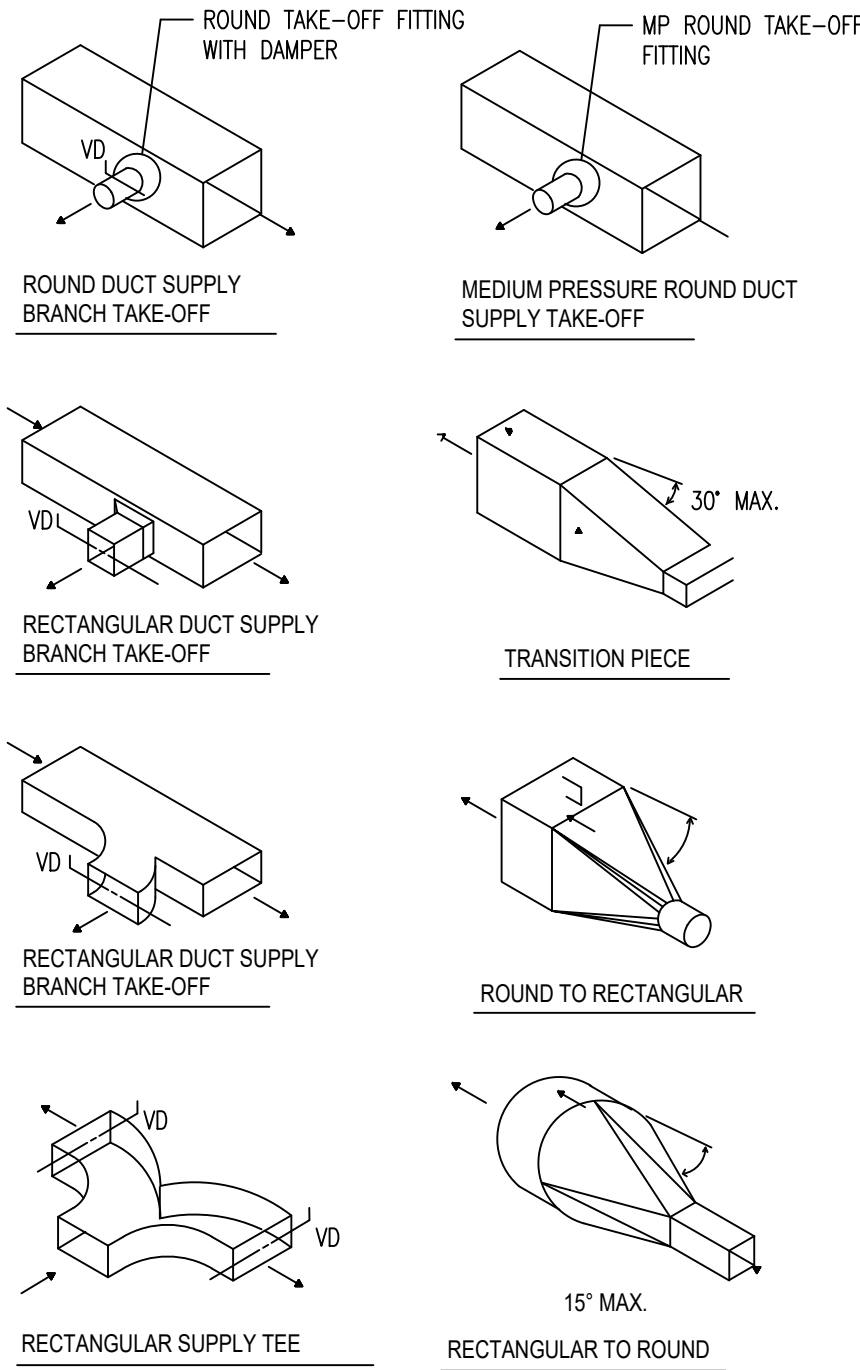
2012 INTERNATIONAL MECHANICAL CODE (SECT. 403.3.1.1 & TABLE 403.3)



- SUPPORT STRAPS FROM STRUCTURE ABOVE.
- SHEETMETAL DUCT PER SMACNA STANDARDS WITH INSULATION PER SPECIFICATIONS.
- VOLUME DAMPER AND EXTRACTOR, TYPICAL.
- SUPPLY DIFFUSER, TITUS – TMR
- U.L. CLASS ONE FLEXIBLE DUCT, MAXIMUM LENGTH 3'-0"
- RIGID ROUND METAL ELBOW.
- RIGID ROUND METAL DUCT.

1 DUCTWORK INSTALLATION DETAIL

NONE



4 DUCTOWRK DETAILS

NONE

NOTES:

- PROVIDE STANDARD RADIUS ELBOWS WHEN POSSIBLE – SHORT RADIUS WHERE REQUIRED.
- ALL SHORT RADIUS ELBOWS SHALL HAVE VANES. VANES SHALL BE CONSTRUCTED, SUPPORTED & FASTENED AS RECOMMENDED BY SMACNA.
- NO SQUARE OR RECTANGULAR HEEL ELBOWS SHALL BE ALLOWED. EXCEPT WHERE INDICATED.

MECHANICAL GENERAL NOTES

ALL WORK PERFORMED AND EQUIPMENT INSTALLED SHALL CONFORM TO ALL APPLICABLE LOCAL ORDINANCES AND CODES.

ALL NEW DUCTWORK SHALL BE FABRICATED OF PRIME FIRST QUALITY GALVANIZED SHEET METAL. UNLESS NOTED OTHERWISE. GAUGES OF METAL, SPACING, ETC. SHALL CONFORM TO THE LATEST EDITION OF ASHRAE & SMACNA CONSTRUCTION STANDARDS FOR DUCTWORK CONSTRUCTIONS.

ALL FLEXIBLE LOW-PRESSURE DUCTWORK SHALL BE INSULATED AND NOT TO EXCEED 5'-0" IN LENGTH. CONTRACTOR TO CONFIRM THAT SUPPLY AIR AND RETURN AIR FAN MOTORS EXPOSED TO DUCTED AIR STREAM HAVE TOTALLY ENCLOSED MOTORS.

CONTRACTOR TO CONFIRM THAT MAXIMUM SOUND PRESSURE LEVEL; "A-SCALES LEVELS" AT THE PROPERTY LINE BORDERING RESIDENTIAL AREAS DOES NOT EXCEED 55 DB (A) FOR HVAC EQUIPMENT.

CONTRACTOR TO CONFIRM THAT MAXIMUM SOUND PRESSURE LEVEL; "A-SCALES LEVELS" AT THE PROPERTY LINE BORDERING BUSINESS/COMMERCIAL AREAS DOES NOT EXCEED 62 DB (A) FOR HVAC EQUIPMENT.

CONTRACTOR TO CONFIRM THAT D.X. EXPANSION VALVES, DEVICES AND CONNECTIONS ARE NOT LOCATED IN THE AIR STREAM OF AIR CONDITIONING UNITS. THEY SHALL BE MOVED FROM THE AIR STREAM AS REQUIRED.

CONTRACTOR TO CONFIRM THAT A REFRIGERANT RELIEF DISCHARGE PIPE FOR EACH REQUIRED REFRIGERATION SYSTEM HAS BEEN INSTALLED. THE DISCHARGE PIPE OUTLET SHALL BE A MINIMUM OF 12'-0" ABOVE THE GROUND, A MINIMUM OF 10'-0" FROM ANY OPENING, 20'-0" FROM ANY FIRE ESCAPE AND MUST DISCHARGE THROUGH A TURNED DOWN ELBOW. CONTRACTOR TO MAKE ANY CHANGES AS NECESSARY.

THE MECHANICAL CONTRACTOR TO CONFIRM THAT A SAFETY RELIEF VALVE DESIGNED TO RELIEVE AND/OR PREVENT THE BUILD-UP OF EXCESSIVE REFRIGERANT PRESSURE WITHIN EACH DIRECT EXPANSION SYSTEM THAT HAS BEEN INSTALLED. THE PRESSURE RELIEF DEVICE IS TO BE SET AT 400 PSI AND MUST BE INSTALLED ON THE HIGH PRESSURE SIDE AT THE DISCHARGE OF THE COMPRESSOR WITHOUT ANY INTERVENING VALVES AND UPSTREAM OF THE COMPRESSOR SHUT-OFF (STOP) VALVE. CONTRACTOR TO MAKE CHANGES AS REQUIRED.

ALL EQUIPMENT SHALL HAVE TOTALLY ENCLOSED MOTORS AND BE RATED TO OPERATE IN LOCAL CODE PLENUM CEILINGS, AS REQUIRED.

TRANSFER DUCTS NOT TO EXCEED 5' IN LENGTH

CONTRACTOR SHALL MOUNT AND CONNECT EACH ITEM OF EQUIPMENT IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.

LOCATION OF EQUIPMENT, PIPING, AND OTHER MECHANICAL WORK IS INDICATED DIAGMAMMATICALLY BY THE DRAWINGS. DETERMINE EXACT LOCATIONS ON THE JOB SITE, SUBJECT TO STRUCTURAL CONDITIONS, WORK OF OTHER CONTRACTORS, AND THE COMMUNICATIONS SWITCH EQUIPMENT.

CONTRACTOR SHALL, AFTER INSTALLATION AND AT START-UP, THOROUGHLY CHECK EACH ITEM OF EQUIPMENT FOR VIBRATION TRANSMISSION TO THE STRUCTURE OR EXCESSIVE NOISE. IF EITHER OCCURS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY CORRECTIONS

WHEREVER PIPES, CONDUITS OR OTHER ITEMS PASS THROUGH FIRE RATED WALLS AND FLOORS, THE CONTRACTOR SHALL ADEQUATELY FIRE STOP THE SPACE BETWEEN THE ITEMS AND THE MASONRY OR THE SPACE BETWEEN THE ITEM AND SLEEVE. FIRE STOP SHALL BE A NON-COMBUSTIBLE, NON-MELTING, AND APPROVED FOR SUCH PURPOSE TO BE USED AS PER LOCAL CODES.

ALL OPENINGS IN WALLS, CEILINGS AND FLOORS RESULTING FROM DEMOLITION OR CONSTRUCTION SHALL BE CLOSED AND FINISHED TO MATCH THE SURROUNDING AREAS BY THE GENERAL CONTRACTOR. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING LOCATIONS.

MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF MECHANICAL EQUIPMENT'S ELECTRICAL REQUIREMENTS WITH THE ELECTRICAL CONTRACTOR. CONTRACTOR ORIGINATED MODIFICATIONS TO THE MECHANICAL EQUIPMENT'S ELECTRICAL INSTALLATION, DUE TO DEVIATIONS FROM THE MECHANICAL EQUIPMENT'S "BASIS OF DESIGN" OR "PROTOTYPE" ELECTRICAL DATA, SHALL BE AT A COST TO THE MECHANICAL CONTRACTOR.

RUN ALL PIPING MAINS TIGHT TO THE UNDERSIDE OF STRUCTURE ABOVE AND COORDINATE ROUTING W/OTHER TRADES, EXISTING CONDITIONS, AND THE COMMUNICATIONS SWITCH EQUIPMENT.

CONTRACTOR SHALL PROVIDE EXTERNAL TRAPS FOR CONDENSATE DRAIN LINES FOR ALL AC UNITS.

ALL INDOOR A/C UNITS SHALL BE FACTORY WIRED FOR SINGLE SOURCE POWER CONNECTION. UNITS SHALL BE FUSED AS REQUIRED BY EQUIPMENT MANUFACTURER. IF APPLICABLE

ANY CHANGES TO DUCT DUE TO FIELD CONDITIONS SHALL BE MADE ONLY IF THE DUCT SIZE FREE AREA IS MAINTAINED AND SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL.

PROVIDE TURNING VANES IN ALL MITERED ELBOWS 30' OR GREATER.

CONNECT ALL DUCTWORK TO EQUIPMENT WITH FLEXIBLE CONNECTIONS.

INSULATION OF PIPING PASSING THROUGH NON-RATED WALLS SHALL BE CONTINUOUS THROUGH THE WALL PENETRATION.

CONTRACTOR SHALL BRACE DUCTWORK (AS REQUIRED) AT ALL FLEXIBLE CONNECTIONS TO ENSURE THAT DUCTWORK IS IN ALIGNMENT.

CONTRACTOR SHALL FURNISH AND INSTALL ALL DUCT HANGERS AND SUPPORTS IN ACCORDANCE WITH SECTION IV OF "HVAC DUCT CONSTRUCTION STANDARDS – METAL AND FLEXIBLE" AS PUBLISHED BY SMACNA, LATEST EDITION.

PROVIDE FIRE DAMPERS IN 2 HOUR OR GREATER FIRE WALLS. LINKAGE SHALL BE 165°F TYPE. PROVIDE BALANCE DAMPERS AT BRANCH DUCTS.

MECHANICAL CONTRACTOR SHALL COORDINATE DUCTWORK AND PIPING LAYOUTS WITH ACTUAL STRUCTURE ARRANGEMENTS. PROPOSED DUCTWORK AND PIPING LAYOUT DRAWINGS SHALL BE SUBMITTED TO THE MECHANICAL ENGINEER BEFORE FABRICATION OR ORDERING ANY MECHANICAL EQUIPMENT.

ALL DUCTWORK TO BE CONSTRUCTED OF GALVANIZED SHEET METAL AS PER SMACNA STANDARDS AND IN COMPLIANCE WITH CURRENT MECHANICAL CODE AS ENACTED BY LOCAL AUTHORITY.

CONTRACTOR SHALL ROUTE ALL PIPING & DUCTWORK TO COORDINATE W/ ELECTRICAL EQUIPMENT NATIONAL ELECTRICAL CODE CLEARANCE REQUIREMENTS – COORDINATE W/ ELECTRICAL CONTRACTOR.

TEMPERATURE CONTROL WORK DONE BY CONTROL CONTRACTOR

PROVIDE TEMPORARY FILTERS FOR ALL HVAC UNITS AND REPLACE ALL FILTERS AT JOB COMPLETION WITH 1 EXTRA SET PER UNIT

ALL EQUIPMENT THAT IS PREPURCHASED BY A.C.B. SHALL BE RESPONSIBILITY OF INSTALLING CONTRACTOR. CONTRACTOR SHALL RECEIVE, INSTALL AND PROVIDE NECESSARY VALVES, SUPPORTS AND CONNECTIONS TO THE EQUIPMENT

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS. ALL FEES TO BE INCLUDED IN CONTRACT PRICE.

ALL DUCTWORK MAINS AND BRANCHES TO BE INSTALLED IN ATTIC SPACE BETWEEN TRUSSES

ALL DUCTWORK IN ATTIC SPACE TO BE LINED WITH 1" THICK INSULATION

DUCT SMOKE DETECTORS FOR HVAC EQUIPMENT OVER 2000 CFM ARE REQUIRED TO BE CONNECTED TO THE FIRE ALARM CONTROL PANEL, 24 VOLT POWERED THROUGH THE FIRE ALARM PANEL

Enrique Castel Architect

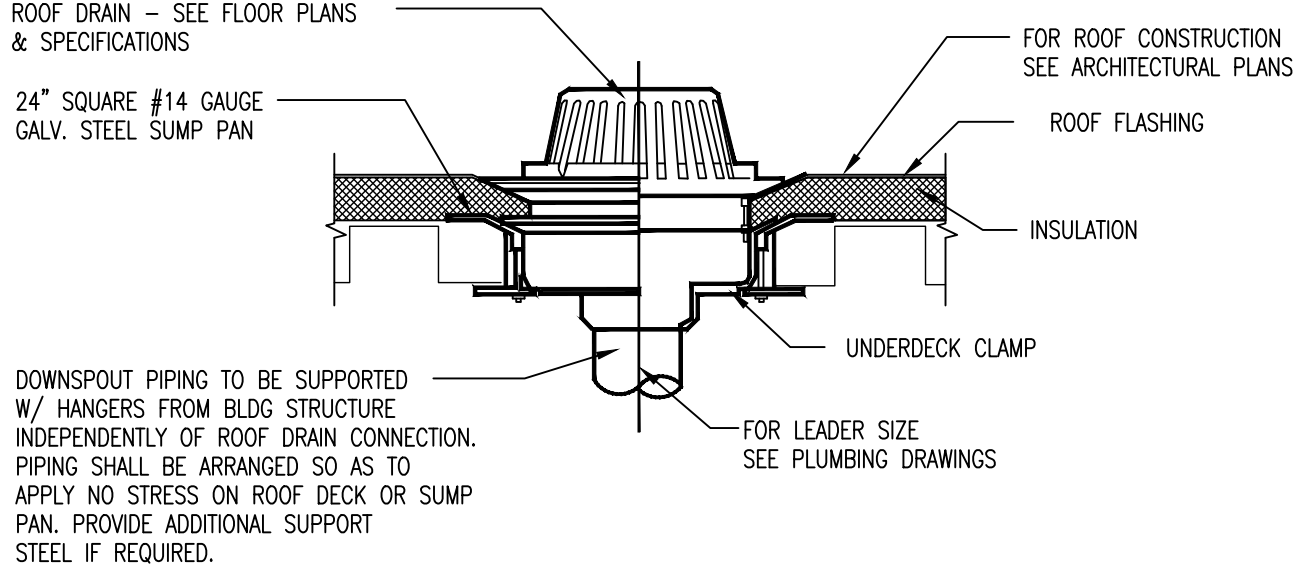
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VROEGH FAMILY EYECARE
ADDITION & ALTERATIONS

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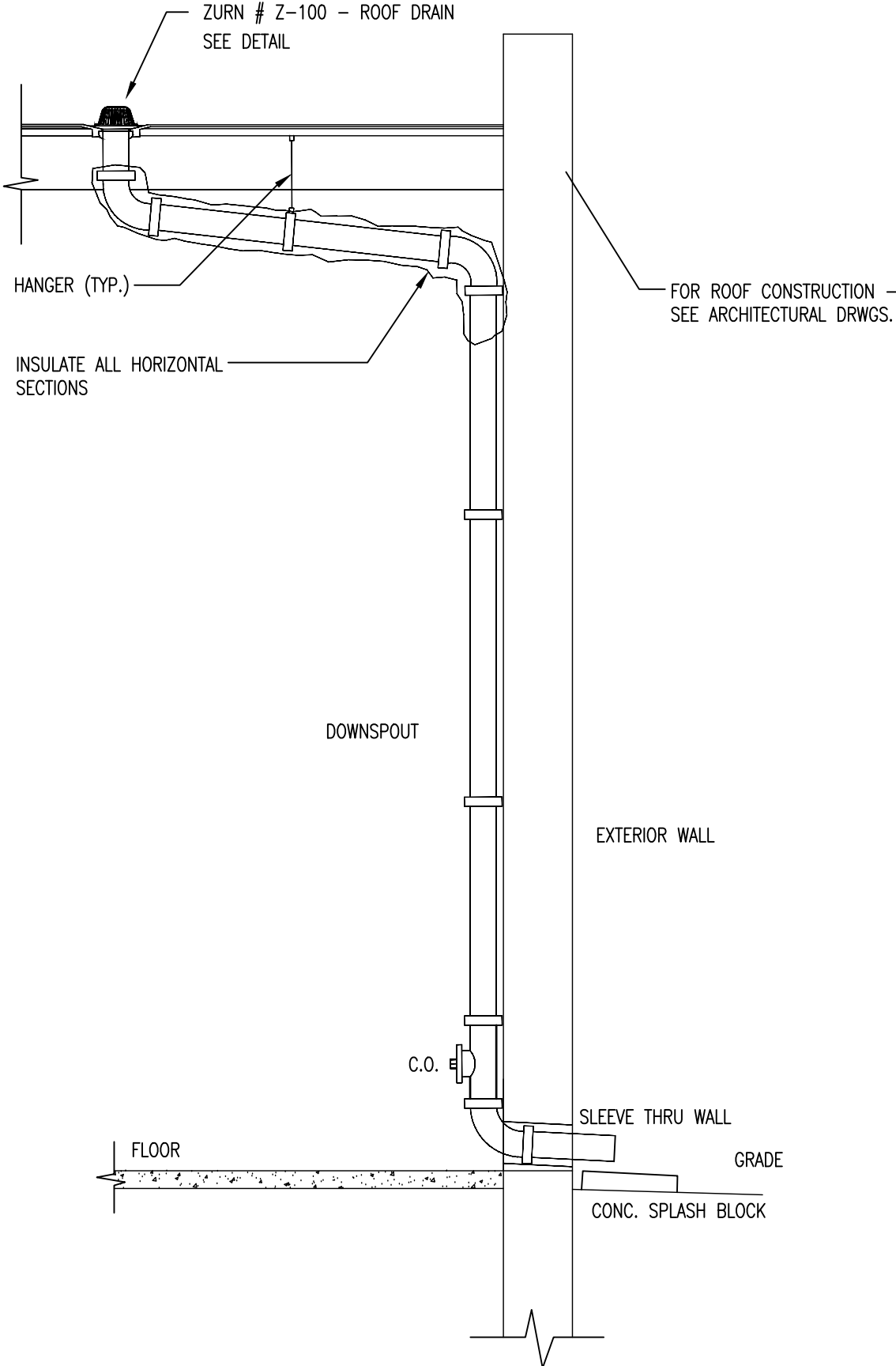
Revisions / Submissions		Revisions / Submissions	
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1			
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PLUMBING SYMBOL LIST	
SYMBOL	DESCRIPTION
	PVC SCHEDULE #40 SANITARY SEWER - UNDERGROUND
	PVC SCHEDULE #40 GREASE SEWER - UNDERGROUND
	PVC SCHEDULE #40 STORM SEWER - UNDERGROUND
	PVC SCHEDULE #40 SANITARY SEWER - SUSPENDED
	PVC SCHEDULE #40 STORM SEWER - SUSPENDED
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER LINE
	HEAVY DUTY PERFORATED FOUNDATION DRAIN TILE
	COLD WATER PIPING - COPPER TYPE 'K' OR GALVANIZED SCHEDULE #40
	HOT WATER PIPING - COPPER TYPE 'K' OR GALVANIZED SCHEDULE #40
	HOT WATER RETURN PIPING - COPPER TYPE 'K' OR GALVANIZED SCHEDULE #40
	VENT PIPING - GALVANIZED SCHEDULE #40 AS SPECIFIED
	VCP-700 OR R.C.P. AS SPECIFIED
	SHUT-OFF VALVE
	UNION
	FREEZEPROOF HOSE BIBB - FHB
	VENT INCREASER THROUGH ROOF - VTR
	COLD WATER SUPPLY - COPPER TYPE 'K' OR GALVANIZED SCHEDULE #40
	HOT WATER SUPPLY - COPPER TYPE 'K' OR GALVANIZED SCHEDULE #40
	AIR CHAMBER - 12" MINIMUM
	HORIZONTAL CLEANOUT
	BT
	CB
	CI
	CO
	DF
	DS
	EWC
	FCO
	FD
	FH
	FHB
	LAV
	MH
	MSB
	OW
	PVC
	RCP
	RD
	R.O.
	SHR
	SK
	UR
	VCP
	VTR
	WF
	WC
	WCO



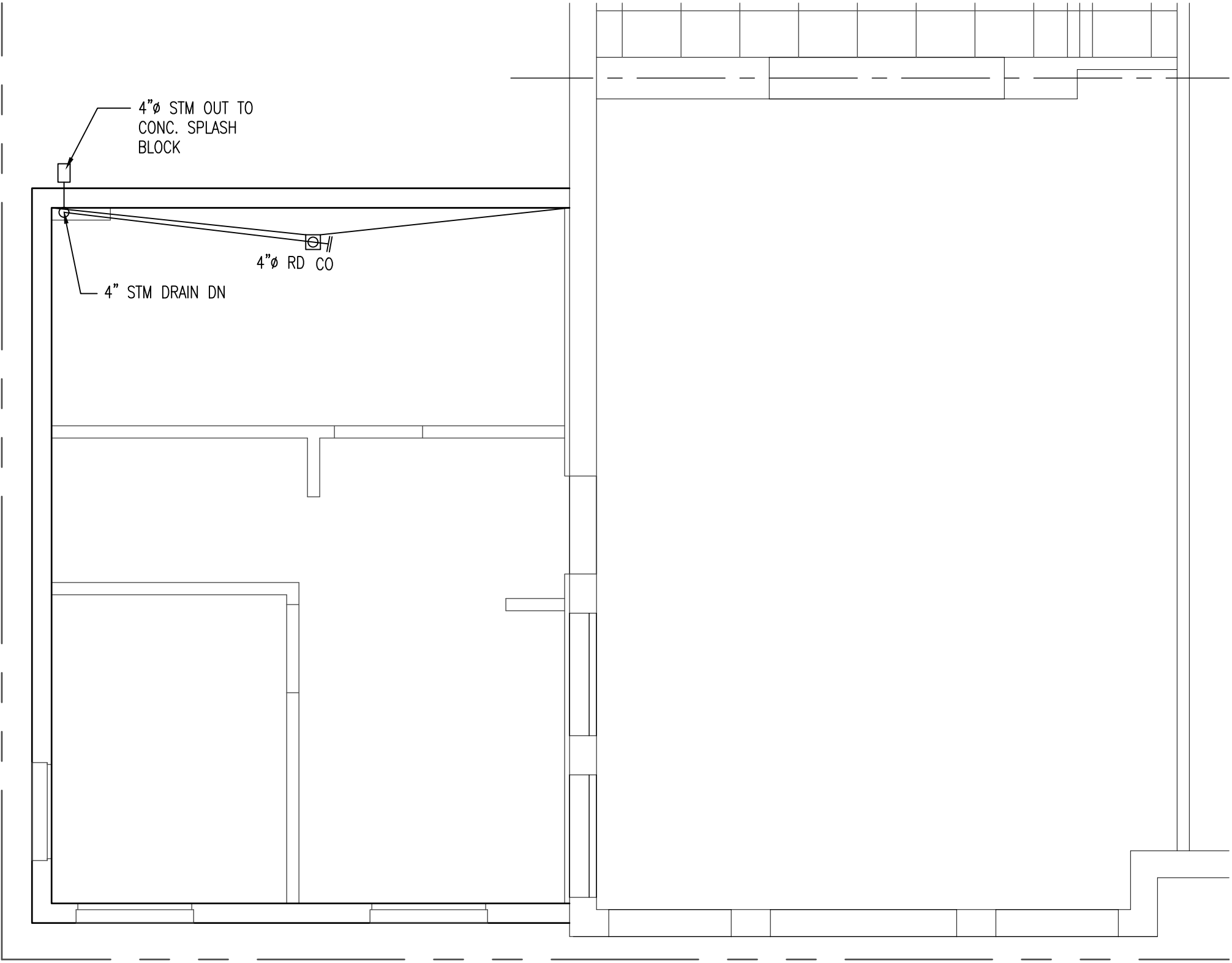
3 ROOF DRAIN DETAIL

NONE



2 TYP. DOWNSPOUT DETAIL

NONE



1 PLUMBING PLAN - STORM

1/4" = 1'-0"

GENERAL PLUMBING NOTES

IT IS THE INTENT OF THESE DRAWINGS AND ATTACHED ARCHITECTURAL AND PLUMBING SPECIFICATIONS THAT THE PLUMBING CONTRACTOR SHALL PROVIDE, DELIVER AND INSTALL ALL NEW PLUMBING SYSTEMS, SANITARY, STORM, HOT AND COLD WATER DISTRIBUTION PIPING, WITH ALL ACCESSORIES, PLUMBING FIXTURES AND EQUIPMENT, SPECIALTIES, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR COMPLETE INSTALLATION OF ALL PLUMBING SYSTEMS, GUARANTEE AND SERVICE.

THE GENERAL CONDITIONS, LATEST A.I.A EDITION, SUPPLEMENTARY GENERAL CONDITIONS AND SPECIFICATIONS ARE A PART OF THIS CONTRACT.

OSHA RULES, REGULATIONS AND REQUIREMENTS ARE A PART OF THIS CONTRACT. PLUMBING CONTRACTOR SHALL FOLLOW THEM ALONG WITH STATE AND LOCAL REQUIREMENTS FOR THE SAFETY OF WORKERS ON THE JOB AND PASSERS-BY.

ALL WORK SHALL BE EXECUTED IN STRICT ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES, ACCEPTED BY THE ARCHITECT AND LEFT IN PERFECT OPERATING CONDITION.

PROVIDE ALL NECESSARY LIABILITY INSURANCE POLICIES AS REQUIRED BY THE ARCHITECTURAL SPECIFICATIONS. THIS CONTRACTOR SHALL KEEP THE ARCHITECT, ENGINEER, THEIR CONSULTANTS AND THE OWNER OF THE PROJECT HARMLESS FROM ALL CLAIMS, LOSSES, EXPENSES, OF ANY KIND, INCLUDING BUT NOT LIMITED TO ATTORNEY'S EXPENSES AND FEES, WHERE CLAIMS ARE FILED BY THEIR OWN EMPLOYEES OR ANY SUB-SUB-CONTRACTOR HIRED BY THIS CONTRACTOR AND/OR THEIR EMPLOYEES. THIS INDEMNITY SHALL ALSO APPLY TO ANY CLAIMS FILED BY OTHERS BECAUSE OF WORK DONE BY THIS CONTRACTOR.

THIS CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL ITEMS SPECIFIED USING CONSTRUCTION METHODS THAT WILL PROTECT PROPERTY AT ALL TIMES AND PREVENT BODILY INJURY AND/OR DEATH. SPECIAL ATTENTION AND PRE-CAUTION SHALL BE PAID BY THE CONTRACTOR IN SELECTING THE SAFEST METHODS OR MEANS FOR THE INSTALLATION.

THIS ARCHITECT/ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.

OMISSIONS FROM THE ARCHITECT'S DRAWINGS OR SPECIFICATIONS OF ANY ITEM NECESSARY FOR THE PROPER COMPLETION OR OPERATION OF THE WORK OR TO REQUIRED BY THE CODE SHALL NOT RELIEVE THE CONTRACTOR FROM FURNISHING SAME WITHOUT ANY ADDITIONAL COST TO THE OWNER. WHERE TWO DIFFERENT PIPE OR EQUIPMENT SIZES ARE SPECIFIED ON DRAWINGS THE LARGER SIZE SHALL BE USED.

PLUMBING CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING HIS FINAL BID. IF THERE IS ANY DISCREPANCY, NOTIFY THE ARCHITECT AT ONCE.

OBTAIN AND PAY ALL FEES AND PERMITS TO ALL PRIVATE AND PUBLIC AGENCIES HAVING JURISDICTION OVER THE PROJECT, PRIOR TO ORDERING, MANUFACTURING, PURCHASING OR INSTALLING ANY EQUIPMENT, FIXTURE OR SYSTEM.

SUBMIT AND OBTAIN A REVIEW FROM THE ARCHITECT PRIOR TO ORDERING, MANUFACTURING, PURCHASING OR INSTALLING ANY EQUIPMENT, FIXTURE OR SYSTEM.

CONSULT AND CHECK AT ALL TIMES THE LATEST ARCHITECTURAL, MECHANICAL, ELECTRICAL AND EQUIPMENT DRAWINGS, WHICH ARE A PART OF THIS CONTRACT, FOR EXACT LOCATION OF EACH PLUMBING FIXTURE, EQUIPMENT, PIPING, DRAIN AND WATER REQUIREMENTS. COORDINATE WITH OTHER TRADES. RELOCATE ANY PORTION OF PIPING DUE TO DUCTWORK, ARCHITECTURAL REVISIONS, FIELD CONDITIONS OR ANY OTHER INTERFERENCES AT NO ADDITIONAL COST TO THE OWNER.

ALL EXCAVATING, BACKFILLING AND RESTORATION OF ALL DISTURBED SURFACES TO THEIR ORIGINAL CONDITION FOR THE ENTIRE PLUMBING INSTALLATION SHALL BE PROVIDED BY PLUMBING CONTRACTOR.

INSTALL APPROVED TYPE BACKFLOW PREVENTERS AT EACH WATER SERVICE TO SATISFY STATE & LOCAL WATER DEPARTMENT'S REQUIREMENTS.

INSTALL REMOTE WATER METER READER AS REQUIRED BY LOCAL JURISDICTION WATER DEPARTMENT.

PROVIDE ACCESSIBLE SHUT-OFF VALVES FOR EVERY PLUMBING FIXTURE, PIECE OF EQUIPMENT AND BRANCH-OFF PIPING. VALVES SHALL BE OF THE SAME MAKE FOR THE ENTIRE PLUMBING INSTALLATION, EXCEPT AS SPECIFIED OTHERWISE.

INSTALL A P-TRAP ON EACH FIXTURE OR PIECE OF EQUIPMENT NOT HAVING AN INTEGRAL PART OF SAME INTO SEWER SYSTEM.

WATER PIPING SHALL BE COPPER OR GALVANIZED STEEL SCHEDULE #40 FOR ABOVE GROUND INSTALLATION AND COPPER OR CAST IRON FOR UNDERGROUND INSTALLATION. USE THE SAME MATERIAL FOR ENTIRE INSTALLATION. DISSIMILAR PIPING MATERIAL SHALL NOT BE ACCEPTABLE, RUN COLD AND HOT WATER PIPING ABOVE CEILING AND DROP DOWN INTO WALL EXCEPT AS SPECIFIED OTHERWISE OR REQUIRED DUE TO FIELD CONDITIONS.

COVER ALL COLD WATER PIPING AND STORM SEWERS WITH 1" THICK INSULATION AND VAPOR BARRIER. COVER ALL HOT WATER PIPING WITH 1" THICK INSULATION AND 4 OZ. JACKET. APPLY MANUFACTURER'S RECOMMENDATIONS.

BEFORE PLACING WATER SYSTEMS IN OPERATION, CHLORINATE ENTIRE WATER SYSTEMS IN STRICT ACCORDANCE WITH FEDERAL, STATE, LOCAL AND ANWA REQUIREMENTS AND PROVIDE CERTIFICATION OF COMPLIANCE TO THE ARCHITECT.

ALL HANGERS, RODS, SUPPORTS, SUPPLIES, UNISTRUTS, P-TRAPS, STOPS, VALVES, CLAMPS, CONCRETE BASES, SLEEVES AND MISCELLANEOUS ITEMS SHALL BE FURNISHED AND INSTALLED BY PLUMBING CONTRACTOR AS REQUIRED IN FIELD.

SANITARY AND STORM SEWER PIPING INSIDE OF BUILDING SHALL BE SERVICE DUTY CAST IRON AND VCP-700 OUTSIDE OF BUILDING. VENT PIPING SHALL BE GALVANIZED SCHEDULE #40. VENT ALL FLOOR DRAINS LOCATED MORE THAN 5'-0" FROM A VENTED FIXTURE.

ALL PIPING PASSING THROUGH 1 HOUR OR MORE FIRE OR SMOKE BARRIER RATED WALLS SHALL BE CAULKED SMOKE-TIGHT WITH NON-COMBUSTIBLE MATERIAL. FIBERGLASS SHALL NOT BE ACCEPTABLE.

PIPING INSULATION, COVERING, VAPOR BARRIER AND ADHESIVES SHALL HAVE A FLAME SPREAD RATING NOT MORE THAN 20 AND A SMOKE DEVELOPED RATING NOT MORE THAN 40. ARMAFLEX AND CANVAS COVERING SHALL NOT BE ACCEPTABLE.

CHECK THE LATEST EQUIPMENT SHOP DRAWINGS FOR ACTUAL REQUIREMENTS AND THE EXACT LOCATION OF EACH FIXTURE AND PIECE OF EQUIPMENT.

PROVIDE VACUUM BREAKERS ON ALL HOSE BIBB CONNECTIONS AND ANTI-SCALDING VALVES FOR HOT WATER SUPPLY. ALL PLUMBING WORK SHOWN INSIDE AND OUTSIDE OF THE PROPERTY LINES IS TO BE PERFORMED BY THE PLUMBING CONTRACTOR.

INSTALL INSULATING COUPLINGS ON ALL PLUMBING PIPING CONNECTIONS TO PREVENT CORROSION AND ELECTROLYSIS OR GALVANIC ACTION FROM DISSIMILAR METAL CONNECTIONS.

OWNER SHALL CHECK AND VERIFY THE QUALITY OF WATER AND SHALL PROVIDE PROPER WATER TREATMENT.

Enrique Castel Architect

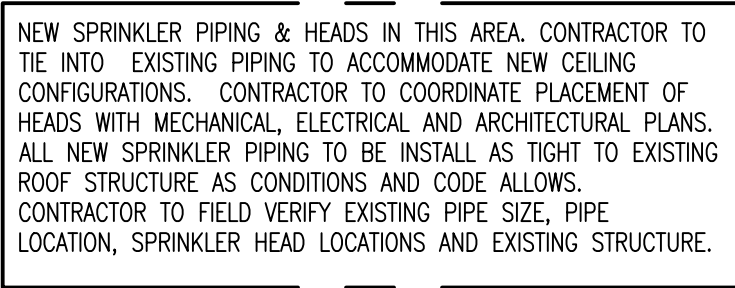
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VROEGH FAMILY EYECARE
ADDITION & ALTERATIONS

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Revisions / Submissions		Date	
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EXISTING SPRINKLER PIPING & HEADS IN THIS AREA. CONTRACTOR TO TIE INTO EXISTING SYSTEM FOR NEW ADDITION

F.E

$$1/4'' = 1'-0''$$

1. CONTRACTOR SHALL INSTALL NEW SPRINKLER SYSTEM IN ACCORDANCE WITH THE FOLLOWING:

- A. N.F.P.A. - 13
 - B. LOCAL MUNICIPALITY
 - C. BUILDING STANDARD AND PROCEDURES
 - D. LOCAL FIRE PROTECTION CODES
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SYSTEM CAPACITY, FLOW RATES, SYSTEM PRESSURES AND RESULTANT SPRINKLER HEAD COVERAGE/DENSITY.
3. CONTRACTOR MUST SUBMIT SHOP DRAWINGS AND HYDRAULIC CALCULATIONS AND TEST RESULTS FOR APPROVAL BY BUILDING ENGINEER, THE LOCAL FIRE PREVENTION BUREAU, OWNER'S REPRESENTATIVE AND INSURANCE UNDERWRITER.
4. CONTRACTOR TO FIELD VERIFY CONDITIONS PRIOR TO BID. DRAWINGS ARE BASED ON VISUAL INSPECTION AND MAY NOT REVEAL TRUE CONDITIONS. ADD ADDITIONAL HEADS AS REQUIRED TO AVOID CONFLICTS WITH LIGHT, DUCTS, ETC. AND TO MEET ALL CODE REQUIREMENTS.
5. CONTRACTOR TO COORDINATE LOCATIONS OF SPRINKLER HEADS AND PIPES WITH ALL OTHER TRADES PRIOR TO INSTALLATION TO AVOID POSSIBLE CONFLICTS.
6. SPRINKLER PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH N.F.P.A. REQUIREMENTS. NO OTHER PIPING OR EQUIPMENT MAY BE SUPPORTED FROM PIPE HANGER SYSTEM.
7. NEW SPRINKLER HEADS SHALL BE RECESSED PENDANT TYPE WITH CHROME COAT PLATE. PROVIDE UPRIGHT PENDANT HEADS IN AREAS WITHOUT CEILINGS. PROVIDE SHOP DRAWINGS FOR REVIEW BY BUILDING LANDLORD.
8. MAIN AND BRANCH PIPING SHALL BE ASTM A53 SCH. 40 BLACK STEEL. PIPING MAY BE SHOP WELDED USING WELDING FITTINGS. THREADS ON SPRINKLER PIPING HAVING LESSER WALL THICKNESS ARE NOT PERMITTED. MECHANICAL GROOVED JOINTS MAY BE USED IN LIEU OF THREADED OR WELDED JOINTS.
9. FIRE EXTINGUISHERS TO BE INSTALLED THROUGHOUT FACILITY DURING CONSTRUCTION PHASE AND PERMANENTLY AFFIXED UPON COMPLETION. LOCATION OF FIRE EXTINGUISHERS AS SHOWN ON DRAWINGS AND AS REQUIRED BY N.F.P.A., LOCAL PROTECTION BUREAU AND INSURANCE UNDERWRITER.
- NEW EXTINGUISHERS TO BE BY POTTER ROMBER FIGURE NO. 3010, 10LB. DRY CHEMICAL PRESSURIZED ENAMELED STEEL. EXTINGUISHERS SHALL BE WALL OR CABINET MOUNTED AS SHOWN ON DRAWINGS. CABINETS TO BE POTTER ROMBER.
10. ALL NEW SPRINKLER HEADS SHALL BE CONNECTED TO EXISTING SPRINKLER MAINS IN BUILDING. CONTRACTOR TO FIELD VERIFY LOCATION OF CONNECTIONS. REMOVE ANY UPRIGHT PENDANT HEADS AS REQUIRED.
11. COORDINATE MOUNTING HEIGHT OF ALL HEADS WITH HVAC SYSTEM AND LIGHTING SYSTEM. VERIFY WITH ARCHITECT.

