



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**May 19, 2016 – 7:30 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the May 5, 2016 Regular Meeting

Item #1

PUBLIC HEARING

HILTI NORTH AMERICA – 18475 THOMPSON COURT – SPECIAL USE PERMIT

Consider a proposal from Blake Brown, on behalf of Hilti North America, for a Special Use Permit to operate of a business involving retail and wholesale, incidental to a principal use (warehousing, wholesale, and/or distribution) and a similar and compatible use (service and repair of small hand tools) in the ORI Zoning District at 18475 Thompson Court, Suite C in the ORI PD (Office and Restricted Industrial, Planned Unit Development) Zoning District and the Hickory Creek Planned Unit Development.

Item #2

AT&T AT HOLLYWOOD CASINO AMPHITHEATRE – 19100 RIDGELAND AVENUE – SPECIAL USE PERMIT (New Item)

Consider a proposal from Brigitte Gillis of AT&T, on behalf of Live Nation, for a Special Use Permit for a Personal Wireless Service Facility in the ORI PD (Office and Restricted Industrial, Planned Unit Development) Zoning District. The proposed Special Use Permit will allow the Petitioner to install three (3) cellular antennas on the structure at a height of forty-eight feet (48') and utilize a temporary mobile equipment cabinet on site during the event season.

Item #3

7-ELEVEN – 7601 159TH STREET – SITE PLAN APPROVAL & SPECIAL USE PERMIT (New Item)

Consider a proposal from John Chatwin of 7-Eleven, Inc., for Site Plan Approval and a Special Use Permit for the operation of an automobile service station in the B-3 (General Business and Commercial) Zoning District. The Applicant is proposing an expansion of the existing fuel canopy to accommodate four (4) additional fueling dispensers. The proposed Special Use Permit is required to in order to continue operating the existing automobile service station since the existing Special Use Permit (Ordinance 85-O-028) will expire automatically if there is a change of use from the originally approved use (per Section X.J.6.a. of the Zoning Ordinance).

Good of the Order

Receive Comments from the Public

Adjourn Meeting



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

MAY 5, 2016

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on May 5, 2016 at 7:30 p.m.

ROLL CALL

Plan Commissioners:

Kevin Bergthold
Anthony Janowski
Lori Kappel
Peter Kroner
Mark Moylan
Ken Shaw
Tim Stanton
Ed Matushek III, Chairman

Village Officials and Staff:

Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Patrick Connelly, Village Attorney
Debra Kotas, Commission Secretary

CALL TO ORDER

Plan Commission Chairman Matushek called to order the regular meeting of the Plan Commission for May 5, 2016 at 7:31 p.m.

APPROVAL OF MINUTES

Minutes of the February 4, 2016 regular meeting of the Plan Commission and the April 21, 2016 Special Joint Meeting of the Plan Commission and Zoning Board of Appeals were presented for approval. A motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER JANOWSKI to approve the Minutes, as presented. COMMISSIONER KRONER suggested approving the minutes from each meeting separately since the newly appointed Commissioners were not present at the February 4, 2016 meeting. PATRICK CONNELLY, Village Attorney, explained the newly appointed Commissioners were not prohibited from voting on the minutes of February 4, 2016, however, they may abstain from voting.

The minutes of the February 4, 2016 regular meeting of the Plan Commission were presented for approval.

AYE: Plan Commissioners Mark Moylan, Tim Stanton, and Chairman Ed Matushek

NAY: None

ABSTAIN: Plan Commissioners Kevin Bergthold, Anthony Janowski, Lori Kappel, Peter Kroner, and Ken Shaw

THE INITIAL MOTION TO APPROVE THE MINUTES OF FEBRUARY 4, 2016 WAS APPROVED BY MAJORITY by voice vote.

The minutes of the April 21, 2016 Special Joint Meeting of the Plan Commission and Zoning Board of Appeals were presented for approval. COMMISSIONER SHAW stated he did not second the motion to adjourn the meeting. COMMISSIONER BERGTHOLD noted he had seconded the motion for adjournment.

AYE: Plan Commissioners Kevin Bergthold, Anthony Janowski, Lori Kappel, Peter Kroner, Mark Moylan, Ken Shaw, Tim Stanton, and Chairman Ed Matushek

NAY: None

THE INITIAL MOTION TO APPROVE THE MINUTES OF APRIL 21, 2016 WAS APPROVED UNANIMOUSLY by voice vote with the aforementioned correction regarding adjournment. PLAN COMMISSION CHAIRMAN MATUSHEK declared the Motion approved.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 5, 2016 MEETING

RE: APPLE CHEVROLET – 8585 159TH STREET – SITE PLAN APPROVAL

Consider a proposal from Stephen Bradarich, on behalf of Apple Chevrolet, for property located at 8585 159th Street to construct a 1,872 square foot addition at the rear of the building for purposes of providing oil change services to their customers and a 600 square foot expansion of the existing facility to construct a loft/mezzanine area for tool storage.

Present were the following:

Plan Commissioners:

Kevin Bergthold
Anthony Janowski
Lori Kappel
Peter Kroner
Mark Moylan
Ken Shaw
Tim Stanton
Ed Matushek III, Chairman

Village Officials and Staff:

Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Patrick Connelly, Village Attorney
Debra Kotas, Commission Secretary

Guest:

Simon Batistich, N. Batistich Architects

CHAIRMAN MATUSHEK presented the request from Apple Chevrolet for Site Plan Approval as noted above. He requested Staff make the initial presentation.

PAULA WALLRICH, Interim Community Development Director, presented the Staff Report. She reported the Applicant is seeking to add an oil exchange facility at the rear of the property comprising 1,872 sq. ft. Due to recent promotions, she explained operations in their service department are being stalled by the number of oil services being provided. She further explained this addition will dedicate bays at the rear of the building for oil exchange only stressing this area will not be open to the public. She reported the Applicant is also seeking to make their current delivery area more efficient by extending the area into a 600 sq. ft. enclosed space and create a mezzanine/loft area for tool storage.

MS. WALLRICH noted the property is zoned B-5, Automobile Service District, where the proposed use is a permitted use. She reviewed the site plan noting this is not a public area and will not alter any of the inventory parking in the rear. She showed how the existing parts area will now be enclosed and built as a mezzanine/loft for tool storage. She showed the façade of the building addition will be the same as the existing structure consisting of metal siding and CMU block foundation. She noted the trash enclosure will remain in its same location. She added no additional landscape is required; however, the site is subject to annual landscape audits.

MS. WALLRICH reported the project was reviewed by other Village departments including Engineering, Public Works, Building, Police, and Fire Departments. She elaborated stating the Fire Department has found access is fine since the circulation will remain as it currently exists but has requested signage and bollards to which the Applicant has agreed.

MS. WALLRICH explained why site plan review is only presented to the Plan Commission, typically occurring over two (2) meetings. She reported this project has no outstanding items and meets all Code requirements, therefore, the Applicant is seeking consideration and approval at this evening's meeting thus allowing them to proceed directly to building permit phase.

SIMON BATISTICH, Architect, complimented Staff on their report. He clarified the signage requested by the Fire Department is to notify where connections are and not building signage. He solicited questions from Commissioners.

COMMISSIONER JANOWSKI complimented the Applicant on well-drawn plans. He expressed concerns regarding the west corner on the south side of the building where he believes is a blind spot on the turn. He suggested cautionary signage be placed for personnel walking near that area. He referred to the corner downspout on large single door opening. He explained due to the roofline, it drains east-to-west and suggests routing the water to the south in order to avoid a slippery surface immediately in front of doorway.

COMMISSIONER MOYLAN inquired if customers would be driving in that area. MR. BATISTICH reported it is a private area for porters only.

COMMISSIONER KAPPEL inquired if proposed parts storage area will cause any issues with deliveries. MR. BATISTICH reported deliveries will remain as is and the parts extension location will be on the second level/mezzanine.

There being no further questions or comments from Commissioners, COMMISSIONER KRONER made a motion recommending Site Plan Approval. The Motion was seconded by COMMISSIONER JANOWSKI.

AYE: Plan Commissioners Kevin Bergthold, Anthony Janowski, Lori Kappel, Peter Kroner, Mark Moylan, Ken Shaw, Tim Stanton, and Chairman Ed Matushek

NAY: None

ABSENT: None

For clarification, CHAIRMAN MATUSHEK recited the Motion "to approve the Site Plan for Apple Chevrolet, 8585 W. 159th Street, per plans prepared by N. Batistich Architects dated May 18, 2015, received February 24, 2016, for purposes of constructing a 1,872 square foot oil change facility and 600 square foot parts storage area at the rear of the existing building. The façade will be constructed of the same materials as the existing façade, painted the same color; circulation will remain as it currently exists; and signage and bollards are requested by the Fire Department will be provided."

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN MATUSHEK 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 MAY 5, 2016 MEETING

RE: HILTI NORTH AMERICA – 18475 THOMPSON COURT – SPECIAL USE PERMIT

Consider a proposal from Blake Brown, on behalf of Hilti North America, for a Special Use Permit to operate a business involving retail and wholesale, incidental to a principal use in the ORI Zoning District in leased space at 18475 Thompson Court.

Present were the following:

Plan Commissioners:

Kevin Bergthold
Anthony Janowski
Lori Kappel
Peter Kroner
Mark Moylan
Ken Shaw
Tim Stanton
Ed Matushek III, Chairman

Village Officials and Staff:

Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Patrick Connelly, Village Attorney
Debra Kotas, Commission Secretary

Guest:

Brandon Pollard, Sr. Regional Manager, Hilti North America
Stan Stec, Building Owner

CHAIRMAN MATUSHEK welcomed the Petitioner and reviewed the aforementioned proposal.

STEPHANIE KISLER, Planner I, presented the Staff Report regarding the request for a Special Use Permit for a principal use (warehousing, wholesale and/or distribution) and a similar and compatible use (service and repair of small hand tools). She stated overall, the function of the business is retail, sale, demonstration, service, warehousing and distribution of fastening systems, booster, fasteners and related construction items, construction chemicals (pre-packaged for retail sale), and small hand tool repairs. She stated there are no open items from the Staff's perspective; however, the Plan Commission is able to place concerns or conditions upon approval, if they choose.

MS. KISLER reviewed the existing site that is an industrial building located at 18475 Thompson Court, consisting of three (3) tenant spaces of which Hilti is proposing to take over one (1) tenant space. MS. KISLER reported the building is located within the Hickory Creek Planned Unit Development, where warehousing is a permitted use. She reviewed surrounding zoning, noting no nearby residential properties, and the other existing tenants in the building being Dance Images and Allstar Athletics, both indoor commercial recreation-type uses. She explained the hours of operation for Hilti and the other tenants will sometimes only briefly overlap, therefore, there should be no parking issues. She reported the existing landscaping appears in compliance.

MS. KISLER showed the planned signage for the space including a wall sign on the west and a shipping/receiving wall sign on the north façade that is considered more of a directional sign. She proceeded to explain how signage is

calculated in the Industrial ORI/M-1 districts vs. other business districts. She elaborated by stating the Zoning Administrator has authority on the number and location of signs in this particular instance since it is an existing building rather than new construction.

MS. KISLER reported a multi-departmental staff review was conducted with no comments being offered except for the Fire Department, who is requesting further information regarding the racking/shelving plan and any interior remodeling that is being done. She noted that interior remodeling plans will be reviewed as part of the interior remodeling permit through the Building Department.

In conclusion, MS. KISLER reported a Public Hearing is scheduled for May 19, 2016 at which time the Findings of Fact will be presented pertaining to the standards for a special use that need to be considered by the Plan Commission. She indicated the Notice of Public Hearing has been published and notification sent to surrounding properties within 250' of the project.

CHAIRMAN MATUSHEK reported visiting the site. He complimented the robust landscaping. He inquired about chemical storage and combustibility of those chemicals. BRANDON POLLARD, representing Hilti, stated they are mostly glue-like chemicals without combustibility. PAULA WALLRICH, Interim Community Development Director, noted the Petitioner is required to provide a list of the chemicals to the Fire Department for their review.

COMMISSIONER JANOWSKI requested clarification regarding the loading docks and placement of signage. He complimented the Petitioner on a great layout within a nice building. MR. STAN STEC, building owner, explained the loading dock on the north side is an indoor recessed dock where trucks back in.