NOTE:
FIRE EXTINGUISHERS NEED TO BE INSTALLED PER NFPA 10 2000, AND MEET ADA REQUIREMENTS FOR MOUNTING HEIGHT. FOR THE SHELL BUILDING, ONE EXTINGUISHER RATED A MINIMUM OF 2A SHALL BE REQUIRED FOR EVERY 6000 SQUARE FEET WITH A MAXIMUM OF 75 FEET OF TRAVEL. DURING TENANT BUILD OUTS A MINIMUM OF ONE EXTINGUISHER NEEDS TO BE PRESENT IN EACH SPACE

- SPRINKLER HEAD
- ⊕ EXISTING SPRINKLER HEAD
- FIRE EXTINGUISHER

No.	Revisions / Submissions	Date	No.	Revisions / Submissions	Date
1	REVISED PER VILLAGE/OWNER REVIEWS	06.26.19			
	ISSUED FOR PERMIT / BIDDING	02.21.18			
	ISSUED FOR OWNER REVIEW	02.07.18			

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FP1

ELECTRICAL SPECIFICATIONS

BASIC ELECTRICAL REQUIREMENTS		
A. GENERAL CONDITIONS		
1. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND ALL OTHER SPECIFICATION SECTIONS, ARE A PART OF THIS CONTRACT.		
2. THE CONTRACTOR FOR THIS WORK IS REQUIRED TO READ THE ENTIRE SPECIFICATION AND REVIEW DRAWINGS FOR ALL OTHER TRADES.		
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS SUBCONTRACTORS WITH A FULL SET OF BID DOCUMENTS INCLUDING SPECIFICATIONS AND MUST COORDINATE HIS WORK AND INSPECTIONS AND THE WORK AND INSPECTION OF HIS SUBCONTRACTORS WITH ALL OTHER TRADES ON SITE TO CONFORM WITH THE GENERAL CONTRACTOR'S TIME SCHEDULE.		
4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING HIS BID TO DETERMINE CONDITIONS AFFECTING THE WORK. BIDS SHALL SERVE AS EVIDENCE OF KNOWLEDGE OF EXISTING CONDITIONS AND ANY MODIFICATIONS WHICH ARE REQUIRED TO MEET THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. FAILURE TO VISIT THE SITE DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY IN PERFORMANCE OF WORK.		
5. WHEN USED, THE TERM "PROVIDED BY CONTRACTOR" SHALL BE INTERPRETED AS MEANING "FURNISHED AND INSTALLED BY CONTRACTOR" WITH THE EXCEPTION WHERE ITEMS ARE "PROVIDED BY TENANT" (SHALL BE INTERPRETED AS MEANING "FURNISHED BY TENANT" (INSTALLED BY CONTRACTOR), EXCEPT WHERE NOTED OTHERWISE.		
B. GENERAL REQUIREMENTS		
1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, TOOLS, TRANSPORTATION, INCIDENTALS AND DETAILS NECESSARY TO PROVIDE A COMPLETE AND FULLY FUNCTIONABLE ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS, CALLED FOR IN THE SPECIFICATIONS, AND AS REQUIRED BY JOB CONDITIONS. ALL WORK NOT SPECIFICALLY NOTED AS BEING BY THE LANDLORD OR POWER COMPANY SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. CLOSELY COORDINATE THE ENTIRE INSTALLATION WITH LANDLORD AND/OR POWER COMPANY AS REQUIRED. PROVIDE EQUIPMENT THAT IS RATED FOR AVAILABLE FAULT CURRENT LEVELS. PROVIDE "CABLE LIMITERS" IF NECESSARY TO LIMIT FAULT CURRENT. FIELD VERIFY THE EXACT TYPE, SIZE, LOCATION, REQUIREMENTS, ETC. OF EXISTING POWER AND TELEPHONE FACILITIES PRIOR TO SUBMISSION OF BID.		
2. UNLESS SPECIFICALLY NOTED OTHERWISE, MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW, UNDERWRITERS LABORATORIES LISTED AND LABELED AND SIZED IN CONFORMITY WITH REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, STATE AND LOCAL CODES, WHICHEVER IS MORE STRINGENT.		
C. CODES		
1. ALL WORK SHALL BE PERFORMED IN A NEAT AND PROFESSIONAL MANNER USING GOOD ENGINEERING PRATICES. ALL WORK SHALL CONFORM TO 2011 NEC W/ VILLAGE OF GRAYSLAKE, ILL. AMENDMENTS.		
D. LICENSES, PERMITS, INSPECTIONS & FEES		
1. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, INSPECTIONS, AND FEES REQUIRED OR RELATED TO HIS WORK.		
2. FURNISH TO THE TENANT'S CONSTRUCTION MANAGER ALL CERTIFICATES OF INSPECTION AND FINAL INSPECTION APPROVAL AT COMPLETION OF PROJECT.		
E. CONDUIT		
1. THE CONTRACTOR SHALL PROVIDE ALL CONDUITS SERVING ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO, LIGHTING, RECEPTACLES, HEATING, AIR CONDITIONING, TELEPHONE, AND ELECTRICAL EQUIPMENT.		
2.	ALL PANEL AND SERVICE FEEDERS SHALL BE IN GALVANIZED IMC 2" AND LARGER AND EMT FOR UNDER 2" AS REQUIRED BY LOCAL CODES AND THE LANDLORD. ALL CONDUIT IS TO BE UL LABELED. EMT SHALL BE ACCEPTABLE FOR BRANCH CIRCUITS RUN ABOVE SUSPENDED CEILINGS OR CONCEALED IN INTERIOR PARTITIONS. EMT CONNECTORS SHALL BE COMPRESSION TYPE. CONDUIT UNDER SLAB ON GRADE SHALL BE RIGID STEEL.	3.
3.	MINIMUM SIZES OF CONDUIT SHALL BE 1/2" FOR INDIVIDUAL LIGHTING FIXTURE CONNECTIONS OR TO INDIVIDUAL LIGHT SWITCHES AND FOR ALL OTHER LOCATIONS. IF HVAC CONTROL WIRING IS REQUIRED TO BE RUN IN CONDUIT, IT SHALL BE MINIMUM OF 1/2" SIZE, UNLESS NOTED OTHERWISE ON DRAWINGS. ALL IN/UNDER FLOOR SLAB CONDUIT SHALL BE OF MINIMUM 3/4" SIZE. ALL CONDUIT HOMERUNS TO BE 1" CONDUIT MINIMUM.	4.
4.	SUPPORT ALL CONDUIT, INCLUDING SEISMIC AND SWAY BRACING, IN ACCORDANCE WITH THE NEC AND LOCAL CODES.	5.
5.	GENERALLY, ALL CONDUIT SHALL BE CONCEALED EXCEPT FOR UNFINISHED AREAS, SUCH AS EQUIPMENT ROOMS. EXPOSED CONDUIT SHALL BE ALLOWED ONLY AS NOTED ON PLAN AND AS APPROVED BY THE OWNER'S CONSTRUCTION MANAGER. PAINTING OF CONDUITS WILL BE BY GENERAL CONTRACTOR.	6.
6.	FLEXIBLE METAL CONDUIT	A.
	FLEXIBLE METAL CONDUIT AND ASSOCIATED FITTINGS ARE TO BE LISTED FOR GROUNDING.	
	A GREEN GROUNDING CONDUCTOR SHALL BE PROVIDED FOR IN ALL CIRCUITS ALL CONNECTORS ARE TO BE OF A NEMA APPROVED TYPE.	
	B. THE USE OF ROMEX, BX, ETC. IS NOT PERMITTED.	
	C. CONNECTION TO OUTDOOR EQUIPMENT MUST BE WEATHERPROOF, I.E. LIQUDTIGHT OR SEALTIGHT.	
F.	OUTLET BOXES	1.
	ALL OUTLET BOXES SHALL BE GALVANIZED PRESSED STEEL OF THE STANDARD KNOCKOUT TYPE. NO ROUND OUTLET BOXES SHALL BE PERMITTED, EXCEPT AS SPECIFICALLY NOTED ON DRAWINGS.	
	2. ALL KNOCKOUT BOXES, UPON WHICH LIGHTING FIXTURES ARE TO BE INSTALLED, SHALL BE EQUIPPED WITH 3/8" FIXTURE STUDS.	
	3. EXTERIOR BOXES SHALL BE CAST RUST-RESISTING METAL WITH GASKETED COVERS.	
	4. INSTALL BOXES RIGIDLY FROM BUILDING STRUCTURE AND SUPPORT INDEPENDENTLY OF THE CONDUIT SYSTEM. ALSO PROVIDE SUITABLE BOX EXTENSIONS TO EXTEND BOXES TO FINISHED FACES OF FLOORS, CEILINGS, WALLS ETC. ALL RECEPTACLE OUTLET BOXES TO HAVE SUITABLE BLOCKING BEHIND THEM OR PRE-MANUFACTURED "CADDY" TYPE BRACING CLIPS ADDED TO MINIMIZE THE DEFLECTION THAT OCCURS WHEN PLUGGING/UNPLUGGING INTO THESE DEVICES.	
G.	WIRING	1.
	CONDUCTORS FOR FEEDERS AND BRANCH CIRCUITS SHALL BE COPPER AND THE AWG SIZE AND TYPE AS SHOWN ON DRAWINGS. MINIMUM WIRE SIZE SHALL BE #12. THE CONDUCTORS SHALL HAVE 600 VOLT INSULATION, TYPE THW, THWN OR THHN. MINIMUM WIRE SIZE FOR ALL HOMERUNS TO BE #10 AWG.	
	2. MINIMUM WIRE SIZE - 20 AMP. BRANCH CIRCUIT SHALL BE AWG LISTED SIZE PER DISTANCE SHOWN BELOW. DISTANCE SHALL BE MEASURED FROM THE PANEL BOARD CIRCUIT BREAKER TO THE FURTHEST OUTLET.	
	A. #12 LESS THAN 100 FEET	
	B. #10 OVER 100 FEET	
	3. CONDUCTORS SHALL BE STRANDED FOR SIZES #8 AWG AND LARGER.	
	4. ALUMINUM CONDUCTORS ARE NOT PERMITTED.	
	5. ALL WIRING SHALL BE IN CONDUIT, UNLESS SPECIFICALLY NOTED OTHERWISE (I.E. LOW VOLTAGE PLENUM RATED WIRE).	
6.	THE USE OF SHARED NEUTRALS IS ALLOWED FOR LIGHTING AND NON-COMPUTER RECEPTACLE CIRCUITS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODES AND LOCAL CODES. ALL OTHER EQUIPMENT SHALL HAVE A DEDICATED FULL SIZE NEUTRAL.	7.
	THE USE OF BX IS NOT PERMITTED, WITHIN THE DEMISED PREMISIS WHERE ALLOWED BY LOCAL CODE.	
9.	WIRE CONNECTORS SHALL BE EQUAL TO "SCOTCH LOCK" FOR #8 AWG WIRE AND SMALLER AND EQUAL TO T & B "LOCKTIGHT" FOR #6 AWG AND LARGER. EQUALS BY BUCHANAN ARE ACCEPTABLE.	10.
	ALL WIRING TO BE COLOR-CODED AS FOLLOWS:	
	120/208 VOLT SYSTEM	
	NEUTRAL - WHITE	
	PHASE A OR L1 - BLACK	
	PHASE B OR L2 - RED	
	PHASE C OR L3 - BLUE	
	GROUND - GREEN	
H.	GROUNDING	1.
	VERIFY EXISTING SERVICE GROUND CONTINUITY.	
I.	WIRING DEVICES	1.
	THIS CONTRACTOR SHALL FURNISH AND INSTALL SWITCHES AND RECEPTACLES AS SHOWN ON THE DRAWINGS AND NECESSARY FOR A COMPLETE INSTALLATION. COLOR OF DEVICES AND PLATES SHALL BE IVORY UNLESS NOTED OTHERWISE. THE DEVICES SHALL BE OF THE TYPES AND RATINGS LISTED, OR EQUALS BY ARROW-HART, GENERAL ELECTRIC OR PASSE & SEYMOUR. WEATHERPROOF OTI RECEPTACLES SHALL BE INSTALLED WHERE SHOWN ON DRAWINGS OR AS REQUIRED BY CODE.	
	SINGLE POLE SWITCHES: 20 A - 277 V HUBBELL-1221	
	THREE WAY SWITCHES: 20 A - 277 V HUBBELL-1223	
	DUPLEX RECEPTACLES: 20 A - 125 V HUBBELL-5362	
	GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLES: 20 A-125V HUBBELL - GF5262	
J.	PANELBOARDS	1.
	ALL PANEL BOARDS ARE EXISTING TO REMAIN AND BE REUSED. PROVIDE UPDATED PANEL SCHEDULE.	
	2. PANEL BOARDS SHALL HAVE A MINIMUM SHORT CIRCUIT CURRENT RATING AS FOLLOWS:	
	LIGHTING PANEL BOARDS: 10,000 A.I.C.	
	CIRCUIT BREAKER DISTRIBUTION PANEL BOARDS: 25,000 A.I.C.	
	VERIFY ACTUAL AIC SHORT CIRCUIT CURRENT REQUIREMENTS WITH UTILITY COMPANY PRIOR TO ORDERING EQUIPMENT.	

SYMBOL LIST

SYMBOL	DESCRIPTION
	WALL MOUNTED SELF CONTAINED EMERGENCY FIXTURE WITH BATTERY BACKUP AND SOLID STATE CHARGER.
	EXIT SIGN FIXTURE, SURFACE CEILING MOUNTED, SINGLE OR DOUBLE FACE, WITH OR WITHOUT DIRECTIONAL ARROWS.
	SINGLE POLE 20 AMP 120 VOLT TOGGLE SWITCH WALL MOUNTED.
	THERMAL TRIP SWITCH.
	CEILING JUNCTION BOX, SIZE AS REQUIRED.
	STANDARD DUPLEX RECEPTACLE.
	SAME AS ABOVE EXCEPT WITH GROUND FAULT INTERRUPTER.
	ELECTRICAL PANEL.
	TAMPER PROOF DUPLEX RECEPTACLE
	QUADRUPLEX RECEPTACLE
	CABLE/TV OUTLET
	PHONE JACK
	LIGHT AND FAN CONTROLS
	FOUR PHONE JACKS
	SUPERVISORY VALVE TAMPER SWITCH
	DUCT SMOKE DETECTOR
	AUDIO/VISUAL ALARM DEVICE
	PULL STATION
	ELECTRIC WATER COOLER
	ELECTRIC WATER HEATER
	EXISTING
	RELOCATED
	WEATHER PROOF
	7 DAY TIME CLOCK
	SMOKE DETECTOR

LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER & CATALOG #	LAMP	MOUNTING	VOLTAGE	REMARKS
	2'X2' TROFFER WITH .125 ACRYLIC LENS	DAYBRITE #2T0817R-01-UNV-1/2-EBUHE OR MATCH EXIST (V.I.F.)	17W/8	RECESSED	120	
	RECESSED LED DOWNLIGHT FIXTURE	JUNO OR EQ. P6-30 3500K INCDESCENT EQUIV. 100W	{1} LED 14.5W A21	RECESSED	120	
	RECESSED LED DOWNLIGHT FIXTURE W/EMERGENCY	JUNO OR EQ. P6-30 3500K INCDESCENT EQUIV. 100W	{1} LED 14.5W A21	RECESSED	120	
	EMERGENCY UNIT BATTERY LIGHT	EXITRONIX #LL SOH-6/12-SO	LED	CEILING	120	1
	SELF POWERED FLUORESCENT EXIT SIGN	EXITRONIX #VEX-U-BP-WB-WH-EL90 EXIT / EM COMBO	LED	CEILING	120	1

REMARKS:
1. EXIT SIGN AND EMERGENCY BATTERY UNITS. 1 1/2 HOUR DURATION, AS REQUIRED BY LOCAL ORDNANCES.

Enrique Castel Architect

10568 CENTRAL PARK BLVD. | HUNTLEY, IL 60142.
P 224-253-8027 | ENCAST@COMCAST.NET

VROEGH FAMILY EYECARE
ADDITION & ALTERATIONS

17322 S. OAK PARK

Date

Revisions / Submissions

No.

Date

Revisions / Submissions

No.

DRAWN BY:

ENC

DATE:

-

PROJECT NO:

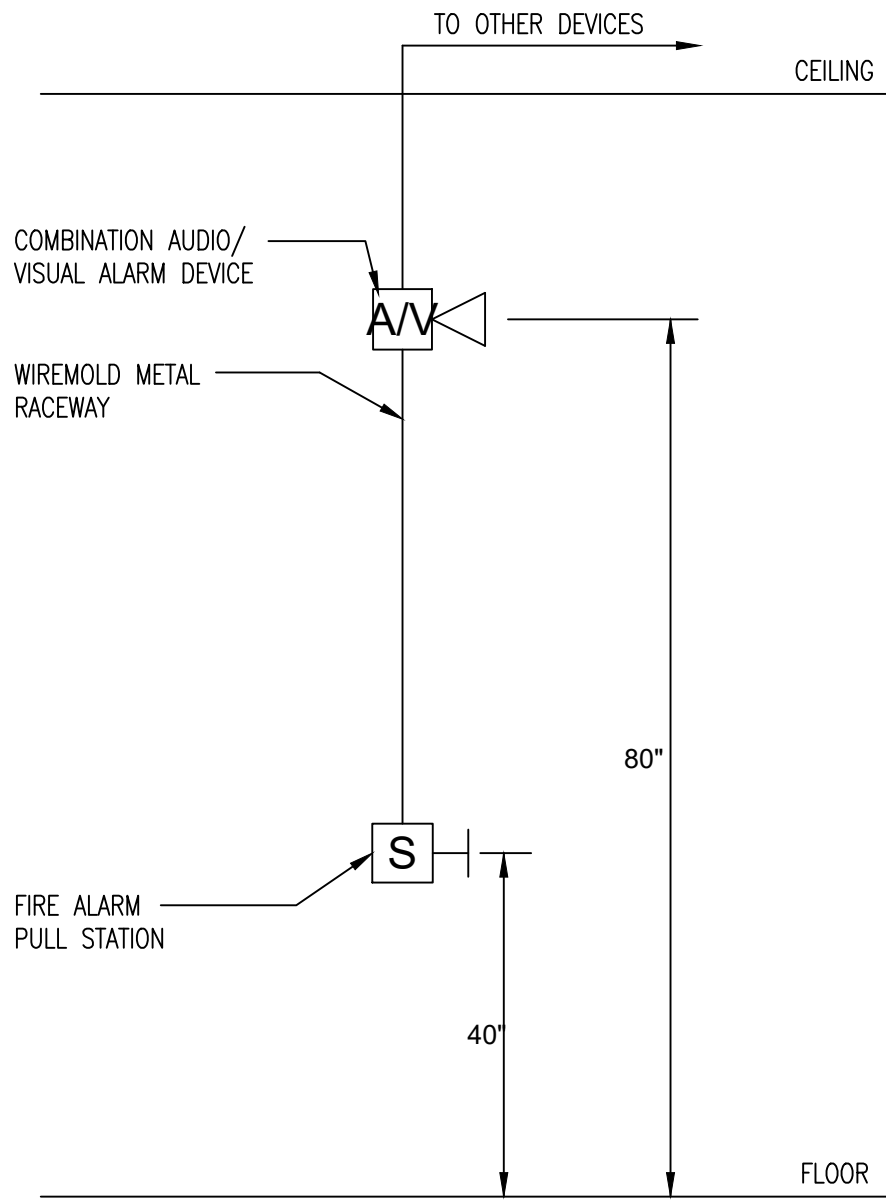
2018-015

SCALE:

AS NOTED

DRAWING NO:

E2



1 FIRE ALARM DEVICES DETAIL

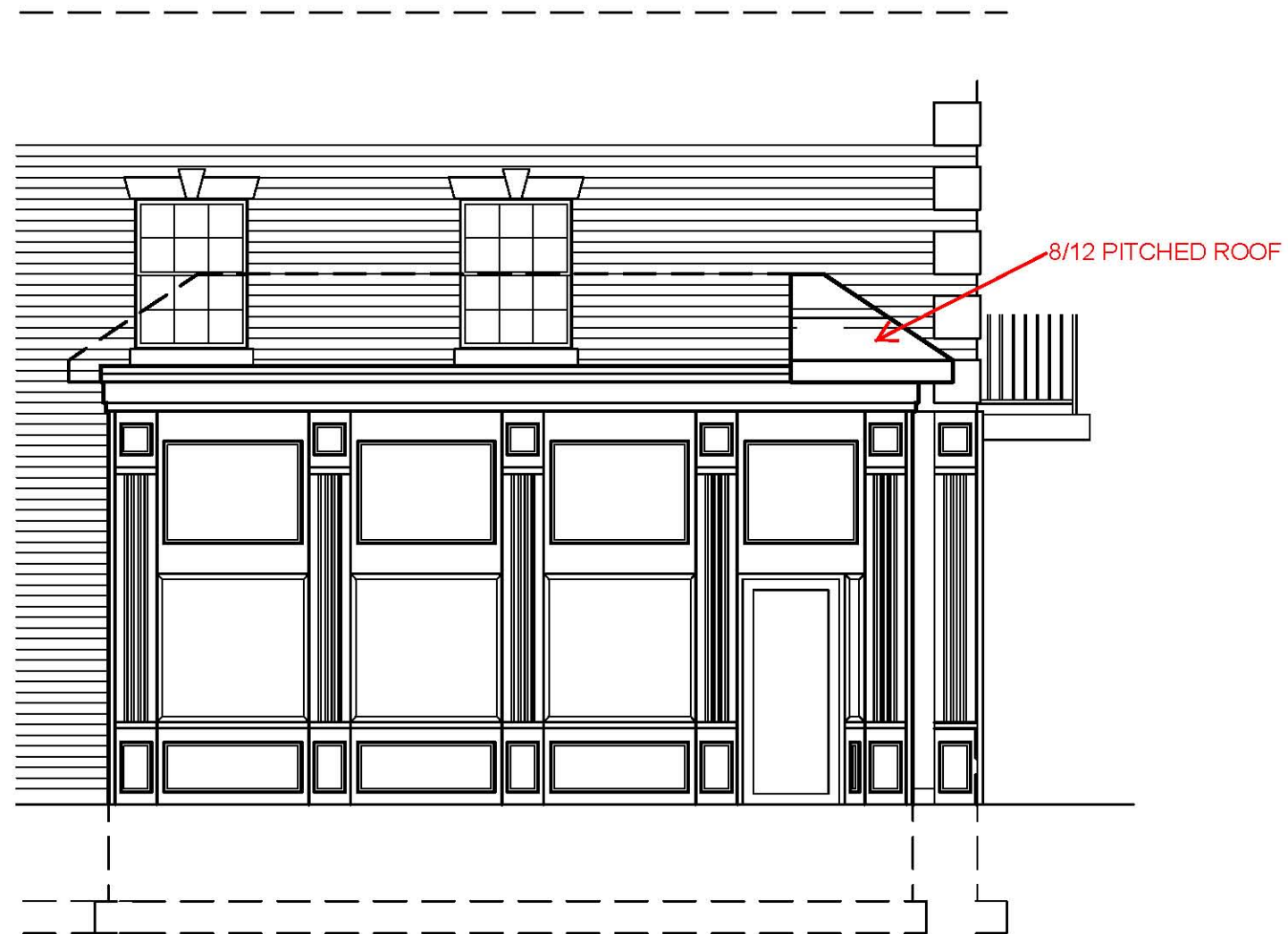
NONE

TO SATISFY "ADA" REQUIREMENTS

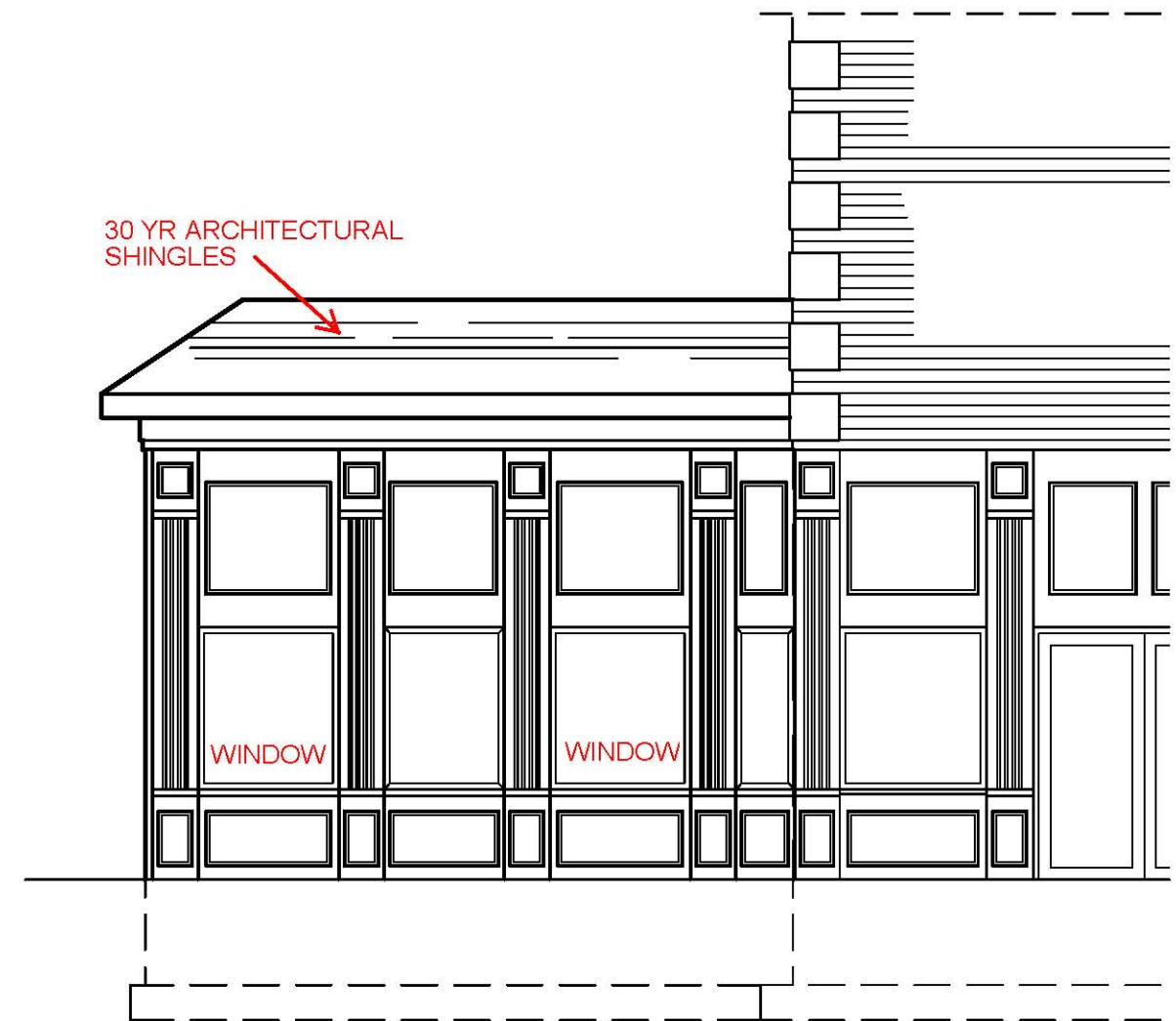
PANEL A SCHEDULE (NEW)																		
PANEL DESCRIPTION: <u>GENERAL POWER</u>				VOLTS <u>120/208V</u>				CONTACTOR -				<input type="checkbox"/> MAIN LUGS ONLY						
PANEL LOCATION: <u>REAR WALL</u>				BUS AMPS <u>200</u>				FEEDER WIRE: <u>#43/0 & 1#4g</u>				<input type="checkbox"/> FLUSH MOUNT						
PANEL FEED FROM:				PHASE <u>3</u> WIRE <u>4</u>				A.I.C. RATING -				<input checked="" type="checkbox"/> SURFACE MOUNT						
												<input checked="" type="checkbox"/> GROUND BUS						
BREAKER		LOAD		CIRCUIT DESCRIPTION			TOTAL (kW)			CIRCUIT DESCRIPTION			LOAD		BREAKER			
NO.	AMP	POLE	LTG.				PWR.	WATTS	A				B	C	WATTS	PWR.	LTG.	POLE
1	20	1	X											X	2	30	2	
3	20	1	X											X	-	30	4	
5	20	1	X											X	1	15	6	
7	20	1	X											X	X	1	15	8
9	20	1	X						1.1					X	1	15	10	
11	20	1	X						0.9			1080	RECIP - EXAM	X	1	15	12	
13	20	1	X									900	RECIP - BREAK	X	1	20	14	
15	20	1	X										EX. RECIP	X	1	20	16	
17	20	1	X										EX. RECIP	X	1	20	16	
17	20	1		X									EX. LIGHTS	X	1	20	18	
19	15	1	X						1.1			900	RECIP - DISP	X	1	15	20	
21	15	1	X						1.1			900	RECIP - PRE-TEST	X	1	20	22	
23	20	1	X										EX. WATER HEATER	X	2	30	24	
25	20	1	X										±	X	-	30	26	
27	40	2											SPARE	X	2	30	28	
29	40	-											±	X	-	30	30	
TOTAL PHASE LOADING KW:												1.1 2.2 1.9						
NOTES:																		
EM - PROVIDE LOCK-OUT DEVICE FOR EMERGENCY SYSTEMS.																		
HT# - PROVIDE HANDLE TIE																		
C# - ROUGH THROUGH CONTACTOR #																		
CONTRACTOR TO BALANCE OUT LOADS IN FIELD																		

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SOUTH ELEVATION



FRONT (EAST) ELEVATION



PLAN COMMISSION STAFF REPORT

August 15, 2019
Workshop

Applicant

Mr. Leonard McEnery ,
Lenny's Food N Fuel
Harlem Avenue, LLC

Property Location

19420 Harlem Avenue

PIN

19-09-12-202-014-0000 &
19-09-12-202-016-0000

Zoning

B-3 upon annexation

Approvals Sought

Rezoning
Special Use Permit

Comprehensive Plan

Commercial

Project Planner

Paula J. Wallrich, AICP
Planning Manager

Lenny's Food N Fuel – Rezoning, Special Use Permit

19420 Harlem Avenue



UPDATES FROM THE AUGUST 1, 2019 WORKSHOP ARE NOTED IN RED

EXECUTIVE SUMMARY

Mr. Leonard McEnery, Lenny's Food N Fuel Harlem Avenue, LLC, has petitioned the Village of Tinley Park to annex his 4.87-acre parcel located at 19420 S. Harlem Avenue (see photo above), rezone the property upon annexation and grant special uses for the existing uses on the property (car wash and service station). The annexation, rezoning and special use requests were previously reviewed by the Plan Commission at their April 19, 2018 meeting. At that meeting the Commission made the following recommendations to the Village Board:

1. *Motion to deem the property unsuitable for annexation- Motion Failed*
2. *Rezoning to B-3- Motion Passed 6-2*
3. *Special Use for a Service Station – Motion Failed 5-3*
4. *Special Use for a Car Wash- Motion Failed 5-3*

The annexation and zoning entitlements were then reviewed by the Village Board at their July 17, 2018 meeting. A motion at the Village Board meeting authorizing the execution of an annexation agreement with Lenny's Food N Fuel failed with a 3 to 2 vote, therefore, the project did not move forward.

The property currently operates as a motor fueling facility for autos and trucks, a convenience store with a drive-up food service window (Dunkin Donuts and Beggars Pizza), a carwash, and outdoor dispensing /filling of propane tanks. Mr. McEnery wishes to expand his business in a similar fashion to his other facilities (Gas N Wash at 8810 W. 191st) which includes the sale of packaged liquor and video gaming. As an unincorporated parcel in Will County, Mr. McEnery's parcel cannot not sell packaged liquor or obtain a video gaming license. Per testimony given during the 2018 annexation review, the Petitioner estimated the Village will receive approximately \$408,000 annually from sales, video gaming and property taxes, and licensing fees.

With the prior Petition, a draft annexation agreement was drafted that included negotiations with staff addressing certain issues including signage, landscaping and recapture fees. These items will be addressed in the relevant sections below. The draft agreement remains consistent to the previous agreement negotiated between both parties.

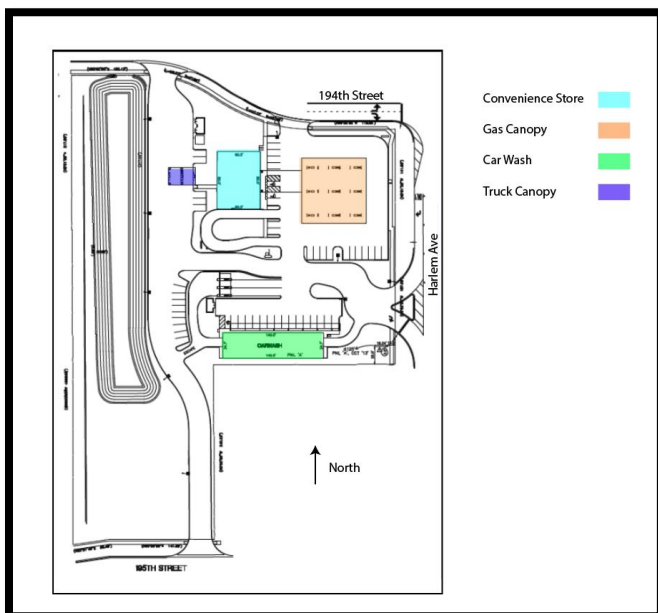
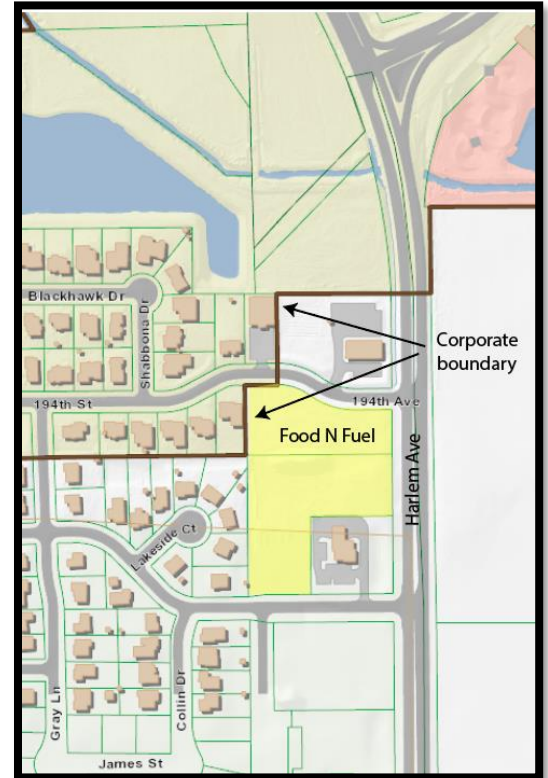
The Petition for annexation was discussed at the July 23, 2019 Community Development Committee (CDC) and was recommended to move the project through the normal entitlement process. There was a comment regarding landscaping that staff has reviewed and a question regarding police activity in the area (addressed below).

At the August 1, 2019 workshop there was minimal new items discussed. Signage, in particular the manual changeable copy sign, and traffic issues were mentioned. See below for further discussion.

EXISTING SITE & HISTORY

The subject property is located just south of the Village's corporate boundaries on Harlem Avenue. The parcel is 4.87 acres and includes two structures (C-store and Car Wash) and two canopies (car gas dispensing and truck gas dispensing). The C-store was constructed in 2015 and the car wash was completed in 2017. The property was constructed under Will County jurisdiction and is in conformance with their code; the property receives water and sanitary service from Frankfort.

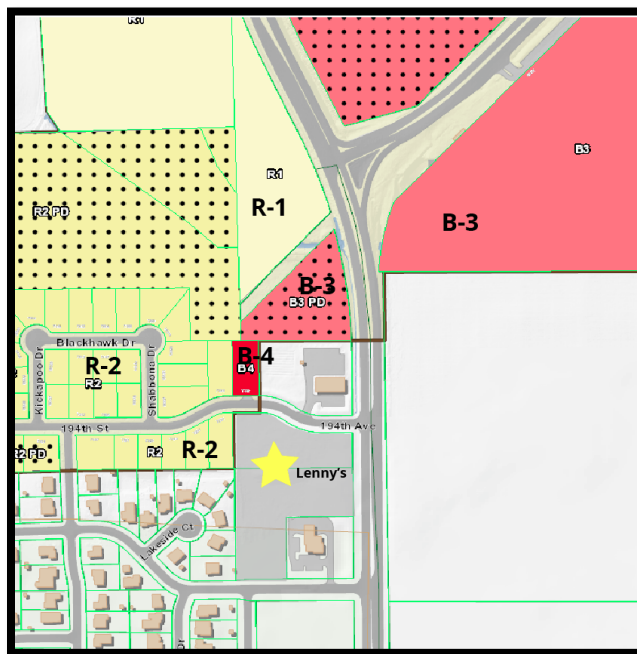
The Petitioner has requested annexation to allow for the expansion of the current business in similar fashion to their other facility on 191st Street; this includes the sale of packaged liquors and video gaming. The Petition for annexation was discussed at the July 23, 2019 Community Development Committee (CDC) and was recommended to move the project through the normal entitlement process. There was a comment regarding landscaping that staff has reviewed and a question regarding police activity in the area (addressed below). Attached are copies of the Draft Agreement and the memorandum which explains the terms of the Agreement. (Exhibits A-1 and A-2) Minutes of the previous Plan Commission and Village Board meetings are included for your review.



ZONING & NEARBY LAND USES

The subject property is currently zoned C-2 (Local Commercial) in Will County. There are single family residential uses to the west of the subject parcel; those in Tinley Park are zoned R-2, (Single - Family Residential) those in Will County are zoned R-4 (Single-Family Residential). To the north there is an office in Tinley Park zoned B-4 (Office and Service Business) and another office use zoned C-2 (Local Commercial) in Will County. To the south the property is all in Will County with a bank zoned C-2 (Local Commercial). There is Tinley Park B-3 zoning along the Harlem Avenue corridor north of the subject property leading to the I-80 intersection. The Comprehensive Plan indicates commercial uses in this area.

In considering the zoning assignment for this parcel, Staff considered both the B-3 (General Business and Commercial) District and the B-5 (Automotive Service District) District. After researching all permitted and special uses in both districts, Staff recommends a zoning of B-3 (General Business and Commercial) upon annexation with Special Use Permits for the Service Station and Car Wash. Even though a Service Station and Car Wash are permitted uses in the B-5 (Automotive Service District), there are other uses (auto repair, on-site repair, light equipment sales/rental, vehicle sales/rental) that are also permitted uses in the B-5 and special uses (Body Shop) that are not desirable uses in close proximity to residential uses.



Land Use	B3	B5
Service station	S	P
Car wash- stand alone		P
Carwash attached	S	
Food store	P	
Drive -in	P	
Restaurant w/drive in	P	
Pkg liquor	P	
Auto repair		P (no body repair)
On-site repairs		p
Body shop		S
Light equip sales/rental		P
Veh sales/rental		P
P= Permitted Use S= Special Use		

SIGNS

The signage plans were approved as part of the Will County entitlement process. Staff conducted a sign inventory as part of the documentation of existing conditions which will be included as part of the annexation agreement (Exhibit A). Even though some of the signs are non-conforming with our current code, they will be considered legal non-conforming as part of the annexation process per Section IX.N.1. Non-Conforming Signs, “Signs existing at the time of the enactment of this Section IX, or any amendment thereto, or at the **time of annexation to the Village** of the property on which they are located and not conforming to the provisions of this Section IX, shall be regarded as nonconforming signs. Nonconforming signs shall be of two types – either a legal nonconforming sign or an illegal nonconforming sign.”

As part of the original Petition review process, Mr. McEnery agreed to bring the majority of his signs into compliance with Village sign regulations. As stated above, all existing signage can be annexed in its current condition; however Mr. McEnery stated he is willing to bring the majority of the signs into compliance where it is not cost prohibitive to do so. The table below reflects those signs that will be brought into compliance which is consistent with staff's recommendations.

	Sign Name	Deficiency	Mr. McEnery's Proposal
A.	C-Store east	3 signs over limit, 28 SF over allowance (not counting 39.6 SF of changeable copy)	Remove 2 wall signs ("No Cook County taxes" and second "Dunkin sign") Changeable copy sign on east façade to remain.
	C-Store north	Size is ok- changeable copy sign is prohibited	Agreed to remove changeable copy sign
B.	Car Wash - east	6 SF over limit	No change
C.	Car Wash -north	conforms	No change
	Car Wash -south	Size ok, 1 additional sign	Agreed to remove "Pet Wash" sign
D.	Gas N Wash Canopy - east	3.31 SF over limit	No change
	Gas N Wash Canopy- N & S	conforms	No change
E.	Car Wash Canopy	conforms	No change
F.	Truck Canopy/Directional signage	2.33 SF over or considered directional	No change
G.	Car Wash-Monument	Size is ok, 10" too tall; changeable copy is prohibited	No change
H.	Gas N Wash Monument	1'10" too tall; size is ok, Changeable EMC is ok	No Change

Mr. McEnery has agreed to remove any temporary signs or banners in exchange for keeping the manual changeable copy sign on the convenience store and the car wash monument sign.



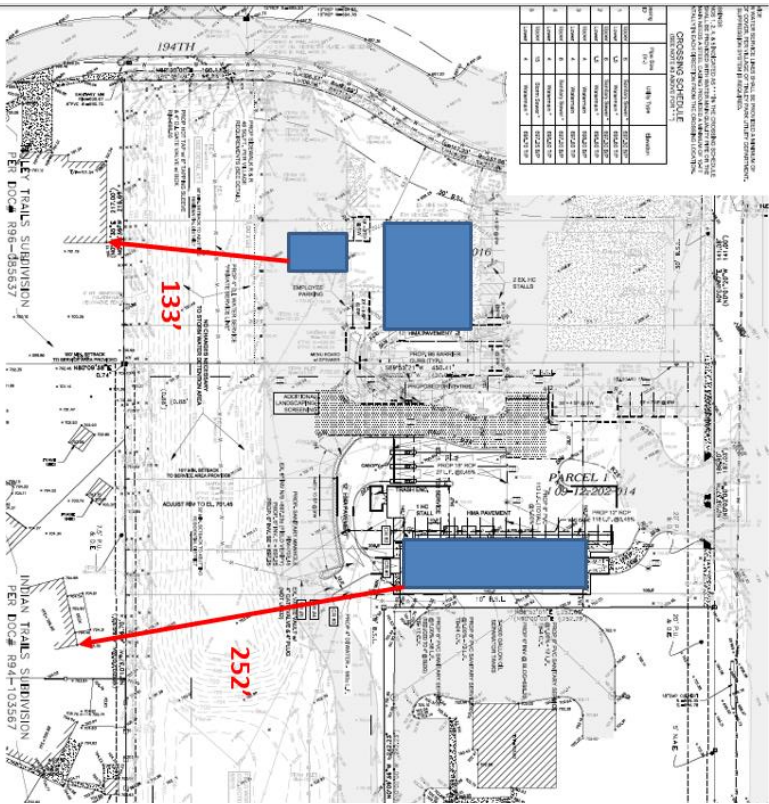
At the workshop Commissioner's questioned when manual changeable signs became prohibited in the Village Code. Staff researched and determined that the 2007 Zoning Ordinance was the first code prohibiting manual changeable copy signs.

LANDSCAPE



Staff conducted a site inspection and reviewed the approved landscape plans from the County (Exhibit B). Overall the site is very well landscaped and maintained. In addition to permanent landscaping there are many annual flower plantings – including hanging baskets. All landscaped beds have been mulched or have landscape stone and are free of weeds.

The street tree spacing is consistent with Village requirements of one tree per 25 feet of frontage. Staff identified two missing street trees at the northeast corner of the lot. This deficiency is noted in the annexation agreement and will require compliance within three months of execution of the Agreement. The bufferyard between the subject parcel and the single-family homes at the west side of the property, exceeds the Village's landscape requirements (see table below). The bufferyard is 119 feet wide exceeding the maximum bufferyard requirement of 60 feet. While the planting standards are different between the County and the Village, the eight foot brick wall reduces the Village's requirements by 50%. The Petitioner planted 22 evergreen trees along the east



side of the neighboring residential properties—on the west side of the brick wall.

Will County's Transition Yard	Tinley Park Bufferyard 'D'	Existing Transition Yard
10 Feet wide	30-60 feet wide	119 Feet
Offers 3 options for screening: A. Provide a landscape area with a certain amount of trees. B. Landscape area plus a 6-foot solid wood fence. C. Landscape berm with a certain amount trees.	4.8 Canopy trees, 2.4 understory, 19 shrubs per 100 linear feet Reduced by 50% if a wall is provided. Required plantings: 645' frontage $6.45 \times 4.8 = 31\frac{1}{2} = 16$ canopy trees $6.45 \times 2.4 = 15\frac{1}{2} = 8$ understory $6.45 \times 19 = 123\frac{1}{2} = 62$ shrubs	Installed 8 foot fence; 3 foot berm, landscaping on both sides of the fence and both sides of the pond. Provided: 35 Canopy trees 22 Evergreen 13 understory/shrubs

Open Item #1: At the workshop one of the Commissioners mentioned the need for additional bufferyard. The Commission may wish to discuss this further; Staff notes that there are no code requirements that would require additional plantings. A significant amount of evergreen landscaping was planted on the west side of the 8' masonry wall – adjacent to the residential property.



Over the years there has been some minor loss of landscaping along the foundation and monument signs (5 plants total) however with the growth of the surrounding plantings and the addition of annual plants it is staff's opinion that the landscape meets or exceeds the intent of the County's landscape approval.

TRAFFIC

The Applicant provided a traffic study prepared by KLOA, Transportation and Parking Planning Consultants with their original Petition. (A full copy of the study is attached as Exhibit C.) The purpose of the study was to determine the existing traffic generated by the fuel station during the critical morning and evening peak hours and estimate the additional traffic that will be generated by the new proposed uses (video gaming and sale of packaged liquors). The

traffic counts were performed on Thursday March 22, 2018 during the weekday morning (6:00 A.M. to 9:00 A.M.) and evening (3:00 P.M. to 7:00 P.M.) which are considered peak periods. The results of the traffic counts show that the weekday morning peak hour of traffic occurred from 7:30 A.M. to 8:30 A.M with 400 trips and the weekday evening peak hour of traffic occurred from 3:30 P.M. to 4:30 P.M with 324 trips. Approximately 97 to 98 % of the existing traffic generated by the fuel center were passenger vehicles. The fuel center generated between zero to three (3) single unit truck trips and between two (2) to eleven (11) articulated truck trips during the peak hours. Sales data for the week of March 12 through 16 showed that an average of 53 transactions per day occurred at the commercial fuel positions. The majority of the traffic, 88%, is traveling to and from the fuel center via Harlem Avenue. There is approximately 18-25 trips traveling from the west on 194th street and 24-25 trips from the west on 195th Street.

The proposed new uses for the subject parcel are estimated to result in an increase of 21 to 25 round trips during the weekday morning and evening peak hours, which averages to approximately one inbound trip every 2.5 to 3.0 minutes and one outbound trip every 2.5 to 3.0 minutes. The proposed additional amenities are projected to have a limited impact on the existing roadway system, particularly on the residential roads west of the fuel center.

Open Item #2: There was some discussion regarding difficulty making left turns out of the subdivision onto Harlem Avenue at 194th Street. Staff has requested the Petitioner have their traffic consultant attend the Public Hearing to address the functioning service level of that intersection.

PARKING

There are 52 parking spaces (including accessible spaces) on the subject parcel; 16 of these are located along the north side of the car wash and are equipped with vacuums. Although presumably these are for those customers wishing to take use of the free vacuums, there is no signage limiting parking to this use, and during staff inspections they were not used for anything other than use of vacuums.

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, a car wash or video gaming. Staff has used the closest similar use for determining required parking for these uses. The table below provides the number of required parking spaces.

	USE CLASSIFICATION	MIN PARKING PER CODE	DATA	TOTAL REQUIRED
Dunkin Donut w/drive thru	Eating or drinking place	1 space for each 3 seats plus 1 for each employee	7 people per largest shift. 8 seats provided	10 parking stalls
C-STORE (including packaged liquor)	Retail Store or Personal Service Establishment	1 space for each 150 sf of gross leasable floor area.	3,570 SF	24 parking stalls
CAR WASH	Retail Store or Personal Service Establishment	1 space for each 150 sf of gross leasable floor area. If we just use employees this would be 3 at largest shift	4,584 SF This doesn't seem like a good measurement for this use for determining parking. Especially because the car wash is mostly automated	3 Parking Stalls
VIDEO GAMING	Our code does not address this use. It will be part of the C-Store use.	Could require that an additional 5 stalls be added in addition to the C-Store requirements	5 Video Gaming Machines	5 parking stalls
Parking Required				42 stalls
Existing Parking				52 stalls
Extra parking				10 stalls

Establishing parking requirements is an imperfect science. In a situation such as this there are opportunities for shared parking between the individual uses. Also the nature of the business results in high turnover with limited long stay parking needs outside of the employees. The proposed video gaming will result in longer stay parking needs; however the establishment is limited to five gaming machines. There is a possibility of people waiting for gaming seats, but it is difficult to make assumptions regarding that use. Staff conducted their own parking study over a two week period in March of 2018. These were conducted at various times during the day and evening. Below is the summary of parking at the subject site as well as a study of parking at the existing Lenny's on 191st Street which currently has video gaming and packaged liquor. Table 1 provides occupancy numbers for the 52 parking spaces at the Lenny's on Harlem from March 16 through March 29 between the hours of 7:25 AM and 9:30 PM. As the table indicates the greatest number of cars parked during that time was 18, leaving 34 spaces vacant at its highest occupancy. Although this is an informal study only for a limited period of time it appears there is no parking shortage at this site with the current uses.

Table 2 provides information on truck parking at the Lenny's on Harlem. The greatest number of trucks parked was four during this same time period.

Table 1		
3.16	Noon	12
3.19	10:00 AM	12
3.19	0:00	6
3.19	8:47 PM	13
3.2	8:02 AM	9
3.2	9:25 PM	11
3.20	10:00 AM	17
3.21	7:45 AM	13
3.21	10:00 AM	18
3.22	7:25 AM	15
3.22	8:34 PM	10
3.22	10:00 AM	14
3.23	7:50 AM	9
3.23	1:30 PM	17
3.26	8:00 AM	13
3.26	11:00 AM	16
3.27	11:20 AM	17
3.27	8:55 AM	11
3.27	6:50 PM	8
3.28	7:35 AM	11
3.28	5:52 PM	10
3.29	7:15 AM	16

As a point of comparison staff also visited the Lenny's on 191st; they have video gaming and packaged liquor sales. They have 45 parking spots on site. Table 3 provides information on number of the parking stalls as well as number of video gaming seats occupied during this time period. This information can be used to project parking needs for the Lenny's on Harlem Avenue. The two sites are in relative proximity of each other therefore some assumptions might be made as to whether some of the traffic/usage for gaming and packaged liquor may overlap. Although truck parking was not surveyed at the 191st site, the Zoning Administrator who conducted the survey stated he did not ever see more than two trucks on site at any given time.

Table 2					
# Trucks	Comment				
1	PARKED				
0					
2	1 GETTING GAS				
1	PARKED				
1	PERSON SITTING IN TRUCK				
2	GETTING GAS				
0					
2					
2	1 IDLING, 1 IN CAR AREA- COULDN'T HEAR IDLING AT HOUSE				
4	2 fueling, 1 waiting to fuel, 1 parked with person inside idling				
0					
2	fueling				
1	fueling				
2	fueling				

Truck parking at 19420 Harlem

Table 3			
Day	Time	Parking Count in parking stalls only	Video gaming
3.16	10:30 AM		3
3.19	10:30AM	15	3
3.20	10:30 AM	20	5
3.21	10:30 AM	20	5
3.22	10:30 AM	14	2
3.23	10:30 AM	12	2
3.26	10:30 AM	13	5
3.27	8:15 AM	20	5
3.27	10:30 AM	12	1

Parking at 191st facility

Mr. McEnery has agreed to have the parking monitored as part of the Annexation Agreement and if at any time there is a recognized shortage of parking, he will have additional parking spaces constructed. He also agreed to stripe two truck parking spaces at the west end of the property.

Below is the most recent parking survey:

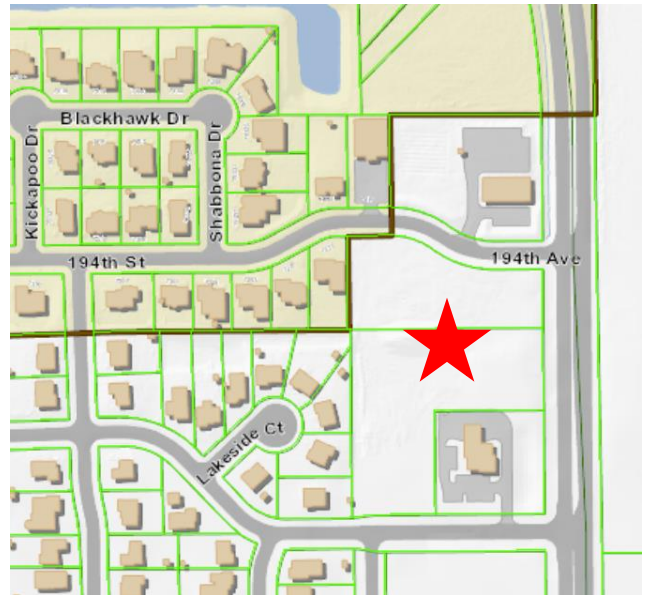
19420 Harlem Ave					
Date/Time	Front of C-store (not at pumps)	At car wash/vacuum	In back	Total	Trucks- only those parked
7.24(7:50am)	8	4	6	18	0
7.24(7:00pm)	6	1	3	10	0
7.25(7:55am)	10	2	7	19	1
7.25(12:00pm)	10	3	12	25	1
7.25((9:35pm)	4	1	5	10	0
7.26(12:30pm)	11	3	7	21	2
7.26(2:45pm)	8	3	6	17	1
7.29(7:30am)	11	1	6	18	1
7.29(12:00pm)	4	2	7	13	0
7.29(5:20pm)	8	2	5	15	0
7.30(7:45am)	10	0	9	19	1
7:30(1:15pm)	3	3	9	15	1
7.30(3:45pm)	5	4	8	17	1
7.31(7:55pm)	11	0	10	21	2(not semi)
7:31(12:00pm)	6	5	9	20	1
7:31(2:30pm)	7	3	8	18	0
8.1 (7:15 am)	10	0	5	15	0
8.1 (11:00am)	8	5	10	23	1
8.1 (2:30 PM)	8	6	7	21	1
8.1 (10:45PM)	4	1	5	10	0
8.2 (11:00AM)	8	9	7	24	0
8.2 (2:00 PM)	6	8	8	22	2
8.5 (10:30AM)	10	2	8	20	1
8.5(1:30PM)	8	4	7	19	0
8.6 (9:30AM)	12	3	7	22	0
8.6 (2:30PM)	6	6	6	18	1
8.7 (7:15AM)	12	0	7	19	1
8.7 (11:00 AM)	5	4	7	16	1
8.7 (2:00PM)	6	3	6	15	1
8.7 (5:45PM)	10	1	5	16	0
8.8 (7:45 AM)	10	1	7	18	0
8.8 (11:30AM)	8	2	9	19	0
8.8 (2:30 PM)	6	3	7	16	1

As indicated in the table above there is adequate parking available on site. The greatest occupancy was 25 spaces leaving 27 spaces available.

WORKSHOP DISCUSSION

Assuming there will be similar issues raised by the adjacent residential property owners that were discussed during the first Petition, staff has included some of the questions and responses below. These residents expressed opposition during the previous annexation application and with various petitions before the County. Some of the residents live in the Village and some live in unincorporated Will County. See adjacent diagram; the yellow shaded area denotes Tinley Park residents. The following were items discussed during previous Petition:

1. Public Safety- The residents recited some statistics obtained from a 2015 FOIA related to ALL gas, convenience stores. Exhibit D provide information from Tinley Park police during the period between 1.13.16 through 7.20.19. They are summarized as follows:
 - a. 1-lockout
 - b. 1- driving under the influence
 - c. 5 – traffic stop
 - d. 2- business check
 - e. 3- assist other agency



Staff has requested information from Will County Sheriff's Department and will update the Commission at the workshop meeting.

Attached please find police activity reports from Will County, Mokena and Tinley Park. Mokena's report was obtained as a point of comparison for the facility at 8810 W. Street. An email received from the Assistant Village Manager from Mokena stated: *"Regarding the Gas N Wash –" We have had no notable police issues. The station is always very clean and well stocked. As you mentioned, no one really lives nearby so we never have noise complaints. "*

2. Property Values- Exhibit E illustrates the property values in the neighborhood and specifically for those homes immediately adjacent to the subject property. The recession impacted all housing valuations between the years 2010 and 2014. In 2015, Village-wide housing values began to increase. This was also the year that Lenny's was built. Looking at the spreadsheet, especially the home highlighted in green, there was comparable increases with other homes in the neighborhood. This increase continues through projections for 2017. There was a question at the Public Hearing about why the projection for next year was not included for the rest of the Village. As explained by Staff at the meeting, this would have taken significant staff time to do and would not result in any further explanation of the trends that the spreadsheet was indicating. The actual percentage changes were fairly minor; it was the trend that was significant. This has been verified by our Village Treasure, Brad Bettenhausen who created the first spread sheet. Please see an email (Exhibit F) from Mr. Bettenhausen regarding any concerns raised at the meeting regarding the validity of his study.
3. Service Station adjacency. Precedence of service stations adjacent to single-family housing. - Of the six service stations there are no examples of adjacency to single-family homes. There is one example (7601 W. 159th St.) which abuts an R-5 District (apartment building).

4. Packaged Liquor adjacency. Precedence of packaged liquor adjacent to single-family housing –

The table below lists several examples of establishments that sell package liquor with single-family homes immediately adjacent. Lenny's truck canopy is approximately 138' to the home to the west; the C-store is approximately 210'. The bufferyard for the Lenny's property exceeds any of the bufferyards/screening measures provided in these other situations that primarily use a six foot fence as the buffer (The subject parcel provides an eight foot masonry wall with landscaping. Exhibit G provides aerial graphics of some of the properties below.

PACKAGED LIQUOR SALES WITH ADJACENCY TO SINGLE FAMILY HOMES			
Name of Business	Address of Business	Zoning/ Use	Distance (Ft)+
Lenny's	19420 Harlem	R-2 /SF Home	138' to canopy/210'
CVS Pharmacy #3693	16701 S Harlem Ave	R-2/SF Home	73
Famous Xpress	16658 S Oak Park	R-6/SF Home	209
George's Wine & Spirits	7032 W 183rd St	R-3 /SF Home	200
The Corner Store	9410 179th St	R-3 /SF Home	100
Walgreens #09331	8400 W 171st St	R3 /SF Home	200
7-Eleven #33834B	17055 S Oak Park Ave	R4/SF Home	87

5. Video Gaming Adjacency Precedence of video gaming abutting single-family housing-

The table below list several examples of video gaming immediately adjacent to single-family homes. Distances between the home and the gaming establish is provided. Screening is provided with a 6' fence. Exhibit H provides aerial graphics of some of the properties below.

VIDEO GAMING WITH ADJACENCY TO SINGLE FAMILY HOMES					
Name of Business	Address of Business	# of Machines	Abutting Zoning	Adbutting Use	Distance (FT) +
Lenny's	19420 Harlem	5	R-2	SF Home	138' to canopy/210'
Little Joe's Restaurant & Pizza	7976 167th St	3	B1 & R4	SF Home	152
The Station Pub	6657 W South St	5	R4	SF Home	156
Harald Viking Lodge #13	6730 175th St	3	DG & R-6	SF Home	67
Bamboo Garden	16733 S Oak Park	3	R-4	SF Home	141
Nick's BBQ at Tinley Park	16638 S Oak Park Ave	5	DC	SF Home	191

6. Package liquor sold at gas stations – The only service station that sells packaged liquor is the Circle K station at 8401 159th Street which resulted from an annexation.
7. 24-hour video gaming- There are no 24 hour video gaming establishments in the Village. The video gaming licenses typically run tandem with the hours of the liquor license they are associated with.

STANDARDS FOR REZONING APPROVAL

While there are no specific standards listed in the Zoning Ordinance for Map Amendments (rezoning), Staff utilizes the "LaSalle Factor test" articulated in the 1957 landmark zoning case before the Illinois Supreme Court. The Petitioner's response can be found in Exhibit I. The factors are listed below for the Commission's consideration; Staff will provide responses as part of the Public Hearing staff report:

- A. *The existing uses and zoning of nearby property;* The property currently functions as a service station with a car wash and drive-in restaurant. Properties to the north function as commercial properties and are zoned B-4, B-3 (Tinley Park) and C-2 (Will County); single-family uses are to the west and are zoned R-2 (Tinley Park) and R-4 (Will County). Property to the south operate as commercial property and are zoned C-2 (Will County). The property to the east is undeveloped farmland and is zoned R-4 Cook County. The Village's Comprehensive Plan identifies the subject property as commercial.
- B. *The extent to which property values are diminished by the particular zoning;* A review of the EAV for the neighboring subdivision (Tinley Trails) by the Village Treasurer, Brad Bettenhausen, reveals :
 1. Neighborhood remains very stable. Only one new sales transaction since last analysis. That sale occurred in October 2017.
 2. There has been overall growth in the Tinley Trails EAV over the past 4 tax years.
 3. The rate of growth in the Tinley Trails EAV exceeded the rate for the entire Will County portion of Tinley Park.
 4. The rate of growth in the Tinley Trails EAV was better than, or in line with, the rates for Cook County and Tinley Park overall (factoring in that 2017 was a triennial reassessment year for Cook County properties)
 5. The only decrease in EAV noted within Tinley Trails between 2017 and 2018 was clearly the result of a tax appeal.
- C. *The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;* Destruction of property values has not been proven by the opposing party. Existing conditions exist which include the service station, car wash and drive-thru restaurant. Per a traffic study, the impact of proposed uses do not have a significant impact on service levels of adjacent intersections; parking surveys reveal adequate parking. Anticipated revenue from the existing and proposed uses total in excess of \$400,000/year.
- D. *The relative gain to the public as compared to the hardship imposed on the individual property owner;* Annexation to the Village of Tinley will provide local zoning and public safety control of an existing use. Impacts from the current uses will continue regardless of annexation and rezoning.
- E. *The suitability of the property for the zoned purpose;* The Comprehensive Plan identifies the property as commercial; the property is located immediately adjacent to a 4 -lane arterial roadway with ADT of 26,300 (IDOT 2017)
- F. *The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;* The property is currently developed as a service station, car wash and drive-thru restaurant.
- G. *The public need for the proposed use;* and the property is successfully operating with an anticipated revenue to the Village of over \$400,000 annually.
- H. *The thoroughness with which the municipality has planned and zoned its land use.* The Comprehensive Plan identifies the property for commercial uses; the B-3 District provides for the Service station and Car Wash as a Special Use; the drive in and C-store are permitted uses.

SPECIAL USE

The Service Station and the Car Wash require a Special Use Permit as part of the B-3 zoning designation. Both are existing uses. The Service Station is a 24 hour operation; the Car Wash is open from 6:00 a.m. to 10:00 p.m. As part of the Annexation Agreement the Petitioner has agreed to post and enforce “no idling of trucks” along the access way at the west side of the property. The Applicant has also agreed to have the parking monitored as part of the Annexation Agreement.

There are new uses proposed for the subject parcel that are not part of the Special Use review (sale of packaged liquor and video gaming) that are regulated either by the Village Liquor Code or the State of Illinois; both of which will be addressed as part of the annexation process. Even though these are not subject to a Special Use review they will impact the overall operation of the subject property and may impact *public health, safety, morals, comfort, or general welfare*. Through the analysis above regarding public safety, traffic, signs, parking, landscaping and precedence for similar adjacency within the community, the Commission is encouraged to take a holistic review for the Special Uses under consideration as well as the new proposed uses.

STANDARDS FOR A SPECIAL USE

The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff will provide draft findings for the Commission to consider as part of the Public Hearing report .

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

- a. *That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; The Special Use is for existing uses that were lawfully approved as part of the Will County zoning process. Copies of police activity, traffic studies and parking studies have not revealed significant negative impact that will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the area. Comparisons have been provided regarding the existing buffer between the subject property and adjacent homes which exceed County requirements and meet the integrity of the Village Code; a property value analysis indicates that the existing uses have not resulted in decreased property value.*
- b. *That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; The Special Uses under review (Service Station and Car Wash) are existing uses. A property value analysis was provided which indicates that the existing uses have not resulted in decreased property value. A bufferyard has been provided that exceeds Will County and Tinley Park requirements. Regarding the addition of video gaming and packaged liquor sales which are under consideration as part of the annexation agreement, a traffic study estimate these new uses will produce less than 21 to 25 round trips during the weekday morning and evening peak hours. No additional buffer or screening is proposed as part of the Application.*
- 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 majority of the property in the area is currently developed; the granting of the Special Uses are consistent with the Comprehensive Plan for commercial uses. The subject property was developed legally under Will County regulations; any future development will be subject to Tinley Park regulation.*
- d. *That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided; A traffic study presented no negative impact resulting from the approval of the existing special uses. The property is located adjacent to a major 4-lane commercial corridor with 26,300 ADT (2017 IDOT).*

- 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; **The Special Uses under consideration are for existing uses that have functioned at the site since 2015 (service station) and 2017 (carwash).**
- 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; and **The annexation of the subject parcel will render the existing signs legal non-conforming. The Applicant has agreed to bring some of the existing signs into conformance with Village Code. A negotiated schedule for bringing any building non-conformities into conformance will be included in the annexation agreement.**
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole. **The annexation of the subject parcel is anticipated to bring in over \$400,000 in annual revenue to the Village of Tinley Park.**

MOTION TO CONSIDER

If the Plan Commission wishes to take action, the following motion is in the appropriate form:

Motion #1: *..." make a motion to recommend that the Village Board grant the Petitioner, Leonard McEnery, on behalf of Lenny's Food N Fuel Harlem Avenue, LLC, a rezoning (Map Amendment) of the property located at 19420 Harlem Avenue, upon annexation to B-3 (General Business and Commercial) and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting."*

Motion #2: *..."make a motion to recommend that the Village Board grant the Petitioner, Leonard McEnery, on behalf of Lenny's Food N Fuel Harlem Avenue, LLC, property located at 19420 Harlem Avenue, a Special use for a Service Station and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting consistent with the submitted plans with the following conditions:*

1. Bring the following signs into conformance with Village Sign Regulations:

	Sign Name	Mr. McEnery's Proposal
A.	C-Store east	Remove 2 wall signs ("No Cook County taxes" and second "Dunkin sign")
	C-Store north	Remove changeable copy sign
	Car Wash -south	Remove "Pet Wash" sign
C.	Remove any temporary signs or banners in exchange for keeping the manual changeable copy sign on the convenience store and the car wash monument sign.	

2. Stripe the truck parking spaces.

Motion #3: *..."make a motion to recommend that the Village Board grant the Petitioner, Leonard McEnery, on behalf of Lenny's Food N Fuel Harlem Avenue, LLC, property located at 19420 Harlem Avenue, a Special use for a Car Wash and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting consistent with the submitted plans."*

[with any conditions that the Plan Commission would like to recommend.]

LIST OF REVIEWED PLANS LENNY'S Food & Fuel

Submitted Sheet Name		Prepared By	Date On Sheet
A2.1	Floor Plan	ARSA	01/23/2015
A2.1	Roof Plan	ARSA	01/23/2015
A3.1	North and South Elevation	ARSA	01/23/2015
A3.1	East, West South Elevations	ARSA	01/23/201
L1.0	Landscape Plan	Upland	10/6/2017
L1.0	Car Wash Sign Landscape Plan	Upland	10/6/2017
L1.0	Car Wash Sign Landscape Plan	Upland	05/30/2017
C1	Cover Sheet	M Gin	4/25/2017
C2	Existing Condition & Demos	M Gin	4/25/2017
C3	Site Utility & Geometric Plan	M Gin	5/13/2017
C4	Grading Plan/Storm Water Pollution/Prevention Plan	M Gin	5/13/017
C5	Details Sheet	M Gin	5/13/2017
SA1.1	Site Plan	ARSA	06/08/2015
SA1.1	Site Plan Monument Sign	ARSA	10/31/2017
	Wall Marquee Sign	VAN	04/24/2014
	Car Wash Building Sign	VAN	07/17/2017
	Car Wash Building Sign	VAN	07/17/2017
	Channel Letters on Canopy	VAN	07/18/2017
	Pay Canopy W/Illum. Sign	VAN	07/18/2017
	Truck Canopy Signage	VAN	12/23/22014
	D/F Illum. Main ID Sign	VAN	05/24/2017
	Traffic Study	KLOA	03/29/2018

ARSA – Alan R. Schneider Architecture

M GIN – M Gingerich Gereaux

UPLAND – Upland Design Ltd

EXHIBIT A

SIGN INVENTORY/ANALYSIS

	Sign name	Existing Size	Tinley Code	Deficiency
A.	C-Store east	Approx 123 SF/ 4 wall signs/changeable copy sign (39.6 SF)	1-signs max per frontage/80 SF plus 15 SF for interior tenant /changeable sign prohibited	3-signs over limit; 28 SF over (not counting 39.6 SF of changeable copy sign; prohibited changeable copy
	C-Store north	39.6 SF Changeable copy sign	60 SF	size is ok; changeable copy is prohibited
B.	Car Wash east	41.13 SF	35 SF	6 SF over
C.	Car Wash north	68 SF	120 SF	allowed
C.	Car Wash south	88 SF (2 wall signs)	120 SF	size ok; 1 additional sign
D.	Gas N Wash Canopy east	49.81 SF	46.5 SF (1 SF per 2 LF)	3.31 SF over
	Gas N Wash Canopy N & S	39.17 sq. ft.	45 sq. ft.	allowed
E.	Car Wash Canopy	20 sq. ft.	20 sq. ft.	allowed
F.	Trucks Canopy/Directional	23.5 sq. ft.	21.17 sq. ft.	2.33SF over or considered directional
G.	Car Wash-Monument	97.12 SF.; 10.83' ht; Changeable copy (48.89SF)	120 SF; 10' ht; Prohibited changeable copy sign	size is ok ; .83' (10") too tall; changeable copy sign prohibited
H.	Gas N Wash-Monument	118.55 SF.; 11.83' ht; EMC: 12SF	120 SF; 10' ht; EMC: 24 SF allowed	Size is ok; 1.83' too tall; EMC OK



Interoffice **EXHIBIT A-1**

Memo

Date: March 9, 2018

To: David Niemeyer, Village Manager

From: Paula J. Wallrich, AICP

Subject: Lenny' Food N Fuel

BACKGROUND: Mr. Leonard McEnery , Lenny's Food N Fuel Harlem Avenue, LLC, has petitioned the Village of Tinley Park to annex his 4.87 acre parcel located at 19420 S. Harlem Avenue. The property currently operates as a motor fueling facility for autos and trucks, a convenience store with drive-up food service window (Dunkin Donuts and Beggars Pizza), a carwash, and outdoor dispensing /filling of propane tanks. Mr. McEnery wishes to expand his business in a similar fashion to his other facilities (Gas N Wash at 8810 W. 191st) which includes the sale of packaged liquor and video gaming. As an unincorporated parcel in Will County, Mr. McEnery's parcel cannot not sell packaged liquor or obtain a video gaming license.

The fueling center and convenience store were constructed in the County in 2015; the car wash was constructed in 2017. Currently both facilities are connected to Frankfort water and sewer.





DISCUSSION: A draft copy of the annexation agreement is attached for the Village Board's review. Highlights of the agreement include:

1. As required by Village policy the parcel will be annexed as R-1 (Village's most restrictive zoning district) and then rezoned to B-3 with Special Uses to allow for the continuance of existing uses. The Plan Commission will review the rezoning request and make a recommendation to the Village Board.
2. All buildings will be brought into compliance with Village Building, Health, Safety and Fire Codes within 6 months of execution of the Annexation Agreement with the exception of the following:
 - a. Convenience store sprinkler system must be installed within 1 year of execution of the Annexation Agreement.
 - b. Car wash sprinkler system must be installed within 5 years of execution of the Annexation Agreement.
 - c. Fire alarm system must be activated and landscaping brought into compliance with approved Landscape Plan within 3 months of execution of the Annexation Agreement.

3. Owner has agreed to install “no idling of trucks” signs along the west access drive.
4. Current hours of operation will be allowed to continue (6:00 am to 10:00 pm for the carwash, 4:00 am to 10:00 pm for the drive-up food service window and 24 hours per day for the motor fueling facility and convenience store.)
5. All existing signs will be allowed to remain and per Village code, upon annexation those signs in non-conformance with Village code become legal non-conforming signs.
6. Upon the execution of the Annexation Agreement the Village will adopt an ordinance creating a new liquor license that allows for the sale of packaged liquor for off premise consumption and video gaming. Hours will be regulated in the license.
7. The subject parcel will be required to connect to Tinley Park water within 1 year of execution of the annexation agreement.
8. Term of the agreement is 20 years (maximum allowed).
9. Petitioner will pay the following fees/recaptures:

Fee/Recapture	Calculation	Amount	Timing of payment
Cash in lieu of for water main extension along Harlem frontage	12” water main , 333’ frontage x \$336.50/foot	\$112,054.50	Upon execution of annexation agreement
Administrative Fee	Sub Regulations-Section XIII	\$250	
Construction Observation Fee	Sub Regulations Section XIII	\$1,0000	
Water Connection Fee	\$150/inch	TBD	Upon connection of Village water or within 1 year of execution of the annexation agreement- whichever is earliest.
Water Construction Fee	Subdivision Regulation	\$1,200	
Water System Connection Fee	Subdivision Regulation	\$200	
Storm Sewer	Subdivision Regulation	\$50	
Recapture of 194 th water main	468 feet of frontage x \$164.25 per foot	\$76,869.00	

PROJECTED REVENUE: The Petitioner has estimated the Village will receive approximately \$408,000 annually from sales, video gaming and property taxes, and licensing fees.

SCHEDULE: Upon the recommendation of the Village Board and the Committee of the Whole meeting on March 13, 2018, Staff will proceed with finalizing the Annexation Agreement. Zoning review at the Plan Commission is tentatively scheduled for a workshop on March 15, 2018 and a public hearing on April 5, 2018. The Village Board will then consider the Plan Commission recommendation, the Annexation Ordinance and the Annexation Agreement for a first reading on April 17, 2018. A Public Hearing for the annexation will be held on May 1, 2018 where all annexation and rezoning issues will be eligible for adoption.



EXHIBIT A-2

ANNEXATION AGREEMENT

INTRODUCTION

1. **This Agreement** is entered into this _____ day of _____ 2018, by and between the VILLAGE OF TINLEY PARK, Illinois, a municipal corporation (hereinafter referred to as the "*Village*"); and Lenny's Food N Fuel Harlem Avenue, LLC, an Illinois Limited Liability Company with Registered Office located at 17112 Pointe Drive Orland Park, Illinois 60467, (hereinafter referred to as "*Owner*").

2. The Property subject to this Agreement and legal title to which the *Owner* is the sole owner of record of a parcel or parcels of real estate and is the subject matter of this Agreement, is legally described on EXHIBIT A attached hereto and hereby made a part hereof and is legally described as follows:

Parcel: 19-09-12-202-014-0000 & 19-09-12-202-016-0000 for levy year 2017

(A Petition to consolidate these PINs and the Territory was filed with the Will County, Illinois Mapping and Platting Office on June 6, 2017.

The said property is hereinafter referred to as the "Subject Property".

3. The Subject Property is generally located at 19420 S. Harlem Avenue, Frankfort, The Subject Property contains approximately 4.87 acres and is contiguous with the Village of Tinley Park.

4. The Village of Tinley Park is a Home Rule Unit pursuant to the provisions of the Illinois Constitution, Article VII, Section 6, and the terms, conditions and acts of the Village under this Agreement are entered into and performed pursuant to the Home Rule powers of the Village and the statutes in such cases made and provided.

RECITALS:

1. The *Owner* has petitioned the Village for annexation to the Village of the Subject Property conditioned on the approval of this Agreement.
2. The parties hereto have fully complied with all relevant statutes of the State of Illinois and ordinances of the Village with respect to annexation including the filing of a petition by the *Owner* requesting annexation of the above-described Subject Property
3. All reports by all relevant governmental entities have been submitted enabling appropriate action by the Village Board of Trustees to achieve the following:
 - (a) Adoption and execution of this Agreement by resolution;
 - (b) Enactment of an annexation ordinance annexing the Subject Property as described above to the Village;
 - (c) The adoption of such other ordinances, resolutions and actions as may be necessary to fulfill and implement this Agreement pursuant to the terms and conditions herein contained.
4. The Subject Property is located within the Frankfort Library District and the Frankfort Fire Protection District; the adjacent roads are under Frankfort Township jurisdiction. Notices will be sent to these jurisdictions as notification that the property will be annexed to the Village and thereby will be incorporated into the Tinley Park Library and Fire Department boundaries and the annexation of the subject property will extend boundaries to the far side of adjacent right-of-ways.
5. The parties hereto have determined that it is in the best interests of the *Village* and the *Owner* and in furtherance of the public health, safety, comfort, morals and welfare of the community to execute and implement this Agreement and that such implementation of this Agreement will comply with the comprehensive plan of the Village and will provide a very valuable asset to the community.

6. The Introduction and Recitals hereto are hereby incorporated by reference as a part of this Agreement.

SECTION 1 ANNEXATION OF THE PROPERTY

The *Owner* has filed a petition for annexation to the *Village* of the Subject Property. The *Village* shall proceed to consider the question of annexing the Subject Property to the *Village* and do all things necessary or appropriate to cause the Subject Property to be validly annexed to the *Village*. The Subject Property shall be annexed in whole. All ordinances, plats, affidavits and other documents necessary to accomplish annexation shall be recorded by the *Owner* at the *Owner's* expense including the Plat of Annexation attached hereto as Exhibit B. The new Boundary of the Village resulting from such annexation shall extend to the far side of any adjacent highway and shall include all of every highway within the area so annexed.

The *Owner* shall pay monies in cash form, to the *Village* of all expenses enumerated within this Agreement as hereinafter stated.

SECTION 2 BUILDING CODE COMPLIANCE

On March 2, 2018 the Village completed a comprehensive inspection of the Subject Property. The Inspection Report is attached hereto as Exhibit C. Within six (6) months of the execution of this agreement all issues identified on the Inspection Report must be brought into Compliance with the respective Village Code. Owner must also complete the following upgrades/repairs within the noted timeframe: (1) Install a fire sprinkler system for the convenience store (including exterior sprinklers to address fire suppression issues related to the canopy), within one (1) year of the execution of this Agreement; (2) install a Fire Sprinkler system for the car wash within five (5) years of the execution of the Agreement, (3) all Fire Alarm systems must be

activated and monitored per Village Code and (4) the landscape must be brought into compliance with the approved Landscape Plan attached hereto as Exhibit D within three (3) months of the execution of the annexation agreement. The Owner has agreed to post and enforce “no idling of trucks” along the access way at the west side of the property. Notwithstanding the foregoing, any structures constructed upon the Subject Property subsequent to the execution of this Agreement shall be constructed in full compliance with all Village Ordinances, Codes and Regulations.

SECTION 3 ZONING AND CONTINUATION OF EXISTING USES

Simultaneous with the Village’s enactment of an ordinance approving the execution of this Agreement the Village will rezone the property to B-3 and grant a Special Use to allow for a continuation of existing uses on the Subject Property including (1) a motor fueling facility for autos and trucks, (2) convenience store with drive-up food service window, (3) a carwash, and (4) outdoor dispensing and filling of propane tanks. Hours of operation have been established and shall remain as 6:00 am to 10:00 pm for the carwash, 4:00 am to 10:00 pm for the drive-up food service window and 24 hours per day for the motor fueling facility and convenience store. All existing facilities, including buildings, signage, food service, and propane dispensing and display areas have been permitted and approved by the County of Will, Illinois. In reviewing the Petition and Agreement, the *Village* has given due consideration to the continuation of the present existing uses with the exception of certain existing signage which the Owner will bring into compliance with Village of Tinley Park Zoning Ordinance within six (6) months of the execution of the Agreement in accordance with Exhibit E. Owner must also stripe truck parking spaces at the west end of the property. Notwithstanding any provision of the Village’s Zoning Ordinance or Subdivision Control Ordinance, or any other Village Ordinances now in effect or which may in the future be in effect which may be in conflict with the existing uses of the Subject Property, such

existing uses, including signage, shall be deemed legally permitted non-conforming uses under all Village Codes and Ordinances. A copy of the existing sign plan is attached hereto as Exhibit F.

SECTION 4 UTILITY CONNECTIONS, RECAPTURES AND CONTRIBUTIONS

The existing convenience store and carwash are currently being serviced with sanitary sewer and water from the Village of Frankfort, Illinois. There shall be a payment of monies in lieu of constructing a water main along the frontage of the subject property in the amount of \$112,054.50 for construction of a 12 inch water main along 333 feet of Harlem Avenue frontage. Such payment shall be made on or before the seventy-fifth (75th) day following execution of the annexation agreement unless owner has filed a petition to disconnect the Subject Property as set forth in Section 9 in which case said Payment shall not be due or payable. Provided owner has not filed a petition to disconnect, there shall also be a connection to the Tinley Park water facilities and payment of all fees related to connection as more fully outlined in Exhibit G. The *Owner* shall connect within one (1) year of the execution of the annexation agreement. There is an existing water main along 194th that has a recapture of \$38,435.50; such recapture fee shall be paid upon connection to the Village of Tinley Park water system.

SECTION 5 STREET LIGHTS

The *Village* reserves the right to assess the property if street lights are installed along Harlem Avenue in the future. Costs per foot will be equitable distributed and based on Harlem Avenue frontage. Such improvements shall be in accordance with Village Engineering Design Standards and Village of Tinley Park Subdivision Ordinance.

SECTION 6 EASEMENTS

The *Owner* agrees to grant to the *Village*, and/or obtain grants to the *Village* of, all necessary easements for the extension of water other utilities, including cable television, or for other improvements which may serve the Subject Property. All such easements to be granted shall name the *Village* and/or other appropriate entities designated by the *Village* as grantee thereunder. It shall be the responsibility of the *Owner* to obtain all off-site easements necessary to serve the Subject Property; provided, however, the *Village* agrees to assist, to the extent possible, the *Owner* in obtaining any such required (if any) off-site easements.

SECTION 7 UTILITIES

All future electricity, telephone, cable television and gas lines shall be installed underground, the location of which underground utilities shall be at the *Owner's* option.

SECTION 8 IMPACT REQUIREMENTS

The *Owner* agrees that any and all recaptures, contributions, dedications, donations and easements provided for in this Agreement substantially advance legitimate governmental interests of the *Village* and are uniquely attributable to, reasonably related to and made necessary by the Annexation of the Subject Property into the Village.

SECTION 9 DISCONNECTION

The *Owner* agrees and all subsequent owners and any subsequent developers, agree to take no action to disconnect, and to seek no petition for disconnection, of the Subject Property, or any portion thereof, from the Village other than as set forth herein. Owner may file a Petition to Disconnect the Property filed within sixty (60) days of execution of this Agreement. If Owner does timely file such petition, in accordance with 65 ILCS §5/7-3-4, then, within forty-five (45)

days thereafter, the Village shall adopt an ordinance disconnecting the Subject Property from the Village, whereupon this Agreement shall be null and void and of no effect.

SECTION 10 TERM

This Agreement shall be binding upon the Parties and their respective successors and assigns for twenty (20) years, commencing as of the date hereof, and for such further terms as may hereinafter be authorized by statute and by Village ordinance. If any of the terms of this Agreement, or the annexation or zoning of the Subject Property, is challenged in any court proceeding, then, to the extent permitted by law, the period of time during which such litigation is pending shall not be included in calculating said twenty (20) year period. The expiration of Term of this Agreement shall not affect the continuing validity of the zoning of the Subject Property or any ordinance enacted by the *Village* pursuant to this Agreement.

SECTION 11 MISCELLANEOUS

A. **Amendment.** This Agreement, and the exhibits attached hereto, may be amended only by mutual consent of the Parties or their successors in interest, by adoption of an ordinance by the *Village* approving said amendment as approved by said Parties or their successors in interest.

B. **Severability.** If any provision, covenant, agreement or portion of this Agreement or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants, agreements and portions of this Agreement, and to that end, all provisions, covenants, agreements and portions of the Agreement are declared to be severable. If for any reason the annexation or zoning of the Subject Property is ruled invalid, in whole or in part, the Corporate Authorities, as soon as possible, shall take such actions (including the holding of such public hearings and the adoption of such ordinances and

resolutions) as may be necessary to give effect to the spirit and intent of this Agreement and the objectives of the Parties, as disclosed by this Agreement, provided that the foregoing shall be undertaken as the expense of the *Owner*.

C. **Entire Agreement.** This Agreement sets forth all agreements, undertakings and covenants between and among the Parties. This Agreement supersedes all prior agreements, negotiations and understandings, written and oral, and is a full integration of the entire agreement of the Parties.

D. **Survival.** The provisions contained herein shall survive the annexation of the Subject Property and shall not be merged or expunged by the annexation of the Subject Property to the Village. The provisions of this Agreement related to zoning of the Subject Property, easements, and any fees to be paid by the *Owner*, including without limitation impact fees of any nature, shall survive the termination of this Agreement. All fees and charges to be paid by the *Owner* under this Agreement shall be contractual and shall survive any judicial determination of the invalidity or inapplicability of any ordinance providing for payment of same.

E. **Successors and Assigns.** This Agreement shall inure to the benefit of, and be binding upon, the *Owner*, and their respective heirs, legal representatives, successors, grantees, lessees, and assigns, and upon successor corporate authorities of the Village and successor municipalities, and shall constitute a covenant running with the land. This Agreement may be assigned without the Village's approval, and upon said assignment and acceptance by an assignee, the assignor shall have no further obligations hereunder. If a portion of the Subject Property is sold, the seller shall be deemed to have assigned to the purchaser any and all rights and obligations seller may have under this Agreement which affect the portion of the Subject Property sold or

conveyed and thereafter the seller shall have no further obligations under this Agreement as it relates to the portion of the Subject Property conveyed.

F. **Notices.** Any notice required or permitted by the provisions of this Agreement shall be in writing and sent by certified mail, return receipt requested, or personally delivered, to the Parties at the following addresses, or at such other addresses as the Parties may, by notice, designate:

If to Village:

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

With a copy to:

Patrick G. Connelly
Peterson Johnson & Murray, Chicago-LLC
200 West Adams Street
Suite 2125

If to the Owner:

Leonard McEnery, Manager
Lenny's Food N Fuel Harlem Avenue, LLC
8200 W. 185th Street, Unit K
Tinley Park, 60487

With a copy to:

Lyman C. Tieman
Attorney at Law
12417 Tahoe Lane
Mokena, IL 60448

Notices shall be deemed given on the fifth (5th) business day following deposit in the U.S. Mail if given by certified mail as aforesaid, and upon receipt, if personally delivered.

G. **Time of Essence.** Time is of the essence of this Agreement and of each and every provision hereof.

H. **Village Approval.** Wherever any approval or consent of the Village, or of any of its departments, officials or employees, is called for under this Agreement, the same shall not be unreasonably withheld or delayed.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date first above written and, by so executing, each of the Parties warrants that it possesses full right and authority to enter into this Agreement.

**LENNY'S FOOD N FUEL
HARLEM AVENUE, LLC,**

**VILLAGE OF TINLEY PARK,
an Illinois municipal corporation**

By: _____

Leonard McEnery, Manager

By: _____

Jacob Vandenberg, Village President

EXHIBIT A
LEGAL DESCRIPTION OF TERRITORY

DRAFT

EXHIBIT B
PLAT OF ANNEXATION

DRAFT

EXHIBIT C
INSPECTION REPORT

DRAFT

EXHIBIT D
LANDSCAPE PLAN

DRAFT

EXHIBIT E
SIGNS TO BE BROUGHT INTO CODE COMPLIANCE

	Sign Name	Code Requirement
A.	C-Store east	Remove 2 wall signs ("No Cook County taxes" and second "Dunkin sign")
B.	C-Store north	Remove changeable copy sign
C.	Car Wash - south	Remove "Pet Wash" sign
D.	Temporary Sign	Remove all temporary signs.