COMMISSIONER KRONER inquired if Hilti had approached the building owner. MR. STEC stated he was approached by a broker. COMMISSIONER KRONER inquired why the Petitioner chose Tinley Park. MR. POLLARD explained there is an influx of decking business in the area. He reported they also have locations in the Chicago Loop and Elmhurst. COMMISSIONER KRONER inquired about the awning over the west window. MR. POLLARD explained the red awning is part of the Hilti brand and also provides an overhang for weather and safety.

COMMISSIONER SHAW reported using Hilti products. He thanked the Petitioner for choosing Tinley Park. With the other tenants being legal, non-conforming uses due to zoning changes, he inquired about long term use of the property and if Staff examined potential parking implications. MS. KISLER explained with any future change of use or change of ownership, Planning Staff reviews parking as part of the Building Department's Change of Use/Owner process. If an issue of insufficient parking were to be possible, Staff would not recommend approval for the new tenant unless the concern could be mitigated.

CHAIRMAN MATUSHEK inquired if their Elmhurst location has a retail component. MR. POLLARD reported they typically have 15-25 customers per day within their hours of 7:30 a.m. to 4:30 p.m. Monday through Friday, with deliveries occurring only once per day, typically between 1:00 to 4:00 p.m. He stated there will be no trucks or vans left in the parking lot since the vehicles are always in use then taken home with the account managers.

A brief discussion took place regarding Special Uses and the need for presentation to the Plan Commission.

There being no further questions from Commissioners, CHAIRMAN MATUSHEK elected not to assign Commissioners to a workshop stating the project may proceed to Public Hearing on May 19, 2016.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER MOYLAN seconded by COMMISSIONER JANOWSKI to adjourn the regular meeting of the Plan Commission of May 5, 2016 at 8:26 p.m. THE MOTION WAS

UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN MATUSHEK declared the meeting adjourned.

DRAFT

**Applicant**

Blake Brown,
Hilti North America

Property Location

18475 Thompson Court

PIN

19-09-01-101-015-0000

Tenant Space

7,490 SF \pm

Building Size

17,880 SF \pm

Parcel Size

1.46 ac \pm

Zoning

ORI PD (Office and
Restricted Industrial,
Planned Unit
Development)

Approval Sought

Special Use Permit

Requested Action

Vote on recommending the
approval of a Special Use
Permit to the Village Board

Project Planner

Stephanie Kisler,
Planner I

PLAN COMMISSION STAFF REPORT

May 19, 2016

Hilti North America – Special Use Permit

18475 Thompson Court, Suite C



Rendering of the Building with Proposed Signage

EXECUTIVE SUMMARY

The Applicant, Blake Brown of Hilti North America, is seeking approval for a Special Use Permit to operate of a business involving retail and wholesale, incidental to a principal use (warehousing, wholesale, and/or distribution) and a similar and compatible use (service and repair of small hand tools) in the ORI Zoning District at 18475 Thompson Court, Suite C in the ORI PD (Office and Restricted Industrial, Planned Unit Development) Zoning District and the Hickory Creek Planned Unit Development.

- Hours of Operation: 7:30am – 4:30pm (Monday – Friday)
- Number of Employees: 2
- Business Functionality:
 - Retail and wholesale sale, demonstration, service, warehousing, and distribution of fastening systems, booster, fasteners and related construction items, construction chemicals (pre-packaged for retail sale), and small hand tool repairs.

A Public Hearing is required for Special Use Permits and has been scheduled for the regular Plan Commission meeting on Thursday, May 19, 2016.

UPDATES FROM THE 5/5/2016 STAFF REPORT ARE IN RED

SUMMARY OF OPEN ITEMS

Staff has not identified any open items at this time.

EXISTING SITE

The property consists of a single parcel 1.46 acres in area with a 17,880 square foot building that was constructed in 2003 that is currently divided into three (3) tenant spaces. The tenants leasing the south end of the building are Allstar Athletics and Dance Images.

The site has frontage on 185th Street and Thompson Court. The site also contains forty-two (42) parking spaces and a loading area at the rear (east) side of the building. The site is surrounded on all sides by other office/industrial buildings.

ZONING & NEARBY LAND USES

The zoning of the site at 18475 Thompson Court is ORI PD (Office and Restricted Industrial, Planned Unit Development). According to the Village of Tinley Park Zoning Ordinance, the ORI Zoning 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.”

Nearby land uses include other properties zoned ORI, some of which are also within the same Planned Unit Development. There are no residential uses nearby.

The graphic at the right displays the Village’s Zoning Map in the vicinity of the subject property. The purple area indicates the ORI Zoning District. The gray area indicates the M-1 Zoning District. The light orange area indicates the R-3 Zoning District.



PROPOSED USE

The Applicant proposes to open a business that conducts retail and wholesale sale, demonstration, service, warehousing, and distribution of fastening systems, booster, fasteners and related construction items, construction chemicals (pre-packaged for retail sale), and small hand tool repairs. The hours of operation are proposed to be 7:30am – 4:30pm and will only be open Monday through Friday.

The principal use is considered “warehousing, wholesale establishments and distribution facilities”, which is a permitted use within the Hickory Creek Planned Unit Development (Ordinance 2006-O-028). A Planned Unit Development (also known as a PD or PUD) is a planned area (usually greater than five acres) governed by local codes and ordinances but can also include a set of regulations relating specifically to that planned area. In this case, the PUD incorporated an additional permitted use and two prohibited uses that may not necessarily be included within the Village’s Schedule of Permitted Uses. The proposed Hilti use conforms to the uses outlined in the PUD ordinance.

Due to the retail component of the business, the Village’s Zoning Ordinance requires that the Applicant obtain a Special Use Permit. According to Section V.B. Schedule I (Schedule of Permitted Uses by District), “retail and wholesale, incidental to a principal use in the ORI Zoning District” requires a Special Use Permit.

In addition to the proposed uses for the Hilti business that are either permitted in the ORI (warehousing, wholesale establishments and distribution facilities) or require a Special Use Permit (retail and wholesale, incidental to a principal use), Hilti also repairs and services their brand of small hand tools. The Schedule of Permitted Uses identifies the following category as a permitted use only in the M-1 Zoning District: “Any use involving the manufacturing, fabricating, processing, assembling, **repairing**, cleaning, **servicing**, testing and storing of materials, products and goods”. However, since that use is not indicated as a Special Use, Permitted Use, or Prohibited Use for the ORI Zoning District, Hilti’s component of service and repair of small hand tools could be considered a “similar and compatible use” to the principal and incidental uses, which is listed as an allowable Special Use in the ORI Zoning District.

OTHER TENANTS IN THE BUILDING

The building is currently divided among three users: Allstar Athletics (Suite A), Dance Images (Suite B), and the vacant space that the Applicant proposes to occupy (Suite C) at the north end of the building.

Staff notes that both Allstar Athletics and Dance Images are considered to be “commercial indoor recreation” uses and are currently non-conforming uses in the ORI Zoning District. These uses were established prior to the current Zoning Ordinance’s Schedule of Permitted Uses, which does not allow “commercial indoor recreation” uses in the ORI Zoning District. Therefore, the Allstar Athletics and Dance Images are considered to be legal nonconforming uses. Staff encourages the Plan Commission to reference Section VI of the Zoning Ordinance to read more about the Village’s regulations for nonconforming uses. The non-conforming uses have no bearing on the Special Use request expect for the understanding that these uses will only be allowed to exist until there is a change of owner or use.



PARKING



The site has a total of forty-two (42) parking spaces. Hilti noted that they would have two (2) employees that will be staffing this location. Customers will be coming to this location to purchase and/or service Hilti products.

Staff researched the requirements for parking for the site within Section VIII of the Zoning Ordinance and found that the regulations are silent for the commercial indoor recreation uses, so Staff referenced *Parking Standards* by the American Planning Association (2002) for guidance. The reference provides some guidance

and Staff used “1 space per 350 square feet of gross floor area” (p. 79) as a guide for the parking analysis for this Special Use Request. This calculation would mean that the two commercial indoor recreation uses (Allstar Athletics and Dance Images) would be required to have a total of thirty (30) parking spaces.

According to Section VIII of the Zoning Ordinance, Hilti can be considered both a warehouse use and a retail use. Hilti stated that about 1,170 square feet of their space would be used for retail, which would require eight (8) parking spaces, and the warehouse use would require just one (1) parking space. In total, Hilti would need a total of nine (9) parking spaces per Village code.

Overall, the users of the building would need thirty-nine (39) parking spaces. The site has forty-two (42) parking spaces, so the site would be providing enough parking for the users of the building.

Staff also researched the hours of operation for the different tenants of the building and found that the proposed Hilti’s hours will sometimes only very briefly overlap the hours of the other businesses. A table of the hours is included below. It is important to consider the hours of operation when considering adequate parking for different uses. Since there is minimal overlap with the business hours, the need for available parking will not cause conflict.

Hours of Operation (18475 Thompson Court)					
Allstar Athletics		Dance Images		Hilti (proposed)	
Monday:	5:00pm – 9:30pm	Monday:	4:15pm – 9:45pm	Monday:	7:30am – 4:30pm
Tuesday:	5:00pm – 9:30pm	Tuesday:	4:15pm – 9:45pm	Tuesday:	7:30am – 4:30pm
Wednesday:	5:00pm – 9:30pm	Wednesday:	4:15pm – 9:45pm	Wednesday:	7:30am – 4:30pm
Thursday:	5:00pm – 9:30pm	Thursday:	4:15pm – 9:45pm	Thursday:	7:30am – 4:30pm
Friday:	5:00pm – 9:30pm	Friday:	4:15pm – 9:45pm	Friday:	7:30am – 4:30pm
Saturday:	10:00am – 2:00pm	Saturday:	9:00am – 5:00pm	Saturday:	Closed
Sunday:	10:00am – 8:00pm	Sunday:	Appointment Only	Sunday:	Closed

LANDSCAPING

The site appears to have landscaping that meets the intent of the Village's Landscape Ordinance. Staff will work with the property owner to ensure that any deficiencies or dead plant material is addressed as a part of the Change of Use process. The site must also comply with general property maintenance standards.

SIGNAGE

Although a formal sign plan has not yet been submitted for permit, Staff felt this was a good opportunity to acquaint new Plan Commission Members with the Sign Regulations for the Industrial Zoning Districts (ORI and M-1). Unique to the ORI and M-1 Districts, the Ordinance grants authority to the Plan Commission to review signs (in ORI and M-1) for new construction: (Per Section IX.D.1.f. of the Zoning Ordinance) "the number and location of signs in industrial districts shall be approved by the Plan Commission as part of the Site Plan Approval process for new construction." However, for signage on existing businesses the Sign Regulations state: "The number and location of signs in the industrial districts shall be as approved by the Zoning Administrator through the permit approval process." Therefore, in this instance the Zoning Administrator can determine the number and location of their signs when reviewing the sign permit application



All-Right Sign has submitted preliminary sign plans to the Planning Department for review, including:

1. West Façade: One wall sign
 - a. aluminum white channel letters with a red halo illumination
 - b. 30.84" x 13' 8 1/2" (35.23 square feet)
2. West Façade: Window decals (placed on three window panels)
3. North Façade: One wall sign
 - a. aluminum panel with red, white, and black with no illumination
 - b. 20" x 10' (16.66 square feet)



It has been Village practice to take the Plan Commission's comments regarding signage into consideration if the Plan Commission is reviewing other aspects of the project. Therefore, Staff has prepared the following information for your review.

Per Section IX.D.2.d. of the Zoning Ordinance, "signs allowed in the industrial districts shall be limited to identification signs indicating the business name and address." The address is already on the window above the door and the signage is indicating the name "Hilti". Staff notes that the proposed signage for the north façade does also say "Shipping & Receiving", but this language is more directional in nature rather than an advertisement for Hilti's goods and services.

Per Section IX.D.3.d. of the Zoning Ordinance, "the allowable sign face area permitted in the ORI and M-1 Districts shall be one-half (1/2) square foot for each lineal foot of site frontage; however, in no case shall a sign exceed one hundred twenty (120) square feet unless recommended by the Industrial and Commercial Commission and approved by the Village Board." According to the Staff's calculations, the site has about five hundred twenty (520) lineal feet of frontage along public rights-of-way and is permitted two hundred sixty (260) square feet of signage. The preliminary sign plans total 51.89 square feet of signage. Other tenants are not currently utilizing wall signage and have instead used window decals.

The proposed signage is consistent with what the Sign Regulations allow and other signage that exists in the immediate vicinity.