EXHIBIT F
EXISTING SIGN PLAN

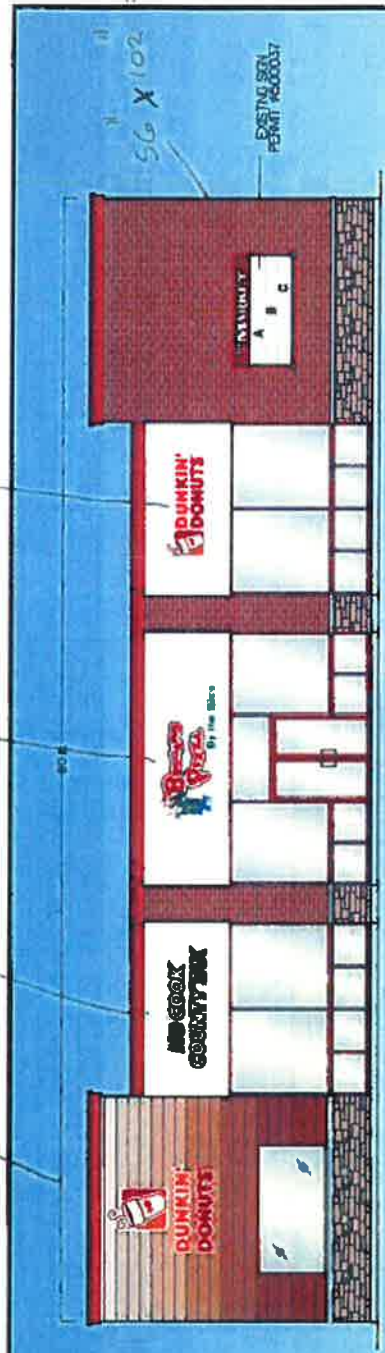
DRAFT

EXHIBIT G
FEES

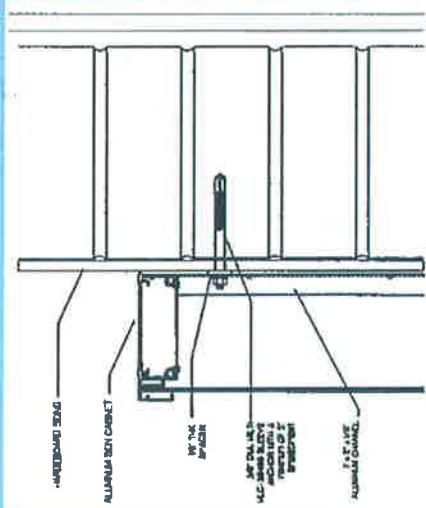
Fee/recapture		
Cash in lieu of for water main extension along Harlem frontage	12" water main , 333' frontage x \$336.50/foot	\$112,054.50
Water Connection Fee	\$150/inch	TBD
Water Construction Fee	Ordinance?	\$1,200
Water System Connection Fee	Ordinance?	\$200
Storm Sewer	Ordinance?	\$50
Recapture of 194 th water main	468 feet of frontage x \$164.25 per foot	\$38,435.50
Administrative Fee	Sub Regulations- Section XIII	\$250
Construction Observation Fee	Sub Regulations Section XIII	\$1,000

40.5' 23.3' 37.6' 21' 25' 79" x 74" 32' x 105" 48" x 113" 34' x 90"

= 39.6'



EAST ELEVATION 1/8" SCALE



NORTH ELEVATION 1/8" SCALE

56' x 102" = 39.6'

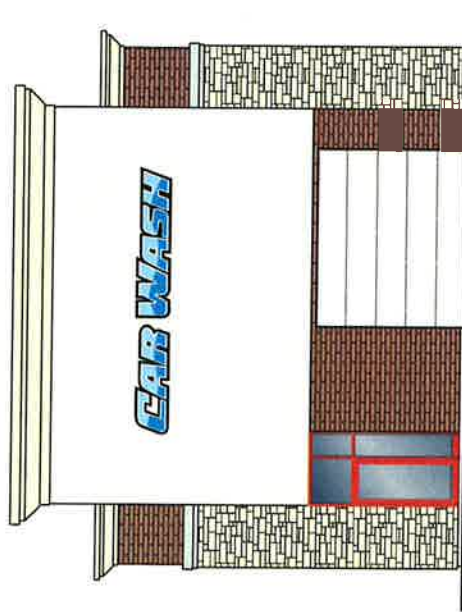
BRACING DETAIL 3/16"=1"

VANBRUGGEN SIGNS SINCE 1925
 15401 SOUTHWEST HWY.
 ORLANDO PARK, ILLINOIS
708-448-0826 FAX 708-448-9992

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Scale	NOTED	Title
Date	4-24-14	FOOD N' FUEL - FRANKFORT (HARLEM AVE)
Drawn By	ED	WALL MARQUEE SIGN
Check By		
Date		
Drawn No	15-096.2C	

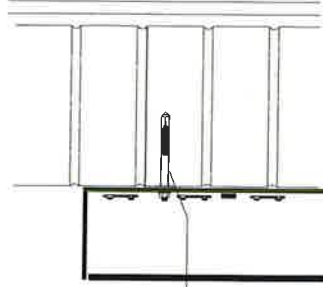
A



EAST ELEVATION 1/4" SCALE



1/8" SCALE



BRACING DETAIL 1/4" SCALE

3/8" DIA. HILTI
HLC-30455 SLEEVE
ANCHOR WITH A
MINIMUM OF 5"
EMBEDMENT



708-448-0826 FAX 708-448-9092

Name

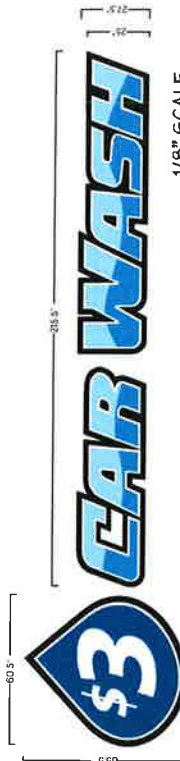
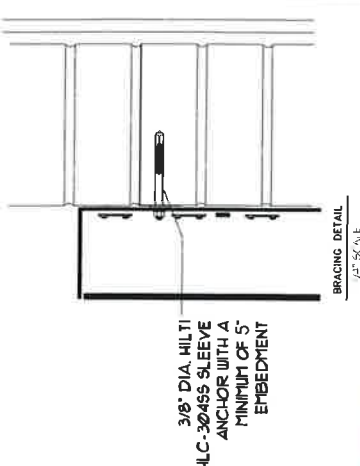
Approved

Date

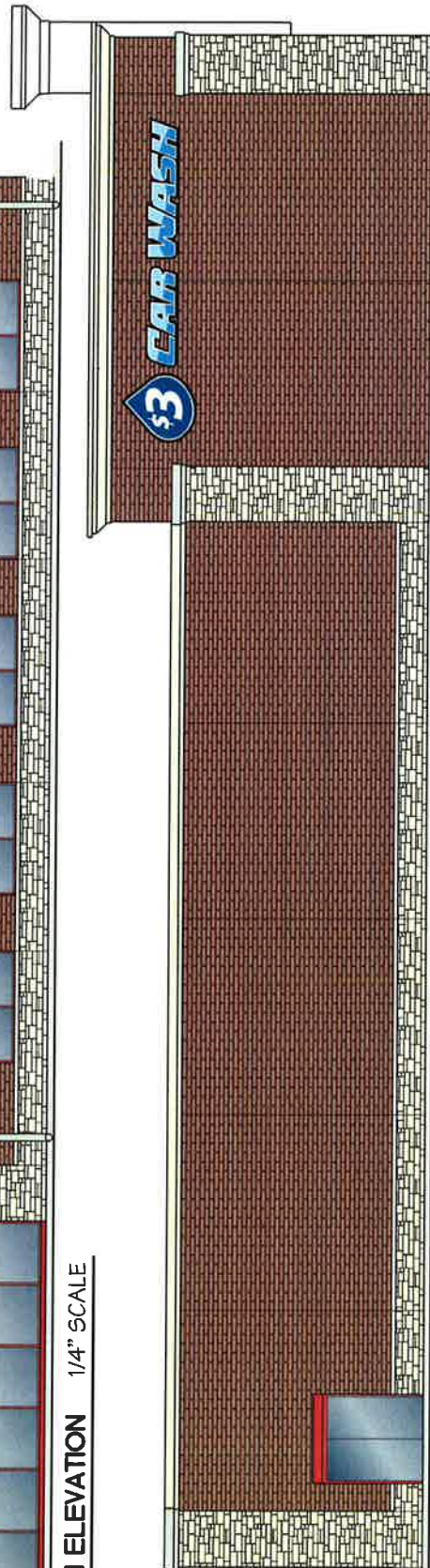
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Drawing No. 17-150.5C

Scale	NOTED	Title	FRANKFORT - GAS N WASH
Date	7-17-17	Description	CAR WASH BUILDING
Drawn By	ED	Revised By	ED
Date	7-17-17	Date	7-17-17

B



NORTH ELEVATION 1/4" SCALE



SOUTH ELEVATION

Scale	NOTED	Title
Date	7-17-17	FRANKFORT - GAS N WASH
Drawn By	ED	CAR WASH BUILDING
Check By	ED	17-150.4C
Date	9-2-17	Drawing No

Approved _____ Date _____

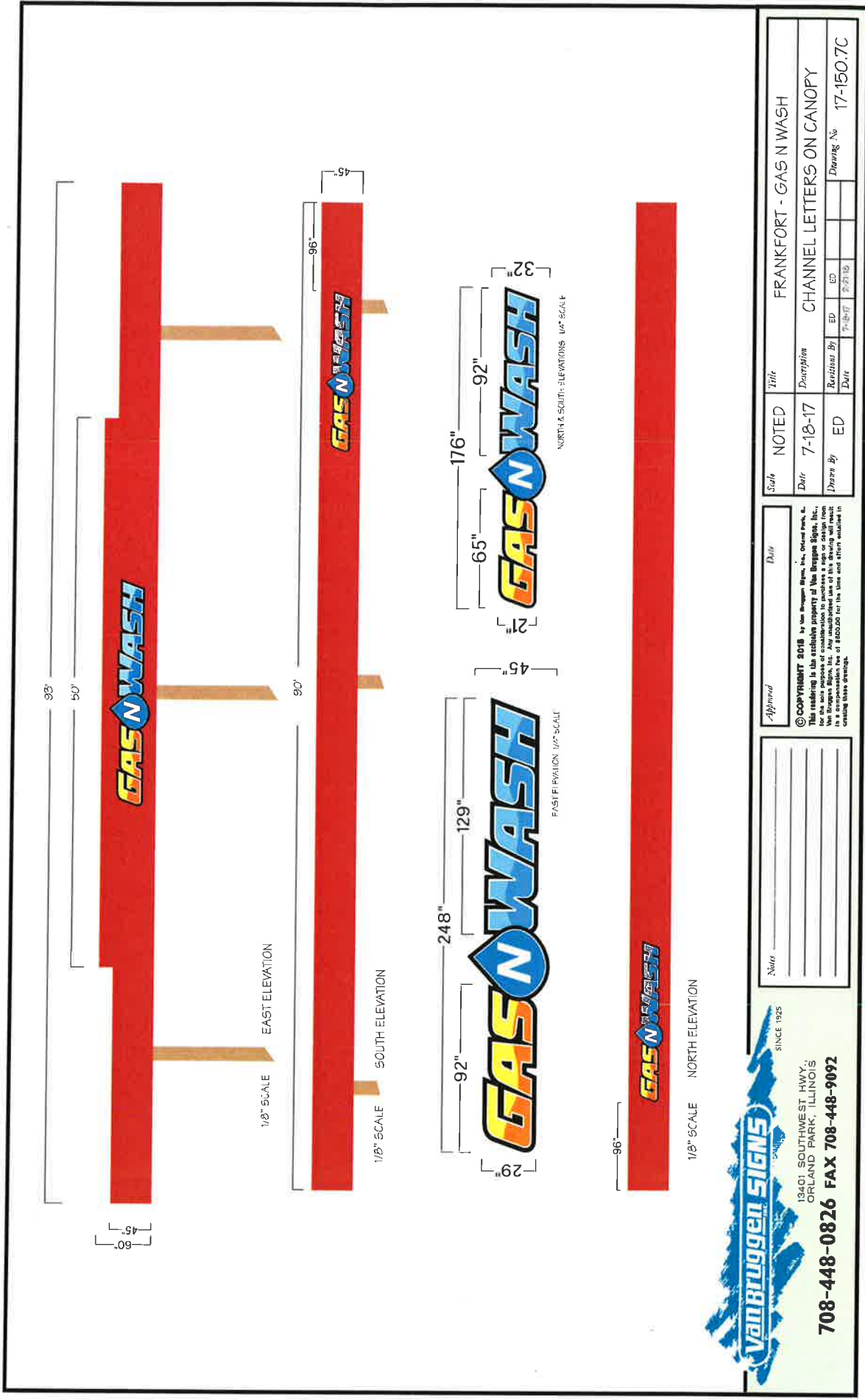
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Van Bruggen Signs
SINCE 1925

13401 SOUTHWEST HWY.
ORLAND PARK, ILLINOIS

708-448-0826 FAX 708-448-9092

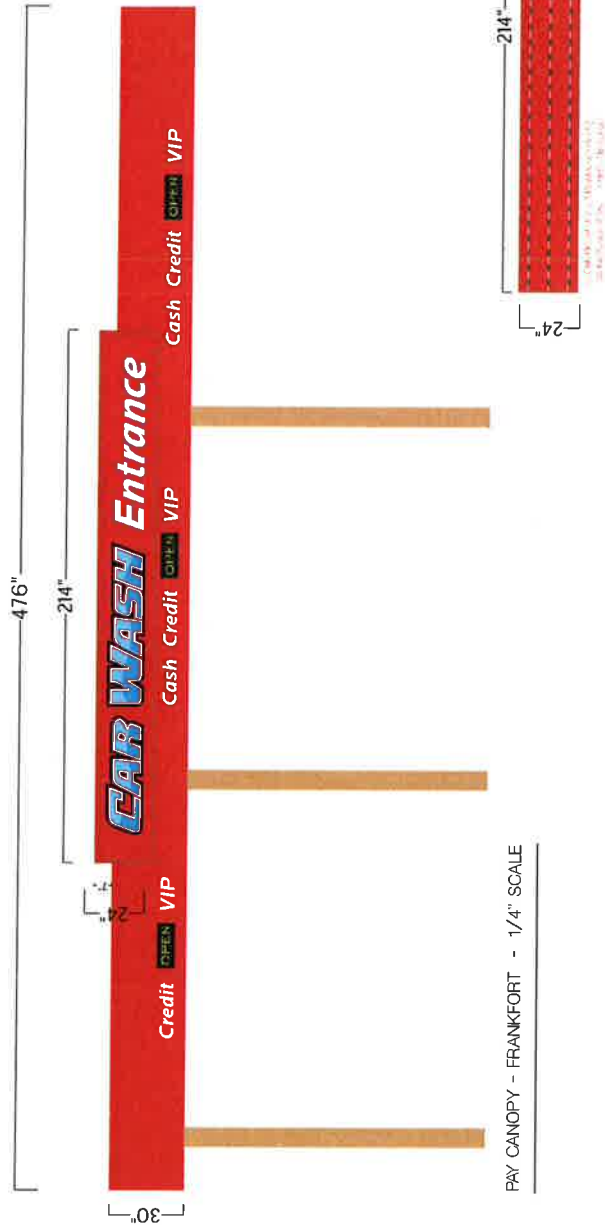
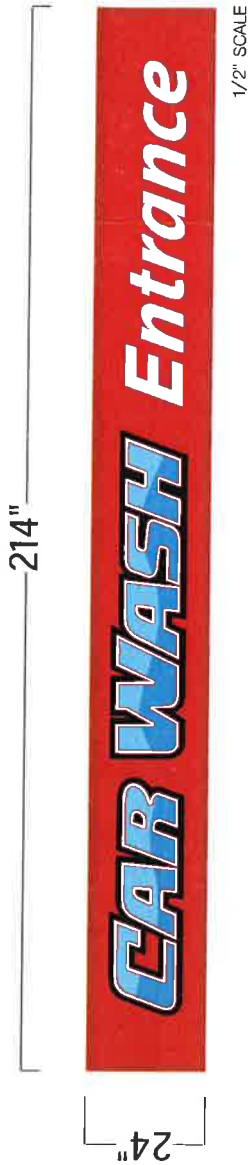
C



VanBruggen Signs
 SINCE 1925
 13401 SOUTHWEST HWY.
 ORLAND PARK, ILLINOIS
708-448-0826 FAX 708-448-9092

Scale	NOTED	Title	FRANKFORT - GAS N WASH			
Date	7-18-17	Description	CHANNEL LETTERS ON CANOPY			
Drawn By	ED	Reviewed By	ED	ED	ED	ED
Date	7-18-17	Date	7-21-17	7-21-17	7-21-17	7-21-17
Drawing No.			17-150.7C			

⑦



VanBruggen SIGNS
 SINCE 1925
 13401 SOUTHWEST HWY.
 ORLAND PARK, ILLINOIS
708-448-0826 FAX 708-448-9092

Scale	NOTED	Title	FRANKFORT - GAS N WASH			
Date	7-18-17	Description	PAY CANOPY W/ ILLUM. SIGN			
Drawn By	ED	Revised By	ED	ED	ED	ED
		Date				
		Starting No				17-150.6C

Approved _____ Date _____
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 creating these drawings.

(E)

EXIT

TRUCKS

EXIT

EXIT

SOUTH ELEVATION

WEST ELEVATION

1/2" SCALE

TRUCKS

DEF
↓

NORTH ELEVATION

EAST ELEVATION

1/8" SCALE

TRUCKS

1/4" SCALE



Name

Approved

Date

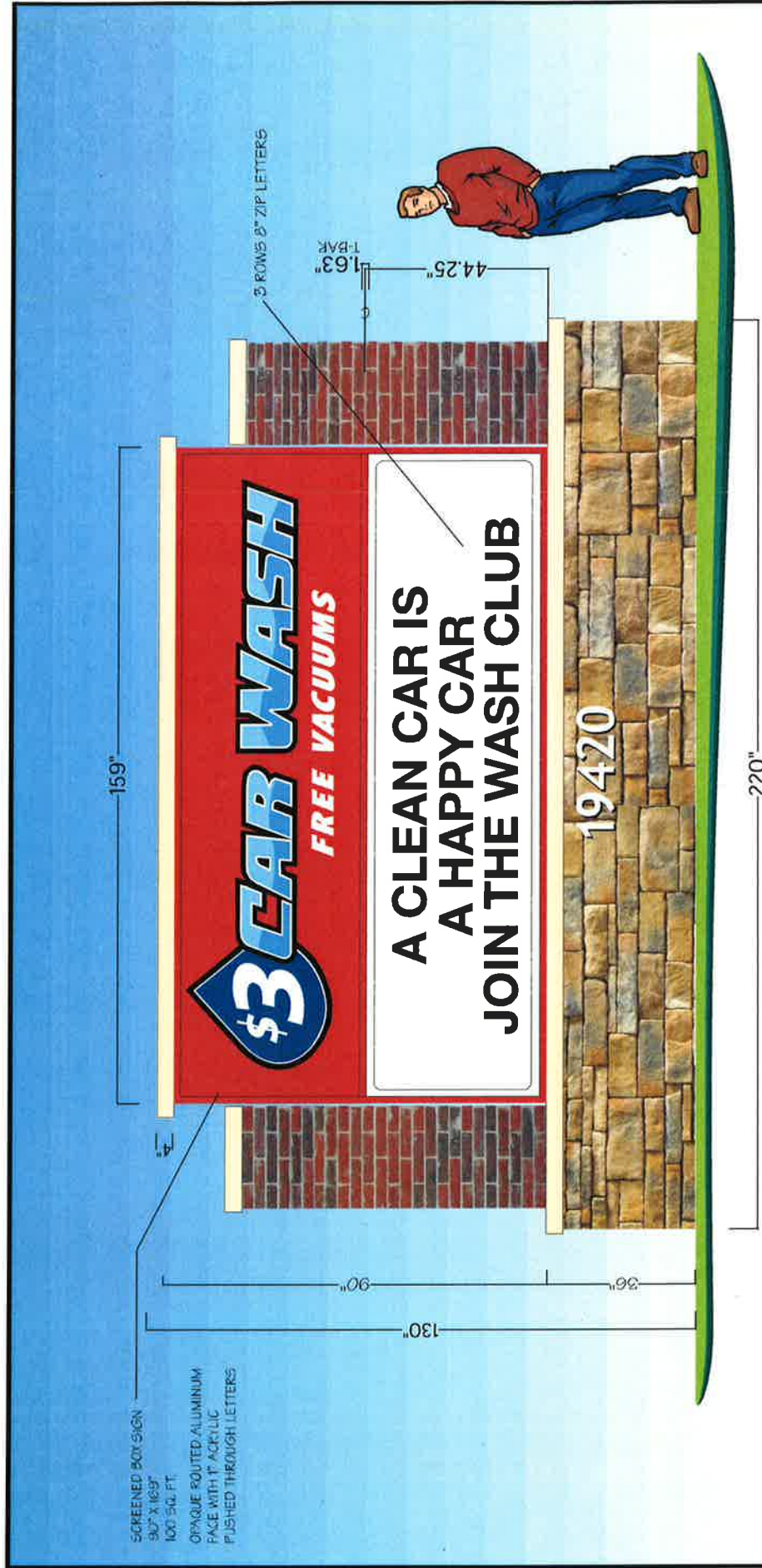
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Scale	NOTED	Title	FOOD N' FUEL - FRANKFORT (HARLEM AVE)			
Date	12-23-14	Description	TRUCK CANOPY SIGNAGE			
Drawn By	D.S.	Reviewed By	ED			
Date		Date	1/15			

Drawing No 14-258.4C

(F)



708-448-0826 FAX 708-448-9092

Note:

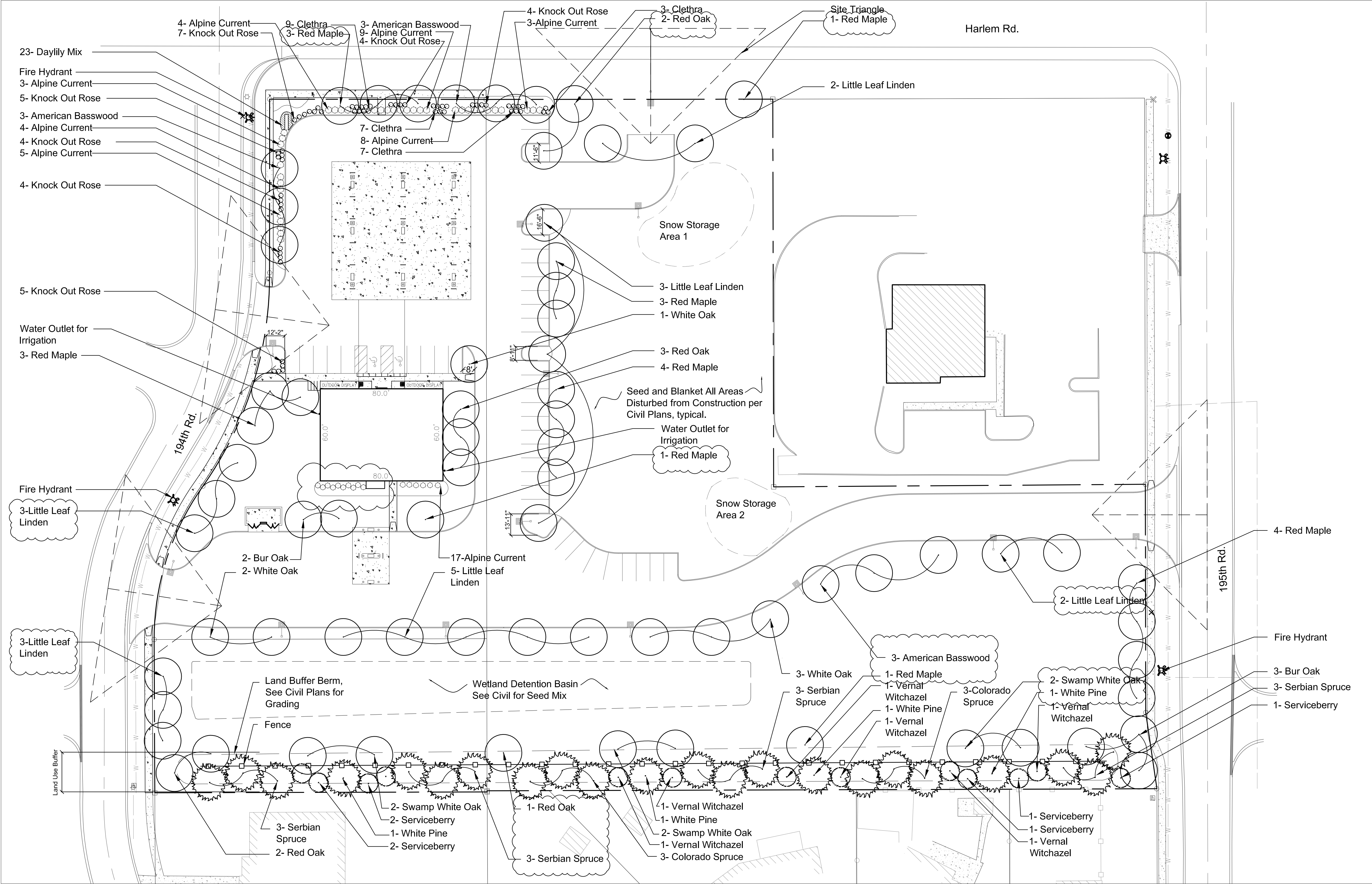
Approved

Date

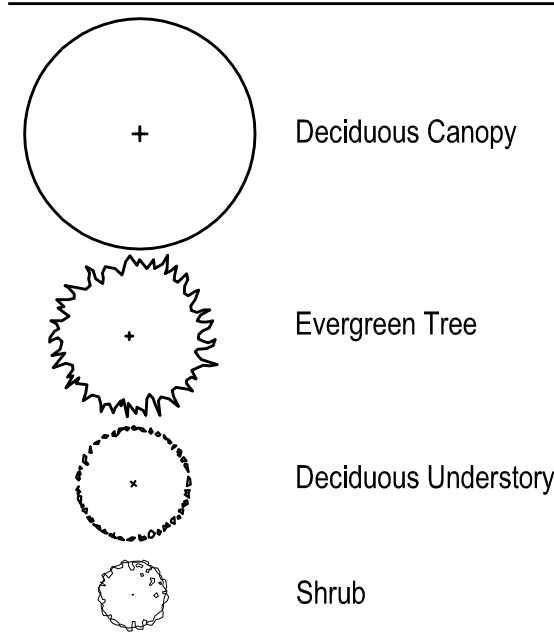
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Scale	1/2"	Title	FRANKFORD - GAS N WASH			
Date	5-24-17	Description	D/F ILLUM. MAIN ID SIGN			
Drawn By	ED	Revised By	ED	QC	Drawn By	17-150.3C
Date	7-5-17	Date	9-2-17	Date	11-1-17	

(H.)



LANDSCAPE LEGEND

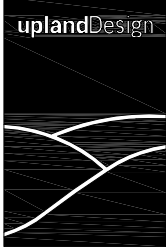


SCALE: 1" = 30'-0"



PROJECT
Food N Fuel
194th & Harlem
Frankfort Township Will County, IL

PROJECT TEAM



uplandDesign Ltd

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

M. Gingerich, Gereaux & Associates
25620 S. Gougar Rd.
Manhattan, Illinois 60442
Phone: 815.478.9680

SHEET TITLE

Landscape Plan

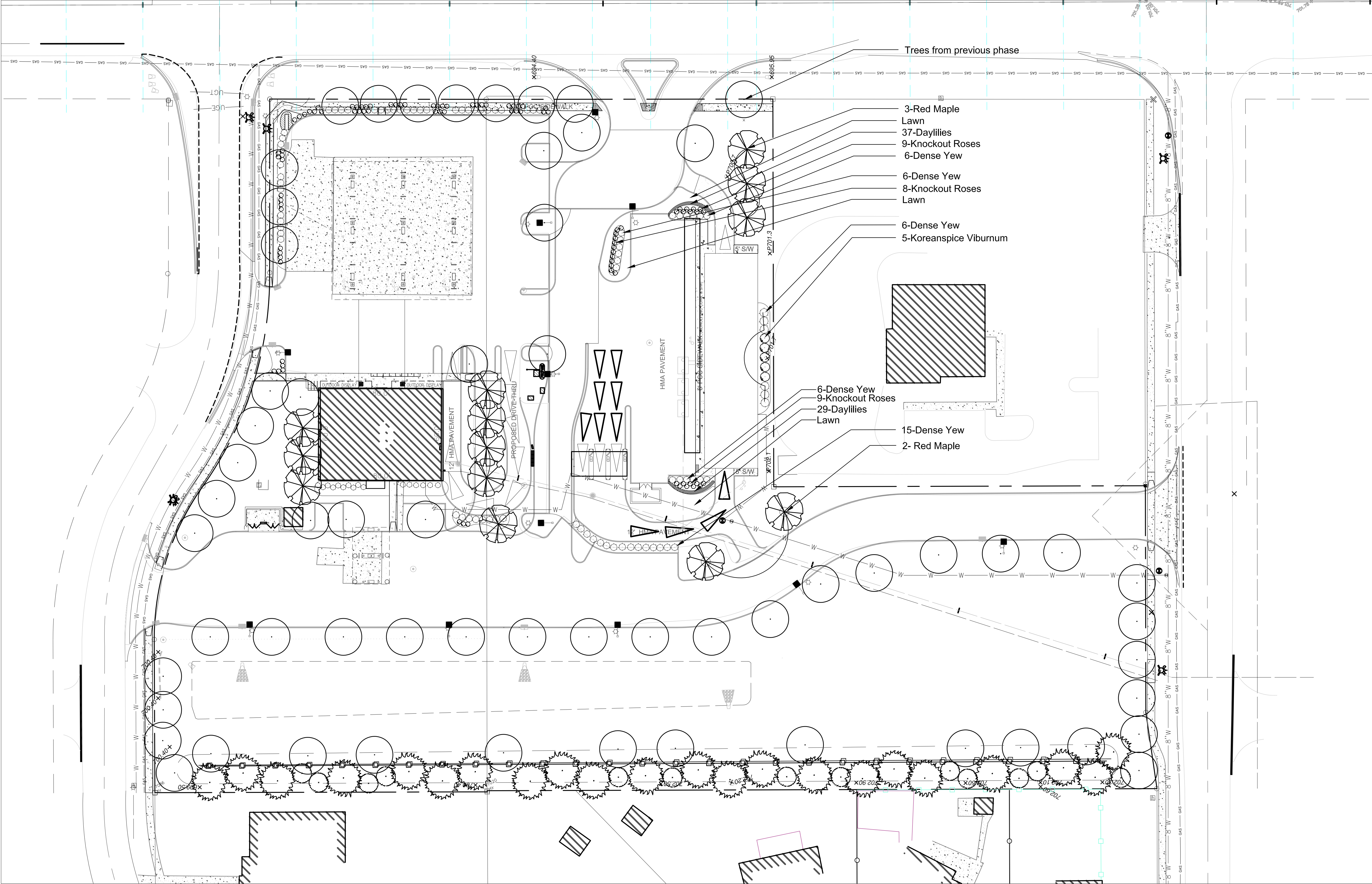
SHEET NUMBER

L1.0

DRAW / REVISION

MK/LD	Issue for Permit	4DEC2014
MK/LD	Permit Revisions	22DEC2014
MK/LD	Permit Revisions	9JAN2015
MK/LD	Permit Revisions	28JAN2015
MK/LD	Permit Revisions	26MAR2015

MK/LD Construction Substitutions 16JUL2015
MK/LD Construction AS-Built 3SEP2015
Project Number: 422 © Copyright 2014 Upland Design Ltd.
Z:\422-GasNSave PLOT-UPLAND 2014



LANDSCAPE LEGEND

- Deciduous Canopy
- Evergreen Tree
- Deciduous Understory
- Shrub

Trees from previous phase

3-Red Maple
Lawn
37-Daylilies
9-Knockout Roses
6-Dense Yew

6-Dense Yew
8-Knockout Roses
Lawn

6-Dense Yew
5-Koreanspice Viburnum

6-Dense Yew
9-Knockout Roses
29-Daylilies
Lawn

15-Dense Yew
2- Red Maple

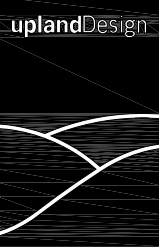


SCALE: 1" = 30'-0"

0 15' 30' 60' 90'

PROJECT
Food N Fuel
194th & Harlem
Frankfort Township Will County, IL

PROJECT TEAM



uplandDesign Ltd

Park Planning and Landscape Architecture
24042 Lockport St, Plainfield, Illinois 60544
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M. Gingerich, Gereaux & Associates
25620 S. Gougar Rd.
Manhattan, Illinois 60442
Phone: 815.478.9680

SHEET TITLE

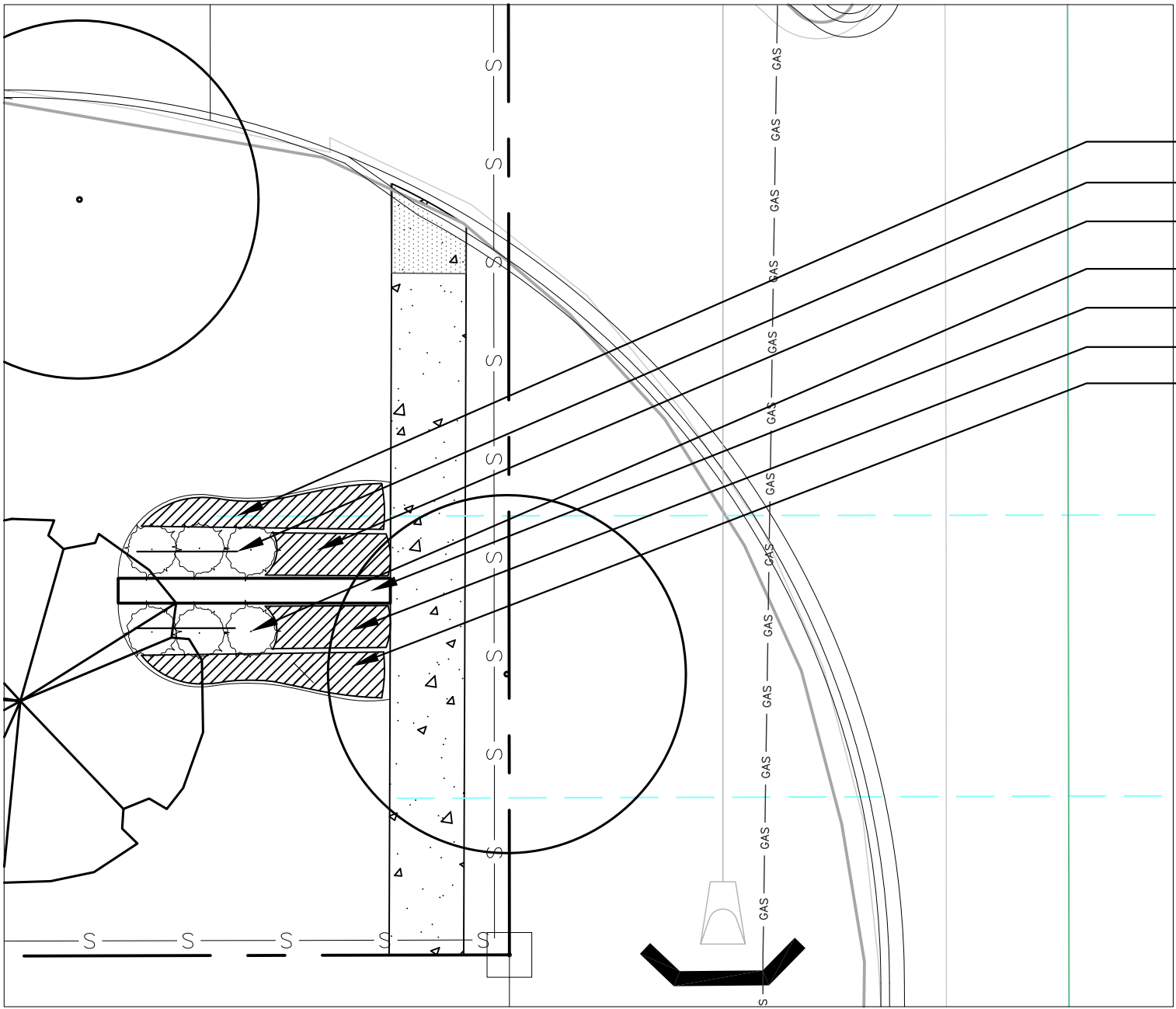
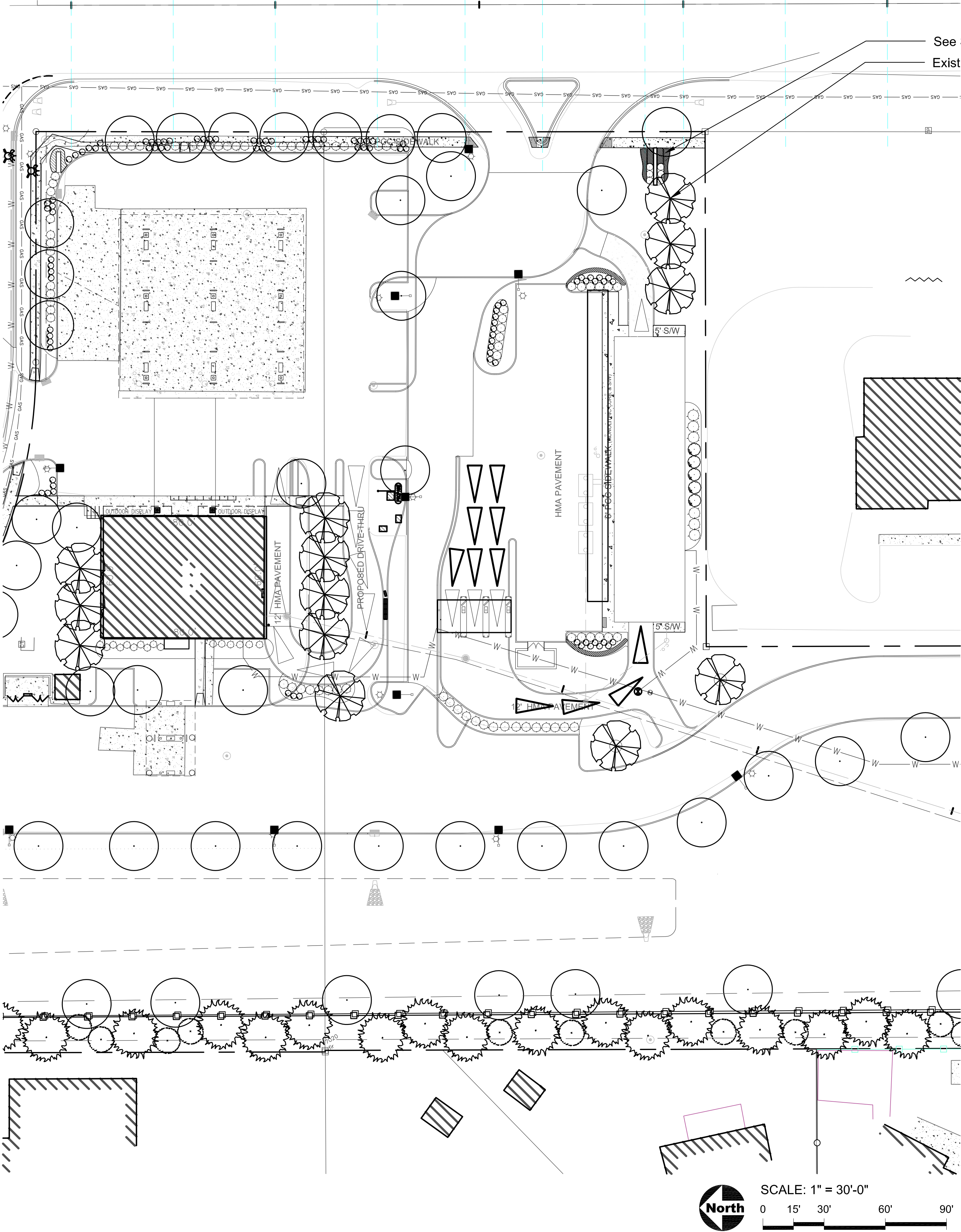
**Car Wash
Landscape
Plan**

SHEET NUMBER

L1.0

DRAW / REVISION

MK/LD	Revision	10APRIL2017
MK/LD	Permit Review	20APRIL2017
MK/LD	Permit Review	10MAY2017
MK/LD	Permit Review	30MAY2017

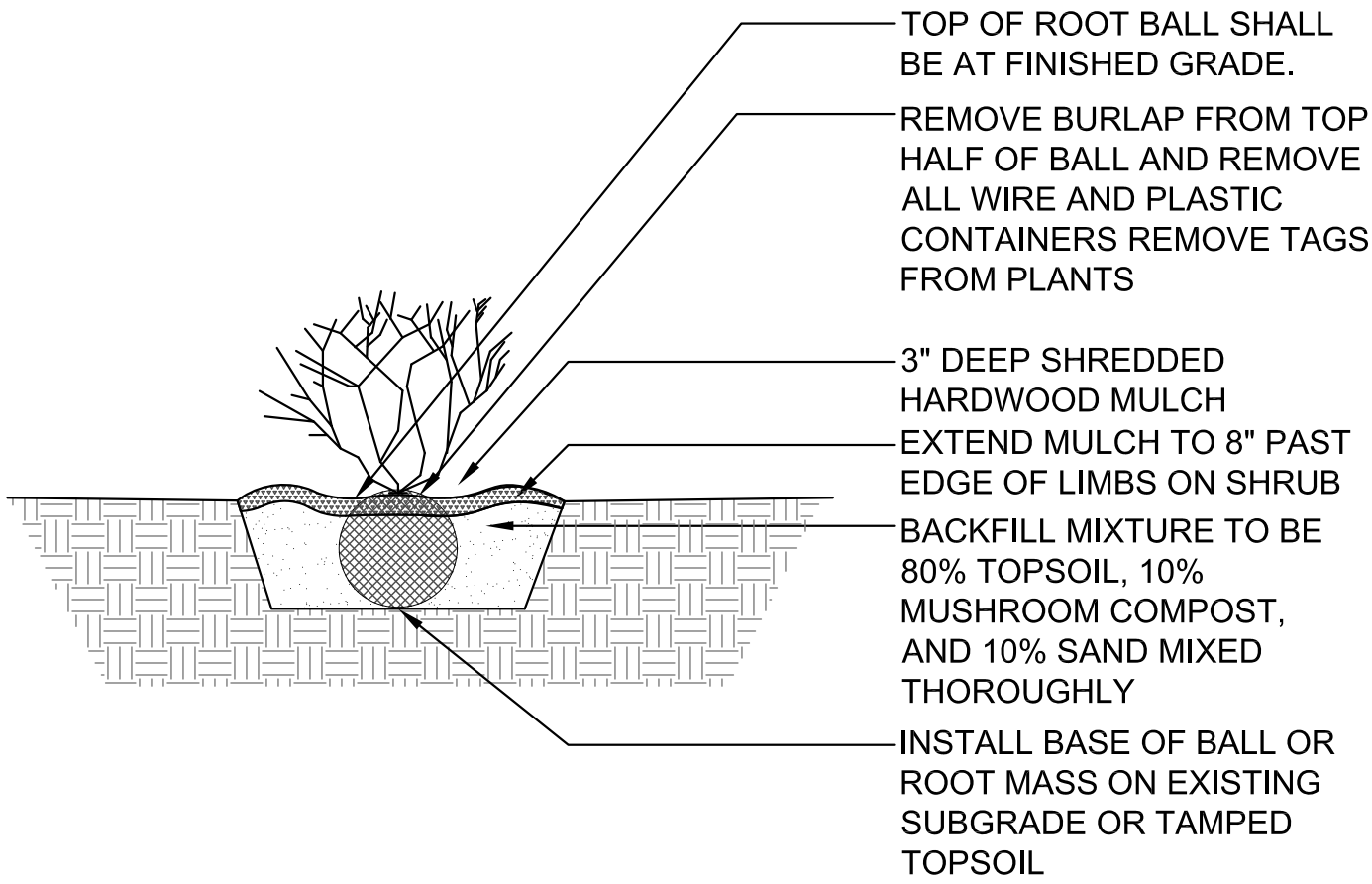


LANDSCAPE LEGEND

- Deciduous Canopy
- Evergreen Tree
- Deciduous Understory
- Shrub

PLANT LIST

QTY	SIZE	BOTANICAL NAME	COMMON NAME
Shrubs - Balled and Burlap or Pot (minimum 5 gallon)			
6	24" Ht. x 24" Spr.	Buxus "Green Mountain"	Green Mountain Boxwood
6	Total		
Perennials and Grasses - Pot (minimum 1 gallon)			
15	#1	Hemerocallis 'Going Bananas'	Going Bananas Daylily
15	#1	Hemerocallis 'Summer Wine'	Summer Wine Daylily
9	#1	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint
9	#1	Sporobolus heterolepis	Prairie Dropseed
48	Total		



Shrub Installation
SCALE: N.T.S. d-plant-shrub_12

PROJECT
Food N Fuel
194th & Harlem
Frankfort Township Will County, IL

PROJECT TEAM
uplandDesign Ltd
Park Planning and Landscape Architecture
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplanddesign.com
M. Gingerich, Gereaux & Associates
25620 S. Gougar Rd.
Manhattan, Illinois 60442
Phone: 815.478.9680

SHEET TITLE
Car Wash Sign Landscape Plan

SHEET NUMBER
L1.0

DRAW / REVISION		
MK/LD	Revision	10APRIL2017
MK/LD	Permit Review	20APRIL2017
MK/LD	Permit Review	10MAY2017
MK/LD	Permit Review	30MAY2017
MK/LD	Revision	6OCT2017



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

MARCH 15, 2018

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on March 15, 2018 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Ken Shaw, Chairman
Peter Kroner
Tim Stanton
John Curran
Angela Gatto
Lucas Engel

Absent Plan Commissioner(s): Eduardo Mani
Garrett Gray
Chuck Augustyniak

Village Officials and Staff: Paula Wallrich, Community Development Director
Kimberly Clark, Planning Manager
Barbara Bennett, Commission Secretary

Guest(s): Henry Doorn, Rich DeBoer, Lyman Tieman, Scott Pritzheit

CALL TO ORDER

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for March 15, 2018 at 7:03 p.m.