MULTI-DEPARTMENTAL STAFF REVIEW

The Applicant's request for a Special Use Permit for Hilti North America was routed to multiple Village Departments for review. Upon review, there were no comments relating to the proposed use. However, the Fire Department wants the Applicant to be aware that the Fire Department will need more information on a racking or shelving plan and any interior remodeling that is to be done to the building. This information will be necessary for any building permits for interior remodeling.

STANDARDS FOR A SPECIAL USE & FINDINGS OF FACT

Section X.J.5. lists standards that need to be considered by the Plan Commission. Attached please find the standards provided by the Applicant in defense of the requested Special Use. Staff will prepare Findings of Fact based on these standards for the Public Hearing. As part of the Public Hearing Process, the Findings of Fact – either as presented by the Applicant or as proposed by Staff (which are subject to revision upon hearing all testimony given during the Public Hearing) – shall be entered as part of the record for the Public Hearing. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. **Staff has supplied Findings of Fact for each standard below. The Plan Commission is encouraged to incorporate additional Findings of Fact at the Public Hearing.**

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - **The Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because it is generally compatible with other uses in the same building and within the surrounding area. Other uses in the Hickory Creek Planned Unit Development include several warehouse-type businesses.**
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

- The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity because the use is compatible with the other business uses nearby. All business will be conducted within the building. The Special Use will not substantially diminish or impair property values because it will occupy a tenant space that has been vacant and the tenant will abide by Village ordinances and codes.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - The Special Use will not impede the normal and orderly development and improvement of surrounding property because the immediately surrounding area is already improved and the proposed use will be conducted wholly within the tenant space leased to the Applicant. The building already exists and the Applicant will only be making modifications to the interior of the tenant space. The only exterior modification would be signage.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - Adequate utilities, access roads, drainage, etc. have been provided for the site when it was constructed in 2003. There aren't any changes proposed to the existing utilities, roads, drainage, or other infrastructure at or near the site. The delivery schedule is anticipated to be once a day and the hours of operation are limited to 7:30am – 4:30pm Monday through Friday. The customer base is typically destination-driven.
- 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
 - Adequate measures have been taken to provide ingress and egress to minimize traffic congestion in the public streets by providing adequate parking at the site. The site has forty-two (42) parking stalls that are shared between the three (3) tenant spaces, which meet the intent of the Village's standards for off-street parking. The Special Use will not hold classes like the other tenants of the building. The Special Use will operate at hours that rarely overlap with the hours of the other tenants of the building.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - The Applicant has indicated that they will meet all other Village ordinances and codes.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - The Special Use will contribute to economic development within the Village because it will occupy a vacant tenant space and provide goods and services that are not offered elsewhere within the vicinity of the site. The nearest Hilti North America locations are in downtown Chicago and in Elmhurst.

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

RECOMMENDED MOTION

If the Plan Commission wishes to take action, an appropriate wording of the motion would read:

“... make a motion to recommend that the Village Board grant the Applicant, Blake Brown of Hilti North America, a Special Use Permit to operate a business involving retail and wholesale, incidental to a principal use (warehousing, wholesale, and/or distribution) and a similar and compatible use (service and repair of small hand tools) at 18475 Thompson Court, Suite C in the ORI PD (Office and Restricted Industrial, Planned Unit Development) Zoning District and the Hickory Creek Planned Unit Development and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting.”



PLAN COMMISSION STAFF REPORT

May 19, 2016

AT&T at Hollywood Casino Amphitheatre – Special Use Permit

19100 Ridgeland Avenue

Applicant

Brigette M. Gillis, AT&T
on behalf of Live Nation

Property Location

19100 Ridgeland Avenue

Parcel Size

40 ± Acres

Zoning

ORI PUD

Approval Sought

Special Use Permit for a
Personal Wireless
Facility

Project Planner

Paula J. Wallrich, AICP
Interim Community
Development Director

EXECUTIVE SUMMARY



Brigette M. Gillis, Senior Specialist for AT&T, on behalf of Live Nation, property owner of 19100 Ridgeland Avenue, is requesting a Special Use Permit for a Personal Wireless Service Facility. AT&T has provided cellular service for the Amphitheatre since 2011. Until recently, they utilized a COW (Cell On Wheels) to provide this service. A COW typically contains an antenna and operating equipment on a trailer so that the system is considered mobile and temporary.

AT&T permanently installed antennas on the amphitheater structure approximately two years ago allowing them greater height for the antenna and thus improvement of the quality of service. The associated equipment cabinet remained temporary on the trailer and was brought to the site every concert season. The Village historically recognized the COW as temporary and permitted it in this fashion until the antennas were permanently attached to the Amphitheatre structure. As a permanent installation a Special Use is required. As part of the Special Use review Staff is recommending the Commission also recognize the continued temporary nature of the equipment cabinet which is mounted on the trailer (COW).

SUMMARY OF OPEN ITEMS

OPEN ITEM	SUGGESTED RESOLUTION
1. Investigate possible resolution to poor reception for Village Police Equipment.	Discuss with Applicant's RF engineer.

BACKGROUND

The subject property is home to one of the largest outdoor music venues in the Chicago area, known as the *Hollywood Casino Amphitheatre*. The Amphitheatre has been an outdoor performance center since 1990 when it opened as the "World Music Theater" and has seating capacity for up to 28,000 spectators. Over the past six (6) years, AT&T has been operating a temporary Cell On Wheels (COW) at the facility to address the increased cellular needs of their customers during musical events. The Village has issued annual Temporary Use permits for the COW and antennas during the event season. Recently, AT&T installed the antennas permanently on the amphitheater structure rather than taking them down at the end of each season when the COW left the site. Currently the venue is still utilizing a COW with equipment mounted on a trailer with wheels that connects to the antennas. The COW is brought in at the beginning of the concert season and removed from the site at the conclusion of concert season, so the AT&T cellular service for the amphitheater is only turned on during concert season.

Since the antennas are now permanently installed, a Special Use Permit is required despite being only operational while the COW/trailer is in place (May – October). The antennas are affixed to a support column of the Amphitheatre at an elevation of 48', at the rear of the structure and the COW is housed in the service area behind the performance stage. Neither the antennas nor the COW are readily visible from public rights-of-way or public attendance areas. In fact, the property owner is constructing a temporary fence around the COW to screen it from the utility area behind the performance stage.

AT&T has stated that cell use exceeds customary usage during performances; therefore the antennas serve to 'boost' the service of AT&T users during these times. These antennas also serve as a benefit to AT&T customers within the immediate area of the amphitheater or to those customers traveling through the area.

EXISTING SITE

The Hollywood Casino Amphitheatre encompasses approximately 40 acres. The property has been developed with large expanses of parking, a performance stage, seating and associated office and service uses. The majority of the site was originally located in a floodplain. By ordinance, storage/construction/buildings in the 100-year floodplain are not allowed unless compensatory storage is provided and a 'Letter of Map Revision' (LOMR) is received. FEMA (Federal Emergency Management Agency) issued a LOMR in 1991 after construction of the outdoor Amphitheatre and associated improvements, which raised the structure above the base flood elevation. No further impact to the floodplain will result from the proposed improvements contemplated under the Special Use.



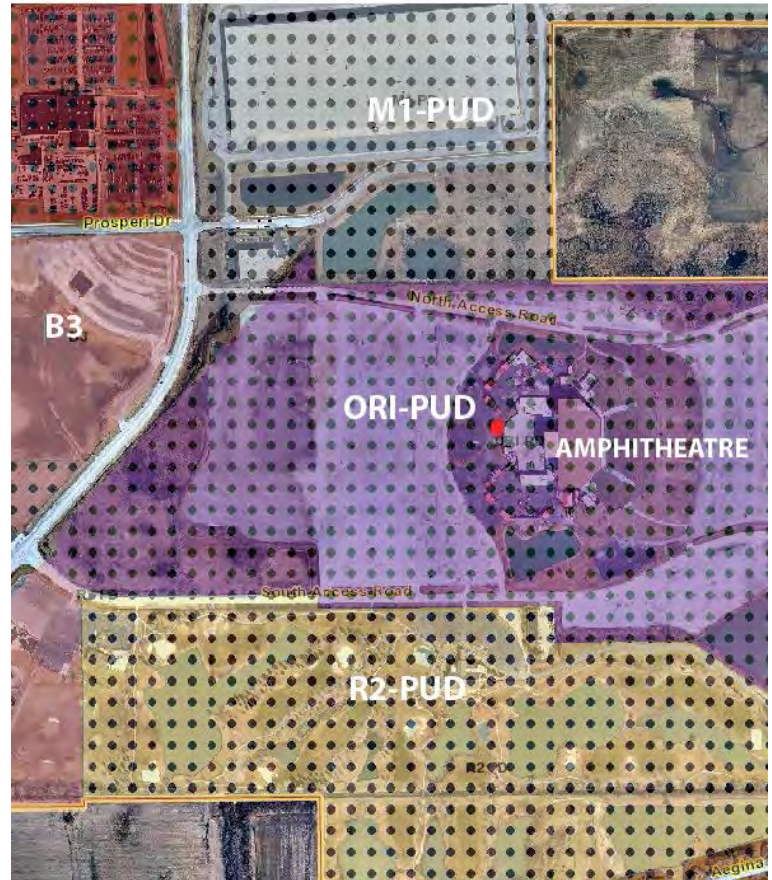
COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Village of Tinley Park Comprehensive Plan (2000) identifies this site as commercial; therefore, the proposed development is in accord with the Village's Comprehensive Plan.

ZONING & NEARBY LAND USES

The subject parcel is zoned ORI-PUD. Priority locations for cellular facilities are to locate on an existing freestanding tower on Village-owned property, which are considered a Permitted Uses. If that is not possible, then locating on a new tower structure on Village-owned property as a Special Use is the second priority location. If Village-owned property is not available, then a Special Use Permit is required for locating on property 1) owned by a municipal body or district; 2) within the M-1 District and not within 1,000 of a residential zoning district; or 3) affixed to an existing structure within a non-residential or non-historic District.

Since there is no Village-owned property that would serve the same purpose as the subject property and the Amphitheatre is located within a non-residential district that is not a Historic District, the antenna may be approved at this location as a Special Use. The Applicant has provided Findings of Fact that will be considered as part of the Special Use request. Staff will provide findings as part of the Public Hearing.



The Commission is encouraged to consider the following standards when reviewing this Special Use (Per Section X.J.5. of the Zoning Ordinance):

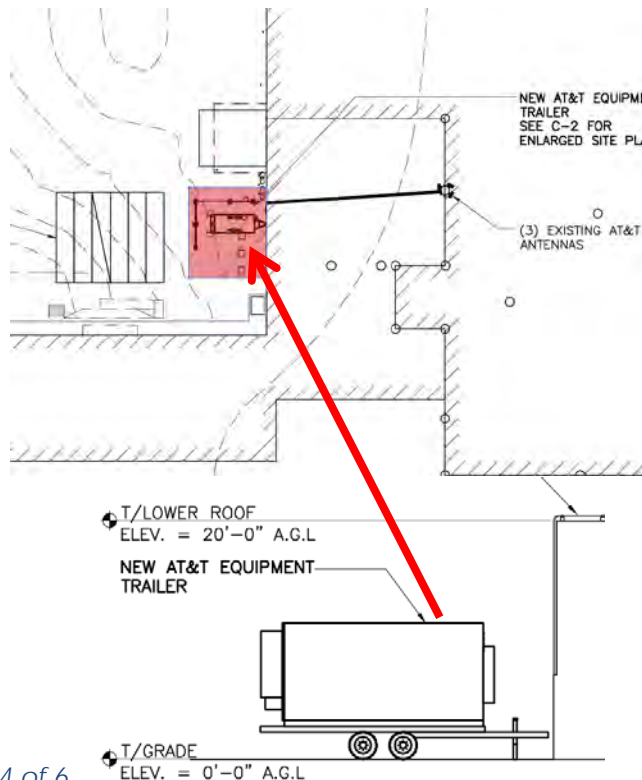
- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

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

GENERAL SITE PLAN REVIEW

The Applicant has installed three (3) permanent antennas on one of the roof supports at an elevation of 48' A.G.L.; the top of the Amphitheatre roof structure is 86' A.G.L. The antennas are 6' x 2.4' in size (14.25 SF) and are painted to blend in with the support beam. The equipment cabinet is approximately 8.5' and sits on a trailer that is two feet off the ground.

The Cell On Wheels (COW) or equipment trailer is proposed to be located immediately west of the stage behind a temporary fence in a 25' x 20' lease area. The COW is screened from public view with a 6' temporary wood fence enclosing the service area. The equipment trailer is 8'6" wide and 19'7" in length and is parked in this location throughout the event season, which generally runs between May and October. There is no lighting or signage proposed for the antenna or the COW.