COMMUNICATIONS

PAULA WALLRICH, Community Development Director introduced the new PLANNING MANAGER, Kimberly Clarke.

MS. WALLRICH noted that a resident dropped off a packet regarding the Lenny's Workshop for each of the Commissioners. The packets will be passed out to the Commissioners and will be addressed at the Public Hearing on April 5, 2018.

APPROVAL OF MINUTES

Minutes of the March 1, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER KRONER, to approve the Minutes as presented. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE MARCH 15, 2018 REGULAR MEETING

**Item #1 SOUTHWEST CHICAGO CHRISTIAN SCHOOL – 17171 84TH
AVENUE
PUBLIC HEARING: VARIATIONS AND SITE PLAN APPROVAL**

Consider granting the Petitioner, Henry Doorn, Jr., on behalf of Southwest Chicago Christian School, the following Variations from the Zoning Ordinance:

1. A 1,680 SF Variation from Section III.I.2.b. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum floor area of an accessory structure to 720 SF;
2. A three (3) foot Variation from Section III.I.2.c. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum height of the accessory structure to eighteen (18) feet at the peak of the structure;
3. A Variation from Section III.I.2.g. (Accessory Structures and Uses) of the Zoning Ordinance which prohibits accessory structures to be serviced by water, sanitary sewer, or natural gas; and
4. A Variation from Section III.R.d. (Parking of Vehicles in Residential Zoning Districts) which requires commercial vehicles to be stored in a garage or fully enclosed structure.
5. A two (2) foot Variation from Section III.J.2.c. (Fence Regulations) where a fence is limited in height to 6' in all zoning districts.

These Variations will allow the Petitioner to construct an accessory structure adjacent to the Southwest Chicago Christian School for purposes of a 2,400 SF Transportation Building with a mean height of 17' 5" and a ridge height of 21', to be serviced with water, sanitary sewer and natural gas. The requested Variations will also allow for off-street surface parking for 11 school buses that will be enclosed within an 8' chain link fence.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Peter Kroner
Tim Stanton
John Curran
Angela Gatto
Lucas Engel

Absent Plan Commissioner(s): Eduardo Mani
Garrett Gray
Chuck Augustyniak

Village Officials and Staff: Paula Wallrich, Community Development Director
Kimberly Clark, Planning Manager
Barbara Bennett, Commission Secretary

Guest(s): Henry Doorn, Rich DeBoer

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER GATTO, to open the Public Hearing for the Southwest Chicago Christian School. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

CHAIRMAN SHAW requested anyone present in the audience, who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

PAULA WALLRICH, Community Development Director explained there are two issues. One is a Site Plan Review and one is Variations. The Petitioner is looking to build a Transportation Building on the site of the school to serve their needs for minor repairs, office and meeting rooms. With this construction of the accessory structure there are five (5) Variations. The issues are related to size, the height of the structure, the fact that it will be serviced with utilities, there will be busses parked on site rather than in an enclosed building and the fence being erected around the busses will be eight feet (8'). These are all things that require approval of Variations partly because this is in an R-3 Zoning. R-3 Zoning generally contemplates a single-family development; however a church is a permitted use in that district. There are certain ancillary uses that often accompany this type of building. Storage of school busses and a transportation building would not be an unusual use. Most of the accessory structure stipulations are related to what you might have in a back yard, like a shed. This is why the Variations would be necessary.

MS. WALLRICH displayed an aerial of the location of the subject property on the southeast corner of 84th Avenue and 171st Street. The property is approximately 14 acres encompassing 2 parcels. The Faith Christian Reform Church is distinct from the school parcel. They have separate ownership and separate tax boundaries. The Southwest Chicago Christian School has three locations, one in Oak Lawn, one in Palos Heights and one in Tinley Park. The school in Tinley Park opened in 1986 and has grown to approximately 300 students attending from Pre-K thru 8th Grade. The high school in Palos Heights is celebrating its 100th anniversary this year. Previously the school operated a Transportation Building in Oak Lawn; however they have since sold that property and are now requesting to construct a new Transportation Building at their Tinley Park Site. The Petitioner is seeking to build a new Transportation Building and associated off-street parking for 11 school buses. Currently there is a chain link fence around the parking of the busses to discourage any vandalism.

The bus parking area is being proposed just east of the existing school with eleven (11) bus parking spaces. South of that there is a basketball court and there are plans to do an additional court. On the existing site there is quite a bit of vegetation on the south end of the site as well as along the east property line.

MS. WALLRICH presented a drawing of the interior of the proposed building. The diagram illustrated the size of a bus. She stated they will be doing oil changes, washing of the buses but no major repairs. There is also a break room, office, storage areas and two washrooms. The storage area is important due to the fact there is a cargo container outside that will be removed. This was identified as an open item at the workshop. Staff is recommending that this be placed as a condition of the Site Plan Approval. With regards to landscaping, there is an existing tree line along the east side. There are single-family homes off to the west. Staff also recommended that most of the trees be preserved as much as possible, especially the two (2) evergreen trees along the north end of the existing parking lot. Staff recommended that with the Site Plan Approval be conditioned upon a tree preservation plan.

In the staff report, there is a dialog between the Applicant's Landscape Architect and the Village's Landscape Architect. All of the requested landscape recommendations have been met. They will get credit for much of the existing vegetation on the site. Staff recommends, as part of the Site Plan Approval, that the trees along the north are protected and when the parking lot is constructed staff will readjust what trees need to be preserved on the east property line.

With respect to architecture, the Petitioner has agreed to use materials that match the existing brick. With respect to the Site Plan, it is somewhat screened by the existing school building and existing church. The height of the gymnasium is twenty three feet (23') and the new bus barn is eighteen feet (18') at the peak. The trash enclosure will be constructed of the same brick to match the existing school structure. It will be in a similar location to the existing trash enclosure. All HVAC equipment will be located inside of the building. This concluded the review for the Site Plan Approval.

Regarding the Variances, the property is zoned R-3 which allows for primary and secondary educational facilities as a permitted use. There is residential zoning off to the west. There is commercial to the northwest as a B-3 and more residential R-5 off to the north. The school is separated from the single-family residences to the south and there is a natural vegetation buffer in that area.

The proposed Transportation Building is considered a permitted accessory use however requires the following Variations to be constructed in accordance with the submitted plans:

1. A 1,680 SF Variation from Section III.I.2.b. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum floor area of an accessory structure to 720 SF;
2. A three (3) foot Variation from Section III.I.2.c. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum height of the accessory structure to eighteen (18) feet at the peak of the structure;
3. A Variation from Section III.I.2.g. (Accessory Structures and Uses) of the Zoning Ordinance which prohibits accessory structures to be serviced by water, sanitary sewer, or natural gas;
4. A Variation from Section III.R.d. (Parking of Vehicles in Residential Zoning Districts) which requires commercial vehicles to be stored in a garage or fully enclosed structure.
5. A two (2) foot Variation from Section III.J.2.c. (Fence Regulations) where a fence is limited in height to 6' in all zoning districts.

CHARMAN SHAW asked the Petitioner if he had anything to add. Mr. Doorn replied that MS. WALLRICH did an excellent job of presenting everything and he had nothing to add.

CHAIRMAN SHAW asked if anyone from the public had anything to add. There was no reply.

CHAIRMAN SHAW asked if the Commissioners had comments or questions.

COMMISSIONER KRONER asked the Petitioner if he would be agreeable to limiting the amount of busses parked on the property to a maximum of 11 busses. Mr. Doorn replied that would be agreeable. This would be based on the current bus count and the number of parking spaces available.

Mr. Doorn explained he appreciates being here in Tinley Park.

A Motion was made by COMMISSIONER CURRAN, seconded by COMMISSIONER ENGEL, to close the Public Hearing on Southwest Chicago Christian School. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW asked MS. WALLRICH to go through the Findings of Fact and the Standards for Variation and Site Plan. MS. WALLRICH replied the staff would like to ascertain regarding the Site Plan that it is not impacting negatively on any of the surrounding land uses. There is adequate circulation and adequate pedestrian needs. Because this is an existing school all those issues are currently met. The traffic patterns are all the same. The Standards have been met.

With respect to the Variations there are three main standards that they must meet. These are noted in the Staff Report.

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.
 - For size they need more than 720 Sq. Ft. because a bus would not fit in a smaller size.
 - The height is to accommodate the bus and storage needs.
 - The utilities are necessary for them to operate
 - Parking is necessary as all the busses would not fit inside.
 - The fence is to protect against vandalism.
2. The plight of the owner is due to unique circumstances.
 - This is an institutional use in a single-family zoning district.
 - This is a permitted use, but certain ancillary uses go along with it.
3. The Variation, if granted, will not alter the essential character of the locality.
 - Because the school has existed since 1986, the only change is the transportation barn and the uses will remain the same.
 - The additional building will architecturally match the existing buildings on the property.

CHAIRMAN SHAW asked if any of the Open Items have been addressed. MS. WALLRICH replied that yes they have been addressed.

CHAIRMAN SHAW asked for clarification regarding if there are currently busses stored on the site and is it technically not allowed. MS. WALLRICH replied that there is no record of a prior Variation. She noted that non-conforming uses can result from changes in the Code over time and that unfortunately there are probably many nonconforming uses in the Village. She stated that if a use is rendered non-conforming as a consequence of a code change they would not be required to bring it into conformance until such time as the non-conformance is expanded.

A motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER CURRAN to grant the Petitioner, Henry Doorn, Jr., on behalf of Southwest Chicago Christian School, located at 17171 84th Avenue, Site Plan Approval in accordance with the plans submitted and listed herein with the following conditions:

1. The existing cargo container must be removed prior to issuance of the final occupancy permit for the Transportation Building;
2. Provide a tree protection plan to staff for approval prior to issuance of a building permit;

3. Staff approval of preservation of trees and plantings along the east property line after the parking lot installation; and
4. No more than 11 busses are to be stored on the property at any given time.

AYES: COMMISSIONERS STANTON, CURRAN, ENGEL, GATTO, KRONER,
CHAIRMAN SHAW.

NAYS: NONE

CHAIRMAN SHAW declared the motion unanimously approved.

A motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER ENGEL to recommend to the Village Board the granting of the following Variations to the Petitioner, Henry Doorn, Jr., on behalf of Southwest Chicago Christian School, located at 17171 84th Avenue, consistent with the List of Submitted Plans as attached herein and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff as may be amended by the Plan Commission at this meeting:

1. A 1,680 SF Variation from Section III.I.2.b. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum floor area of an accessory structure to 720 SF;
2. A three (3) foot Variation from Section III.I.2.c. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum height of the accessory structure to eighteen (18) feet at the peak of the structure;
3. A Variation from Section III.I.2.g. (Accessory Structures and Uses) of the Zoning Ordinance which prohibits accessory structures to be serviced by water, sanitary sewer, or natural gas;
4. A Variation from Section III.R.d. (Parking of Vehicles in Residential Zoning Districts) which requires commercial vehicles to be stored in a garage or fully enclosed structure; and
5. A two (2) foot Variation from Section III.J.2.c. (Fence Regulations) where a fence is limited in height to 6' in all zoning districts.

These Variations will allow for the construction of an 2,400 SF accessory structure (Transportation Building) with a roof height of 21', serviced with water, sewer and natural gas, with associated off-street surface parking for no more than 11 school buses enclosed with a 8' chain link fence.

AYES: COMMISSIONERS STANTON, CURRAN, ENGEL, GATTO, KRONER,
CHAIRMAN SHAW.

NAYS: NONE

CHAIRMAN SHAW declared the motion unanimously approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE MARCH 15, 2018 REGULAR MEETING

Item #2 LENNY'S FOOD AND FUEL- 19420 HARLEM AVENUE

WORKSHOP: Consider granting the Petitioner, Leonard McEnery, a map amendment rezoning the subject parcel from R-1 (Single Family Residential) to B-3 (General Business and Commercial District) with Special Uses to allow the continuation of the existing Automobile Service Station and Automobile Car Wash.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Peter Kroner
Tim Stanton
John Curran
Angela Gatto
Lucas Engel

Absent Plan Commissioner(s): Eduardo Mani
Garrett Gray
Chuck Augustyniak

Village Officials and Staff: Paula Wallrich, Community Development Director
Kimberly Clark, Planning Manager
Barbara Bennett, Commission Secretary

Guest(s): Lyman Tieman, Attorney, Scott Pritzheit, Planning and Architecture.
Len McEnery, Petitioner

CHAIRMAN SHAW made a brief statement regarding the issue before the Commission is one of zoning, specifically the rezoning to B-3 and the Special Uses for a car wash and convenience store. He noted that there may be concerns regarding video gaming and the sale of packaged liquor; however those issues are not under the Commission's review and they will be considered as part of the Village Board's review of the annexation petition.

PAULA WALLRICH, Community Development Director explained tentatively the Public Hearing will be at the Plan Commission Meeting held on April 5th and then to the Village Board for a First Reading on April 17th and final approval on May 1st. She reiterated what CHAIRMAN SHAW had stated and that the annexation will be discussed at the Village Board and only zoning issues will be reviewed with the Plan Commission.

MS. WALLRICH gave a history on the Lenny's Property at 19420 S. Harlem Avenue. At this location there is a convenience store with drive-up window for Dunkin Donuts and Beggars Pizza, a fueling station, a Car Wash and outdoor dispensing/filling of propane tanks. Mr. McEnery built this in 2015 with

the Car Wash added in 2017. He is petitioning the Village of Tinley Park for annexation as he wishes to expand his business to include Video Gaming and Package Liquor Sales. No new construction will occur as a product of that. There are two buildings on the property which include the Convenience store and the Car Wash. There are two canopies, one servicing car gas dispensing and one for truck gas dispensing. There are two issues before the Commission, one is rezoning, from the County zoning of C-2 and the second is the Special Uses. Staff is recommending Zoning the property to B-3 (General Business and Commercial). She noted there are options between B-3 Zoning (General Business and Commercial) or B-5 (Automotive District). B-5 is primarily confined to car dealerships and although is labeled Automotive it includes much more than that. It includes other uses such as body shops and outdoor storage of automobile parts, light equipment sales and heavy equipment sales and some of the existing uses such as "food store, drive-in and restaurants" are prohibited. With the B-3 Zoning District the Convenience Store and the Car Wash are Special Uses. There is no Site Plan review required as this is all existing structures and there is no Building Permit being requested. Staff did an inspection on the property which included Landscaping and signage. As part of the Annexation Agreement they will be required to bring the property into conformance with all of the Village Codes. A letter was presented to the Petitioner explaining any issues that were found. There were a few deficiencies with the Landscaping which they will bring into conformance as part of the Annexation Agreement. The other issue is the signage which will be rendered legal non-conforming signs upon annexation. MS. WALLRICH then noted the hours of operation for the Convenience Store is 24 hours, the Car Wash is 6:00 a.m. to 10:00 p.m. and the Dunkin Donuts is 4:00 a.m. to 10:00 p.m. It is important to note that for the Public Hearing we want to incorporate the Findings of Fact and any submitted plans.

CHAIRMAN SHAW asked the Commissioners for comments or questions.

COMMISSIONER CURRAN asked whether the property to the north is unincorporated and when the water line is put in would they have to cross that property. He also asked if that property would be willing to also annex. MS. WALLRICH replied she has had conversations with them and they are interested in annexation. They are interested in Tinley Park water but the sanitary sewer will always be Frankfort.

COMMISSIONER GATTO asked about the projected revenue and who came up with the amount. MS. WALLRICH replied that the Petitioner did.

COMMISSIONER KRONER asked if their signs conform to the current sign regulations. He stated that he would like the Petitioner to bring the signage up to our Code since a lot of time was spent on the Sign Ordinance. Mr. Lyman Tieman, Attorney for the Petitioner, replied that the Petitioner would not want to change the signage. This facility is currently operating. He stated that his client wants something from the Village and the Village will get tax revenue from them. He stated he didn't believe there were any major problems between existing signage and Village Codes. COMMISSIONER KRONER stated if there are no major issues then they shouldn't mind bringing that signage up to Code. This is an entry point to our Village from the south to the north and we should not have a structure that does not maintain our standards. Even though this is an existing site, it should be brought up to our recently enacted Sign Ordinance. Mr. Scott Pritzheit, Architect noted that the signage met the County Sign Ordinance when it was built and we are not aware of any difference between that and the Village Sign Ordinance. When we were working on this project we did work closely with Tinley Park and tried to meet all the requirements of the Village to include materials, building, setbacks and landscaping. At that time the list we had from Tinley Park was minor regarding the things that did not conform. Regarding the signs we are not aware of any changes that need to be done and we cannot comment further at this time. COMMISSIONER KRONER asked if they would come back at the Public Hearing with the deficiencies, if there any, would they bring them up to Code.

CHAIRMAN SHAW agreed with COMMISSIONER KRONER. We will consider this an open Item and should be addressed at the Public Hearing. COMMISSIONER STANTON also agreed.

COMMISSIONER KRONER asked why Annexation was not considered back in 2013 and 2014. Mr. Tieman replied that at the time, the property was zoned with the County for a Gas Station and Convenience Store. The position was to proceed with the County because of the Zoning and seek the Special Use for the Car Wash and the Drive-up food service. He state they were not successful with the County and the matter was taken to court but subsequently was approved. The Car Wash was built in 2017. There was no incentive to come into the Village since they received the approvals they needed in the County. The issue now is that Package Liquor Sales and the Video Gaming are not allowed in the County. Those uses were previously allowed with the County, but when the County saw that we were in court for the Special Use they had a meeting and because of our facility the County opted out of future gaming in the unincorporated areas of Will County. They grandfathered in all the business that currently had gaming and restricted gaming from that time forward because of the McEnery facility. They also modified the Liquor License because of our facility, to reduce the number of Liquor Licenses from 12 or 13 for package liquor sales out of gas stations down to the existing number County wide with the condition that no additional Licenses for packaged Liquor Licenses would be allowed out of Convenience Stores or Gas Stations without the County Board Members in that district approving it. Those 2 issues were directed at this facility. The court granted the Special Use Permit and the next step will be to get the Package Sales Liquor License and the gaming License to put this on an even par with other stations. This was the reason for the business decision to Annex into Tinley Park.

Mr. Tieman then stated that there are a number of benefits to the Village of Tinley Park. We will be switching over to Tinley Park water and paying a substantial fee to run a water main along Harlem Avenue. We have agreed to hook into Tinley water within a year and we have agreed to sprinkle the car wash within five years. We have agreed to pay a recapture for water which is a substantial amount of money. Everything we are doing is permitted. We are looking to bring this facility into the jurisdiction of Tinley Park.

COMMISSIONER KRONER asked how many cars and trucks the service station services for one day and if there are parking for trucks. Mr. McEnery replied approximately 1,200 cars and approximately 30 trucks per day. There are 2 spaces for trucks. Mr. Pritzheit replied there are no over the road trucks just sitting in the lot. There are mainly local trucks coming in to fuel and get a cup of coffee.

COMMISSIONER STANTON noted that from his history of using Lenny's Gas Stations they are top-notch and he is a good business man.

CHAIRMAN SHAW asked the Petitioner if they would like to make a formal presentation. Mr. Pritzheit replied that they have been working with the Village's staff for several months. We support the findings. This is a top-notch facility that is well run. There have been no issues of delinquency or police. Lenny runs a number of these facilities and has proven that he can manage these well. If there are any issues that need to be brought up, we would be glad to address that. MS. WALLRICH then noted that there have been no findings yet. The findings will come after the Public Hearing. COMMISSIONER CURREN asked about the gaming and liquor. Does the Village have licenses available? MS. WALLRICH replied that the Board has considered creating a new Liquor License that will accommodate Packaged Liquor only at a Truck Stop as defined by the State Statute. This was brought up at the Committee of the Whole and there was no vote. This was brought before them and they directed staff to go forward with the Rezoning aspects of the project. After the Plan Commission looks at the Zoning, the Board will consider the creation of the Liquor License and the Annexation. They would still have to apply for the Liquor License and the Gaming. This would not have anything to do with the Plan Commission approval. COMMISSIONER CURREN asked about the property to the west and if it is unincorporated or is it

Frankfort. MS. WALLRICH replied there is one row of homes immediately west of the gas station along the south side of 194th that is in the Village and everything else south of there is outside the Village. Frankfort has no contiguity in this area and therefore would have difficulty in annexing the subject parcel. MS. WALLRICH displayed a map showing the demarcation of the area. In order to annex a property, there has to be 300 feet of contiguity.

COMMISSIONER CURREN asked if there are currently gas stations that sell liquor and have gaming in the Village. MS. WALLRICH replied there is one Shell Gas Station that sells liquor. This may be a product of annexation. She was unaware of any station that had gaming.

CHARIMAN SHAW noted several things from the Petitioner's testimony including the fact that the trigger for annexation was the County's actions to prevent Liquor Sales and Gaming, the traffic numbers from Mr. McEnery were estimates. He questioned if there have been any traffic studies and the State definition of Truck Stop should be included as an Open Item so we can understand what this means. He reiterated that the Commission is not offering any recommendation for gaming or liquor license, but clearly this is the basis for what we are doing here. Mr. Tieman replied when the gaming act was created by the State of Illinois they allowed gaming inside establishments that poured liquor, they also had a category for fraternal organizations and a category for Truck Stops. The State defined the Truck Stop as a facility that sells Diesel Fuel and is on three acres or more and sells a minimum of 10,000 gallons of fuel or more and has the ability to allow two (2) trucks parking at any given time. The State created this category for Video Gaming but this does not fit the typical definition of a Truck Stop. Mr. McEnery has a Truck Stop on Joliet Road that has parking for 50-60 trucks with constant truck traffic in and out. Anyone in the gasoline business would look at this and not call it a Truck Stop. The trucks that come into this facility are generally from the Auto Auction further south. There are several other types of trucks that use Diesel fuel. In terms of the zoning requirements for the B-3 via the County or the Village there is an extreme distance between the property line on the west side of the property and the fueling station. The rear setback is well beyond what is required. Regarding the County and Tinley Park requirements for screening for the facility and the home to the west, we have an eight foot fence, berming, landscaping on both sides of the fence and a detention pond. All these things are an effort to make our facility more compatible to the residences on the west. We have gone out of our way in every attempt to accommodate the safety and welfare to the neighbors to the west of us. This is not a Truck Stop with fifty (50) trucks parked and harassing the neighbors.

COMMISSIONER SHAW stated he would like to have these issues addressed prior to the Public Hearing. He listed his concerns as follows:

- Buffer area. Is the setback to the west well beyond the requirement of the County? Mr. Pritzheit replied that when the initial designs with the County there were three levels of buffer zones. One was distance, one was landscaping and one was a fence. One was required, we did all three. When we reviewed Tinley Park's requirements we note that we met them as well. We far exceeded the distance, we provided a landscape mound with a fence on top of it. The 8 foot fence was allowed by the County, and we are not sure it is allowed by Tinley Park. We also did landscaping. CHAIRMAN SHAW noted that because you have exceeded the requirements would you be removing one or more of these in the future? Mr. Pritzheit replied that is not possible due to the detention area.
- Truck Stop definition: MS. WALLRICH noted the term 'truck stop' is only being with respect to Video Gaming. When they create a new Liquor License they will incorporate the name of "Truck Stop" as defined by the Illinois Gaming Board. For zoning purposes this is termed "Service Station".
- Traffic. CHAIRMAN SHAW stated that the assumption is that the traffic will increase, we would feel more comfortable understanding what that change would be. If there is a concern regarding

the current traffic more would be a problem. Mr. Tieman replied they would be willing to have an employee count the amount of traffic for a specific amount of time. We will take a look at those numbers to see how much it would increase. CHAIRMAN SHAW noted he would feel more comfortable having an independent traffic study.

- Public safety. Regarding the Police or Fire, is it currently under the Will County Sheriff's Department. Considering Tinley Park would be taking this over it would be good to have hard data to back up the history of calls. Tinley Park should be able to request this information from Will County. We should have facts to back this up.
- Boundary agreement. The Village of Frankfort is not contiguous anywhere. In the comprehensive plan, we are approaching the year 2020 and the plan was done in 1999. It mentions that there were boundary agreements with all surrounding communities. Our boundaries were set. As far as you know is this an accurate statement. MS. WALLRICH noted the boundary agreement as expired. There is no agreement that would prevent this property from annexing to another community except for lack of contiguity.
- Landscaping. COMMISSIONER KRONER questioned the landscaping and stated that Mr. Tieman had noted that the distance, berming, landscaping and fencing exceeds the requirement. MS. WALLRICH noted the landscaping deficiency was due to dead trees. COMMISSIONER KRONER noted this should be addressed at the Public Hearing.
- Truck Idling. The Petitioner has agreed to install no-idling signs. Is this enforceable? MS. WALLRICH replied the Petitioner has agreed to enforce it.
- Signs. MS. WALLRICH noted the signs existing should be considered non-conforming signs. COMMISSIONER KRONER noted after identifying the deficiencies in the signage he would not be able to vote positively without bring the signage up to code.

COMMENTS FROM THE PUBLIC

#1 – Linda Arnold – Presented a packet to each Commissioner regarding the neighborhood concerns.

- There are 7 business being run out of this facility. My concern is the parking requirement for each of these businesses.
- Regarding parking Commercial vehicles. These should be out of public view.
- Why is a sign being put up to not idle?
- If this is considered a Truck Stop, what is the limit of time a truck would be allowed to stay there?
- This is a Truck Stop abutting single-family homes. The Diesel fuel is less than 200 feet from homes.
- Who will have the jurisdiction to require trucks to leave the facility?
- The Video Gaming will be 24/7. This is inappropriate next to single-family homes. Negative affect.
- Children will be crossing in front of trucks when they go to the Convenient Store in the facility.

#2 – Beth Kendall

- The Summit Hill School is approximately ¼ miles with 12 bus stops in the area.
- In 2012 over 700 resident opposed the Gas Station being built
- The traffic and crime in the area will increase
- FOIA – 2012–2015 requested PD information regarding crime. (stats are in packet presented by Linda Arnold)

#3 – Glen Arnold

- Commending Tinley Park for crafting Ordinances with rules to create one of the safest and prosperous suburbs in the United States.
- Creating this annexation will create and change the Village of Tinley Park. Currently no Truck Stops in the Village.

- No 24 hour gambling
- Constant stream of truck traffic from I-80
- Truckers parking their rigs going in and drinking and gambling then driving.
- This is inappropriate for this location

COMMISSIONER CURRAN asked if this property was rezoned from Residential to Commercial. Mr. Tieman replied this was zoned C-2 on the north and C-3 on the south. Before the property was purchased it was zoned C-2 and also prior to any of the neighbors living there it was zoned C-2 which allows this use.

#4 – Beth Arnold

- I purchased this property 15 years ago and we knew this property was commercial but never dreamed it would be a gas station.
- The buffer should have two rows of trees to block noise and the fence is plastic.
- There is an increase in traffic since the gas station opened. An independent traffic study should be done all day long. It is difficult to get out of the residential area.

COMMISSIONER SHAW noted this is a Special Use under the B-3 Zoning. Staff recommendation would be not to zone it B-5.

GOOD OF THE ORDER

MS. WALLRICH noted:

- We are very glad to have Kimberly Clarke join us as Planning Manager
- Took time last week to go to training on a RTA/APA session
- Kimberly and Paula went to training on Design Guidelines
- Software interviews taking place
- PAWS will be building an Accessory Structure – to PC on April 5
- Working on Annual Report for the CD department
- Meeting with Lakota regarding the Plaza
- Incentive Program for Oak Park Avenue
- Interviewing for Senior Planner
- Tinley Park Mental Health RFQ responses were reviewed today

ADJOURNMENT

There being no further business, a Motion was made by PLAN COMMISSIONER CURRAN, seconded by PLAN COMMISSIONER STANTON, to adjourn the Regular Meeting of the Plan Commission of March 15, 2018 at 9:22 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.



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

APRIL 5, 2018

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on April 5, 2018 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Ken Shaw, Chairman
Peter Kroner
Tim Stanton
Lucas Engel
Eduardo Mani
Garrett Gray
Chuck Augustyniak

Absent Plan Commissioner(s): John Curran
Angela Gatto

Village Officials and Staff: Michael Glotz, Trustee
Paula Wallrich, Community Development Director
Kimberly Clarke, Planning Manager
Patrick Connelly, Village Attorney (Arrived at 7:24 pm)
Barbara Bennett, Commission Secretary

Guest(s): Mark Zamiar, Lyman Tieman, Leonard McEnery, Scott Pritzheit, Brian Hertz, Mike Werthmann

CALL TO ORDER

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for April 5, 2018 at 7:01 p.m.

COMMUNICATIONS

CHAIRMAN SHAW noted a request to change the order of the Agenda Items. Item #2 will be moved forward to Item #1.

APPROVAL OF MINUTES

Minutes of the March 15, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER ENGEL, to approve the Minutes as presented. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE APRIL 5, 2018 REGULAR MEETING
Item #1 PUBLIC HEARING: LANKFORD-PAINTING DIVISION- 18521 SPRING CREEK DRIVE-SPECIAL USE PERMIT FOR A CONTRACTOR OFFICE & SHOP IN THE ORI DISTRICT

Consider a request for a Special Use Permit from the Petitioner, Mark Zamiar of Lankford-Painting Division, to operate a contractor shop and office at 18521 Spring Creek Drive within the ORI (Office and Restricted Industrial) Zoning District. The Special Use will allow the applicant to move their business operations from their current location to the Village of Tinley Park.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Peter Kroner
Tim Stanton
Lucas Engel
Eduardo Mani
Garrett Gray
Chuck Augustyniak

Absent Plan Commissioner(s): John Curran
Angela Gatto

Village Officials and Staff: Michael Glotz, Trustee
Paula Wallrich, Community Development Director
Kimberly Clarke, Planning Manager
Patrick Connelly, Village Attorney (Arrived at 7:24 pm)
Barbara Bennett, Commission Secretary

Guest(s): Mark Zamiar, Petitioner

A Motion was made by COMMISSIONER AUGUSTYNIAK, seconded by COMMISSIONER STANTON, to open the Public Hearing for the Lankford-Painting Division - 18521 Spring Creek Drive. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

CHAIRMAN SHAW requested anyone present in the audience, who wished to give testimony, comment,

engage in cross-examination or ask questions during the Public Hearing stand and be sworn in.

KIMBERLY CLARKE, Planning Manager, explained the Petitioner, Mark Zamiar, on behalf of Lankford Construction Company is seeking a Special Use Permit to expand their operation of a painting contractor shop. He would like to move his office to the North Creek Business Park which is a Planned Unit Development approved in 1991. Within that property is a commercially developed area zoned ORI (Office and Restricted Industrial). Contractor's Offices and Shops are listed as a Special Use in the ORI Zoning District; they will be utilizing the existing two story interior office space with a storage warehouse and two overhead doors. MS. CLARKE displayed the Zoning Map that illustrated this is within an office business park off of Spring Creek Drive. The Petitioner will be occupying units G and H which are currently vacant. The plan is to relocate the Painting Division and to bring over seven (7) full time employees. There will also be other employees that will come in to pick up the necessary equipment to go out on site. In researching this site staff was unable to locate any record of previous Special Uses for contractor's being granted for this site. This building was built in approximately 2003. The Petitioner provided a floor plan which included approximately 5000 sq. ft. on two floors with two (2) overhead doors. The second floor will be utilized for office space. There are approximately 60 parking stalls for the entire building. There will be seven (7) employees working in the office. In the shop area there will be a driver and shop helper. There will be four (4) vehicles parked overnight outside. The ORI district permits open storage of vehicles which will not exceed eight thousand (8,000) pounds.

CHARIMAN SHAW asked the Petitioner, Mr. Zamiar to make his presentation.

Mr. Zamiar explained in 2002 the Painting Division of Lankford Construction was started with offices in Midlothian. This is a Union painting contractor that does commercial and industrial painting both locally and nationally. Recently they have done work in Tinley Park and Orland Park. He has outgrown the space in Midlothian and has been actively looking for space. He was referred to this space and after looking at it found it was perfect for this business. A lease was signed approximately one month ago. There are other general contractors in this building. The vehicles that are parked outside are professional looking and are always washed and kept clean. Mr. noted that they have an outdoor lot in Posen where trailers and scaffolding is kept. He requested the Planning Commission recommend to the Village Board approval to move into this location.

COMMISSIONER KRONER asked if there would be any combustible or flammable barrels or containers being stored in this building. Mr. Zamiar replied that there would be paint thinner and some gas cans that would be kept in large flammable cabinets. The industry has changed and that type of paint is not used anymore. MS. WALLRICH noted that this handled with the Building Permit.

COMMISSIONER AUGUSTYNIAK asked about the support staff. Mr. Zamiar replied that currently there are 25 to 30 painters and when they are busy it could be up to 70. Estimates are done on computers with multiple screens. There are project managers, payroll and a shop guy, Johnnie who starts at 6:00 in the morning and delivers items to the jobs. During the day Sherwin Williams will come in with a box truck and drop off materials. There are many General Contractors in this area and our company is similar to them in professionalism. The company has been in business since 1952 and we have up to 400 employees nationwide. This company has a General Contractor's license in every state of the union. There are 80 travelling Superintendents that go from state to state.

CHAIRMAN SHAW asked if there was any Public Comment. There was none.

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER MANI to close the Public Hearing on Lankford Painting Contractor's Office and Shop. Vote by voice. CHAIRMAN SHAW declared the Motion carried.

MS. CLARKE presented the Findings of Fact as follows:

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 business will occupy solely inside the existing building and be subject to all Villages Codes prior to being granted an occupancy permit. The applicant will have on average up to four (4) company vehicles overnight outside.
- 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 business is locating in an established office/restricted industrial park that was designed for a mix of ORI uses and B-3 uses.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
The majority of the area is already developed. The use of a contractor office and shop will not impede the development of the surrounding area as the operations will be solely contained inside the existing building. The applicant will be utilizing the existing amenities of the property as they are constructed today.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
The property has been developed with all the necessary utilities, access road and drainage being addressed at the time the building was developed. There are no known issues regarding these items at this time.
- 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
There are two (2) access drives that access onto Spring Creek Drive which lead vehicles north to 183rd Street.
- 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.
No Variances are required.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
This will be a new business to area that will have at least seven (7) employees working full-time in the office at this location. The employees can patron the existing retail establishments in the area.

CHAIRMAN SHAW asked the Commissioners if they had any other comments. Finding no other comments CHAIRMAN SHAW asked for a Motion.

A Motion was made by COMMISSIONER GRAY, seconded by COMMISSIONER KRONER to recommend to the Village Board the granting of the following Special Use to the Petitioner, Mark Zamiar, on behalf of Lankford Construction Company, located at 18521 Spring Creek Drive Unit G & H, consistent with the List of Submitted Plans as attached herein and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff as may be amended by the Plan Commission at this meeting:

A Special Use from Section V.B (Schedules of Regulations) Schedule I-Contractors' Offices and Shops in the ORI (Office and Restricted Industrial) District.

AYES: PLAN COMMISSIONERS STANTON, ENGEL, MANI, KRONER, GRAY, AND CHAIRMAN SHAW.

NAYS: NONE

CHAIRMAN SHAW declared the motion unanimously approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE APRIL 5, 2018 REGULAR MEETING

Item #2 LENNY'S FOOD AND FUEL - 19420 HARLEM AVENUE PUBLIC HEARING:

Consider a request from the Petitioner, Leonard McEnery, a map amendment rezoning the subject parcel to B-3 (General Business and Commercial District) with Special Uses to allow the continuation of the existing Automobile Service Station and Automobile Car Wash.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Peter Kroner
Tim Stanton
Lucas Engel (left at 9:16)
Eduardo Mani
Garrett Gray
Chuck Augustyniak

Absent Plan Commissioner(s): John Curran
Angela Gatto

Village Officials and Staff: Michael Glotz, Trustee
Paula Wallrich, Community Development Director
Kimberly Clarke, Planning Manager (left at 10:00 pm)
Patrick Connelly, Village Attorney (Arrived at 7:24 pm)
Barbara Bennett, Commission Secretary

Guest(s): Lyman Tieman, Attorney, Scott Pritzheit, Planning and Architecture.
Lenard McEnery, Petitioner, Brian Hertz, Mike Werthmann

A Motion was made by COMMISSIONER AUGUSTYNIK, seconded by COMMISSIONER STANTON, to open the Public Hearing for the Lenny's Food and Fuel - 19420 Harlem Avenue. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

CHAIRMAN SHAW requested anyone present in the audience, who wished to give testimony, comment, engage in cross-examination or ask questions during the Public Hearing stand and be sworn in.

PAULA WALLRICH, Community Development Director explained the purpose of the Public Hearing is for a Map Amendment rezoning the property to B-3 upon annexation and the granting of a Special Use for an Automobile Service Station and Automobile Car Wash. The Village Board will consider the Plan Commission's recommendation for Annexation in May. The property is located at 19420 S. Harlem and the existing uses on the property are the convenience store, the fueling station for automobiles and trucks, a car wash and outdoor dispensing and filling of propane. The corporate boundaries are immediately adjacent at the northwest corner of the property which is the contiguity needed to complete the annexation. There are two (2) structures on the property, one is the C-Store and a Car Wash. There are also two (2) canopies; one for vehicular fueling and one for truck fueling. At the March 13th Committee of the Whole Meeting the Village Board reviewed the Annexation Agreement and the Petition for Annexation and after review they directed staff to proceed with the rezoning and the Special Use request by the Applicant. The zoning in the area is currently Will County C-2 (Local Commercial), immediately west is single-family Tinley Park zoning of R-2 and southwest of that is Will County's R-4 single family zoning. North of the subject property in the Village is B-4 (Office and Service Business) and another office use zoned C-2 (Local Commercial) in Will County. To the south the property is all in Will County with a bank zoned C-2 (Local Commercial). The Comprehensive Plan indicates commercial uses in this area.

During Staff's review, two possible zonings the property were considered. The options are B-3 or B-5. A Service Station is allowed in a B-5 as a Permitted Use and it is allowed as a Special Use in the B-3 District. She noted that even though a Service Station is a Permitted Use in the B-5, there are other uses that are permitted in that District that would be a concern in this location. , In addition, some of the uses that are currently on the property are not permitted in the B-5. MS.WALLRICH indicated there is also some consistency with the pattern of the zoning in the area for B-3. She noted that the B-5 District is primarily on 159th and includes mostly automotive dealerships. There is one gas station on 159th, but all other gas stations and car washes in the Village are zoned B-3 uses. Therefore staff's recommendation is to consider B-3 as the appropriate zoning district.

MS. WALLRICH noted that in the workshop there was a lot of discussion about signs. The Zoning Ordinance stipulates that as an annexation, any existing signs are annexed as they currently exist and as a result of annexation become legal non-conforming signs. The Ordinance specifically contemplates existing signs prior to annexation and recognizes that there are certain investments made in the existing signage and through the annexation process allows them to become legal non-conforming. There were some concerns expressed by the Commission at the Workshop an requested the Petitioner look at the Village's code in comparison to the County Code and try to bring the existing signs into conformance with Tinley Park's Code. MS. WALLRICH noted that the Village is slightly more restrictive than Will County and allows some types of signs that Tinley Park doesn't. MS. WALLRICH directed the Commission to view the tables on pages 4 & 5 of the Staff Report indicating there are three (3) instances where the existing signs do not meet Village Code with respect to size and that there are three (3) manual changeable copy signs on the property that are prohibited. She noted there were also cases where the number of signs exceeded Village Code. MS. WALLRICH noted there are other service stations in Tinley Park that had changeable copy signs and are either grandfathered as part of an annexation or they existed prior to the code change that prohibited manual changeable signs. Staff has spoken to the Petitioner's Attorney and recommended possible sign changes. The recommendations are noted in the staff report.

MS. WALLRICH noted staff conducted a landscape audit of the subject parcel and found there were deficiency of two (2) street trees, three (3) understory trees, and some foundation plantings around the

south monument sign. These deficiencies are noted in the Annexation Agreement with required compliance within 3 months.

MS. WALLRICH noted the Commission requested the Petitioner to conduct a traffic study. The study was prepared by KLOA, Transportation and Parking Planning consultants. A copy of the study was attached. The Petitioner has requested annexation so that he can expand his business similarly to his other facility on 191st Street; this includes the sale of packaged liquors and video gaming. The traffic study did include comparisons and projections.

MS. WALLRICH discussed the parking on the subject property. She explained how parking ratios are an imperfect science. Included on pages 6, 7 and 8 of the Staff Report are tables with the results of a staff survey of the subject property as well as Mr. McEnery's station on 191st St. noting the current parking at different times and dates. On the subject property there are 52 parking spaces at this time. She noted that additional parking could be provided south of the detention pond. There are two (2) spaces for trucks on the west side of the property. A condition could be made to have these spaces marked. It is also recommended that signs be posted stating no idling of trucks and no overnight parking. She noted that the staff survey indicated available parking whenever the site was visited. She stated that the parking north of the car wash was included in the parking count.