STAFF REVIEW: STAFF REVIEW

Building Department: A structural analysis has been provided, which indicates the existing antenna mount is **adequate** to support the existing installation for the installed antennas. The full analysis is attached for the Commission's reference.

Engineering/Public Works Department: The Village Engineer stated there were no engineering issues provided the structure that housed the equipment was mobile and removed within 180 days from its installation. Staff recommends the Commission consider this as a condition of the Special Use Permit if it is approved.

Police Department: The Police Department noted that they have experienced poor reception at the Amphitheatre. I Staff has requested the Applicant to assist the Police with this issue and will report on the issue at the Plan Commission meeting.

Fire Department: No issues were reported.

PUBLIC HEARING

A Public Hearing has been properly noticed for the June 2, 2016 Plan Commission meeting. Notices have also been sent to surrounding property owners within 250' of the subject parcel.

LIST OF REVIEWED PLANS

AT&T COW Live Nation – 19100 Ridgeland Avenue
LIST OF SUBMITTED PLANS
April 14, 2016

Submitted Sheet Name		Prepared By	Date On Sheet
T-1	Title Sheet	FEC	04-11-2016
SS 1	Site Survey	FEC	12-17-2015
SS 2	Site Survey	FEC	12-17-2015
C-1	Site Plan	FEC	04-11-2016
C-2	Enlarged Site Plan	FEC	04-11-2016
C-3	Site Elevation	FEC	04-11-2016
C-4	Antenna Plans	FEC	04-11-2016
	Structural Assessment Letter	FEC	04-08-2016
SK-1	Mount Analysis 3D Render	FEC	04-08-2016
SK-2	Mount Analysis Member Label	FEC	04-08-2016
SK-3	Mount Analysis Shape	FEC	not listed
SK-4	Mount Analysis Nodes	FEC	not listed
SK-5	Mount Analysis Dead Lode	FEC	04-08-2016
SK-6	Mount Analysis Wind Lode (Z-Direction)	FEC	04-08-2016
SK-7	Mount Analysis Wind Lode (X-Direction)	FEC	04-08-2016
SK-8	Mount Analysis Ice Lode	FEC	04-08-2016
SK-9	Mount Analysis Wind Lode With Ice (Z-Direction)	FEC	04-08-2016
SK-10	Mount Analysis Wind Lode with Ice (X-Direction)	FEC	04-08-2016
Page 1	Mount Analysis	RISA	04-08-2016
Page 2	Mount Analysis	RISA	04-08-2016
Page 3	Mount Analysis	RISA	04-08-2016
	Mounting Bands/Bolts	FEC	04-08-2016
	Mounting Bands/Bolts	FEC	04-08-2016
	Combined Tension and Shear in Bearing-Type Connections	FEC	04-08-2016
	Multi-Band Bi-Sector Array	CCI	02-11-2016

FEC Fullerton Engineering Consultants

CCI CCI Products

RISA

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

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

A. Petitioner Information:

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

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

B. Property Information:

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

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

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

C. Petition Information:

Present Zoning District : _____
Requested Zoning District: _____

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

Yes _____ No _____

If yes, identify the proposed use: _____

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

Yes _____ No _____

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

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

Signature of Applicant

Date

FINDINGS OF FACT
SPECIAL USE PERMIT – (Including Planned Developments)
PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record and will be discussed in detail during the Plan Commission meetings and will be provided to any interested party requesting a copy.

Please provide factual evidence that the proposed Special Use meets the statements below and use as much space as needed to provide evidence.

- A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.**

- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

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

- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

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

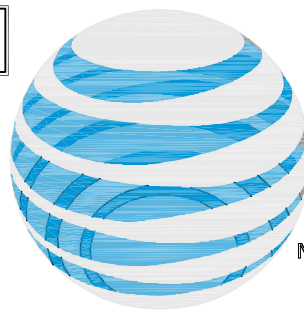
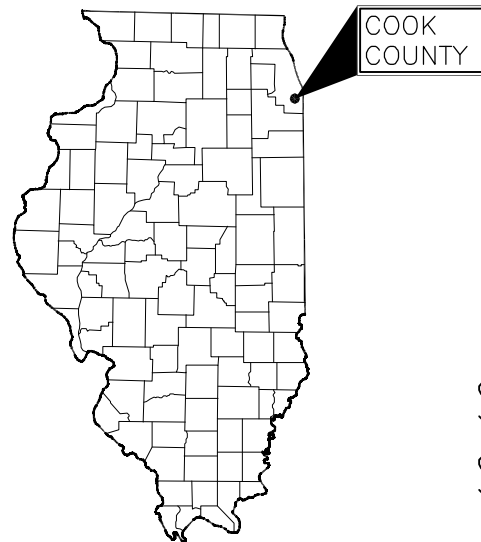
<u>SITE NAME:</u>	HOLLYWOOD CASINO AMPHITEATRE IL4810	<u>JURISDICTION:</u>	VILLAGE OF TINLEY PARK COOK
<u>SITE NUMBER:</u>		<u>COUNTY:</u>	
<u>SITE ADDRESS:</u>	19100 RIDGEWOOD AVE. TINLEY PARK, IL 60477	<u>ZONING:</u>	ORI/PD
<u>E911 ADDRESS:</u> (TEMPORARY ADDRESS)	19100 RIDGEWOOD AVE. TINLEY PARK, IL 60477	<u>FA #:</u>	10144156
		<u>APN #</u>	31-06-405-001
<u>APPLICANT:</u>	AT&T 930 NATIONAL PARKWAY SCHAUMBURG, IL 60173	<u>SITE COORDINATES FROM</u> (EXISTING CDs)	
		<u>LATITUDE:</u>	N 41° 32' 37.49"
		<u>LONGITUDE:</u>	W 87° 46' 33.13"
<u>OWNER:</u>	LIVE NATION ENTERTAINMENT INC. 9348 CIVIC CENTER DRIVE BEVERLY HILLS, CA 90210	<u>GROUND ELEV.:</u>	683 FT. A.M.S.L.

CALL 811 OR
(800) 892-0123



<u>PROPOSED USE:</u>	TELECOMMUNICATIONS FACILITY
<u>BUILDING CODE:</u>	INTERNATIONAL BUILDING CODE, 2009 EDITION
<u>ELECTRIC CODE:</u>	NATIONAL ELECTRIC CODE, 2008 EDITION

T-1	TITLE SHEET
SS-1	SITE SURVEY
SS-2	SITE SURVEY
C-1	SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	SITE ELEVATION
C-4	ANTENNA PLANS



NO JOB IS SO IMPORTANT AND NO SERVICE IS SO URGENT - THAT WE CANNOT TAKE TIME TO PERFORM OUR WORK SAFELY

SITE NAME: HOLLYWOOD CASINO AMPHITHEATRE
SITE NUMBER: IL4810

SITE ACQUISITION MANAGER: _____ DATE: _____

CONSTRUCTION MANAGER: _____ DATE: _____

SA PROJECT MANAGER: _____ DATE: _____

SA SPECIALIST: _____ DATE: _____

COMPLIANCE MANAGER: _____ DATE: _____

AT&T RF PROJECT MANAGER: _____ DATE: _____

AT&T PROJECT MANAGER: _____ DATE: _____

- NEW AT&T EQUIPMENT TRAILER INSIDE EXISTING AT&T LEASE AREA
- NEW TEMPORARY FENCE INSIDE EXISTING AT&T LEASE AREA
- (3) EXISTING ANTENNA ON EXISTING BUILDING STEEL COLUMN TO REMAIN

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: INTERNATIONAL BUILDING CODE, 2006 EDITION

ELECTRICAL CODE: NATIONAL ELECTRIC CODE, 2005 EDITION

LIGHTNING PROTECTION CODE: NFPA 780 – 2008 LIGHTNING PROTECTION CODE

DRIVING DIRECTIONS:

1. DEPART ON I-190 E / CHICAGO
2. AT EXIT 1D, MERGE ONTO I-294 / TRI-STATE TOLLWAY
3. TAKE RAMP ONTO SR-50 / SR-83 / 127TH ST / CICERO AVE
4. TURN LEFT (EAST) ONTO SR-83 / W 127TH ST
5. KEEP STRAIGHT ONTO SR-50 CICERO AVE
6. TURN RIGHT (WEST) ONTO FLOSSMOOR RD
7. TURN RIGHT (NORTH) ONTO RIDGELAND AVE
8. ARRIVE AT SITE

	<u>NAME</u>	<u>COMPANY</u>	<u>PHONE NUMBER</u>
A/E	DALIBOR ZRNIC	FEC	(224) 585-4448
REAL ESTATE	JIM LEAHY	CATALYST	(312) 622-1570
PM	TOM THEODORE	AT&T	(847) 330-7580
REAL ESTATE	CLAY SPRINGER	LCC	(317) 523-9779

I CERTIFY THAT THESE DRAWING WERE PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND
TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY
WITH THE REQUIREMENTS OF THE
INTERNATIONAL BUILDING CODE, 2006 EDITION



FULLERTON
ENGINEERING • DESIGN

1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
DESIGN FIRM NO. 184-002498
www.FullertonEngineering.com



SITE NAME:
HOLLYWOOD CASINO

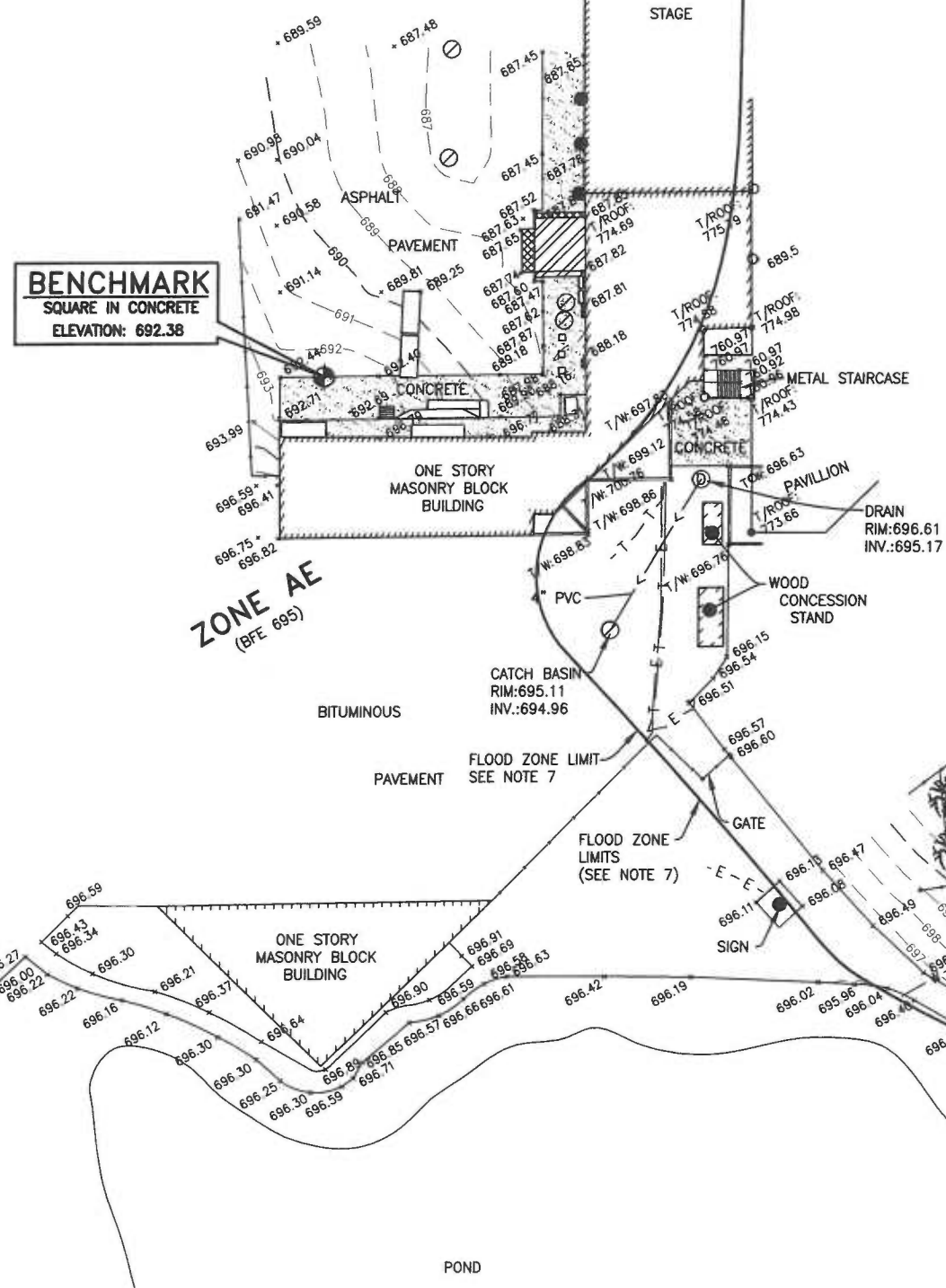
SITE NO:
IL4810

19100 RIDGEWOOD AVE.
TINLEY PARK, IL 60477



D	04/11/16	FINAL	AS	AG	
A	02/29/16	PRELIMINARY	MC	AG	
#	DATE	REVISION	BY	CHK.	
SCALE: AS SHOWN			APP'D BY: ME		

DRAWING NAME	DRAWING NO.
TITLE SHEET	T-1



NOTES

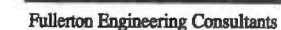
1. BEARINGS, IF ANY, SHOWN HEREON REFER TO NORTH DETERMINED BY GPS MEASUREMENT.
2. ELEVATIONS SHOWN ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
3. BENCHMARK: SQUARE IN CONCRETE LOCATED AS SHOWN:
ELEVATION: 692.38
4. AFFECTS PERMANENT TAX INDEX NUMBER: 31-06-406-001.
5. SURFACE EVIDENCE OF UNDERGROUND IMPROVEMENTS, IF ANY, SHOWN HEREON IS BASED ON PHYSICAL OBSERVATIONS AND RECORDS, IF ANY, PROVIDED. NO DELINEATION OF UTILITY MARKERS OR UTILITY NOTATIONS BY A UTILITY MARKING SERVICE WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SITE SURVEY.
6. NO TITLE COMMITMENT WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SITE SURVEY. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEED, TITLE INSURANCE POLICY, ABSTRACTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.
7. PART OF THE AREA CONTAINED IN THIS SITE SURVEY IS SITUATED WITHIN ZONE X AND PART IS WITHIN SPECIAL FLOOD HAZARD AREA AE WITH A BASE FLOOD ELEVATION OF 695, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR COOK COUNTY, ILLINOIS, ON FLOOD INSURANCE RATE MAP PANEL NUMBER 17031C0717 J, DATED AUGUST 19, 2008. FLOOD ZONE LIMITS SHOWN HEREON ARE AS SCALED FROM SAID PANEL ONLY.
8. TOPOGRAPHICAL INFORMATION AND IMPROVEMENTS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND MEASUREMENTS PERFORMED JUNE 18, 2013 AND DECEMBER 15, 2015.

DATED AT PALOS HILLS, ILLINOIS, THIS 17TH DAY OF DECEMBER, A.D. 2015.

RICHARD P. URCHELL
IPLS No. 035-003183
LICENSE RENEWAL DATE: NOVEMBER 30, 2012



930 NATIONAL PARKWAY
4th FLOOR
SCHAUMBURG, IL. 60173



9600 W. BRYN MAWR, SUITE 200
ROSEMONT, ILLINOIS 60018
TEL: 847-292-0200
FAX: 847-292-0205

[illegible]**LANDMARK**

ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60485-1529
Phone (708) 599-3737
PROJECT No. 13-04-055

IL0480

LIVE NATION

19100 RIDGELAND AVENUE
TINLEY PARK, IL
COOK COUNTY

SHEET TITLE

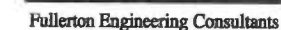
SITE SURVEY

SHEET NUMBER

SS 1 OF 2



930 NATIONAL PARKWAY
4th FLOOR
SCHAUMBURG, IL. 60173



9600 W. BRYN MAWR, SUITE 200
ROSEMONT, ILLINOIS 60018
TEL: 847-292-0200
FAX: 847-292-0205

[illegible]**LANDMARK**

ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 164-005577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60485-1529
Phone (708) 599-3737
PROJECT No. 13-04-055

ILO480

LIVE NATION

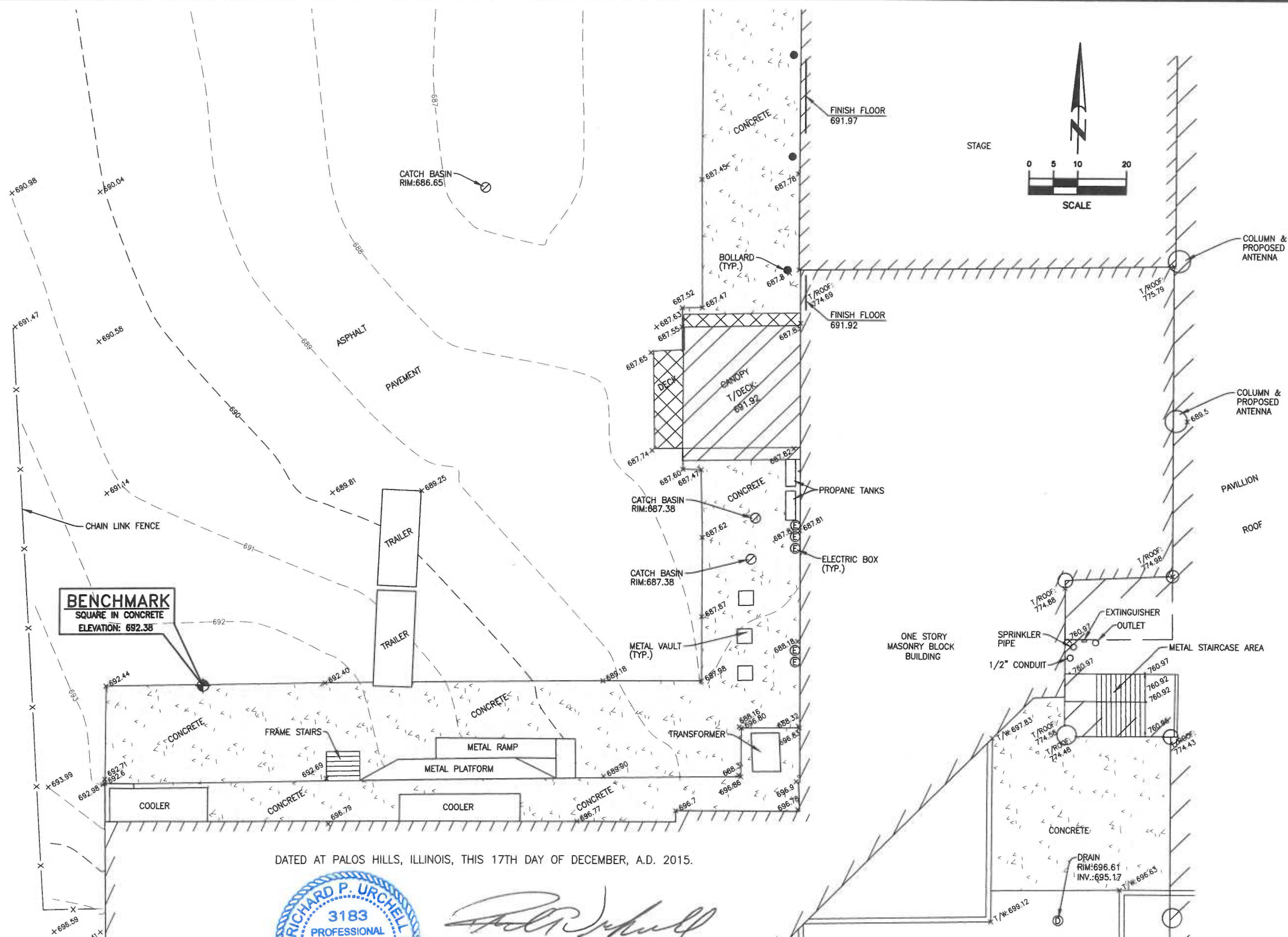
19100 RIDGELAND AVENUE
TINLEY PARK, IL
COOK COUNTY