At the workshop some of the residents raised issues about Public Safety. A record of police reports from the Will County Sheriff's office was included. MS. WALLRICH informed the Commission that the Tinley Park Chief of Police spoke with the Mokena Chief of Police to discuss Public Safety issues related to the service station on 191st that also sells packaged liquors and has Video Gaming. The Mokena Chief stated they have had no public safety issues at that location at 191st St. and 88th Ave. regarding alcohol or gaming machines and that he considers the business an asset and not problematic.

Another issue that was brought to staff's attention had to do with Property Values. The Tinley Park Village Treasurer, Brad Bettenhausen, did a spreadsheet illustrating the percentage of increase of property values in the Village and near the subject property. A copy of this spread sheet was distributed.

Other issues were Service Station adjacency, Packaged Liquor adjacency and Video Gaming adjacency which are addressed in the Staff Report. MS. WALLRICH noted that there were no other examples of service station adjacent to single family homes in the Village. She presented tables indicated other examples Single Family adjacency to packaged liquor sales and video gaming. She noted that the subject property was generally further away from single family uses and a greater buffer was provided. In the examples she presented she noted that the other situations typically just provide a fence.

CHAIRMAN SHAW asked the Petitioner to give a presentation.

Lyman Tieman, Attorney, gave a presentation. He noted the facility is currently built and operating in Will County. The Petitioner desires to expand his business in a similar fashion to his other service station at 8810 W. 191st St. that includes the sale of packaged liquor and video gaming. Mr. Tieman gave a history of the business and process with Will County noting that it was their intent to develop in the County and they had received preliminary approvals however the County revised their liquor and gaming policy thus prohibiting the subject property from being eligible to have packaged liquor and video gaming. He explained that the Special Use approvals for the Drive up and the Car Wash were Court ordered.

Michael Werthmann, of KLOA gave a presentation regarding the traffic evaluation conducted in front of the Service Station at the intersection of Harlem Avenue and 194th St. in unincorporated Will County. A copy of the report is distributed and part of the packet. He noted that Harlem Avenue carried a significant

amount of traffic and projected the new Video Gaming and Packaged Liquor sales would not have a significant impact on current traffic volumes.

Brian Hirtz, Engineer gave a presentation regarding the available truck parking, noting that there was adequate space to park two trucks along the west access drive and still have adequate space for 2-way traffic.

COMMISSIONER KRONER asked about the ample available truck parking. He noted there is nothing marked for trucking and it does not look like there is truck parking. Mr. Hirtz replied that there could be striping done for the truck parking.

Mr. Tieman noted there are two other stations that have packaged liquors in Tinley Park and that the B-3 district allows for the sale of packaged liquors. He noted that the Village Attorney has stated the Village will create a separate classification which allows for the sale of packaged liquor, not for on premises consumption, but from a facility that would be designated as a Truck Stop under the Illinois Gaming Act. This is not a Truck Stop other than from the State's legislation when they set up the definition for the Gaming Act.

Mr. Tieman noted that all the existing signage was permitted by the County of Will. There are some discrepancies between what exists and what is required by Tinley Park. The Petitioner has considered this and has spent a lot of money, time and effort with the current signage. He would like to keep what is there right now with the exception of a "Pet Wash" Sign that could be removed. With that in mind the Zoning Ordinance allows for existing signage as part of the annexation process to come into the Village as legal non-conforming. He asks that the Commission consider that. There are several signs in the Village that are legal non-conforming.

CHAIRMAN SHAW asked the Commissioners for questions.

COMMISSIONER STANTON asked for clarification on the signage. Mr. Tieman replied that one monument sign for the Gas Station is 1'8" too high and the other monument sign for the Car Wash is only 10" too high.

COMMISSIONER ENGEL asked about the 24 hour gaming on the 191st St. location. What is the estimated tax revenue if we annex this gas station to the Village? MS. WALLRICH replied the estimated revenue is \$408,000 per year which is a combination of all revenue based on information Mr. McEnery provided and our Treasurer reviewed. Mr. McEnery replied the tax revenue from video gaming at the Mokena location was \$87,000. MS. WALLRICH stated that per the Treasurer's instructions she cannot break down the estimated \$408,000 annual revenue because the sales tax is proprietary information provided by the State of Illinois.

COMMISSIONER ENGEL asked about the zoning adjacent to the current location. He asked if the current zoning was there when the residents moved in. Mr. Tieman replied the zoning was there at the time the subdivision was built. The subject property was zoned both C-2 or C-3, both which allowed Service Stations.

COMMISSIONER KRONER asked about previous letters sent to the Petitioner from Mayor Zabrocki and Mayor Sieman asking him to insure the signage met the Tinley Park regulations; he asked the Petitioner why that was not done. Mr. Tieman replied Will County did not require what Tinley Park required and at that time we had no intentions of trying to annex to Tinley Park. Mr. McEnery noted there is a new sign Ordinance and asked what the previous sign Ordinance was when the Gas Station was built.

CHAIRMAN SHAW noted some of the changes to the signage would be a hardship to the Petitioner and asked if the Petitioner is agreeable to make any changes to the changeable copy signs. Mr. McEnery replied he is negotiable but would like some time to make those changes. COMMISSIONER KRONER replied that this is not acceptable as there are now too many sign. MS. WALLRICH stated this could be part of the Annexation Agreement and could include timing for compliance.

COMMISSIONER GRAY concurs with the other Commissioner on the stance with the signs.

COMMISSIONER ENGEL asked if this is part of the Staff's recommendation, will the Petitioner comply. Mr. McEnery replied he is negotiable. He would consider changing the changeable copy signs to electronic signs, but would like some time to do that.

MS. WALLRICH summarized the recommended changes:

- Remove the "No Cook County Tax" sign and the additional "Dunkin Donuts" sign.
- Remove the two changeable copy signs on the C-Store.
- Remove the changeable copy sign on the car wash. (An electronic message sign could be put up but there is a 20% size requirement so the electronic message sign would not be as big as the manual changeable copy sign that currently exists).
- Remove the "Pet Wash" sign.

COMMISSIONER SHAW clarified the removable signage that would be recommended on the Annexation Agreement.

COMMISSIONER MANI asked about the landscaping and suggested adding two (2) rows evergreens to screen the residential area. MS. WALLRICH replied the current landscaping exceeds the code. Scott Pritzheit, Architect replied the current landscaping meets and far exceeds the requirement of both Will County and Tinley Park.

COMMISSIONER GRAY asked about the analysis of increasing the traffic by 20% after a liquor license is in force. Mr. Werthmann replied the Petitioner noted the liquor sales may increase his sales volume by about 20%. In the morning this is probably an over projection. From the gaming projection there would be 5 seats and some of those people may already be there. The gaming positions may turn over 2 times within an hour. A video was taken for six hours, and most of the time there were 2 cars waiting to enter Harlem Avenue. The cars waiting never lasted more than a minute or two.

COMMISSIONER KRONER asked about the truck traffic. Mr. Werthmann replied in the morning there were 6 trucks entering and exiting. Overall there were mostly passenger vehicles. On average there were 53 sales on the commercial pumps. There was no backup noticed.

CHAIRMAN SHAW noted this was a single day sample on the traffic study. Mr. Werthmann replied that most of the time a traffic study is done on one day. This was a busy day compared to the study that was done for Will County study however; the previous study did not include the Car Wash. Studies have shown that 60% to 75% of the traffic is already on the road.

COMMISSIONER KRONER asked about parking and how many business licenses are at this location. He noted there are more than three (3) businesses at this location. What is the correct amount of parking spaces required? The spaces for vacuuming the cars are included in the total parking spaces. He stated that Staff has taken a very liberal approach to the parking spaces. In the staff report it is mentioned that

there is space to increase the parking and he questioned where that would be. MS. WALLRICH noted that there was room south of the detention area.

Mr. McEnery replied that he thought there are three (3) licenses issued by the County for the property. There is a Beggars Pizza license, a Dunkin Donuts and Occupancy License which includes a cigarette license. MS. WALLRICH presented a photograph and the inside of the convenience store noting the Beggars Pizza business is not a stand-alone business with employees, and is just a heated box displaying pizza slices. She noted that in Tinley Park it would not require a separate business license, nor would the car wash. However, the Dunkin Donuts is under separate ownership and a separate business license would be required.

In response to questions regarding parking along the north side of the car wash where there are vacuums MS. WALLRICH noted that there are no signs prohibiting using the parking for other uses. The Dunkin Donuts can be considered a carry out but since there were two tables and 8 seats at the other end of the convenience store. Staff considered it an eating or drinking place and assigned 10 parking spaces to that use. There are various ways to assign the parking but she reminded the Commission that the ratios in the code did not specifically address gas station convenience stores.

COMMISSIONER KRONER asked about the parking for semi-trucks, noting that there is no place for the trucks to park.

CHAIRMAN SHAW asked for questions or concerns regarding the property values. He noted the studies are based on EAV's and they are not reliable.

COMMISSIONER GRAY asked about decibel levels and asked if they were measured. He asked if they encroach on the standard of 65 decibels at the lot line. MS. WALLRICH replied this is in the County so we would not have measured it. If there was a complaint and he was in the Village the noise levels would be measured.

COMMISSIONER KRONER asked about the economic value to the Village and how was the \$408,000 arrived determined. MS. WALLRICH noted this could not be disclosed. It was broken down between Video Gaming tax, sales tax, property tax and licenses. CHAIRMAN SHAW noted the information was given to the Village and they have done their due diligence and the amount has been verified.

CHAIRMAN SHAW asked for clarification regarding the reason annexation was not considered previously. In the workshop a statement was made that a boundary agreement and is why an annex could not be done at that time. Mr. Tieman replied the first choice was to go to the County as the property was already there and under County jurisdiction and was already zoned. They did not want to annex to Tinley Park. Mr. Tieman noted the boundary agreement cut the property in half. The boundary agreement was signed on June 18, 1996 and amended on November 7, 2006. By virtue of the amendment, changes were made to the boundary lines. This amendment was for a period of nine (9) years and expired on November 6, 2015. As of November 7, 2015 there was no boundary line. MS. WALLRICH noted there would have been great difficulty annexing to Frankfort as there is no contiguity.

CHAIRMAN SHAW asked for comments from the objectors.

#1: Camille Tess: Lives in Tinley Park. Commented on landscaping issues and property values, parking issues and kids buying liquor at Lenny's going to Hollywood Amphitheater. She noted that this area is all single-family homes. Discussed letters previously presented to Commission and letters from previous mayors.

#2: Beth Kendall: Lives in Tinley Park. Commented on issues of “Truck Stop”. Lives in Tinley Trails and neighborhood is negatively impacted by this business. Traffic issues – trying to get out on Harlem Avenue due to traffic at gas station. This is not a “Win–Win” for Tinley Park, think of the residents.

#3: Linda Arnold: Presented letter and chart from HUD to the Commission. Request the Commission denies annexation. FHA will not issue mortgage due to flammable tanks on property. Commented on property values, truck/car parking, public safety, and 24 hour Video Gaming and hazardous materials.

#4: Angelyn Zmuda: Read a letter from neighbor that was not available to come to meeting. Letter requesting Commission to deny the recommendation.

#5: Andy Tess: Commented on all issues. Commented on previous denials from Will County. Requested Commission to deny the recommendation.

#6: Sandy Reanie: Read a Letter from her husband asking for denial of recommendation. Truck traffic based on estimates on 191st St. location. Harlem Avenue traffic much higher. Need longer traffic study rather than one day? Presented IDOT traffic study.

#7: Glen Arnold: Commented on issues and dangers to children due to traffic. Commented on previous denials from Will County and letters from Mayors.

#8: Adrian Jaszek: Commented on traffic noise. Asked Petitioner if they would consider annex without Video Gaming and packaged liquor sales. Mr. McEnery replied “No Comment”.

#9: Dale Carlson: Commented on Signs.

#10: Resident: Commented on traffic study. The traffic study should be done over weeks not one day.

#11: Norwood Woodline: Commented on traffic and trying to get out of subdivision onto Harlem Avenue. Noise and pollution from trucks entering and exiting the station. Public Safety issues from Gas Station. Alcohol will bring more crime.

#12: Diane Galanti: Commented on Hazardous materials on property. MS. WALLRICH replied the fire code would address that. Ms. Galanti asked the Petitioner if he would consider annexation without Gaming and packaged liquor sales. Mr. McEnery replied “No Comment”. She noted that she does not live close, but is interested in residents in area. Why does this have to be considered a Truck Stop? MS. WALLRICH replied this is a State Gaming definition. Tinley Park does not have a code for Truck Stop. Attorney Connelly agreed with Ms. Wallrich’s statement. MS. WALLRICH suggested Ms. Galanti come to the office and she can explain it to her.

#13: Sandy Reanie: Read Letter (presented to Commissioners) Commented on traffic in area and danger to children in area. 700 residents signed petition to stop this with the original request. Children and bus stops in area. Property values decreasing.

#14: Norwood Woodline: Why are we not following all the codes on signs and landscaping? MS WALLRICH replied that the code allows all existing signs, however the Commission requested compliance with Village Code. Staff worked with the Petitioner to bring the signs into closer compliance. She further explained that this is a recommending Commission to the Village Board. Conditions can be placed on the Special Use for the Service Station and Car Wash for additional landscaping or signs that are uniquely and specifically attributable to the perceived negative impacts of the requested Special Uses.

Staff does not typically make recommendations, however in this case since the Code allows the signs to continue but the Commission requested compliance so Staff has made recommendations.

#15: Denise Lenz: Manager of Lenny's station. Noted truck traffic is only an estimate and that Mr. McEnery provided his best estimate. A study was done and there was more truck traffic on the study. The traffic on Harlem southbound is difficult and it is not necessarily the Gas Station traffic. This does not mean a semi-truck is blocking traffic. A stop sign or light could be put in.

#16: Resident – The big problem is the Gaming and the Alcohol.

Mr. McEnery commented on the fact that this was a vacant piece of property that was always going to be a gas station. It was zoned properly to be a gas station. The County had Video Gaming and Liquor sales and we applied for it. This was an approved use at this location. The County Board was forced to vote against it due to politics at that time.

CHAIRMAN SHAW asked for final questions/comments from the Commissioners.

COMMISSIONER KRONER asked if there was an Ordinance on how close diesel fueling stations can be from single-family homes. Should it be 500 feet? Attorney Connelly replied that State Gaming requirements require Video Gaming to be 500 feet away from schools and churches. He will check on the Village Ordinance regarding Gas stations.

CHAIRMAN SHAW asked for a consensus from the Commissioners that due to the late hour if the hearing should be closed or continued to date certain.

COMMISSIONER KRONER would like to continue it.

ATTORNEY CONNELLY noted it would be a good idea to leave the Public Hearing open and come back at the next Plan Commission Meeting on April 19, 2018.

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER GRAY to continue the Public Hearing on Lenny's Food N Fuel to the next Plan Commission Meeting on April 19, 2018. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the Motion approved.

GOOD OF THE ORDER

None at this time.

PUBLIC COMMENT:

None at this time.

ADJOURNMENT

There being no further business, a Motion was made by PLAN COMMISSIONER AUGUSTYNIAK, seconded by PLAN COMMISSIONER MANI, to adjourn the Regular Meeting of the Plan Commission of April 5, 2018 at 11:55 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.



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

APRIL 19, 2018

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on April 19, 2018 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Ken Shaw, Chairman
Peter Kroner
Tim Stanton
Lucas Engel
Eduardo Mani
Garrett Gray
John Curran
Chuck Augustyniak

Absent Plan Commissioner(s): Angela Gatto

Village Officials and Staff: Michael Glotz, Trustee (left at 8:00)
Paula Wallrich, Community Development Director
Kimberly Clarke, Planning Manager
Thomas Condon, Village Attorney
Barbara Bennett, Commission Secretary

Guest(s): Lyman Tieman, Leonard McEnery, Cass Wennlund

CALL TO ORDER

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for April 19, 2018 at 7:05 p.m.

COMMUNICATIONS

None at this time

APPROVAL OF MINUTES

Minutes of the April 5, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER AUGUSTYNIK, seconded by COMMISSIONER STANTON, to approve the Minutes as presented. CHAIRMAN SHAW noted TRUSTEE GLOTZ was in attendance and his name will be added. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE APRIL 19, 2018 REGULAR MEETING

Item #1 PUBLIC HEARING (Remove from Table): LENNY'S FOOD AND FUEL – 19420 HARLEM AVENUE

Consider a request for a Map Amendment for the subject parcel to B-3 (General Business and Commercial District) with Special Use Permits to allow for the continuation of the existing Automobile Service Station and Automobile Car Wash from the Petitioner, Leonard McEnery.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Peter Kroner
Tim Stanton
Lucas Engel
Eduardo Mani
Garrett Gray
John Curran
Chuck Augustyniak

Absent Plan Commissioner(s): Angela Gatto

Village Officials and Staff: Michael Glotz, Trustee (left at 8:00)
Paula Wallrich, Community Development Director
Kimberly Clarke, Planning Manager
Thomas Condon, Village Attorney
Barbara Bennett, Commission Secretary

Guest(s): Lyman Tieman, Leonard McEnery, Cass Wennlund

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER CURRAN to remove the Public Hearing from the Table for Lenny's Food and Fuel. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW noted there was already significant testimony, staff presentation and discussion from the Petitioner, public and discourse from the Commission. There will be no further discussion on this point. CHAIRMAN SHAW asked for a Motion to close the Public Hearing.

A Motion was made by COMMISSIONER AUGUSTYNIK, seconded by COMMISSIONER GRAY to close the Public Hearing for Lenny's Food and Fuel. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW stated that in the first Motion we should consider the Plan Commission's role in this project. He has had discussion with the Village Attorney on how to frame the Motion. It is important

that the Plan Commission express its role based on determining the suitability of unincorporated properties for annexation. This is something outlined in the Village's Municipal Code. This has been discussed with the Village Attorney. With that he requested a Motion be entertained.

PAULA WALLRICH, Community Development Director noted there is additional new information that should be shared and requested the Public Hearing be reopened. CHAIRMAN SHAW noted on advice from the Village Attorney it is not necessary to reopen the Public Hearing and will only hear Staff's comments. MS. WALLRICH noted since the last Public Hearing Staff was contacted by Mr. McEnery to discuss the signs and the concerns of the Commissioners. During that meeting Mr. McEnery agreed to bring some of the signs into conformance with Village Code despite Code allowing the annexing of existing signs as legal non-conforming signs. Based on the previous discussion at the Workshop and Public Hearing Mr. McEnery has agreed to the following:

	Sign Name	Deficiency	Mr. McEnery's Proposal
A.	C-Store east	3 signs over limit, 28 SF over allowance(not counting 39.6 SF of changeable copy)	Remove 2 wall signs ("No Cook County taxes" and second "Dunkin sign"
	C-Store north	Size is ok- changeable copy sign is prohibited	Agreed to remove changeable copy sign
B.	Car Wash - east	6 SF over limit	No change
C.	Car Wash -north	conforms	No change
	Car Wash -south	Size ok, 1 additional sign	Agreed to remove "Pet Wash" sign
D.	Gas N Wash Canopy - east	3.31 SF over limit	No change
	Gas N Wash Canopy- N & S	conforms	No change
E.	Car Wash Canopy	conforms	No change
F.	Truck Canopy/Directional signage	2.33 SF over or considered directional	No change
G.	Car Wash-Monument	Size is ok, 10" too tall; changeable copy is prohibited	No change
H.	Gas N Wash Monument	1'10" too tall; size is ok, Changeable EMC is ok	No Change

It was discussed, per the Village Code, with any changeable copy sign that is allowed legally, if a property elects to install an electronic message sign, then no temporary signage (banners and flags) will be allowed. MS. WALLRICH noted that Mr. McEnery agreed to this condition.

MS. WALLRICH also noted there were concerns about parking. Mr. McEnery has agreed to stripe the two truck parking spaces and as part of the negotiations with the Village Board regarding the Annexation Agreement, he has agreed to have the parking situation monitored. If the parking becomes an issue in the future, he would build additional parking on site south of the existing retention area.

The last issue that was discussed was property values. There was a question regarding why the spread sheet was not extended to the rest of the Village. MS. WALLRICH presented a memo from Brad Bettenhausen, Village Treasurer, which defended his original EAV analysis noting there was no negative trend of property value in the area since the construction of the service station in 2015.

CHAIRMAN SHAW asked for question from the Commissioners.

COMMISSIONER KRONER stated that Mr. McEnery should have been reminded that it was the consensus of the Board that it was expected he come into full compliance to the Village's sign ordinance. Mr. McEnery should have also been reminded that he was warned by two former Mayors and a Trustee regarding signs that were going up were not in compliance, based upon the plans that were submitted to Will County. The biggest issue is that these hardships were brought upon by himself. He chose to ignore the previous Village Board and Mayors and this Commission and he still wants to negotiate. He was told at the very first hearing that the consensus of the Board was that he should come into total compliance with the current sign ordinance. At the Public Hearing it was said that the Commission would look the other way, due to the expense, on the monument signs leaving an opening for bringing everything else up to compliance. This is disheartening and disingenuous that he does not want to work with this Village at this time. Although Mr. McEnery does a lot of good for the community, from a business prospective this is not a good position to take trying to get into this Village.

COMMISSIONER GRAY stated the changeable message sign on the east side, which is prohibited, on the C-store will remain. MS. WALLRICH replied this is a manual changeable copy sign that Mr. McEnery is electing not to change. If this is the decision of the Village Board he will be able to keep it.

CHAIRMAN SHAW asked the Commission if there were any comments or questions regarding the Findings of Fact presented in the Staff Report. He asked the Commission to address the question of suitability of annexation and asked for a Motion. CHAIRMAN SHAW stated he has a draft motion to present.

COMMISSIONER KRONER, seconded by COMMISSIONER MANI made a Motion to read the draft Motion as follows:

Move that, under 32.164 (b) POWERS AND DUTIES of the Village of Tinley Park's Municipal Code, the Plan Commission deem the property located at 19240 Harlem Avenue unsuitable for annexation based on the following:

- a) The existing conditions and improvements do not conform to the Village's ordinances and codes;
- b) The existing conditions and improvements cannot be made to conform without unreasonable investments by the owner or acceptance of significant non-conformities by the Village; and
- c) The existing conditions and improvements are inconsistent with the Vision, Objectives, and Goals stated in the Village's Comprehensive Plan.

COMMISSIONER STANTON asked where the draft Motion came from and why the Commission is seeing it today for the first time. CHAIRMAN SHAW replied he drafted the Motion last week. This was brought to the Village Attorney last week. He stated that any Commissioner can make a motion from the dais. CHAIRMAN SHAW stated there has been a Motion made and seconded and comments are restricted to the Commission. CHAIRMAN SHAW asked for comments on the motion.

COMMISSIONER CURRAN noted we should have it written in front of us so we can clearly understand it. Are we making a motion to deny the annexation? CHAIRMAN SHAW replied the Motion references the Municipal Code and it specifically speaks to whether or not the Plan Commission deems the property suitable for annexation. COMMISSIONER CURRAN replied as read by COMMISSION KRONER the

motion deems the annexation NOT acceptable. He questioned if the reason in this instance because the Motion has the rationale for deeming it unsuitable, is this why it is written in the negative. Ordinarily the protocol is to write Motions in the positive. CHAIRMAN SHAW stated the question at hand is the suitability of the property fundamentally for annexation. He asked for it to be voted up or down. COMMISSIONER CURRAN questioned if you vote "Yes" you are saying it is suitable for annexation and if you vote "No" you are saying it is not suitable? CHAIRMAN SHAW replied in this instance you are going against our ordinary protocol framing it in the negative and the question is "is it unsuitable". COMMISSIONER STANTON asked why this is being done and why is it being made more confusing when it does not need to be? Why can't it be straight forward? CHAIRMAN SHAW replied the reason for the Motion is to address the fundamental question. COMMISSIONER KRONER asked if he could read it in the positive. CHAIRMAN SHAW replied that there is a motion, it has been seconded and we should just take this to a vote. COMMISSIONER CURRAN stated it should be clear, if you vote "Yes" you are opposing the annexation and if you vote "No" you are supporting the annexation. CHAIRMAN SHAW replied that is correct and we are speaking specifically to the suitability of the property itself for annexation. The Motion recommends that it is unsuitable. COMMISSIONER GRAY noted further clarification is needed. He stated that we cannot vote for something if we do not understand all the parameters. This references the Comprehensive Plan which needs further explanation. COMMISSIONER GRAY questioned what is the Comprehensive Plan, and that clarity is paramount. It is necessary to see this in front of you to make a valid decision.

CHAIRMAN SHAW called for a vote.

AYES: KRONER, MANI, AUGUSTYNIAK, and CHAIRMAN SHAW

NAYS: STANTON, CURRAN, ENGEL, GRAY

CHAIRMAN SHAW declared the Motion fails.

Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER CURRAN to recommend that the Village Board grant the Petitioner, Leonard McEnery, on behalf of Lenny's Food N Fuel Harlem Avenue, LLC, a rezoning (Map Amendment) of the property located at 16420 Harlem Avenue, upon annexation to B-3 (General Business and Commercial) and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting.

COMMISSIONER KRONER noted that although he made the Motion, he does not support the Motion. The Petitioner is overlooking the hardships and has not fulfilled the desire to the fullest. If this Motion is passed it would cause injury to the use and enjoyment of the homeowner's property immediately adjacent to the property. This would be especially true if a 24 hour gambling license is approved by the Board. This will impede the normal improvement of the surrounding properties. Adequate measures have not been provided for ingress and egress. Busses and trucks are parking along the sides and the striping will not help. Trucks are sitting out on 194th Street while waiting to pull in. The residential streets are not fortified to handle the trucks. He would urge the Commission to vote against the Motion.

COMMISSIONER CURRAN stated the issues of the trucks being there exists now and not annexing into Tinley Park these issues cannot be addressed by Tinley Park. By annexing into Tinley Park the Police Department can control this issue.

COMMISSIONER MANI echoes COMMISSIONER KRONER.

AYES: STANTON, CURRAN, ENGEL, GRAY, AUGUSTYNIAK and CHAIRMAN SHAW

NAYS: KRONER, MANI

CHAIRMAN SHAW declared the Motion approved.

Motion was made by COMMISSIONER GRAY, seconded by COMMISSIONER STANTON to recommend that the Village Board grant the Petitioner, Leonard McEnery, on behalf of the Lenny's Food N Fuel Harlem Avenue, LLC, property located at 19420 Harlem Avenue, a Special Use for a Service Station and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting consistent with the submitted plans with the following conditions:

1. Bring the following signs into conformance with Village Sign Regulations:

	Sign Name	Deficiency	Mr. McEnery's Proposal
A.	C-Store east	3 signs over limit, 28 SF over allowance(not counting 39.6 SF of changeable copy)	Remove 2 wall signs ("No Cook County taxes" and second "Dunkin sign")
	C-Store north	Size is ok- changeable copy sign is prohibited	Agreed to remove changeable copy sign
	Car Wash - south	Size ok, 1 additional sign	Agreed to remove "Pet Wash" sign
C.	Temporary Sign	Remove any temporary signs or banners in exchange for keeping the manual changeable copy sign on the convenience store and the car wash monument sign.	Agreed to remove temporary signs.

2. Stripe the truck parking spaces.

COMMISSIONER GRAY noted the Manual Changeable Signs are prohibited and this establishment is fairly new and exceptions should not be made.

AYES: STANTON, CURRAN, ENGEL

NAYS: KRONER, MANI, GRAY, AUGUSTYNIAK, and CHAIRMAN SHAW

CHAIRMAN SHAW declared the Motion failed.

Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER CURRAN to recommend that the Village Board grant the Petitioner, Leonard McEnery, on behalf of the Lenny's Food N Fuel Harlem Avenue, LLC, property located at 19420 Harlem Avenue, a Special Use for a Car Wash and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff

and the Plan Commission at this meeting consistent with the submitted plans with the following conditions:

1 Bring the following signs into conformance with Village Sign Regulations:

	Sign Name	Deficiency	Mr. McEnery's Proposal
A.	C-Store east	3 signs over limit, 28 SF over allowance(not counting 39.6 SF of changeable copy)	Remove 2 wall signs ("No Cook County taxes" and second "Dunkin sign")
	C-Store north	Size is ok- changeable copy sign is prohibited	Agreed to remove changeable copy sign
	Car Wash - south	Size ok, 1 additional sign	Agreed to remove "Pet Wash" sign
C.	Temporary Sign	Remove any temporary signs or banners in exchange for keeping the manual changeable copy sign on the convenience store and the car wash monument sign.	Agreed to remove temporary signs.

3. Stripe the truck parking spaces.

COMMISSIONER MANI noted if Lenny's would like to come to our Village he should comply with our sign ordinance.

AYES: ENGEL, CURRAN, STANTON

NAYS: AUGSTYNIAK, GRAY, MANI, KRONER and CHAIRMAN SHAW.

CHAIRMAN SHAW declared the Motion failed.

CHAIRMAN SHAW noted this will go before the Village Board on May 1, 2018.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE APRIL 19, 2018 REGULAR MEETING

Item # 2 WORKSHOP: TESLA SUPERCHARGING STATION - 7204 W. 191ST STREET
SITE PLAN APPROVAL, SPECIAL USE PERMIT WITH EXCEPTIONS

Consider granting Site Plan approval and consider a request for a Special Use Permit as a Substantial Deviation with Exceptions to the Brookside Marketplace Planned Unit Development from the Petitioner, Christina Suarez of Black and Veach on behalf of Tesla Motors, to construct a Supercharging Station within the parking area of lot 13 in the B-3 Zoning District with the common address of 7204 W. 191st Street.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
 Peter Kroner
 Tim Stanton
 Lucas Engel
 Eduardo Mani
 Garrett Gray
 John Curran
 Chuck Augustyniak

Absent Plan Commissioner(s): Angela Gatto

Village Officials and Staff: Michael Glotz, Trustee (left at 8:00)
 Paula Wallrich, Community Development Director
 Kimberly Clarke, Planning Manager
 Thomas Condon, Village Attorney
 Barbara Bennett, Commission Secretary

Guests: Jordan Rhyne, Andrew Levy

KIMBERLY CLARKE, Planning Manager displayed a PowerPoint presentation and explained the Applicant plans to construct a Tesla Supercharging Station within the parking lot southwest of the Panera and Visionworks retailers and behind or immediately north of the main entrance sign at 191st and Market Place Drive. Tesla's proposed Supercharging Station will incorporate ten (10) charging stations, five (5) supercharger cabinets; one (1) utility transformer; five (5) autotransformers; two (2) pedestrian light poles and one (1) switchgear assembly. The installation of this equipment will reduce the green space for the center which therefore classifies this request as a major Substantial Deviation from the original Brookside Marketplace PUD approvals.

MS. CLARKE displayed a plan of the entire Marketplace Shopping Center. The lot on which Tesla is proposing to construct their Supercharging Station is known as Lot 6 of the PUD Plan. Per the Annexation Agreement, the developer had the right to construct up to a maximum of eight (8) stand-alone buildings on Lot 6. There are currently eight (8) buildings existing on Lot 6 therefore no additional

buildings can be constructed unless there is an amendment to the PUD. In addition it should be noted the property was granted a parking exception of 794 parking spaces. The ordinance requires 4,094 spaces for the entire center and 3,300 were built.

The Brookside Market Place Shopping Center is zoned B-3 (General Business and Commercial District) with a Special Use Permit for a PUD. It abuts vacant property zoned ORI (Office and Restricted Industrial District) to the west (formerly the Graystone Golf Course). Directly south is vacant land zoned A-1S (Agricultural) in Will County (Lincoln-Way property) and R-1 (Single family Residential) Zoning District in the Village of Tinley Park. The southwest corner of Harlem and 1491st Street is zoned B3 with an approved commercial development, however the project has not moved forward.

The Brookside Marketplace Shopping Center is the only developed parcel at this immediate intersection. Vacant properties on the east side of Harlem Avenue and south of the I-80 interchange are within the Rich Township Entertainment and Tourism Overlay district. This Overlay District is intended to support entertainment, shopping, dining, hotel convention center, and concert venue oriented entertainment and tourism.

MS. CLARKE displayed photos of the Bolingbrook and Country Club Hills Tesla Supercharging Stations.

This site plan proposes utilizing existing parking stalls in the perimeter parking lot of the Panera Bread Restaurant site. The plan calls for nine (9) back-in stalls and one (1) pull-in stall for a total of ten (10) charging stations using ten (10) parking stalls for Tesla Vehicles. The Supercharging parking area is approximately 200 feet away from the back of the Panera Bread Building. There is substantial equipment that is associated with this station. Staff has expressed concern regarding the location of the equipment in close proximity to the main entrance of the shopping center. MS. CLARKE displayed photos of the proposed equipment. The equipment is quite large and Staff is working with the Applicant to address screening. The autotransformer is about 7 feet in height with a proposed 8 foot fence around it. This is placed on a concrete base with an approximate surface area of 266 sq. ft. Revised landscaping plans were submitted to address some of the screening concerns.

Staff has requested the Applicant consider other locations in the center that are less conspicuous, yet still proximate to eating and shopping establishments and easy to locate by the Tesla users. MS. CLARKE displayed three (3) sites offered to the Applicant for consideration.

MS. CLARKE displayed photos of the Tesla Charging station signage. Each one of the ten (10) charging stations has an illuminated Tesla Logo on the top that will only illuminate at night. There is additional signage at each parking stall limiting the stall to only Tesla vehicles. There are other electric charging stations near the Kohl's store and Staff has requested that the Tesla signage be consistent with it. The Applicant also provided a photometric plan proposing two (2) pedestrian light poles with LED fixtures. Staff stated that any new lighting needs to be consistent with existing lighting design. It also should be noted the existing parking in this area is shared per the existing Brookside Marketplace PUD document. Panera Bread has a total of 58 spaces and therefore there would be a loss in parking if the stalls were limited to Tesla use. Staff recommended that there should be no signage limiting the spaces to Tesla. Staff identified the following open items:

Open Item #1	<i>The proposed location is at the main entrance of the shopping center; staff recommends an alternative location farther away from the entrance.</i>
Open Item #2	<i>A revised landscaping plan will need to be submitted that proposes a more diverse plantings of deciduous shrubs, ornamental grass, evergreen trees installed at 8 feet in height. The proposed rock and mulch area behind the charging stations needs to be reduced significantly. A natural appearing stone in texture and color should be utilized.</i>
Open Item #3	<i>Concerns about parking stall signs and illuminated signage on charging stations.</i>
Open Item #4	<i>Concerns about adding additional light poles.</i>

CHAIRMAN SHAW asked the Applicant to make a presentation.

Jordan Rhyne, Tesla Product Developer explained the Tesla Supercharging Stations and noted they chose this location due to the close proximity to I-80. Tesla cars will stop at these charging stations for approximately 30 minutes. The location of the Marketplace will allow car owners to stop at restaurants and shopping while they are waiting for their cars to charge.

COMMISSIONER STANTON asked if they are proposing security cameras. Mr. Rhyne replied that they would comply if required by the Board. MS. CLARKE replied at this location staff would like to work with Tesla to provide security cameras at the entrance of the Shopping Center to provide additional security.

Mr. Rhyne noted staff has requested the possibility of alternate locations and he stated they are diligent in choosing their locations and try to please as many of the stakeholders as possible. The property owner is not willing to grant use of the other proposed spaces.

COMMISSIONER GRAY requested the Mr. Rhyne to provide a better sketch up model of the vegetation at the entrance of the Shopping Center. He also noted he would like the vegetation to be something that would look good all year long.

COMMISSIONER KRONER asked about keeping the signs consistent throughout the Center. Mr. Rhyne noted the illumination on the Tesla Signs cannot be turned off at night. He stated that it might be interpreted they were out of order if not lit. CHAIRMAN SHAW noted the gasoline pumps are always lit at night.

COMMISSIONER AUGUSTYNIAK asked if the charging stations are available 24/7. Mr. Rhyne replied yes they are.

CHAIRMAN SHAW asked about long term plans for expansion to add additional charging stations. Mr. Rhyne replied as there is need that would be considered.

MS. CLARKE asked if there was a consideration to changing the location. Mr. Rhyne replied the Property Owner would not allow any change. MS. CLARKE asked about the type of fence that would be used around the equipment. It was also noted the transformer color could not be modified due to fact that the paint is the only type/color that would be fire resistant. The signage for each stall should not be specific to Tesla. The signs should be more uniform with the existing sign on the other charging stations in the Center. Mr. Rhyne replied the fence would be a composite material and the color change could be considered.

PAULA WALLRICH, Community Development Director asked about the other sites in Bolingbrook and Country Club Hills and if they are close to the entrance of those Shopping Centers. A photometric study of the existing conditions should be requested for this location. The other locations as presented in the Staff Report should be considered so as not to take away from parking at the Center. She expressed concern regarding where any expansion would occur and questioned the aesthetics of allowing this use at the main entrance for the center. She noted that there may be requests from other charging companies and recommended not setting a precedent to allow them in such a visible location. COMMISSIONER KRONER noted he agrees and there would be no opportunity to expand on the proposed site. An alternative site should be considered. Mr. Rhyne replied that another location could be a disadvantage in bringing power to it. It could disrupt the entrance while installing the utilities. It would be a long utility run. It would also be more expensive and people would be unhappy with the disruption while bringing in the power from 191st Street. The other disadvantage would be the walking distance during inclement weather to shopping or restaurants. A location close to amenities is preferable. COMMISSIONER STANTON asked about the timing of keeping the car plugged in to the charging station and how long a car could stay there. Mr. Rhyne replied that a smart phone will keep the owner updated on the charging status of the car. When the car is fully charged it will start pinging to move the car from the charging stall. The person could be charged an idling fee. MS. WALLRICH asked the Petitioner to provide a plan to the Commission regarding future expansion sites. She also noted that there is not a significant economic return if it only takes 30 minutes to charge the car.

CHAIRMAN SHAW noted the current location is the most logical as long as it can be screened properly. The Public Hearing will be May 3, 2018.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE APRIL 19, 2018 REGULAR MEETING

Item #3 WORKSHOP/RECOMMENDATION: PLAT OF RE-SUBDIVISION - VILLAGE AND OWNERS' SUBDIVISION

Consider a request for approval of a Plat of Re-subdivision for the VILLAGE AND OWNERS' RESUBDIVISION from the Petitioner, Village of Tinley Park, on behalf of owners' of properties on Oak Park Avenue commonly known as 17424-17500 Oak Park Avenue.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Peter Kroner
Tim Stanton
Lucas Engel
Eduardo Mani
Garrett Gray
John Curran
Chuck Augustyniak

Absent Plan Commissioner(s): Angela Gatto

Village Officials and Staff: Michael Glotz, Trustee (left at 8:00)
Paula Wallrich, Community Development Director
Kimberly Clarke, Planning Manager
Thomas Condon, Village Attorney
Barbara Bennett, Commission Secretary

PAULA WALLRICH, Community Development Director displayed a diagram of the four (4) properties that are the subject of the re-subdivision along the west side of Oak Park Avenue. She stated that it became apparent last year that there were discrepancies with the legal description for The Attic Door located at 17424 Oak Park Avenue. There were surveying errors in the location of the south line of Lot B in Hickory Square Subdivision which impacted the Attic Door property as well as the three (3) properties to the south. Village staff met with all impacted parties and have proposed a re-subdivision of the properties. The Attic Door had a sale pending and approached the Village regarding assistance with their boundary survey. The Village hired Robinson Engineering to verify the survey monuments and researched the title documents of all impacted parties. Staff coordinated meetings with the property owners to recommend an equitable re-subdivision of the properties that located all improvements on the appropriate properties. Some of the properties gained frontage on Oak Park Avenue; some lost frontage. At this time all properties have agreed to the proposed plat and in certain cases some owners have been compensated for loss of frontage along Oak Park Avenue.

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER AUGUSTYNIK to recommend that the Village Board grant approval for a Plat of Re-Subdivision for the Village and Owners' Re-Subdivision for properties commonly known as 17424-17500 Oak Park Avenue (PIN Numbers 28-30-314-003-000 through 28-30-314-012-000) as depicted I Exhibit A.

AYES: KRONER, STANTON, CURRAN, ENGEL MANI, GRAY, AUGUSTYNIAK and CHAIRMAN SHAW.

NAYS: None

CHAIRMAN SHAW declared the motion approved.

CHAIRMAN SHAW advised this will go the Village Board on May 1, 2018

GOOD OF THE ORDER

1. Lankford - Painting Special Use Permit approved by the Village Board.
2. Senior Planner Dan Ritter will be starting on Wednesday April 25th.
3. Ethics filing needs to be completed by May 1.
4. Demolition on the Clark Gas Station on Oak Park Avenue will be done next week.
5. Incentive programs for businesses downtown being brought to the Economic Development Committee on 5/24 and then on to the Village Board.
6. Staff developing Architectural Guidelines to assist in review of the facades and signs.
7. Plaza plans – Meeting to look at the latest plans.
8. Software final interview on April 26.
9. New Planner will be attending a Bike Summit on 5/7 in Chicago. Commissioners are also invited.

PUBLIC COMMENT:

None at this time.

ADJOURNMENT

There being no further business, a Motion was made by PLAN COMMISSIONER AUGUSTYNIAK, seconded by PLAN COMMISSIONER GRAY, to adjourn the Regular Meeting of the Plan Commission of April 19, 2018 at 9:06 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.

Motion was made by Trustee Berg, seconded by Trustee Younker, to **RELEASE MINUTES FROM CERTAIN EXECUTIVE SESSION MEETINGS**. The following Executive Session Minutes are under consideration by the Village Board for release:

- January 16, 2018 – 6:00 p.m. Committee Of the Whole
- August 29, 2017 – 6:15 p.m. Public Works Committee
- June 13, 2017 – 7:30 p.m. Public Safety Committee
- February 7, 2017 – 5:00 p.m. Village Board
- October 11, 2016 – 5:30 p.m. Committee of the Whole
- September 6, 2016 – 8:00 p.m. Village Board
- November 24, 2014 – 5:30 p.m. Committee of the Whole

Vote on roll call: Ayes: Younker, Pannitto, Berg, Brady, Glotz, Curran. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was by Trustee Brady, seconded by Trustee Berg, to consider Item #10 of this agenda, consider Resolution 2018-R-055 authorizing the execution of an Annexation Agreement with Lenny's Food N Fuel, LLC located at 19420 Harlem Avenue, prior to considering Item #9, Ordinance Number 2018-O-044 approving the Annexation of a parcel of property commonly located at 19420 Harlem Avenue To The Village Of Tinley Park. Vote by voice call. President Vandenberg declared the motion carried.

Motion was made by Trustee Glotz to postpone Item 9 through Item 15 to the Village Board meeting held on August 21, 2018. President Vandenberg declared the motion failed due to lack of a second.