SHEET TITLE

SITE SURVEY

SHEET NUMBER

SS 2 OF 2

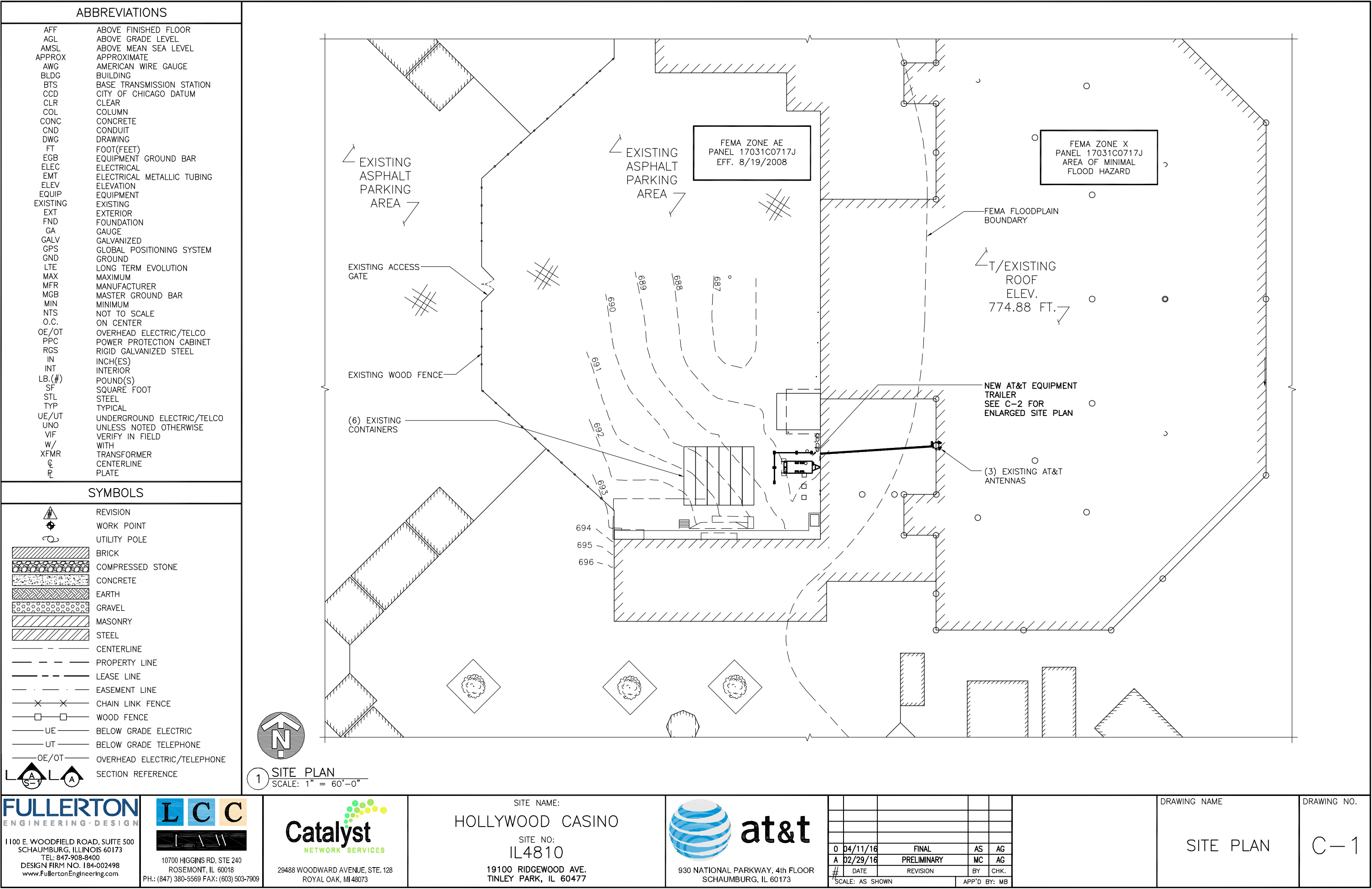


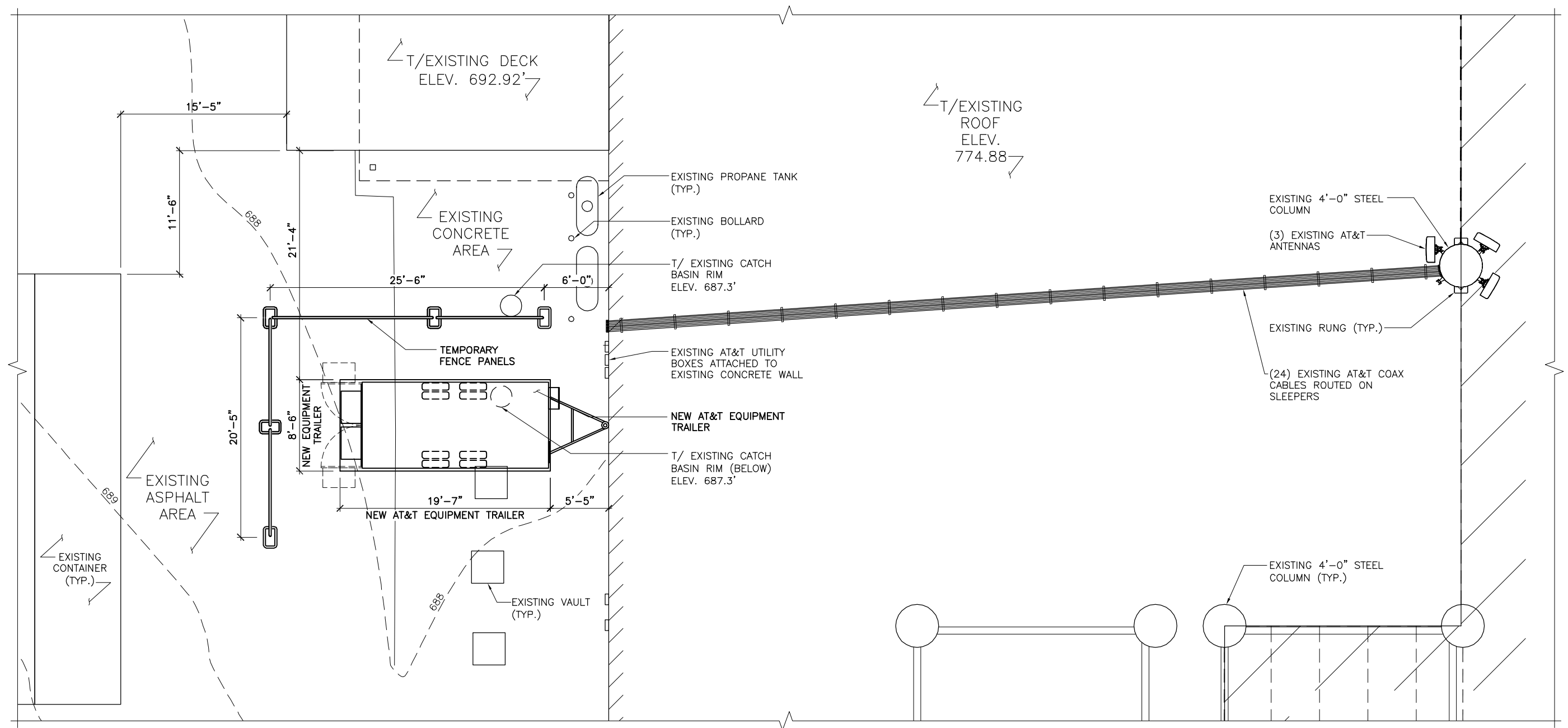
DATED AT PALOS HILLS, ILLINOIS, THIS 17TH DAY OF DECEMBER, A.D. 2015.



Fuller

RICHARD P. URCELL
IPLS No. 035-003183
LICENSE RENEWAL DATE: NOVEMBER 30, 2016





1 ENLARGED SITE PLAN
SCALE 1" = 10'-0"

FULLERTON
 ENGINEERING • DESIGN
 1100 E. WOODFIELD ROAD, SUITE 500
 SCHAMBURG, ILLINOIS 60173
 TEL: 847-908-8400
 DESIGN FIRM NO. 184-002498
 www.FullertonEngineering.com

L C C
 LAW
 10700 HIGGINS RD, STE 240
 ROSEMONT, IL 60018
 PH.: (847) 380-5569 FAX: (630) 503-7909

Catalyst
 NETWORK SERVICES
 29488 WOODWARD AVENUE, STE. 128
 ROYAL OAK, MI 48073

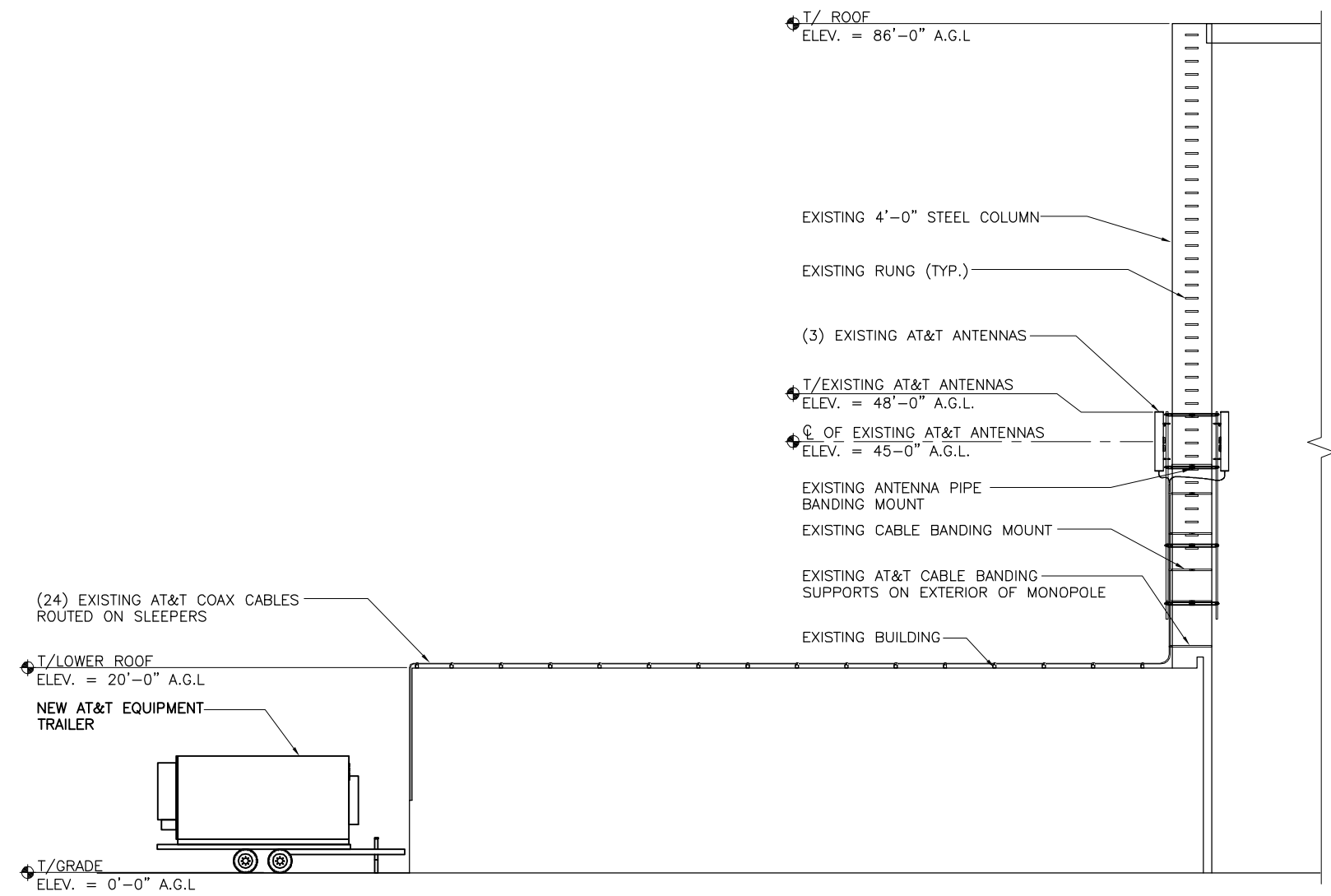
SITE NAME:
HOLLYWOOD CASINO
 SITE NO:
IL4810
 19100 RIDGEWOOD AVE.
 TINLEY PARK, IL 60477

930 NATIONAL PARKWAY, 4th FLOOR
 SCHAMBURG, IL 60173

#	DATE	REVISION	BY	CHK.
0	04/11/16	FINAL	AS	AG
A	02/29/16	PRELIMINARY	MC	AG
#	DATE	REVISION	BY	CHK.
SCALE: AS SHOWN			APP'D BY: MB	

DRAWING NAME
ENLARGED SITE PLAN

DRAWING NO.
C-2



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

FULLERTON
ENGINEERING • DESIGN
1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
DESIGN FIRM NO. 184-002498
www.FullertonEngineering.com

L C C
LAW
10700 HIGGINS RD, STE 240
ROSEMONT, IL 60018
PH.: (847) 380-5569 FAX: (603) 503-7909

Catalyst
NETWORK SERVICES
29488 WOODWARD AVENUE, STE. 128
ROYAL OAK, MI 48073

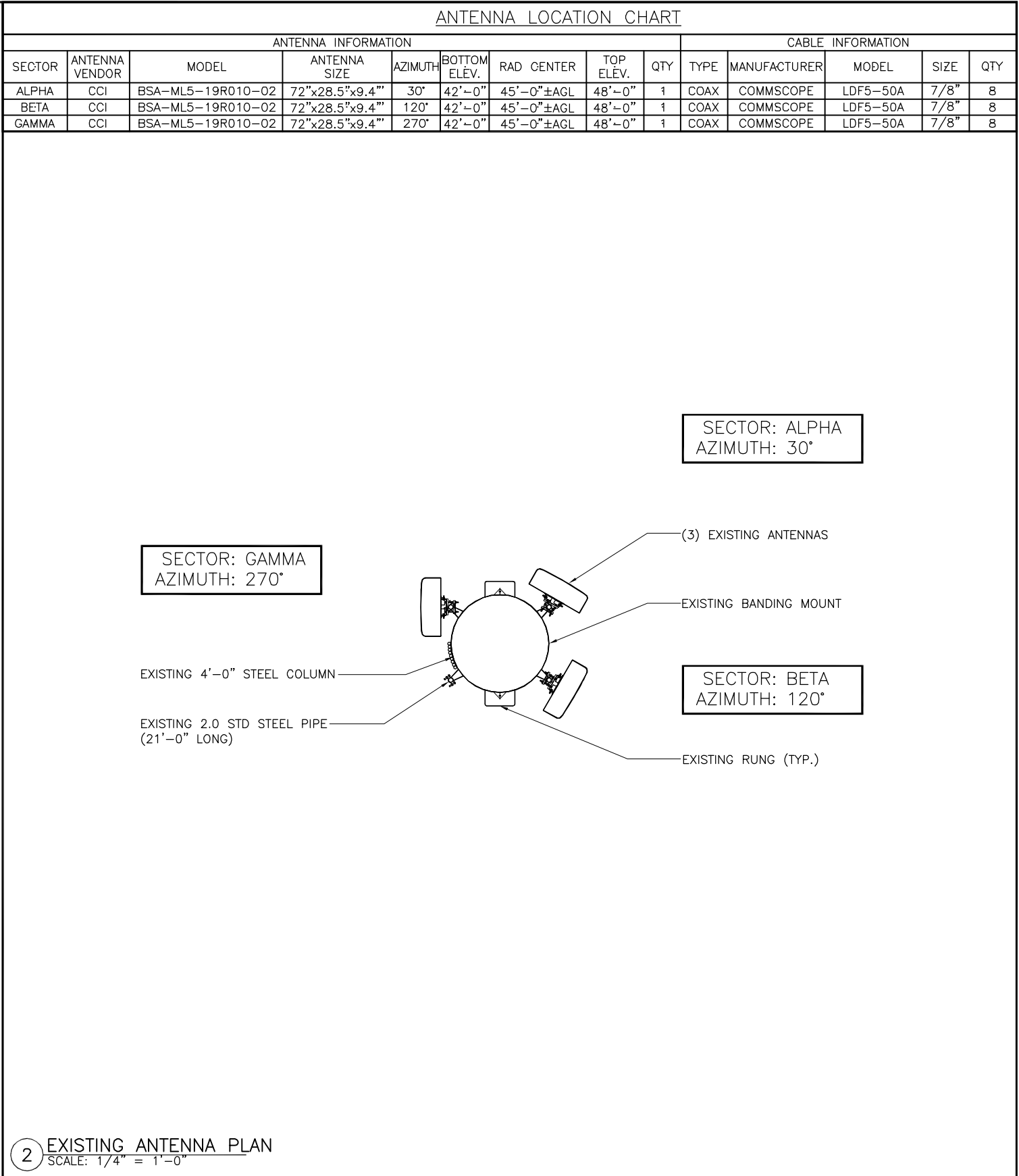
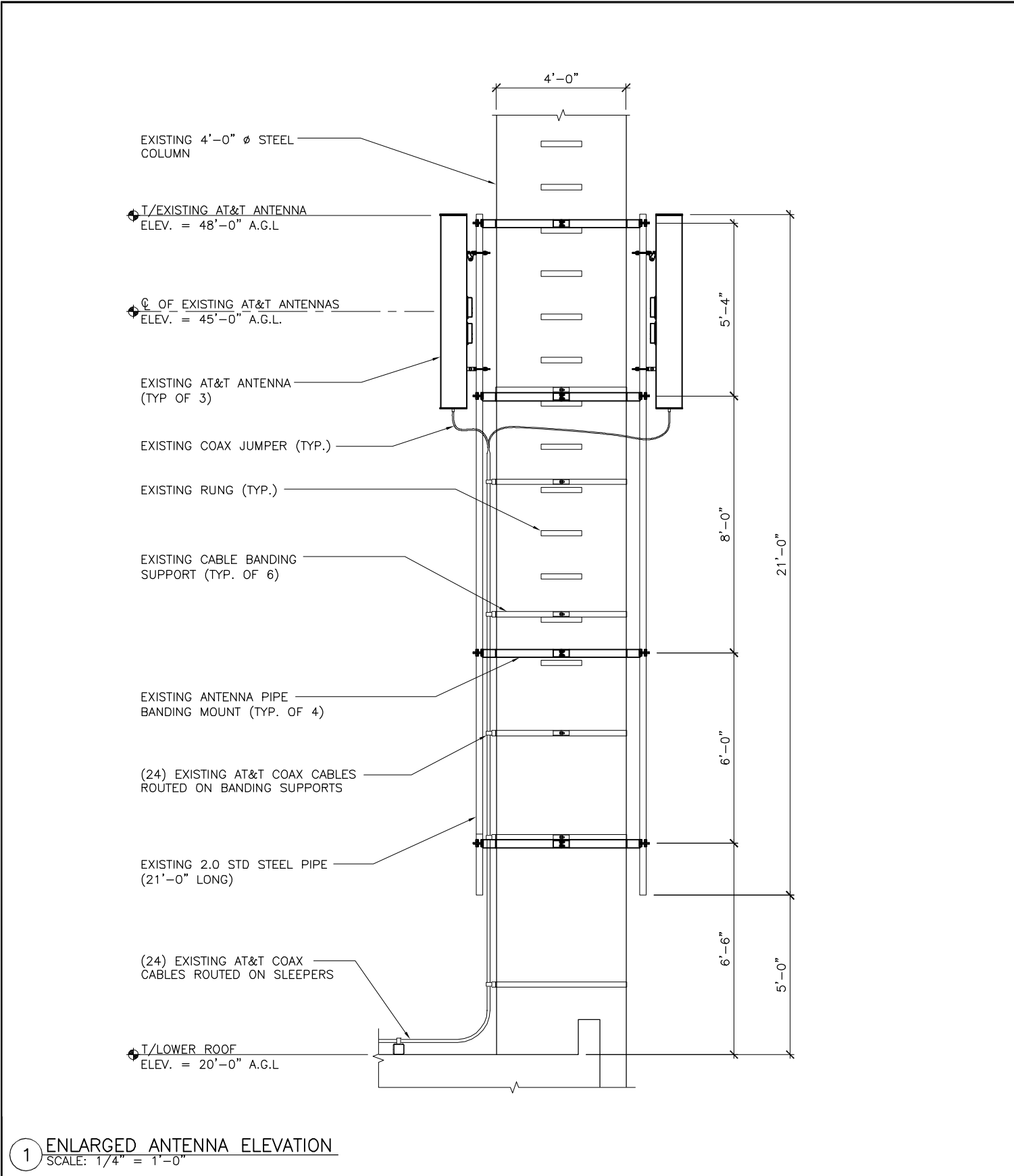
SITE NAME:
HOLLYWOOD CASINO
SITE NO:
IL4810
19100 RIDGEWOOD AVE.
TINLEY PARK, IL 60477

at&t
930 NATIONAL PARKWAY, 4th FLOOR
SCHAUMBURG, IL 60173

0	04/11/16	FINAL	AS	AG
A	02/29/16	PRELIMINARY	MC	AG
#	DATE	REVISION	BY	CHK.
SCALE: AS SHOWN			APP'D BY: MB	

DRAWING NAME
SITE ELEVATION
DRAWING NO.
C-3

PROJECT# 2016.0171.0002



1 ENLARGED ANTENNA ELEVATION
SCALE: 1/4" = 1'-0"

2 EXISTING ANTENNA PLAN
SCALE: 1/4" = 1'-0"

FULLERTON
ENGINEERING-DESIGN

1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
DESIGN FIRM NO. 184-002498
www.FullertonEngineering.com

L C C
LAW

10700 HIGGINS RD, STE 240
ROSEMONT, IL 60018
PH.: (847) 380-5569 FAX: (603) 503-7909

Catalyst
NETWORK SERVICES

29488 WOODWARD AVENUE, STE. 128
ROYAL OAK, MI 48073

SITE NAME:
HOLLYWOOD CASINO

SITE NO:
IL4810

19100 RIDGEWOOD AVE.
TINLEY PARK, IL 60477

 **at&t**

930 NATIONAL PARKWAY, 4th FLOOR
SCHAUMBURG, IL 60173

0	04/11/16	FINAL	AS	AG	
A	02/29/16	PRELIMINARY	MC	AG	
#	DATE	REVISION	BY	CHK.	
SCALE: AS SHOWN			APP'D BY: MB		

DRAWING NAME
ANTENNA PLANS

DRAWING NO.
C-4

April 8, 2016

RE: **AT&T COW**
Prepared For: AT&T
Site Number: IL4810
FA Location: 10144156
Site Name: HOLLYWOOD CASINO AMPHITHEATRE
Site Address: 19100 Ridgewood Avenue
Tinley Park, IL 60477

To Whom It May Concern,

This structural assessment is in regards to the adequacy of the existing antenna mount for the AT&T COW project. The purpose was to determine conformance of existing antenna mounting structure under 2006 International Building Code and the industry standard ANSI/TIA-222-F (Structural Standards for Steel Antenna Towers and Antenna Supporting Structures).

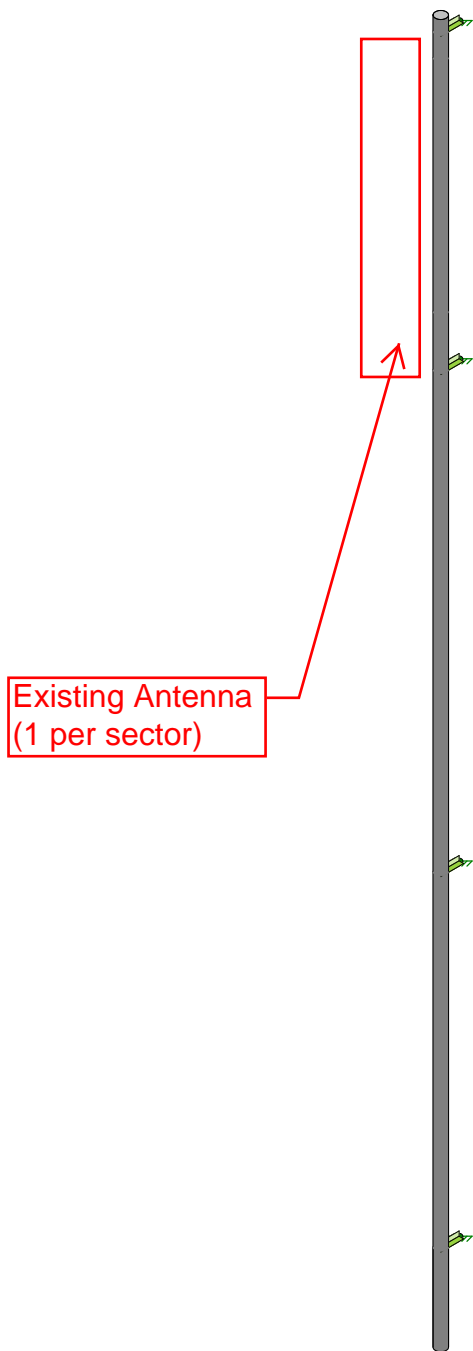
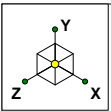
Based on collected information via a site visit, technical data of the existing equipment, structural calculations and engineering judgment, the existing antenna mount is **adequate** to support the existing installation for the above-referenced program. For as-built installation details, see latest construction drawings prepared by Fullerton Engineering.

This PE certification completed by Fullerton Engineering Consultants is inclusive of the existing antenna mounting structure that will support the existing loading provided by the client.

This certification assumes that all the existing structural members of the existing antenna mounting structure are in good condition and have not been altered from the manufacturer's original design.

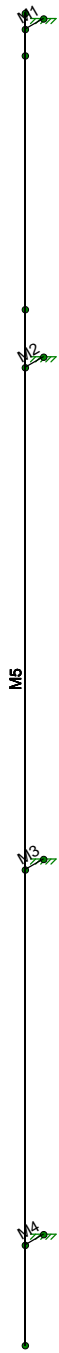
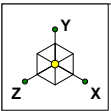
Respectfully,

Abraham J. Rokach, S.E.



Envelope Only Solution

Fullerton Engineering Con...	Mount Analysis 3D Render	SK - 1
GO		Apr 8, 2016 at 9:06 AM
IL4810		IL4810 - Mount Analysis.r3d



Envelope Only Solution

Fullerton Engineering Con...

GO

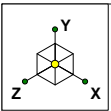
IL4810

Mount Analysis
Member Label

SK - 2

Apr 8, 2016 at 9:06 AM

IL4810 - Mount Analysis.r3d



Envelope Only Solution

Fullerton Engineering Con...

GO

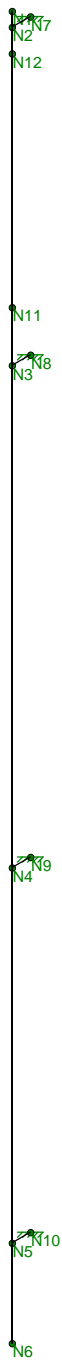
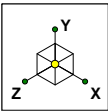
IL4810

Mount Analysis
Shape

SK - 3

Apr 8, 2016 at 9:06 AM

IL4810 - Mount Analysis.r3d



Envelope Only Solution

Fullerton Engineering Con...