Motion was made by Trustee Glotz, seconded by Trustee Curran, to place on first reading **RESOLUTION 2018-R-055 AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT WITH LENNY'S FOOD N FUEL, LLC LOCATED AT 19420 HARLEM AVENUE**. Mr. Leonard McEnery, Lenny's Food N Fuel Harlem Avenue, LLC, has petitioned the Village of Tinley Park to annex his 4.87 acre parcel located at 19420 S. Harlem Avenue. The property currently operates as a motor fueling facility for autos and trucks, a convenience store with drive-up food service window for Dunkin Donuts along with another food service tenant (Beggars Pizza), a carwash, and outdoor dispensing/filling of propane tanks. The proposed annexation agreement sets forth a schedule for the Petitioner to bring the property into compliance with Village Building and Sign Codes Additionally, The agreement does not provide any commitment from the Village to issue Liquor or Video Gaming Licenses. However, Petitioner has indicated a desire for both licenses and the agreement provides a right to disconnect within sixty (60) days at the Petitioner's option. President Vandenberg asked if anyone from the Board would like to comment. Trustee Glotz asked the Village Attorney if before this item moves to second reading he will be reviewing the State of Illinois Liquor Code and the Municipal Code for Nuisances. Village Attorney Connelly stated yes. Vote on roll call: Ayes: Glotz, Curran. Nays: Pannitto, Berg, Brady. Abstain: Younker. Absent: None. President Vandenberg declared the motion fails.

Conditioned upon the lack of approval for the Annexation Agreement with Lenny's Food N Fuel, LLC

Regular Meeting of the Board of Trustees - Minutes

located at 19420 Harlem Avenue. Ordinance 2018-O-044 approving the Annexation of a parcel of property commonly located at 19420 Harlem Avenue to the Village of Tinley Park and Ordinance 2018-O-043 granting a MAP amendment to B-3 (General Business and Commercial District) with Special Use Permits to allow for the continuation of the existing automobile Service Station and Automobile Car Wash for Property located at 19420 Harlem Avenue (Petitioner Leonard McEnery) were not considered by the Village Board.

Motion was made by Trustee Younker, seconded by Trustee Berg, to place the following agenda Items prior to Item 12 Ordinance Number 2018-O-039 granting a Special Use Permit to allow for the construction of a one-bedroom residential unit above commercial space in the B-3 (General Business and Commercial Zoning District) Located At 6787 West 159th Street (Haitham Abuzir):

- ITEM 31 - CONSIDER ADOPTING RESOLUTION NUMBER 2018-R-050 AUTHORIZING THE EXECUTION OF A DEVELOPMENT INCENTIVE AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK, THE BOARD OF EDUCATION SCHOOL DISTRICT 227, AND THE HARP GROUP, INC. RELATING TO THE HOTEL PROPERTY LOCATED AT 18501 HARLEM AVENUE;
- ITEM 32 - CONSIDER ADOPTING RESOLUTION NUMBER 2018-R-051 AUTHORIZING THE EXECUTION OF A DEVELOPMENT INCENTIVE AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK, THE BOARD OF EDUCATION SCHOOL DISTRICT 159, AND THE HARP GROUP, INC. RELATING TO THE HOTEL PROPERTY LOCATED AT 18501 HARLEM AVENUE; and
- ITEM 33 - CONSIDER ADOPTING RESOLUTION NUMBER 2018-R-052 APPROVING THE FIRST AMENDMENT TO THE TINLEY PARK CONVENTION CENTER MANAGEMENT CONTRACT BETWEEN THE HARP GROUP, INC, AND THE VILLAGE OF TINLEY PARK.

Vote by voice call. President Vandenberg declared the motion carried.

Motion was made by Trustee Berg, seconded by Trustee Younker, to adopt and place on file **RESOLUTION NUMBER 2018-R-050 AUTHORIZING THE EXECUTION OF A DEVELOPMENT INCENTIVE AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK, THE BOARD OF EDUCATION SCHOOL DISTRICT 227, AND THE HARP GROUP, INC. RELATING TO THE HOTEL PROPERTY LOCATED AT 18501 HARLEM AVENUE.** With the Oak Park Avenue (Convention Center) TIF expiring the Village needs to continue the financial assistance offered during the TIF that offsets the enormous property tax bill on the Holiday Inn property compared to neighboring Will County hotels. Rich Township High School District 227 has agreed to abate taxes for up to 10 years or a total of \$4 million in combination with the Village and Elementary School District 159. This item was discussed at the Committee of the Whole held on June 5, 2018 and recommended for approval. President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Younker, Pannitto, Berg, Brady, Glotz, Curran. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Berg, seconded by Trustee Younker, to adopt and place on file **RESOLUTION NUMBER 2018-R-051 AUTHORIZING THE EXECUTION OF A**

Village of Tinley Park, Illinois
Equalized Assessed Value (EAV) analysis
Tinley Trails subdivision
Frankfort Township, Will County, Illinois

Frankfort Township, Will County, Illinois																2017-18 Dollar Change	2017-18 Percent Change	Exempt 2018	Assessor Market 2018	Last Sale	
PIN	Address	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018					Date	Amount
09-12-201-002-0000	19320 Kickapoo St	1,290	235,020	162,054	148,328	130,154	124,038	119,486	113,212	107,252	105,802	106,584	110,693	114,835	117,722	2,887	2.5%	6,000	371,166	Jul-09	399,500
09-12-201-003-0000	19326 Kickapoo St	105,897	115,235	124,253	126,985	130,620	127,409	122,740	116,303	110,188	108,701	109,504	113,720	117,970	120,933	2,963	2.5%	6,000	380,799	Jul-98	60,000
09-12-201-004-0000	19332 Kickapoo St	87,963	95,790	92,290	91,290	90,790	90,790	90,790	90,790	86,240	89,995	90,667	94,195	97,752	100,232	2,480	2.5%	6,000	318,696	Nov-13	288,000
09-12-201-005-0000	19338 Kickapoo St	108,051	117,570	126,763	129,557	121,295	118,303	113,953	107,955	102,258	100,872	101,620	105,548	109,508	112,269	2,761	2.5%	6,000	354,807	Apr-04	342,000
09-12-201-006-0000	7324 Blackhawk Dr	1,290	314,880	181,483	185,645	175,913	171,638	165,421	156,850	124,083	122,418	123,317	128,037	132,795	136,112	3,317	2.5%	6,000	426,336	Feb-05	480,000
09-12-201-007-0000	7318 Blackhawk Dr	1,290	309,410	170,791	174,273	179,943	175,479	133,134	125,977	123,178	121,525	122,417	127,104	115,545	118,450	2,905	2.5%	6,000	373,350	May-12	352,000
09-12-201-008-0000	7312 Blackhawk Dr	162,265	176,348	189,949	194,323	200,635	195,779	188,717	178,981	169,732	123,123	124,026	128,772	133,556	127,333	-6,223	-4.7%	6,000	399,999	Aug-04	479,000
09-12-201-009-0000	7306 Blackhawk Dr	97,366	105,985	114,309	137,827	141,879	138,403	133,349	126,381	119,762	118,153	119,022	94,000	103,442	106,058	2,616	2.5%	6,000	336,174	Feb-15	300,000
09-12-201-010-0000	7300 Blackhawk Dr	111,285	121,076	130,532	133,420	137,296	133,928	129,030	122,278	121,864	114,304	115,146	119,568	124,026	127,134	3,108	2.5%	6,000	399,402	May-13	310,000
09-12-201-011-0000	7248 Blackhawk Dr	127,394	129,620	139,979	142,691	147,098	143,406	138,037	130,635	122,603	117,503	118,402	123,125	132,886	136,205	3,319	2.5%	6,000	426,615	Dec-16	409,900
09-12-201-012-0000	19319 Shabbona Dr	97,251	105,860	114,174	116,653	119,858	116,900	112,598	106,668	101,035	99,665	100,404	104,288	108,203	110,932	2,729	2.5%	6,000	350,796	Apr-99	265,000
09-12-201-013-0000	19325 Shabbona Dr	107,781	117,277	126,447	129,233	132,920	129,655	124,907	118,362	112,144	110,632	111,449	115,736	120,057	123,070	3,013	2.5%	6,000	387,210	Oct-17	299,000
09-12-201-014-0000	19331 Shabbona Dr	117,628	127,953	137,925	140,998	144,821	141,277	136,123	129,016	122,265	120,624	121,511	126,165	130,856	134,126	3,270	2.5%	6,000	420,378	Apr-02	85,000
09-12-201-015-0000	19337 Shabbona Dr	94,376	102,743	110,824	113,220	116,288	109,414	105,234	99,472	92,999	91,668	92,386	96,160	99,964	102,616	2,652	2.7%	11,000	340,848	Feb-04	377,000
09-12-201-016-0000	7230 194th St	94,115	102,461	110,521	112,909	116,199	113,327	109,151	103,394	97,925	96,595	97,313	101,084	104,886	107,536	2,650	2.5%	6,000	340,608	Sep-97	250,000
09-12-202-017-0000	7307 194th St	92,156	100,337	108,238	110,569	113,548	110,370	99,491	93,433	87,679	101,945	102,701	106,669	110,669	113,457	2,788	2.5%	6,000	358,371	Nov-97	60,000
09-12-202-018-0000	7301 194th St	87,672	95,475	103,011	105,211	108,734	105,535	100,883	115,846	109,754	108,272	109,072	113,272	105,555	108,222	2,667	2.5%	6,000	342,666	Oct-98	65,000
09-12-202-019-0000	7249 194th St	71,839	78,308	84,556	86,295	88,416	86,197	82,970	78,522	80,296	79,268	92,484	95,860	93,263	95,635	2,372	2.5%	6,000	304,905	Oct-98	270,000
09-12-202-020-0000	7243 194th St	92,182	100,118	108,265	110,184	113,525	110,622	106,400	100,580	94,052	92,708	91,065	94,791	98,547	101,165	2,618	2.7%	11,000	336,495	Mar-99	260,000
09-12-202-021-0000	7237 194th St	96,891	105,471	113,757	116,226	119,649	116,696	112,402	106,482	100,858	99,491	100,229	104,107	108,016	110,741	2,725	2.5%	6,000	350,223	Jun-03	339,900
09-12-202-022-0000	7231 194th St	96,181	104,453	112,925	114,961	118,494	115474	111,083	105,029	98,278	96,880	82,732	86,153	89,602	92,006	2,404	2.7%	11,000	309,018	Nov-00	270,500
09-12-203-003-0000	7324 194th St	108,283	117,822	127,033	129,834	133,680	130,397	125,623	118,375	111,490	109,816	124,050	128,797	133,583	136,919	3,336	2.5%	6,000	428,757	Apr-98	55,000
09-12-203-004-0000	7319 194th St	95,705	104,184	112,373	114,808	118,080	115,165	110,925	105,079	92,525	91,175	91,904	95,733	99,593	102,284	2,691	2.7%	15,691	353,925	Sep-00	255,500
09-12-206-001-0000	19325 Kickapoo St	101,662	110,643	119,317	121,925	125,373	122,286	117,796	111,606	105,726	104,296	105,068	109,122	113,209	116,058	2,849	2.5%	6,000	366,174	Jul-04	350,000
09-12-206-002-0000	7313 Blackhawk Dr	85,931	93,587	100,981	103,130	105,814	103,187	99,366	94,098	89,094	87,877	88,535	91,986	95,464	97,889	2,425	2.5%	6,000	311,667	Oct-98	235,500
09-12-206-003-0000	7307 Blackhawk Dr	96,340	101,111	95,840	94,840	94,340	94,340	94,340	94,340	93,340	96,860	93,340	93,340	93,340	93,340	0	0.0%	26,023	358,089	Oct-97	60,000
09-12-206-004-0000	19332 Shabbona Dr	111,211	120,996	148,302	151,635	156,258	158,445	152,899	112,655	107,022	99,652	100,392	104,275	108,190	110,919	2,729	2.5%	6,000	350,757	May-12	215,000
09-12-206-005-0000	19337 Kickapoo St	100,311	109,178	117,741	120,310	123,680	120,632	116,200	110,090	104,286	102,875	103,679	107,898	112,152	115,118	2,966	2.6%	6,000	363,354	May-04	390,000
09-12-206-006-0000	7312 194th St	107,413	116,878	126,019	128,795	132,505	129,250	120,516	113,990	106,791	105,283	106,097	110,371	114,680	117,684	3,004	2.6%	11,000	386,052	Mar-99	275,000
09-12-206-007-0000	7306 194th St	105,842	115,174	124,187	126,917	126,552	123,343	118,676	112,242	88,002	86,735	87,419	91,011	94,633	97,158	2,525	2.7%	11,000	324,474	Oct-98	278,805
09-12-206-008-0000	19338 Shabbona Dr	98,272	106,720	144,527	147,352	155,996	152,189	146,652	139,020	131,769	130,005	130,957	135,956	140,995	144,508	3,513	2.5%	6,000	451,524	Feb-08	387,000
Total Tinley Trails subdivision		2,863,133	3,957,683	3,879,366	3,960,344	4,020,353	3,923,874	3,738,892	3,537,661	3,314,490	3,234,718	3,263,492	3,357,536	3,457,772	3,533,831	76,059					
Dollar change			1,094,550	-78,317	80,978	60,009	-96,479	-184,982	-201,231	-223,171	-79,772	28,774	94,044	100,236	76,059	<-----'					
Percentage			38.2%	-2.0%	2.1%	1.5%	-2.4%	-4.7%	-5.4%	-6.3%	-2.4%	0.9%	2.9%	3.0%	2.2%						
Total Will County EAV		278,004,875	319,303,312	345,055,393	381,375,706	366,012,157	369,317,530	356,107,180	347,091,985	331,734,777	328,253,966	330,446,430	336,476,660	343,770,343	348,588,376	Average MV		<u>365,279</u>			
Dollar change		37,033,557	41,298,437	25,752,081	36,320,313	-15,363,549	3,305,373	-13,210,350	-9,015,195	-15,357,208	-3,480,811	2,192,464	6,030,230	7,293,683	4,818,033						
Percentage		15.4%	14.9%	8.1%	10.5%	-4.0%	0.9%	-3.6%	-2.5%	-4.4%	-1.0%	0.7%	1.8%	2.2%							

Yellow highlight Residential property abutting commercial retail property.

Green highlight Residential property abutting commercial office property.

2005/2006 values highlighted in bold - 2005 reflects vacant lot value; 2006 includes one-time pro-rated valuation for portion of prior year that completed dwelling existed.

Tax years 2009 through 2014 generally will reflect market valuation adjustments attributable to the Recession.

Equalized Assessed Value (EAV) includes all owner-occupied homeowner exemptions granted.

MOKENA, ILLINOIS POLICE DEPARTMENT

UNDER THE FREEDOM OF INFORMATION ACT, I HEREBY REQUEST THE OPPORTUNITY TO
INSPECT OR HAVE THE FOLLOWING POLICE RECORD(S) REPRODUCED.
FOIA REQUESTS WILL BE PROCESSED WITHIN (5) WORKING DAYS

Date of Request: 7.31.19 Time: 10:30 Case # _____
Name: First: PANLA Last: WALLRICH Date of Birth: _____
Street Address: Village of Tinley Park - 16250 Oak Park Ave
City/State/Zip: Tinley Park IL 60477
Telephone: Day 708-444-5142 Evening 815-795-0542 Email PWALLRICH@TINLEY PARK.ORG

DESCRIBE IN DETAIL THE POLICE RECORD(S) YOU ARE REQUESTING

Police activity report for - "Eric N. Walsh"
ADDRESS - 8810 W. 191st, Mokena
For period July 31-2018 to present.

Check One:

Review only of the preceding police record(s) or traffic accident(s) () No Charge
Copy of the preceding traffic accident report(s) (☒) \$5.00 Charge (if applicable)
Copy of the preceding police record(s) () No Charge
Copy of the preceding reconstructed traffic accident report(s) () \$20.00 Charge

I UNDERSTAND THAT THE FEE SCHEDULE LISTED ABOVE WILL BE CHARGED, IF APPLICABLE, FOR EACH REPRODUCED REPORT (PURSUANT TO STATE STATUTE).
I FURTHER UNDERSTAND THAT I AM NOT ENTITLED TO RECORDS CONSIDERED HIGHLY PERSONAL OR OBJECTIONABLE TO A REASONABLE PERSON AND IN WHICH THE SUBJECT'S RIGHT TO PRIVACY OUTWEIGHS ANY LEGITIMATE PUBLIC INTEREST IN OBTAINING THE INFORMATION.

THIS RECORD IS BEING SOUGHT TO ADVANCE A COMMERCIAL PURPOSE: ____ YES ☒ NO

[Signature]
Signature of Person Requesting Reports

RECORDS USE ONLY

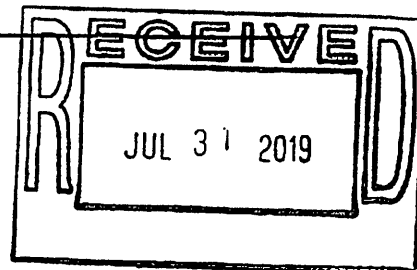
Processed By: #211 Date: 7/31/19 Time: 11:00
Notes: _____

FOIA OFFICER USE ONLY

Date Received: 7/31/19 Date of Required Reply: 8/7/19

Approved: ☒ Denied: _____ Exemption: _____

FOIA Officer: Vaccaro



STEVEN VACCARO
CHIEF OF POLICE



10907 FRONT ST.
MOKENA, IL 60448

Dear FOIA Recipient:

Thank you for requesting records from the Mokena Police Department. It is our goal to ensure successful access to the information you are seeking.

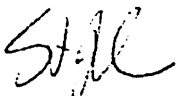
The attached report you have requested is being provided pursuant to the Illinois Freedom of Act however "Private Information" as defined by 5 ILCS 140/2 [c-5] has been redacted by Freedom of Information Officer Steven Vaccaro pursuant to exemption under 5 ILCS 140/7[1b].

You are further notified that you have the right to appeal the decision to redact information to the Illinois Attorney General's Public Access Counselor within 60 days of this denial. Such correspondence should be addressed to:

Public Access Counselor
Office of the Attorney General
500 S. 2nd Street
Springfield, Illinois 62706
Phone: 312-814-5526 or
1-877-299-FOIA (1-877-299-3642)
Fax: 217-782-1396
E-mail: publicaccess@atg.state.il.us

You are further notified of your right to judicial review of the Public Access Counselor's decision under Section 11.5 of the Act. If you have any additional questions concerning this matter, or if our Department can be of any further assistance to you, please feel free to contact us at your convenience.

Sincerely,


Steven Vaccaro
Chief of Police

Incidents: 168

Incident #	Report Number	Beat Name	Units	Officers	Incident Date	Type	Location
M318073100009736		M301	*253	Chlebek, Stephen	7/31/2018 23:41:14	BLDCHK	8810 W 191ST ST
M318080400009892		M301	*261	Klag, Bradley	8/4/2018 10:28:19	SUSP	8810 W 191ST ST
M318080700010068		M301	*268	Peterson, Moriah	8/7/2018 20:32:25	TS	8810 W 191ST ST
M318080700010076		M301	*275	Donnelly, Kevin	8/7/2018 23:49:53	WELFAR	8810 W 191ST ST
M318080900010178		M301	*268, 253, 267	Chlebek, Stephen/ Miller, Robert/ Peterson, Moriah	8/9/2018 22:11:57	ACC	8810 W 191ST ST
M318081100010291		M301	*258	DePolo, Michael	8/11/2018 19:15:59	TS	8810 W 191ST ST
M318081300010381		M301	*252	Malone, Kimberly	8/13/2018 10:14:59	LOCK	8810 W 191ST ST
M318081300010400	M3-18-0001038	M301	*253	Chlebek, Stephen	8/13/2018 15:25:16	THEFT	8810 W 191ST ST
M318082100010798		M301	*273	Henschel, Robert	8/21/2018 10:32:44	LOCK	8810 W 191ST ST
M318082200010873		M301	*270	Czarnecki, Thomas	8/22/2018 15:26:21	OTHER	8810 W 191ST ST
M318082300010907		M301	*263	Gilliam, Scott	8/23/2018 03:15:55	BLDCHK	8810 W 191ST ST
M318082400011003	M3-18-0001100	M301	*256	McKenna, Lawrence	8/24/2018 16:44:20	ACC	8810 W 191ST ST
M318082400011020		M301	*256, 268	McKenna, Lawrence/ Peterson, Moriah	8/24/2018 21:50:29	DISTRB	8810 W 191ST ST
M318090200011484		M301	*268	Peterson, Moriah	9/2/2018 21:22:40	TS	8810 W 191ST ST
M318091200011988		M301	*268, 258, 262, 269	Ballantine, Joseph/ Dampf, Colleen/ DePolo, Michael/ Peterson, Moriah	9/12/2018 14:09:03	UNWANT	8810 W 191ST ST
M318091700012218		M301	*261	Klag, Bradley	9/17/2018 08:45:19	ALARM	8810 W 191ST ST
M318091800012288		M301	*272	Wynn, Caitlin	9/18/2018 17:34:59	BLDCHK	8810 W 191ST ST
M318091900012353		M301	*272	Donnan, Thomas/ Wynn, Caitlin	9/19/2018 20:25:58	TS	8810 W 191ST ST
M318092100012437		M301	*258	DePolo, Michael	9/21/2018 08:36:41	TS	8810 W 191ST ST
M318092200012508		M301	*271	Payne, James	9/22/2018 16:43:47	BLDCHK	8810 W 191ST ST
M318092400012626		M301	*263	Gilliam, Scott	9/24/2018 23:48:01	BLDCHK	8810 W 191ST ST
M318100200013033	M3-18-0001296	M301	*273	Henschel, Robert	10/2/2018 17:09:26	STOLEN	8810 W 191ST ST
M318100800013341		M301	*252	Malone, Kimberly	10/8/2018 12:34:36	INFO	8810 W 191ST ST
M318100800013361		M301	*261	Klag, Bradley	10/8/2018 18:22:35	FOLLOW	8810 W 191ST ST
M318100900013395		M301	*256	McKenna, Lawrence	10/9/2018 08:20:37	ALARM	8810 W 191ST ST
M318101000013476	M3-18-0001340	M301	*264	Selin, Gregory	10/10/2018 20:14:35	HARRAS	8810 W 191ST ST
M318101300013660		M301	*268	Peterson, Moriah	10/13/2018 21:19:59	TS	8810 W 191ST ST
M318101400013667		M301	*271	Payne, James	10/14/2018 00:07:14	TS	8810 W 191ST ST
M318101700013806		M301	*266	Lanagan, Andrew	10/17/2018 16:44:29	ACC	8810 W 191ST ST
M318101900013871		M301	*263	Gilliam, Scott	10/19/2018 02:27:09	BLDCHK	8810 W 191ST ST
M318102000013940	M3-18-0001394	M301	*271	Payne, James	10/20/2018 12:40:10	ACC	8810 W 191ST ST
M318102000013959		M301	*271, 274	Donnan, Thomas/ Payne, James	10/20/2018 20:57:10	DISTRB	8810 W 191ST ST
M318102300014070		M301	*268, 259	Louthan, Jason/ Peterson, Moriah	10/23/2018 09:05:33	ASTFD	8810 W 191ST ST

<u>M318102300014074</u>	M3-18-0001409	M301	*268	Peterson, Moriah	10/23/2018 10:47:20	DECEPT	8810 W 191ST ST
<u>M318102300014077</u>		M301	*268	Peterson, Moriah	10/23/2018 12:57:13	PARK	8810 W 191ST ST
<u>M318103100014482</u>		M301	*272	Wynn, Caitlin	10/31/2018 00:47:11	BLDCHK	8810 W 191ST ST
<u>M318110200014568</u>		M301	*263	Gilliam, Scott	11/2/2018 03:13:23	BLDCHK	8810 W 191ST ST
<u>M318110200014614</u>		M301	*272	Wynn, Caitlin	11/2/2018 17:54:20	ALARM	8810 W 191ST ST
<u>M318110500014719</u>		M301	*249	Stanglewicz, Peter	11/5/2018 09:16:50	TS	8810 W 191ST ST
<u>M318110500014730</u>		M301	*249	Stanglewicz, Peter	11/5/2018 12:13:35	TS	8810 W 191ST ST
<u>M318111300015185</u>		M301	*261, 266, 271	Klag, Bradley/ Lanagan, Andrew/ Payne, James	11/13/2018 22:27:34	DISTRB	8810 W 191ST ST
<u>M318112000015540</u>		M301	*261	Klag, Bradley	11/20/2018 18:04:52	LOCK	8810 W 191ST ST
<u>M318112500015747</u>	M3-18-0001556	M301	*249	Stanglewicz, Peter	11/25/2018 12:28:15	ACC	8810 W 191ST ST
<u>M318120100016069</u>		M301	*271	Payne, James	12/1/2018 16:53:09	BLDCHK	8810 W 191ST ST
<u>M318120400016213</u>	M3-18-0001613	M301	*271, 261, 268	Klag, Bradley/ Payne, James/ Peterson, Moriah	12/4/2018 21:26:59	ASTFD	8810 W 191ST ST
<u>M318121100016545</u>		M301	*256	McKenna, Lawrence	12/11/2018 10:23:19	TS	8810 W 191ST ST
<u>M318121300016661</u>		M301	*272	Wynn, Caitlin	12/13/2018 21:38:02	BLDCHK	8810 W 191ST ST
<u>M318121600016767</u>		M301	*258	DePolo, Michael	12/16/2018 00:38:12	FOLLOW	8810 W 191ST ST
<u>M318121900016999</u>		M301	*271	Payne, James	12/19/2018 16:31:36	BLDCHK	8810 W 191ST ST
<u>M318122100017119</u>		M301	*272	Wynn, Caitlin	12/21/2018 19:53:20	BLDCHK	8810 W 191ST ST
<u>M318123000017470</u>		M301	*258	DePolo, Michael	12/30/2018 02:03:48	BLDCHK	8810 W 191ST ST
<u>M319010300000113</u>		M301	*249	Stanglewicz, Peter	1/3/2019 09:06:52	TS	8810 W 191ST ST
<u>M319010400000164</u>		M301	*266	Lanagan, Andrew	1/4/2019 12:01:58	BLDCHK	8810 W 191ST ST
<u>M319010500000231</u>		M301	*261	Klag, Bradley	1/5/2019 16:44:40	LOCK	8810 W 191ST ST
<u>M319010600000266</u>		M301			1/6/2019 15:35:47	DISTRB	8810 W 191ST ST
<u>M319010700000279</u>	M3-19-0000023	M301	*260, 256, 264	Bonzani, Luke/ McKenna, Lawrence/ Selin, Gregory	1/7/2019 07:53:38	ACC	8810 W 191ST ST
<u>M319010700000281</u>	M3-19-0000024	M301	*264	Selin, Gregory	1/7/2019 08:08:09	ACC	8810 W 191ST ST
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<u>M319011600000684</u>		M301	*268	Peterson, Moriah	1/16/2019 19:20:12	LOCK	8810 W 191ST ST
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<u>M319012500001077</u>		M301	*268	Peterson, Moriah	1/25/2019 22:19:28	LOCK	8810 W 191ST ST
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<u>M319020500001516</u>		M301	*270	Czarnecki, Thomas	2/5/2019 14:38:16	LOCK	8810 W 191ST ST
<u>M319021100001755</u>		M301	*264, 266	Lanagan, Andrew/ Selin, Gregory	2/11/2019 06:56:05	SUSP	8810 W 191ST ST
<u>M319022100002176</u>		M301	*264	Selin, Gregory	2/21/2019 11:36:02	LOCK	8810 W 191ST ST
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<u>M319030300002649</u>		M301	*263	Gilliam, Scott	3/3/2019 01:07:33	BLDCHK	8810 W 191ST ST

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<u>M319051500006379</u>		M301	*273	Henschel, Robert	5/15/2019 01:55:16	RECKL	8810 W 191ST ST
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<u>M319060600007540</u>		M301	*261, 271	Klag, Bradley/ Payne, James	6/6/2019 22:21:16	SUSP	8810 W 191ST ST
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<u>M319070800009391</u>		M301	*274	Donnan, Thomas	7/8/2019 15:17:16	VEHMNT	8810 W 191ST ST
<u>M319070800009400</u>		M301	*256	McKenna, Lawrence	7/8/2019 17:53:35	LOCK	8810 W 191ST ST
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<u>M319070900009457</u>		M301	*252	Malone, Kimberly	7/9/2019 12:49:03	911HNG	8810 W 191ST ST
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7/31/2019 10:54:00 AM

<u>M319071100009587</u>		M301	*274, 270	Czarnecki, Thomas/ Donnan, Thomas	7/11/2019 16:50:12	STOLEN	8810 W 191ST ST
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<u>M319071800009959</u>		M301	*274	Bolton, Sean/ Donnan, Thomas	7/18/2019 20:48:56	VEHMNT	8810 W 191ST ST
<u>M319072100010101</u>		M301	*258	DePolo, Michael	7/21/2019 05:20:22	BLDCHK	8810 W 191ST ST
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<u>M319073100010584</u>	M3-19-0001063	M301	*266	Lanagan, Andrew	7/31/2019 07:08:26	THEFT	8810 W 191ST ST

Barbara Bennett

From: azordan@mokena.org
Sent: Thursday, August 01, 2019 3:13 PM
To: Paula Wallrich
Subject: [WARNING Possible Village Email Compromise]RE: Lenny fuel - gas n wash

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Paula:

It's good to hear from you. Yes, I think about retirement but the numbers just don't work yet. It could be a while.

Regarding the Gas N Wash - Lenny has a packaged liquor license on 191st Street and qualifies for video gaming by way of being categorized as a truck stop. There really are not that many trucks that go in there but the threshold for diesel fuel sales is fairly low to qualify for a truck stop. As is typical with his stations, it is very busy and you sometimes have to wait for a pump. The Dunkin Donuts drive through also does very well. As far as parking goes, he does have a couple trucks from time to time that park in an area just off site while they grab some lunch and perhaps play a few games. We have had no notable police issues. The station is always very clean and well stocked. As you mentioned, no one really lives nearby so we never have noise complaints.

Let me know if you have any further questions or concerns.

Thanks,

Alan

Alan Zordan
Director of Economic and Community Development
Village of Mokena
P: 708-479-3930
F: 708-479-1137
Sign up for the Village e-news at www.mokena.org

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Think before you print and save a tree.



"Where Our Customers Come First"

From: Paula Wallrich [mailto:pwallrich@tinleypark.org]

Sent: Wednesday, July 31, 2019 9:13 AM

To: Alan Zordan

Subject: Lenny fuel - gas n wash

Good morning Alan- Flash from your past! Hope all is well with you. I am still over in Tinley Park but working towards retirement. Down to 4 days/week. Have you been thinking about it? It is a tough decision.

We are working with Lenny McEnery on annexing his station on Harlem Ave. He wants to put in gaming and liquor. It has Board support but I want to be prepared for neighbor objections. I know the station on 191st if very successful, I just wondered if you have had any police issues at that station? I obtained a report from Will County Sheriff on the Harlem station and can FOIA similar from Mokena but just was curious of your opinion. Have there been any complaints regarding parking there? Any unexpected trouble you have experienced? You are lucky in that you don't have any residential adjacent to it. I think Lenny runs a nice station; the landscaping always looks well maintained.

Anyway – any kind of info would be helpful- I appreciate it!
Thank you

Paula J. Wallrich, AICP

Planning Manager

(708) 444-5100 | pwallrich@tinleypark.org



Barbara Bennett

From: Brad L. Bettenhausen
Sent: Friday, July 26, 2019 11:02 AM
To: Paula Wallrich
Subject: RE: lenny's
Attachments: Tinley Trails EAV analysis 2005-2018.pdf

Updated schedule attached adding two additional years of property tax data.

As I look at the data, the takeaways I note are

1. Neighborhood remains very stable. Only one new sales transaction since last analysis. That sale occurred in October 2017.
2. There has been overall growth in the Tinley Trails EAV over the past 4 tax years.
3. The rate of growth in the Tinley Trails EAV exceeded the rate for the entire Will County portion of Tinley Park.
4. The rate of growth in the Tinley Trails EAV was better than, or in line with, the rates for Cook County and Tinley Park overall (factoring in that 2017 was a triennial reassessment year for Cook County properties)
5. The only decrease in EAV noted within Tinley Trails between 2017 and 2018 was clearly the result of a tax appeal.

Please remember that the underlying market values used for Will County property tax assessments has traditionally been fairly comparable to the "real" market (what a home can be sold for).

As you are preparing, also be reminded that the most vocal family at the past meetings on this matter are not residents of Tinley Park. We need to make sure our commissioners and elected officials are aware of this ahead of time.

Brad L. Bettenhausen
Treasurer/Finance Director, Village of Tinley Park
Trustee Kimberly Heights Sanitary District
Historian/President Emeritus, Tinley Park Historical Society
phone 708-444-5000 -5099 fax
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From: Paula Wallrich
Sent: Thursday, July 25, 2019 4:08 PM
To: Brad L. Bettenhausen
Subject: lenny's

I was hoping to avoid redoing some of this stuff from the last time Lenny's was going through- but apparently the opposition (residents) will pick up where they left off. Last time you providing information addressing the resident's claim of declining property value. Attached is the spread sheet you provided and here is what I stated in the report. I think just another statement from you would suffice instead of running numbers- unless you notice something when you look at last year's numbers. Thank you—will need for PH on Aug 15- packet going out Aug 9

1. Property Values- *Exhibit A illustrates that property values in the neighborhood and specifically for those homes immediately adjacent to the subject property. The recession impacted all housing valuations between the years 2010 and 2014. In 2015, Village-wide housing values began to increase. This was also the year that Lenny's was built. Looking at the spreadsheet, especially the home highlighted in green, there was comparable increases with other homes in the neighborhood. This increase continues through projections for 2017. There was a question at the Public Hearing about why the projection for next year was not included for the rest of the Village. As explained by Staff at the meeting, this would have taken significant staff time to do and would not result in any further explanation of the trends that the spreadsheet was indicating. The actual percentage changes were fairly minor; it was the trend that was significant. This has been verified by our Village Treasure, Brad Bettenhausen who created the first spread sheet. Please see an email from Mr. Bettenhausen regarding any concerns raised at the meeting regarding the validity of his study.*

Paula J. Wallrich, AICP

Planning Manager

(708) 444-5100 | pwallrich@tinleypark.org



Barbara Bennett

From: Brad L. Bettenhausen
Sent: Friday, July 26, 2019 10:38 AM
To: Paula Wallrich
Subject: RE: lenny's

I would not expect any significant change in any of these figures.

I don't know if Lenny's has any updated sales data that they can provide that would potentially change the Sales Tax or Video Gaming projections.

He currently has 5 locations with video gaming.

The location at 88th Avenue and 191st Street has been a top performer in the State for some time. For the most recent 12 months reported it ranked #3 in VG tax to the local municipality at \$80,687

His location in New Lenox ranked #6 in the State for the most recent 12 months at \$69,693

The highest VG tax generated by any location in Tinley Park for the most recent 12 month period produced \$48,793 as a reference point.

I think the numbers are sound.

Brad L. Bettenhausen
Treasurer/Finance Director, Village of Tinley Park
Trustee Kimberly Heights Sanitary District
Historian/President Emeritus, Tinley Park Historical Society
phone 708-444-5000 -5099 fax
bbettenhausen@tinleypark.org

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From: Paula Wallrich
Sent: Wednesday, July 24, 2019 5:22 PM
To: Brad L. Bettenhausen
Subject: lenny's

As you may know we are bringing back lennys to plan commission on aug 1. Not much has changed in their application so I am using a lot of the background information. One think you put together for me last time was the following—this is from April 2018. Would you be able to update these numbers. I have asked the same of Lenny- but haven't received anything yet. Thanks!

Note to file per disc with Brad B

Sales tax- 299,250

VG tax 87,581

Prop tax 15,100

Licenses 6,100

408,031

Paula J. Wallrich, AICP

Planning Manager

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Will County Records Division
16911 W. Laraway Rd. Suite 101
Joliet, IL 60433
Phone (815) 727-4738 Fax (815) 727-5295

July 25, 2019

Village of Tinley Park
Paula Wallrich

Thank you for writing to the Will County Sheriff's Office with your request for information pursuant to the Illinois Freedom of Information Act, 5 ILCS 140/1 et seq.

On 07-25-2019, you requested the following documents: Please provide policy activity report for address: 19420 Harlem (Lenny's Food N Fuel) for period 4.2.18 to present. Thank you.

Your request is granted. Enclosed is an Address Activity Report for the requested address.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Wahl".

S. Wahl
FOIA Administrator
Will County Sheriff's Office
16911 W. Laraway Road
Suite 101
Joliet, IL 60433
(815) 774-6255

Shannon Wahl

From: village of tinley park paula wallrich <pwallrich@tinleypark.org>
Sent: Thursday, July 25, 2019 12:59 PM
To: foia; Records-Will County Sheriff
Subject: Online FOIA Request

Will County Sheriff's Office

14 W. Jefferson Street
Joliet, IL 60432

Freedom of Information Act Request

Date Requested: 07/25/2019

Request Submitted by: E-mail through online form

Name of Requestor: village of tinley park paula wallrich

Address of Requestor: 16250 S.Oak Park Ave, tinley park, il 60423 United States

Telephone (Optional): 708 - 444 - 5162

Fax (Optional): 708 - 444 - 5199

E-mail Address: pwallrich@tinleypark.org

Records Requested: *Provide as much specific detail as possible so the Will County Sheriff's Office can identify the information that you are seeking.

Please provide policy activity report for address:19420 Harlem (Lenny's Food N Fuel) for period 4.2.18 to present. thank you.

Do you want copies of the documents? No

Do you want Electronic Copies or Paper Copies? Electronic Copies

Is this request for a Commercial Purpose? No

(It is a violation of the Freedom of Information Act for a person to knowingly obtain a public record for a commercial purpose, if requested to do so by the public body. 5 ILCS 140.3.1(c))

Are you requesting a fee waiver? No

Statement of Purpose:

The property owner is petitioning to annex into the village of tinley park. last year I obtained the same report for activity prior to 4.2.18- I need to just update it for any activity since then

(If you are requesting that the Will County Sheriff's Office waive any fees for copying the documents, you must fill out the box below as a statement of the purpose of the request, and whether the principal purpose of the request is to access or disseminate information regarding the health, safety, and welfare or legal rights of the general public. 5 ILCS 140/6(c))

***** Note to Requester: Retain a copy of this request for your files. If you eventually need to file a Request for Review with the Public Access Counselor, you will need to submit a copy of your FOIA request. *****

Date and Time Received: _____ **Due Date:**

Identification Code: WCSO-FOIA-bIHGLXmTFDo8mkki

Will County Sheriff's Office Address Activity Report

Date Range: 4/2/2018 1:19:33PM - 7/25/2019 1:19:42PM

Address: %19420%harlem%

CAD Incidents from 1999 to 11/5/2014

CAD #	Incident time	IncTypeCdDesc	Report#/Deputy
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Dispos:

CAD Incidents from 11/5/2014 to current

IncidentId	IncidentDate	IncidentTyp	LocationName	LocationDescription	Report#/Deputy
19420 HARLEM			FRANKFORT		
00090773	11/28/18 1:57 pm	XCDP		GAS AND WASH	
Dispo Codes: 0013 - Advised to Seek Legal Counsel, 9150 - CIVIL MATTER					gkemp02365
19420 S HARLEM AVE			FRANKFORT		
00030893	4/24/18 7:41 am	XLOCK			
Dispo Codes: 0006 - Peace Restored, 9039 - OTHER PUBLIC SERVICE					jfialko02279
00030903	4/24/18 7:55 am	XBLDCHK			
Dispo Codes: 0004 - No Police Service Necessary, 9022 - BUILDING CHECK (OFFICER INITIATED)					jfialko02279
00031162	4/24/18 8:51 pm	XACC		FOOD AND FUEL TK S	W1-18-0005071
Dispo Codes: 0010 - Report to be Filed, 6548 - ACCIDENT: HIT AND RUN (PROPERTY DAMAGE)					dwarren02312
00031162	4/24/18 8:51 pm	XACC		FOOD AND FUEL TK S	W1-18-0005071
Dispo Codes: 0010 - Report to be Filed, 6548 - ACCIDENT: HIT AND RUN (PROPERTY DAMAGE)					nhindman02404
00032435	4/28/18 11:37 am	XACC			
Dispo Codes: 0006 - Peace Restored, 6557 - ACCIDENT: NON-INJURY					gkemp02365
00032436	4/28/18 11:46 am	XACC			
Dispo Codes: 0006 - Peace Restored, 6548 - ACCIDENT: HIT AND RUN (PROPERTY DAMAGE)					gkemp02365
00036232	5/12/18 8:32 am	XDECEPT			
Dispo Codes: 0007 - Advised to Recontact if Necessary, 9039 - OTHER PUBLIC SERVICE					jfialko02279
00036429	5/13/18 3:28 am	XBLDCHK			
Dispo Codes: 0004 - No Police Service Necessary, 9025 - PATROL: ONE MAN MARKED UNIT					nhindman02404
00042576	6/5/18 1:26 am	XBLDCHK			
Dispo Codes: 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK					nhindman02404
00043821	6/9/18 2:43 am	XJUV		FOOD AND FUEL	
Dispo Codes: 0006 - Peace Restored, 9039 - OTHER PUBLIC SERVICE					dwarren02312
00043821	6/9/18 2:43 am	XJUV		FOOD AND FUEL	
Dispo Codes: 0006 - Peace Restored, 9039 - OTHER PUBLIC SERVICE					bgilbert02374
00050760	7/4/18 1:11 pm	XASTFD			
Dispo Codes: 0014 - Referred to Proper Agency, 9083 - ASSIST: AMBULANCE					dweigal02407
00054363	7/17/18 8:14 am	XTS			
Dispo Codes: 0027 - Verbal Traffic Warning Issued, 6601 - SPEEDING: RADAR					jfialko02279
00056432	7/24/18 2:05 am	XROB		GAS N WASH	W1-18-0009042
Dispo Codes: 0010 - Report to be Filed, 0310 - ARMED ROBBERY					rdenny01953
00056432	7/24/18 2:05 am	XROB		GAS N WASH	W1-18-0009042
Dispo Codes: 0010 - Report to be Filed, 0310 - ARMED ROBBERY					rsimeon01503
00056432	7/24/18 2:05 am	XROB		GAS N WASH	W1-18-0009042
Dispo Codes: 0010 - Report to be Filed, 0310 - ARMED ROBBERY					rricobene02217
00056432	7/24/18 2:05 am	XROB		GAS N WASH	W1-18-0009042
Dispo Codes: 0010 - Report to be Filed, 0310 - ARMED ROBBERY					kgedvilas02228
00056779	7/25/18 8:30 am	XBLDCHK		Gas N Wash	
Dispo Codes: 0004 - No Police Service Necessary, 9022 - BUILDING CHECK (OFFICER INITIATED)					jfialko02279
00057124	7/26/18 2:24 am	XEXTRA			
Dispo Codes: 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK					nhindman02404

00058174	7/29/18 8:10 pm	XFIGHT	GAS AND WASH	W1-18-0009313
<u>Dispo Codes:</u> 0010 - Report to be Filed, 0022 - Warrant/Transport Service, 0460 - BATTERY, 5082 - OUT-OF-STATE WARRANT				kgedvilas02228
00058174	7/29/18 8:10 pm	XFIGHT	GAS AND WASH	W1-18-0009313
<u>Dispo Codes:</u> 0010 - Report to be Filed, 0022 - Warrant/Transport Service, 0460 - BATTERY, 5082 - OUT-OF-STATE WARRANT				rricobene02217
00058864	8/1/18 2:23 am	XEXTRA		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK				nhindman02404
00070353	9/10/18 4:06 am	XEXTRA		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS				kgedvilas02228
00072273	9/15/18 8:12 pm	XACC		
<u>Dispo Codes:</u> 0006 - Peace Restored, 9039 - OTHER PUBLIC SERVICE				nhindman02404
00074303	9/23/18 11:43 am	XACC		
<u>Dispo Codes:</u> 0020 - Accident Crash Report, 6563 - ACCIDENT: PRIVATE PROPERTY				W1-18-0011678
00074938	9/26/18 2:13 am	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK				nhindman02404
00076370	10/1/18 3:52 am	XEXTRA		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 6703 - NEIGHBORHOOD/SUBDIVISION PATROL				acaputo02134
00076689	10/2/18 2:42 am	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS				jknutsen01745
00076963	10/2/18 10:32 pm	XBLDCHK	Gas N Wash	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9027 - PATROL: UNMARKED UNIT				ahofer02229
00076982	10/3/18 12:53 am	XEXTRA		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS				kgedvilas02228
00076998	10/3/18 3:38 am	XBLDCHK	gas n wash	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS				jknutsen01745
00077344	10/4/18 1:32 am	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK				nhindman02404
00077352	10/4/18 3:39 am	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS				jknutsen01745
00077673	10/5/18 1:23 am	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK				nhindman02404
00078220	10/7/18 2:22 am	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS				jknutsen01745
00078401	10/8/18 8:54 am	XEXTRA		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9022 - BUILDING CHECK (OFFICER INITIATED)				jfialko02279
00078615	10/9/18 1:52 am	XBLDCHK	gas n wash	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS				jknutsen01745
00078993	10/10/18 2:34 am	XBLDCHK	gas n wash	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS				jknutsen01745
00079369	10/11/18 9:32 am	XDECEPT	DUNKIN DONUTS	
<u>Dispo Codes:</u> 0014 - Referred to Proper Agency, 1110 - DECEPTIVE PRACTICE				dweigal02407
00079614	10/12/18 12:04 am	XBLDCHK	Gas N Wash	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9027 - PATROL: UNMARKED UNIT				ahofer02229
00079628	10/12/18 1:57 am	XEXTRA		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS				kgedvilas02228
00080320	10/15/18 12:42 am	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK				nhindman02404
00080714	10/16/18 6:04 pm	XSUSP	GAS N WASH	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9101 - SUSPICIOUS AUTO				ahofer02229
00080714	10/16/18 6:04 pm	XSUSP	GAS N WASH	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9101 - SUSPICIOUS AUTO				ahofer02229
00080714	10/16/18 6:04 pm	XSUSP	GAS N WASH	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9101 - SUSPICIOUS AUTO				kgedvilas02228
00083383	10/28/18 12:45 am	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK				nhindman02404

00084338	11/1/18	1:50 am	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9022 - BUILDING CHECK (OFFICER INITIATED)					nhindman02404
00085719	11/6/18	11:22 pm	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK					nhindman02404
00086857	11/10/18	10:37 pm	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK					nhindman02404
00086921	11/11/18	4:23 am	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK					nhindman02404
00087099	11/12/18	12:47 am	XEXTRA		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS					dwarren02312
00087102	11/12/18	1:04 am	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK					nhindman02404
00087115	11/12/18	3:52 am	XEXTRA		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS					dwarren02312
00087260	11/13/18	2:50 am	XEXTRA		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS					kgedvilas02228
00087838	11/14/18	11:23 pm	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK					nhindman02404
00088937	11/19/18	6:38 pm	XSUSP		
<u>Dispo Codes:</u> 0005 - Activity Gone On Arrival, 9103 - SUSPICIOUS PERSON					nhindman02404
00089280	11/21/18	3:11 am	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK					nhindman02404
00089957	11/24/18	11:40 pm	XEXTRA gas n wash		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS					dwarren02312
00089985	11/25/18	1:38 am	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK					nhindman02404
00090008	11/25/18	3:45 am	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK					nhindman02404
00090393	11/27/18	12:45 am	XEXTRA		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS					kgedvilas02228
00090633	11/28/18	1:19 am	XEXTRA		
<u>Dispo Codes:</u> 0006 - Peace Restored, 9023 - BUSINESS CHECK					rricobene02217
00091158	11/30/18	1:39 am	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9022 - BUILDING CHECK (OFFICER INITIATED)					nhindman02404
00092340	12/4/18	10:54 pm	XBLDCHK speedway		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS					jknutsen01745
00093596	12/9/18	2:01 am	XBLDCHK gas n wash		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9034 - EXTRA PATROL: RESIDENCE					jknutsen01745
00095041	12/14/18	4:39 am	XBLDCHK gas n wash		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS					jknutsen01745
00096114	12/18/18	3:39 am	XEXTRA		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK					nhindman02404
00096377	12/18/18	10:40 pm	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS					jknutsen01745
00097296	12/21/18	8:54 pm	XASTFD		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary					
00097623	12/23/18	3:17 am	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK					nhindman02404
00097809	12/24/18	2:26 am	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9022 - BUILDING CHECK (OFFICER INITIATED)					dlopez01719
00099611	12/31/18	11:03 pm	XBLDCHK		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS					jknutsen01745
00000562	1/3/19	2:23 am	XEXTRA		
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS					alarocco02460

00001466	1/6/19	3:25 am	XBLDCHK			jknutsen01745
Dispo Codes: 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS						
00001590	1/6/19	9:21 pm	XBLDCHK			nhindman02404
Dispo Codes: 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK						
00001642	1/7/19	2:35 am	XBLDCHK			khaag02405
Dispo Codes: 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK						
00002612	1/10/19	4:28 am	XBLDCHK			nhindman02404
Dispo Codes: 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK						
00002814	1/10/19	3:00 pm	XFRAUD			W1-19-0000371
Dispo Codes: 0010 - Report to be Filed, 9356 - SUSPICIOUS CIRCUMSTANCES						aconnolly02168
00005444	1/21/19	3:13 am	XEXTRA			nhindman02404
Dispo Codes: 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK						
00006235	1/24/19	3:12 am	XEXTRA	gas n wash		jknutsen01745
Dispo Codes: 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS						
00008257	2/2/19	3:25 am	XEXTRA			khaag02405
Dispo Codes: 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK						
00010708	2/12/19	2:29 am	XBLDCHK			jknutsen01745
Dispo Codes: 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS						
00011298	2/14/19	12:42 pm	XACC	<FRANKFORT PD>		bsiemack02248
Dispo Codes: 0004 - No Police Service Necessary, 6563 - ACCIDENT: PRIVATE PROPERTY						
00011902	2/16/19	4:27 pm	XACC	GAS N WASH		W1-19-0001648
Dispo Codes: 0010 - Report to be Filed, 6548 - ACCIDENT: HIT AND RUN (PROPERTY DAMAGE)						aconnolly02168
00012023	2/17/19	2:47 am	XBLDCHK			nhindman02404
Dispo Codes: 0004 - No Police Service Necessary, 9022 - BUILDING CHECK (OFFICER INITIATED)						
00012143	2/17/19	11:04 pm	XBLDCHK			jknutsen01745
Dispo Codes: 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS						
00012882	2/21/19	2:14 am	XBLDCHK			nhindman02404
Dispo Codes: 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK						
00013324	2/22/19	1:02 pm	XHARRAS			kguffey02262
Dispo Codes: 0005 - Activity Gone On Arrival, 9367 - HARASSMENT						
00015587	3/3/19	3:21 am	XBLDCHK			nhindman02404
Dispo Codes: 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK						
00015604	3/3/19	9:29 am	XACC			trockett02337
Dispo Codes: 0004 - No Police Service Necessary, 9150 - CIVIL MATTER						
00015633	3/3/19	11:39 am	XDISTRB	LENNYS GAS AND WA		jdebus02169
Dispo Codes: 0006 - Peace Restored, 9110 - DISTURBANCE/DISPUTES						
00015633	3/3/19	11:39 am	XDISTRB	LENNYS GAS AND WA		trockett02337
Dispo Codes: 0006 - Peace Restored, 9110 - DISTURBANCE/DISPUTES						
00016558	3/7/19	2:35 am	XBLDCHK			nhindman02404
Dispo Codes: 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK						
00017058	3/8/19	7:49 pm	XBLDCHK			mkane02193
Dispo Codes: 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK						
00018138	3/13/19	2:20 am	XBLDCHK			jknutsen01745
Dispo Codes: 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS						
00019516	3/17/19	11:05 pm	XEXTRA			jknutsen01745
Dispo Codes: 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS						
00024198	4/4/19	4:24 am	XEXTRA			nhindman02404
Dispo Codes: 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS						
00028642	4/20/19	2:48 am	XDISTRB			kgedvilas02228
Dispo Codes: 0004 - No Police Service Necessary, 9103 - SUSPICIOUS PERSON						
00028642	4/20/19	2:48 am	XDISTRB			alarocco02460
Dispo Codes: 0004 - No Police Service Necessary, 9103 - SUSPICIOUS PERSON						
00028642	4/20/19	2:48 am	XDISTRB			ahofer02229
Dispo Codes: 0004 - No Police Service Necessary, 9103 - SUSPICIOUS PERSON						
00029712	4/24/19	3:24 am	XEXTRA			nhindman02404
Dispo Codes: 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS						

00030858	4/28/19 2:05 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			jknutsen01745
00031113	4/28/19 11:46 pm	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			jknutsen01745
00032316	5/3/19 4:08 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			nhindman02404
00033258	5/7/19 1:40 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			jknutsen01745
00033565	5/8/19 2:22 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			jknutsen01745
00034521	5/10/19 11:29 pm	XEXTRA	Gas n' Wash
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			nhindman02404
00034815	5/12/19 12:13 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9025 - PATROL: ONE MAN MARKED UNIT			khaag02405
00035113	5/13/19 1:50 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			jknutsen01745
00035114	5/13/19 1:51 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			nhindman02404
00035453	5/13/19 11:50 pm	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			kgedvilas02228
00036109	5/15/19 8:39 pm	XEXTRA	gas n wash
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			bparker02315
00036172	5/16/19 1:56 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			bparker02315
00036505	5/17/19 1:36 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			nhindman02404
00037528	5/20/19 11:01 pm	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			bparker02315
00037899	5/22/19 2:50 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9025 - PATROL: ONE MAN MARKED UNIT			khaag02405
00038235	5/23/19 3:25 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			abaker02510
00040313	5/30/19 12:05 pm	XACC	W1-19-0005287
<u>Dispo Codes:</u> 0020 - Accident Crash Report, 6557 - ACCIDENT: NON-INJURY			trockett02337
00041711	6/4/19 1:53 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			nhindman02404
00041725	6/4/19 4:37 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9025 - PATROL: ONE MAN MARKED UNIT			khaag02405
00041813	6/4/19 11:49 am	XRECKL	W1-19-0005491
<u>Dispo Codes:</u> 0006 - Peace Restored, 0010 - Report to be Filed, 9607 - SUICIDE THREAT: CRISIS INTERVENTION			jdebus02169
00041813	6/4/19 11:49 am	XRECKL	W1-19-0005491
<u>Dispo Codes:</u> 0006 - Peace Restored, 0010 - Report to be Filed, 9607 - SUICIDE THREAT: CRISIS INTERVENTION			jdebus02169
00041813	6/4/19 11:49 am	XRECKL	W1-19-0005491
<u>Dispo Codes:</u> 0006 - Peace Restored, 0010 - Report to be Filed, 9607 - SUICIDE THREAT: CRISIS INTERVENTION			trockett02337
00041993	6/4/19 10:36 pm	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			nhindman02404
00043088	6/8/19 1:34 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			jknutsen01745
00044620	6/13/19 3:40 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			nhindman02404
00046052	6/18/19 1:33 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK			khaag02405
00046343	6/18/19 10:39 pm	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			nhindman02404

00047361	6/22/19 12:53 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			nhindman02404
00047701	6/23/19 3:47 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK			khaag02405
00047862	6/23/19 9:35 pm	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			nhindman02404
00047992	6/24/19 10:05 am	XACC	
<u>Dispo Codes:</u> 0007 - Advised to Recontact if Necessary, 6563 - ACCIDENT: PRIVATE PROPERTY			wgabel02163
00048719	6/26/19 11:51 am	XOTHER	
<u>Dispo Codes:</u> 0006 - Peace Restored, 9007 - ASSIST: STATE'S ATTORNEY			jdebus02169
00048919	6/27/19 2:10 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			nhindman02404
00050330	7/1/19 10:44 pm	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			nhindman02404
00050341	7/1/19 11:19 pm	XTS	
<u>Dispo Codes:</u> 0011- Traffic Citation Issued, 6636 - SIZE WEIGHT LOAD LENGTH VIOLATIONS			nhindman02404
00050341	7/1/19 11:19 pm	XTS	
<u>Dispo Codes:</u> 0011- Traffic Citation Issued, 6636 - SIZE WEIGHT LOAD LENGTH VIOLATIONS			smathis02154
00051577	7/5/19 9:53 pm	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			nhindman02404
00051995	7/7/19 2:19 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			nhindman02404
00052369	7/8/19 11:09 am	XTHEFT	GAS N WASH
<u>Dispo Codes:</u> 0010 - Report to be Filed, 0825 - THEFT \$500 AND UNDER			W1-19-0006819 wgabel02163
00053224	7/11/19 1:08 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			nhindman02404
00053483	7/11/19 5:45 pm	XACC	
<u>Dispo Codes:</u> 0020 - Accident Crash Report, 6557 - ACCIDENT: NON-INJURY			W1-19-0006977 bparker02315
00053828	7/12/19 2:56 pm	XACC	GAS N WASH
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9039 - OTHER PUBLIC SERVICE			kguffey02262
00053828	7/12/19 2:56 pm	XACC	GAS N WASH
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9039 - OTHER PUBLIC SERVICE			bsiemack02248
00055036	7/17/19 12:18 am	XEXTRA	food and fuel
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			bparker02315
00055364	7/18/19 3:05 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			kgedvilas02228
00055632	7/19/19 1:48 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			kgedvilas02228
00055733	7/19/19 10:37 am	XACC	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9150 - CIVIL MATTER			trockett02337
00056022	7/20/19 2:05 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9023 - BUSINESS CHECK			khaag02405
00056246	7/20/19 9:25 pm	XSTOLEN	
<u>Dispo Codes:</u> 0010 - Report to be Filed, 0910 - MOTOR VEHICLE THEFT			W1-19-0007334 abeckman01932
00056246	7/20/19 9:25 pm	XSTOLEN	
<u>Dispo Codes:</u> 0010 - Report to be Filed, 0910 - MOTOR VEHICLE THEFT			W1-19-0007334 rstanko01742
00056246	7/20/19 9:25 pm	XSTOLEN	
<u>Dispo Codes:</u> 0010 - Report to be Filed, 0910 - MOTOR VEHICLE THEFT			W1-19-0007334 nhindman02404
00056246	7/20/19 9:25 pm	XSTOLEN	
<u>Dispo Codes:</u> 0010 - Report to be Filed, 0910 - MOTOR VEHICLE THEFT			W1-19-0007334 khaag02405
00056301	7/21/19 12:25 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9033 - EXTRA PATROL: BUSINESS			nhindman02404
00056326	7/21/19 1:29 am	XEXTRA	
<u>Dispo Codes:</u> 0004 - No Police Service Necessary, 9025 - PATROL: ONE MAN MARKED UNIT			khaag02405
00056377	7/21/19 9:30 am	XFOLLOW	
<u>Dispo Codes:</u> 0019 - Follow Up to be Filed, 9700 - FOLLOW UP			jdebus02169

Sort by: Call Time ▼ # Records 13 Exit

Call Time	Inci ID	RPT#	Street	Nature	Addtst	Business	Service	Agency	Caller
07/20/2019 21:26:16	201931132		19420 HARLEM AVE	ASSIST OTHER AGENCY			LAW	TPPD	
11/24/2018 11:48:04	201851012		19420 HARLEM AVE	BUSINESS CHECK	(S)TINLEY TRAILS (N)		LAW	TPPD	
10/16/2018 18:08:18	201844956		19420 HARLEM AVE	ASSIST OTHER AGENCY	(S)TINLEY TRAILS (N)		LAW	TPPD	WILL CTY
08/27/2017 03:14:26	201738843		19420 HARLEM AVE	ASSIST OTHER AGENCY	DIST: 54.38 FT (S) TINLEY TRAILS (N)		LAW	TPPD	T-MOBILE USA
08/25/2017 21:34:26	201738647		19420 HARLEM AVE	TRAFFIC STOP			LAW	TPPD	
03/25/2017 22:07:41	201712308	1701160	19420 HARLEM AVE	DRIVING UNDER INFLUENCE			LAW	TPPD	
02/17/2017 20:36:25	201706578		19420 HARLEM AVE	TRAFFIC STOP			LAW	TPPD	
02/10/2017 11:42:03	201705583		19420 HARLEM AVE	TRAFFIC STOP			LAW	TPPD	
12/30/2016 16:28:24	201653713		19420 HARLEM AVE	VEHICLE / OTHER LOCKOUT			LAW	TPPD	ZYLKA,MATT
08/15/2016 11:43:00	201633442		19420 HARLEM AVE	TRAFFIC STOP	(S)TINLEY TRAILS (N)		LAW	TPPD	
05/17/2016 18:21:54	201619373		19420 HARLEM AVE	FOLLOW UP			LAW	TPPD	
04/25/2016 11:23:05	201616385		19420 HARLEM AVE	TRAFFIC STOP			LAW	TPPD	
01/13/2016 19:27:56	201601770		19420 HARLEM AVE	BUSINESS CHECK			LAW	TPPD	

TINLEY PARK POLICE DEPARTMENT
Speedway Incident Report by Date
7201 183rd Street

Case #	Agency	Offense	Date Rept	Streets	Street	Zip
1801236	TPPD	ACCIDENT - PROPERTY DAMAGE	03/31/2018	7201	183RD ST	60477
1801259	TPPD	ACCIDENT - PROPERTY DAMAGE	04/02/2018	7201	183RD ST	60477
1801321	TPPD	THEFT - RETAIL	04/06/2018	7201	183RD ST	60477
1801328	TPPD	ACCIDENT - PROPERTY DAMAGE	04/06/2018	7201	183RD ST	60477
1801394	TPPD	FRAUD - CREDIT CARD	04/11/2018	7201	183RD ST	60477
1801397	TPPD	UNLAWFUL POSSESSION OF A WEAPON	04/11/2018	7201	183RD ST	60477
1801472	TPPD	WARRANT - IN STATE	04/17/2018	7201	183RD ST	60477
1801494	TPPD	ACCIDENT - HIT AND RUN	04/19/2018	7201	183RD ST	60477
1801619	TPPD	ACCIDENT - PROPERTY DAMAGE	04/27/2018	7201	183RD ST	60477
1801679	TPPD	CONTROLLED SUBSTANCE - POSSESSION	05/01/2018	7201	183RD ST	60477
1801999	TPPD	DRIVING WHILE LICENSE SUSPENDED/REVOKED	05/21/2018	7201	183RD ST	60477
1802078	TPPD	SUSPICIOUS CIRCUMSTANCES	05/26/2018	7201	183RD ST	60477
1802085	TPPD	ACCIDENT - PROPERTY DAMAGE	05/27/2018	7201	183RD ST	60477
1802109	TPPD	ACCIDENT - PROPERTY DAMAGE	05/29/2018	7201	183RD ST	60477
1802212	TPPD	ACCIDENT - HIT AND RUN	06/06/2018	7201	183RD ST	60477
1802286	TPPD	MOTOR VEHICLE THEFT (AUTO)	06/11/2018	7201	183RD ST	60477
1802336	TPPD	MISSING PERSON - ADULT	06/14/2018	7201	183RD ST	60477
1802436	TPPD	BATTERY	06/20/2018	7201	183RD ST	60477
1802437	TPPD	ASSAULT AGGRAVATED	06/20/2018	7201	183RD ST	60477
1802590	TPPD	CRIMINAL TRESPASS TO VEHICLE	07/02/2018	7201	183RD ST	60477
1802735	TPPD	ACCIDENT - PROPERTY DAMAGE	07/12/2018	7201	183RD ST	60477
1802802	TPPD	ACCIDENT - PERSONAL INJURY	07/16/2018	7201	183RD ST	60477
1802847	TPPD	ORDINANCE - DRUG PARAPHERNALIA POSS/SALE/ETC	07/10/2018	7201	183RD ST	60477
1802897	TPPD	ACCIDENT - HIT AND RUN	07/22/2018	7201	183RD ST	60477
1802899	TPPD	ROBBERY ARMED	07/23/2018	7201	183RD ST	60477
1802936	TPPD	CONTROLLED SUBSTANCE - POSSESSION	07/25/2018	7201	183RD ST	60477
1803079	TPPD	THEFT - RETAIL	08/03/2018	7201	183RD ST	60477
1803088	TPPD	DRIVING WHILE LICENSE SUSPENDED/REVOKED	08/04/2018	7201	183RD ST	60477
1803091	TPPD	THEFT - RETAIL	08/04/2018	7201	183RD ST	60477
1803092	TPPD	THEFT - RETAIL	08/04/2018	7201	183RD ST	60477
1803095	TPPD	ACCIDENT - PROPERTY DAMAGE	08/04/2018	7201	183RD ST	60477
1803137	TPPD	THEFT - RETAIL	08/07/2018	7201	183RD ST	60477
1803187	TPPD	ORDINANCE - CANNABIS POSSESSION OF > 10GM ETC	08/09/2018	7201	183RD ST	60477
1803218	TPPD	SUSPICIOUS CIRCUMSTANCES	08/11/2018	7201	183RD ST	60477
1803285	TPPD	LOST PROPERTY	08/15/2018	7201	183RD ST	60477
1803431	TPPD	THEFT OVER \$500	08/25/2018	7201	183RD ST	60477
1803517	TPPD	THEFT - RETAIL	08/30/2018	7201	183RD ST	60477
1803555	TPPD	ACCIDENT - PROPERTY DAMAGE	09/02/2018	7201	183RD ST	60477
1803584	TPPD	ACCIDENT - PROPERTY DAMAGE	09/05/2018	7201	183RD ST	60477
1803621	TPPD	CONTROLLED SUBSTANCE - POSSESSION	09/07/2018	7201	183RD ST	60477
1803662	TPPD	THEFT - RETAIL	09/10/2018	7201	183RD ST	60477

Report Generated: 7/25/2019 11:54:09 AM UserID: BCALOMINO

Speedway Incident Report by Date

Case #	Agency	Offense	Date Rept	Streets	Street	Zip
1803917	TPPD	ORDINANCE - CANNABIS POSSESSION OF > 10GM E	09/27/2018	7201	183RD ST	60477
1803984	TPPD	HARASSMENT BY TELEPHONE	10/03/2018	7201	183RD ST	60477
1804080	TPPD	THEFT \$500 AND UNDER	10/09/2018	7201	183RD ST	60477
1804218	TPPD	DELIVERY OF CONTROLLED SUBSTANCE	10/19/2018	7201	183RD ST	60477
1804240	TPPD	ACCIDENT - PROPERTY DAMAGE	10/21/2018	7201	183RD ST	60477
1804264	TPPD	FRAUD - CREDIT CARD	10/22/2018	7201	183RD ST	60477
1804304	TPPD	BATTERY	10/25/2018	7201	183RD ST	60477
1804351	TPPD	ACCIDENT - PROPERTY DAMAGE	10/29/2018	7201	183RD ST	60477
1804562	TPPD	ORDINANCE - CANNABIS POSSESSION OF > 10GM E	11/14/2018	7201	183RD ST	60477
1804675	TPPD	ACCIDENT - PROPERTY DAMAGE	11/23/2018	7201	183RD ST	60477
1804810	TPPD	THEFT \$500 AND UNDER	12/03/2018	7201	183RD ST	60477
1804835	TPPD	BURGLARY FROM MOTOR VEHICLE	12/05/2018	7201	183RD ST	60477
1804891	TPPD	TRAFFIC IVC VIOLATIONS	12/09/2018	7201	183RD ST	60477
1804935	TPPD	THEFT - RETAIL	12/13/2018	7201	183RD ST	60477
1805012	TPPD	THEFT \$500 AND UNDER	12/19/2018	7201	183RD ST	60477
1805043	TPPD	ORDINANCE - SALE OF TOBACCO TO MINORS	12/21/2018	7201	183RD ST	60477
1805068	TPPD	THEFT \$500 AND UNDER	12/23/2018	7201	183RD ST	60477
1900033	TPPD	POSSESSION CANNABIS OVER 10 GM TO 100 GM	01/03/2019	7201	183RD ST	60477
1900131	TPPD	ACCIDENT - PROPERTY DAMAGE	01/11/2019	7201	183RD ST	60477
1900149	TPPD	ACCIDENT - PROPERTY DAMAGE	01/12/2019	7201	183RD ST	60477
1900466	TPPD	CONTROLLED SUBSTANCE - POSSESSION	02/08/2019	7201	183RD ST	60477
1900471	TPPD	FRAUD - CREDIT CARD	02/08/2019	7201	183RD ST	60477
1900596	TPPD	ACCIDENT - HIT AND RUN	02/18/2019	7201	183RD ST	60477
1900721	TPPD	MOTOR VEHICLE THEFT (AUTO)	03/01/2019	7201	183RD ST	60477
1900778	TPPD	MOTOR VEHICLE THEFT (AUTO)	03/05/2019	7201	183RD ST	60477
1900818	TPPD	ACCIDENT - PROPERTY DAMAGE	03/08/2019	7201	183RD ST	60477
1900867	TPPD	DISORDERLY CONDUCT	03/11/2019	7201	183RD ST	60477
1901048	TPPD	ORDINANCE - CANNABIS POSSESSION OF > 10GM E	03/27/2019	7201	183RD ST	60477
1901093	TPPD	ACCIDENT - PROPERTY DAMAGE	03/30/2019	7201	183RD ST	60477
1901179	TPPD	ACCIDENT - PROPERTY DAMAGE	04/06/2019	7201	183RD ST	60477
1901519	TPPD	ACCIDENT - PROPERTY DAMAGE	05/03/2019	7201	183RD ST	60477
1901754	TPPD	ACCIDENT - PROPERTY DAMAGE	05/18/2019	7201	183RD ST	60477
1901857	TPPD	THEFT - RETAIL	05/28/2019	7201	183RD ST	60477
1902078	TPPD	THEFT - RETAIL	06/12/2019	7201	183RD ST	60477
1902097	TPPD	ACCIDENT - PROPERTY DAMAGE	06/13/2019	7201	183RD ST	60477
1902273	TPPD	ACCIDENT - HIT AND RUN	06/25/2019	7201	183RD ST	60477
1902318	TPPD	ACCIDENT - PROPERTY DAMAGE	06/29/2019	7201	183RD ST	60477
1902341	TPPD	ACCIDENT - PROPERTY DAMAGE	06/30/2019	7201	183RD ST	60477
1902344	TPPD	ACCIDENT - PROPERTY DAMAGE	06/30/2019	7201	183RD ST	60477
1902411	TPPD	MOTOR VEHICLE THEFT (AUTO)	07/05/2019	7201	183RD ST	60477
1902452	TPPD	ACCIDENT - PROPERTY DAMAGE	07/08/2019	7201	183RD ST	60477
1902514	TPPD	ACCIDENT - PROPERTY DAMAGE	07/11/2019	7201	183RD ST	60477
1902515	TPPD	CONTROLLED SUBSTANCE - POSSESSION	07/11/2019	7201	183RD ST	60477
1902614	TPPD	THEFT FROM MOTOR VEHICLE	07/16/2019	7201	183RD ST	60477
1902662	TPPD	DRIVING WHILE LICENSE SUSPENDED/REVOKED	07/20/2019	7201	183RD ST	60477

Case #	Agency	Offense	Date Rept	Streetn	Street	Zip
1902717	TPPD	ACCIDENT - HIT AND RUN	07/23/2019	7201	183RD ST	60477

PLAN COMMISSION STAFF REPORT

August 15, 2019
Public Hearing

UPDATES FROM THE AUGUST 1, 2019 WORKSHOP ARE NOTED IN RED

Text Amendment-Racino Entertainment Complex Zoning Code

Petitioner

Village Tinley Park

Municipal Code

Zoning Code

Approvals Sought

Text Amendment

Project Planner

Kimberly Clarke, AICP
Community
Development Director



EXECUTIVE SUMMARY

The State of Illinois passed a new gaming bill (SB 690 HA) that will support and enhance the Illinois horse racing industry. The Bill provides for one new suburban racetrack and combined Casino (Racino) to be located in either Bloom, Bremen, Calumet, Orland, Rich, Thornton or Worth Township. The Mayor and Village Board have expressed an interest in entertaining the possibility of the creation of a new entertainment district, which will incorporate a Racino. As part of the gaming application process, the Village must provide for a racetrack and casino as permitted uses within the Zoning Code.

Staff is proposing a text amendment to the Tinley Park Zoning Ordinance, Section II.B (Definitions) and Section V.B. (Schedule of Regulations) for a Racino Entertainment Complex. The purpose of this amendment is to add definitions and to modify the schedule of use regulations to permit a Racino Entertainment Complex in the Office and Restricted Industrial District (ORI) as a Permitted Use.

At the August 1, 2019 workshop there were no comments on the open items.

Background

Horse Racing has been a part of Illinois history since the early 1830s. Well-known racetracks in Illinois are Arlington Racetrack, Balmoral Park (closed), Hawthorne Race Course & Suburban Downs, Fairmont Park and Maywood Park. The horse race track industry consists of on-track betting, off-track and other gaming activities and services.

The State of Illinois passed a new gaming bill (SB 690 HA) that will support and enhance the Illinois horse racing industry. The Bill provides for one racetrack to be located in either Bloom, Bremen, Calumet, Orland, Rich, Thornton or Worth Townships. TPMHC is a site being considered for the construction of a new racetrack and combined Casino. The Mayor and Village Board have expressed an interest in entertaining the possibility of permitting a Racino. As part of the gaming application process, the Village must demonstrate a racetrack and casino are permitted uses within the Zoning Code. Listing such uses as a permitted use will not automatically approve such development. The development will be required to go through the necessary site plan approval process to critically analyze the design and impacts to the community.

Definition of Racino Entertainment Complex in Tinley Park

Staff is suggesting a definition to further articulate what is meant by a Racino Entertainment Complex.

Racino Entertainment Complex: *A racetrack combined with a casino and other similar and compatible uses included but not limited to spectator events conducted outdoors in open or partially enclosed facilities as a for-profit enterprise which typically charges an entrance fee.*

Zoning

If it is the desire of the Village to allow a Racino, the Village has two options on how they can permit the use. The easiest way is to list it as a permitted use in the Zoning Code. As of right now, the only viable location within the Village's boundaries is The Tinley Park Mental Health Center (TPMHC) site. This property is approximately 280-acres in size and is zoned Office and Restricted Industrial District (ORI). A listing of all permitted uses for said zoning district is attached.

ORI Office and Restricted Industrial District *is intended to provide land for medium to large office buildings, research activities, and non-objectionable industrial activities, which are attractively landscaped and designed to create a "park-like" setting. The low intensity and limiting restrictions are intended to provide for permitted uses which will be compatible with adjacent residential and commercial developments.*

Although a Racino is not an office or industrial use, it will be compatible with other uses currently permitted in ORI such as restaurants, hotels, banquet facilities and convention centers. Currently the Hollywood Amphitheater is zoned ORI but it was also approved as a Planned Unit Development (PUD). Similarly, it is anticipated a future Racino Entertainment Complex may be developed under a PUD due to the mix of uses and overall scale and design which will require flexibility within the zoning code. In general, the ORI district has a larger minimum lot of 40,000 sq.ft., large minimum lot width (150 feet) and larger maximum story height of five stories which may accommodate a future entertainment district.

SCHEDULE I- SCHEDULE OF PERMITTED USE (BY USE TYPE)

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
Dining, Drinking, and Entertainment Establishments															
Racino Entertainment Complex	x	x	x	x	x	x	x	X	X	X	X	X	P	X	X

Open Item #1: Discuss permitting a Racino Entertainment Complex as a Permitted Use in the ORI district

Creation of a New Entertainment Overlay District Another approach the Village can consider if they want to encourage a future Racino location, is to establish an Overlay District that lists a Racino as a permitted use. Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zone(s), which identify special provisions in addition to those in underlying base zones. The Village currently has the Rich Township Entertainment and Tourism Overlay District; Mixed-Use Duvan Drive Overlay District; and an Urban Design Overlay District. Specifically, the Rich Township Entertainment and Tourism Overlay District is intended to provide unique uses and district-wide areas for entertainment, shopping, dining, hotel and tourism area in the Village. A listing of all permitted uses for said overlay district is attached.

The Village can create a new entertainment district similar to the Rich Township over the TPMHC property to encourage specific uses and prohibit others under the existing ORI Zoning District. For instance, the Village may want to encourage Transient Orientated Development (TOD) near the 80th Avenue Train station as well as encourage additional outdoor recreational uses. These uses are currently not listed within the ORI District.

Open Item #2: Discuss the creation of a new Entertainment Overlay District**Amending the Existing Rich Township Entertainment Overlay District**

Another opportunity for a future Racino to locate is within the existing Rich Township Entertainment Overlay District. This district currently has the amphitheater and golf course located within it. This district identifies a tourism-oriented business as a permitted use. However, staff recommends adding a Racino as a permitted use.

Open Item #3: Discuss the amending the existing Rich Township Entertainment Overlay District to include a Racino as a permitted use.**SUMMARY OF OPEN ITEMS**

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

1. Discuss permitting a Racino Entertainment Complex as a permitted use in the ORI Zoning District.
2. Discuss the creation of a new Entertainment Overlay District
3. Discuss amending the existing Rich Township Entertainment and Tourism Overlay District to include a Racino Entertainment Complex as a permitted use.

MOTIONS

If the Plan Commission wishes to take action, an appropriate wording of the motion would read:

Motion 1: "...make a motion to recommend that the Village Board approve Text Amendments to Section II (Definitions) and Section V.B. Schedule I (Schedule of Permitted Uses) of the Village of Tinley Park Zoning Ordinance as indicated in Staff's most recent staff report dated 8/15/2019. The proposed Text Amendments would create a new definition for "Racino" in Section II (Definitions) and amend portions of Section V.B. Schedule I to allow "Racino" as a permitted use in the Office, Restricted and Limited Industrial (ORI) Zoning District.

Motion 2: "...make a motion to recommend that the Village Board approve Text Amendments to Section V.D.3 Rich Township Entertainment and Tourism Overlay District of the Village of Tinley Park Zoning Ordinance as indicated in Staff's most recent staff report dated 8/15/2019. The proposed Text Amendment would amend paragraph A.3. Uses to list a "Racino" as a permitted principal in the overlay district.

PLAN COMMISSION STAFF REPORT

August 15, 2019 – WORKSHOP / PUBLIC HEARING

Text Amendment – Planning/Zoning Fee Changes

Petitioner

Village of Tinley Park

Property

Village-Wide

Approvals Sought

Text Amendment

Project Planner

Daniel Ritter, AICP
Senior Planner



EXECUTIVE SUMMARY

Upon reviewing the appropriateness and adequacy of numerous Village fees, Community Development staff identified a number of commercial and development-related fees that are comparatively low. Staff looked at creating adequate fee levels that cover appropriate costs for new projects. Most of the fees have not been updated in over 10-20 years. Due to the time that has passed since the last updates, fees are extremely low and many do not cover a standard level of “hard” or “up-front” costs associated with the request.

While reviewing the fee levels, staff also encountered an issue that Village fees are scattered throughout many different codes and ordinances. This not only makes it very difficult for customers (residents, property owners, developers, contractors, etc.) to know where to find specific fee information, but also makes it difficult to enforce or update fees consistently. To enhance efficiency and increase customer service, staff has proposed that a comprehensive fee schedule be developed in the Code of Ordinances, which will list all fees charged by the Village. In addition to staff and customer clarity, the changes will make any future amendments easier to complete.

Staff was directed to proceed with the fee changes as proposed at the June 25, 2019 Community Development Committee meeting. Other department fee changes are in the process of going through their respective Committees before the final text amendments are drafted. As part of the adoption of the new comprehensive fee schedule ordinance, amendments to the Zoning Code are necessary to remove the fees currently listed there.

HISTORY AND BACKGROUND

For any fee, there is a policy decision to be made as to how much of the total cost of a project incurred will be covered by the fee. Traditionally, municipalities (including Tinley Park) have not sought to charge an applicant all of the costs related to development projects because the review of projects is an appropriate use of the General Fund. It is assumed that projects performed for a fee will increase property values for the subject property and quality-of-life for residents. Most fees are usually set with the goal of covering any “hard” or “up-front” costs related to projects (postage, mailings, paper, third-party consultant fees, etc.) so that the Village’s general fund is protected from incurring any costs from private projects that can potentially end up incomplete or abandoned. Due to decreasing revenue sources, many communities have begun to adopt a policy that private development projects should pay their own way and all associated costs so that existing residents are not subsidizing any portion of private projects.

The proposed fee increases are primarily those that are assessed for new development projects (commercial and residential). The only increases to residential-related fees is for Residential Variation requests. Surrounding communities were included in the attached analysis to understand where each proposed fee level falls in comparison with our neighboring communities. For many fees, Tinley Park is currently the lowest. These comparisons show that there is room to cover a greater amount of the upfront costs and protecting the general fund, while also ensuring that Tinley Park remains competitive within the commercial and development communities.

The planning, zoning, and building fee increases were reviewed at the June 25, 2019 Community Development Committee meeting. Other departments have brought their increases forward to their applicable Committees over the last few months. All fee increases and the comprehensive fee schedule is currently scheduled to go to a Committee of the Whole meeting in early-September 2019 and the text amendments going before the Village Board soon after.

COMPREHENSIVE FEE SCHEDULE

All fee amounts referenced in the Zoning Code are proposed to be relocated to the Village’s Code of Ordinances along with all other fees charged throughout the Village. Below is an example of the existing and proposed text regarding fees for Special Uses. This will be similar to all sections within the code. The exact section of the Code of Ordinances and wording has yet to be determined.

Existing Section X.J.3 (Special Uses – Initiation)

“Initiation: An application for a Special Use may be made by any person, firm, or corporation having a free-hold interest, an option to purchase, or any exclusive possessory interest which is specifically enforceable on the land which is described in the application for a Special Use. The filing fee for a Special Use shall be four hundred (400) dollars.”

Proposed Section X.J.3 (Special Uses – Initiation)

*“Initiation: An application for a Special Use may be made by any person, firm, or corporation having a free-hold interest, an option to purchase, or any exclusive possessory interest which is specifically enforceable on the land which is described in the application for a Special Use. The filing fee for a Special Use shall be **adopted by the Board of Trustees in the Comprehensive Fee Schedule (Title XXX, Appendix XXX of the Tinley Park Code of Ordinances)**”*

PROPOSED PLANNING/ZONING FEE LEVELS

Following below is a list of the fees located in the Zoning Code. The amount of the fees has already been discussed and approved at the Community Development Committee. The chart indicates the current location in the Village Code, current fee level, proposed fee level, and comparison fees of neighboring communities. The recommendation for each fee is proposed at either the average or slightly below average compared to neighboring communities. In addition, new fees have been introduced that were not previously codified.

The purpose of the Public Hearing is to recognize the proposed changes and remove any reference to fees in the Zoning Ordinance. The Plan Commission's recommendation for this text amendment will be reviewed by the Village Board at the same time they consider the adoption of the new Fee Schedule Ordinance, thereby ensuring that there is always a code requiring fees for development .

Fee Type	Code location/ Ordinance #	Current Fee	Proposed Fee	Comments	Comparable (O = Orland Park, F= Frankfort, M = Mokena, N = New Lenox)
Annexation	Zoning Code - N/A	\$0	\$750 > 1 acre \$1500 1-5 acres \$3000 < 5 acres	Raise – based on staff time, upfront costs and comparable communities.	O: \$750 – 1,350 N: \$1350 – 4100+ (+ \$200 Annexation Agreement) F:750-3000+ M: \$800+
Variance - Commercial	Zoning: Sec. X-G-2 (2007-O-024)	\$200	\$500 + \$75 per additional Variation	Raise - based on staff time, upfront costs, and comparable communities. Avoids repetitive or arbitrary requests. Clarify multi-request fees.	O: \$500 N: \$850 F: \$300 M: \$1400 (includes separate Public hearing fee that can be split among multiple applicants)
Variance - Residential	Zoning: Sec. X-G-2 (2007-O-024)	\$150	\$250 + \$75 per additional Variation	Raise - based on staff time, upfront costs, and comparable communities. Avoids repetitive or arbitrary requests. Clarify multi-request fees.	O: \$500 N: \$350 F: \$200 M: \$1025 (includes separate Public hearing fee that can be split among applicants)
Rezoning	Zoning: Sec. X-K	\$400	\$750	Raise - based on staff time,	O: \$500 N: \$600 – 2000+

	(2007-O-024)			physical changes to maps and comparable communities.	F: \$800 M: \$1400-1800 (includes separate hearing fee)
Special Use Permit / PUD	Zoning: Sec. X-J-3 (2007-O-024)	\$400	\$500	Raise - based on comparable communities.	O: \$500 N: \$850+ F: \$500 M: \$800
Site Plan (Includes site layout, architectural, landscaping and lighting)	Zoning: Sec. III-U (1987-O-002)	\$0	\$500 New/First Approval \$300 Amendment	Raise – based on staff time, upfront costs, and comparable communities. Removal of other unused development fees below.	O: \$600-1500 + Landscape review fees \$2500-5000 N: \$250 + Landscape review fees of \$500-1050+ F: \$700 (\$100-300 amendment) M: \$350
Plats (Preliminary/ Final Subdivision, Easement, etc.)	Subdivision: Sec. XIII-F (2007-O-041)	\$1 per lot (min. \$100 for preliminary; \$50 for final)	\$500 + \$5 per lot for multi-lot plats	Raise - based on staff time, upfront recording costs and comparable communities.	O: \$500 + 25 per lot N: \$150 + 25 per lot F: \$500 - 4000+ M: \$1600
New Development Approval Not Including Public Improvements	Subdivision: Sec. XIII-E (2007-O-041)	\$300 acre, \$1000 min.	Eliminate	Eliminate – Not Utilized. Combined with Site Plan and Plats.	N/A
Zoning or Subdivision Code Text Amendment	Zoning and Subdivision Codes – N/A	\$0	\$500	Raise - based on staff time, upfront costs and comparable communities. Avoids repetitive or arbitrary requests.	N/A

SUMMARY OF OPEN ITEMS

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

1. Discuss the incorporation of planning and zoning fees into a comprehensive fee ordinance.

RECOMMENDED MOTION

If the Plan Commission wishes to take action, the following motion is in the appropriate form:

“...make a motion to recommend that the Village Board approve Text Amendments to Section III-O-6-(2)-(C) (Outdoor Display Fees), Section IX.B.2. (Sign Fees), and Section X (Administration and Enforcement) of the Village of Tinley Park Zoning Ordinance as indicated in Staff’s most recent Staff Report dated 8/15/2019. The proposed Text Amendments increase a number of planning and zoning-related fees and move all fees to a Comprehensive Fee Schedule located in the Village of Tinley Park’s Code of Ordinances.”



Interoffice Memo

Date: 8.15.19

To: Plan Commission

From: Kimberly Clarke, AICP
Community Development Director

Subject: Text Amendment-Masonry Requirements

Staff is requesting to remove this item from the agenda until further notice. Staff is working through the text amendment in conjunction with the overall building code update. It is our intention to bring fourth these amendments through at the same time.