GO

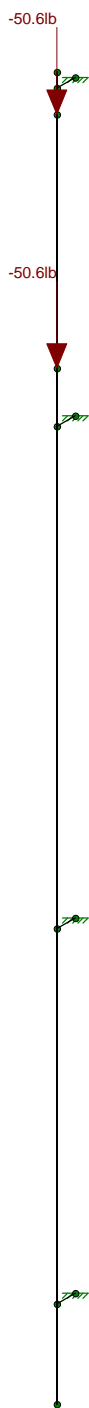
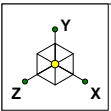
IL4810

Mount Analysis
Nodes

SK - 4

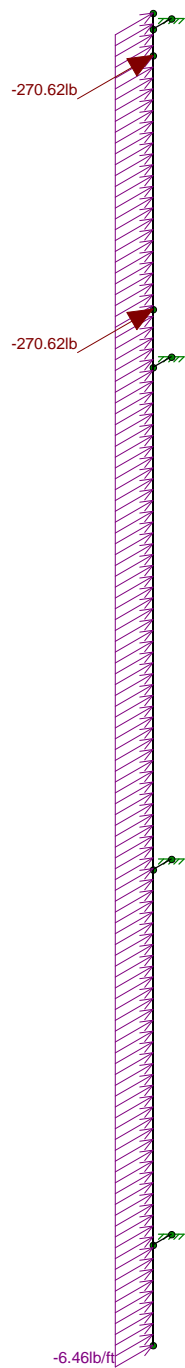
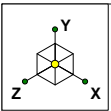
Apr 8, 2016 at 9:07 AM

IL4810 - Mount Analysis.r3d



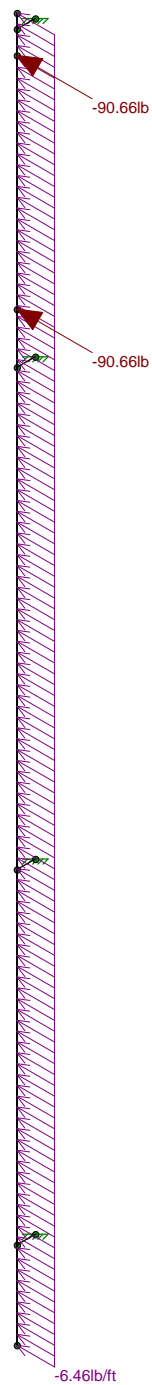
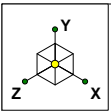
Loads: BLC 1, DL
Envelope Only Solution

Fullerton Engineering Con...	Mount Analysis Dead Load	SK - 5
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IL4810		IL4810 - Mount Analysis.r3d



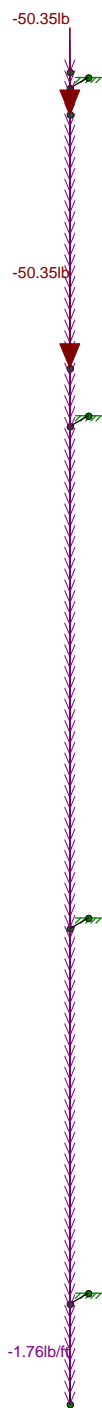
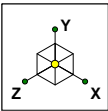
Loads: BLC 3, WL(0)
Envelope Only Solution

Fullerton Engineering Con...	Mount Analysis Wind Load (Z-Direction)	SK - 6
GO		Apr 8, 2016 at 9:07 AM
IL4810		IL4810 - Mount Analysis.r3d



Loads: BLC 4, WL(90)
Envelope Only Solution

Fullerton Engineering Con...	Mount Analysis Wind Load (X-Direction)	SK - 7
GO		Apr 8, 2016 at 9:08 AM
IL4810		IL4810 - Mount Analysis.r3d



Loads: BLC 2, DLi
Envelope Only Solution

Fullerton Engineering Con...

GO

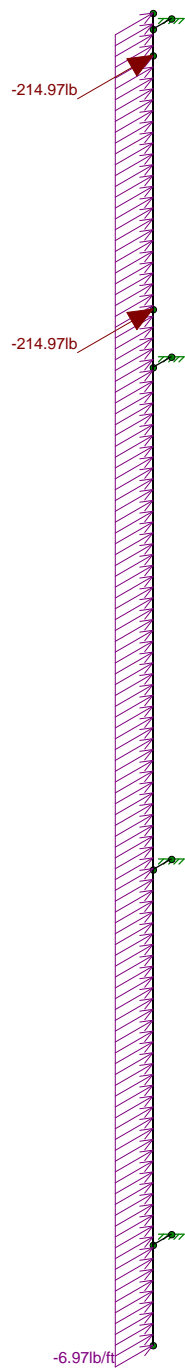
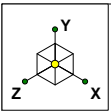
IL4810

Mount Analysis
Ice Load

SK - 8

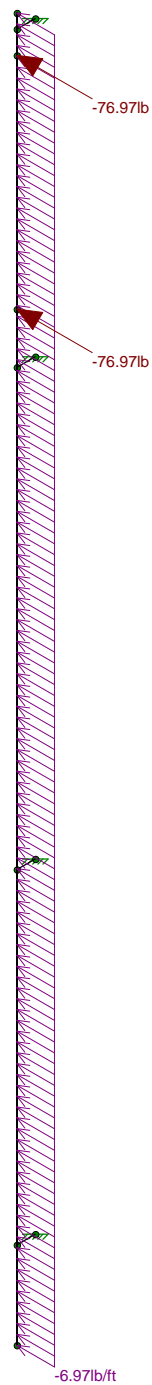
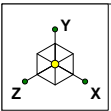
Apr 8, 2016 at 9:08 AM

IL4810 - Mount Analysis.r3d



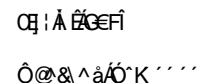
Loads: BLC 5, WL.i(0)
Envelope Only Solution

Fullerton Engineering Con...	Mount Analysis Wind Load with Ice (Z-Direction)	SK - 9
GO		Apr 8, 2016 at 9:09 AM
IL4810		IL4810 - Mount Analysis.r3d



Loads: BLC 6, WL.i(90)
Envelope Only Solution

Fullerton Engineering Con...	Mount Analysis Wind Load with Ice (X-Direction)	SK - 10
GO		Apr 8, 2016 at 9:09 AM
IL4810		IL4810 - Mount Analysis.r3d



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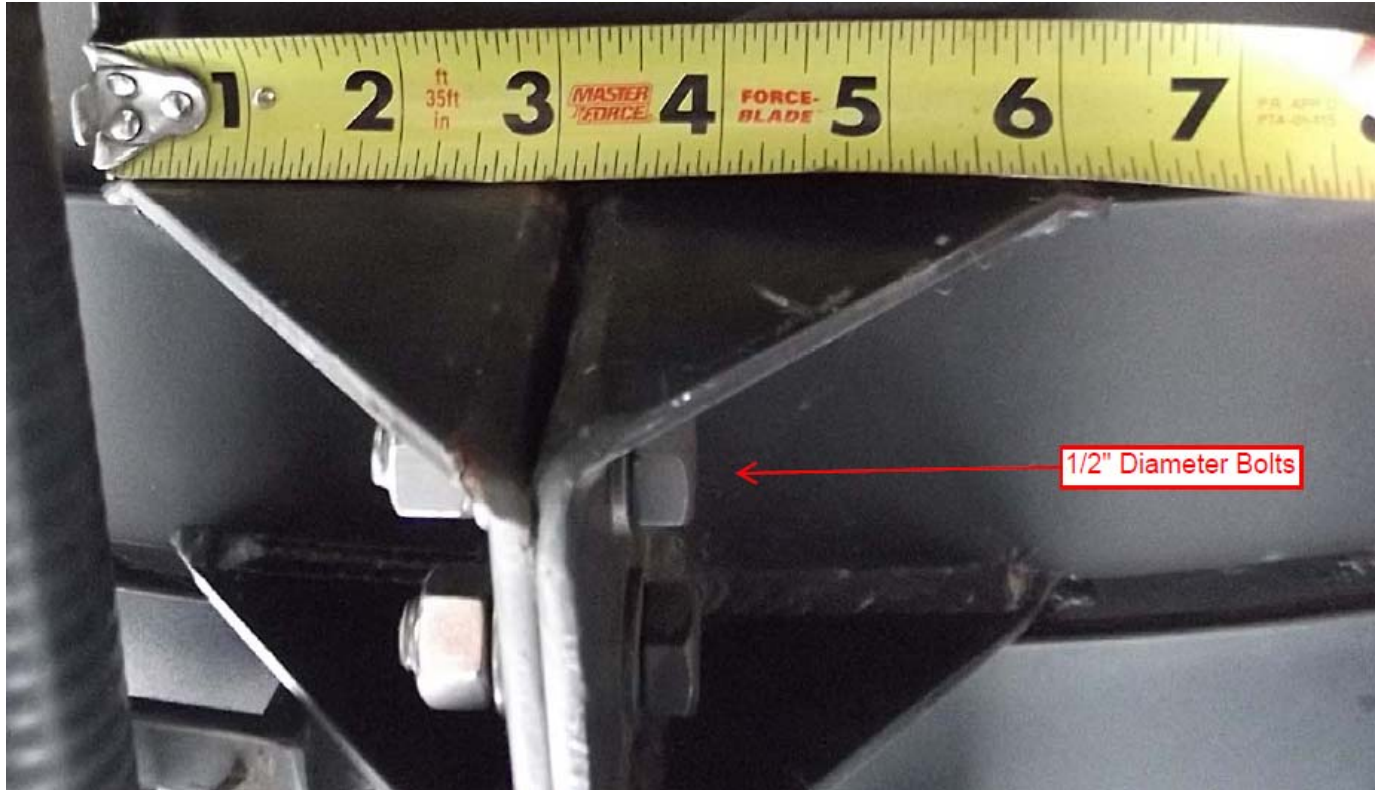
Site Name: Hollywood Casino Amphitheatre
Site No.: IL4810
Prepared By: FAD
Checked By: AJR

Fullerton Engineering Consultants, Inc.

9600 W. Bryn Mawr Ave. Suite 200
Rosemont, IL 60018
(847) 292-0200

Date: 4/8/2016

Each mounting bands have (2) 1/2" ϕ bolts



$$X := \max(115\text{ lbf}, 128\text{ lbf}, 45\text{ lbf}, 29\text{ lbf})$$

$$X = 128 \text{ lbf}$$

Max X-Reaction from RISA-3D

$$Z := \max(306\text{ lbf}, 297\text{ lbf}, 45\text{ lbf}, 29\text{ lbf})$$

$$Z = 306 \text{ lbf}$$

Max Z-Reaction from RISA-3D

$$Y := \max(126\text{ lbf}, 126\text{ lbf}, 36\text{ lbf}, 23\text{ lbf})$$

$$Y = 126 \text{ lbf}$$

Max Y-Reaction from RISA-3D

$$P_t := \sqrt{X^2 + Z^2}$$

$$P_t = 331.69 \text{ lbf}$$

$$P_v := Y$$

$$P_v = 126 \text{ lbf}$$

Site Name: Hollywood Casino Amphitheatre
Site No.: IL4810
Prepared By: FAD
Checked By: AJR

Fullerton Engineering Consultants, Inc.

9600 W. Bryn Mawr Ave. Suite 200
 Rosemont, IL 60018
 (847) 292-0200

Date: 4/8/2016

$$n_{\text{bolt}} := 2$$

Number of bolts per support

$$d_b := 0.5 \text{ in}$$

Diameter of bolt

$$A_b := \frac{\pi \cdot d_b^2}{4}$$

$$A_b = 0.2 \cdot \text{in}^2$$

Area of bolt

$$P_{t_anchor} := \frac{P_t}{n_{\text{bolt}}}$$

$$P_{t_anchor} = 165.85 \text{ lbf}$$

Tension/Compression at each bolt

$$P_{v_anchor} := \frac{P_v}{n_{\text{bolt}}}$$

$$P_{v_anchor} = 63 \text{ lbf}$$

Shear at each bolt

Tensile and Shear Strength of Bolt and Threaded Parts

$$F_{nt} := 45 \text{ ksi}$$

Nominal tensile strength per AISC 360-10, Table J3.2

$$F_{nv} := 27 \text{ ksi}$$

Nominal shear strength per AISC 360-10, Table J3.2

$$\Omega_{\text{bolt}} := 2$$

Resistance Factor (ASD - AISC 360, Section J3-6)

$$R_{nt} := \frac{F_{nt} \cdot A_b}{\Omega_{\text{bolt}}}$$

$$R_{nt} = 4.42 \cdot \text{kip}$$

Allowable Nominal Tensile Strength (AISC 360, Section J3-1)

$$R_{nv} := \frac{F_{nv} \cdot A_b}{\Omega_{\text{bolt}}}$$

$$R_{nv} = 2.65 \cdot \text{kip}$$

Allowable Nominal Shear Strength (AISC 360, Section J3-1)

$$\frac{P_{t_anchor}}{R_{nt}} = 0.04$$

$$\frac{P_{v_anchor}}{R_{nv}} = 0.02$$

Check = "Bolts are adequate. Effects of combined stress don't need to be investigated because ratio of either tension or shear is under 30% "

Site Name: Hollywood Casino Amphitheatre
Site No.: IL4810
Prepared By: FAD
Checked By: AJR

**Fullerton Engineering
Consultants, Inc.**
 9600 W. Bryn Mawr Ave. Suite 200
 Rosemont, IL 60018
 (847) 292-0200

Date: 4/8/2016

Combined Tension and Shear in Bearing-Type Connections

$$f_v := \frac{P_v}{A_b}$$

$$f_v = 0.64 \cdot \text{ksi}$$

Shear stress

$$f_t := \frac{P_t}{A_b}$$

$$f_t = 1.69 \cdot \text{ksi}$$

Tensile stress

$$F_v := \frac{F_{nv}}{\Omega_{bolt}}$$

$$F_v = 13.5 \cdot \text{ksi}$$

Allowable shear stress

$$F_t := \frac{F_{nt}}{\Omega_{bolt}}$$

$$F_t = 22.5 \cdot \text{ksi}$$

Allowable tensile stress

$$F'_{nt} := 1.3 \cdot F_{nt} - \frac{\Omega_{bolt} \cdot F_{nt}}{F_{nv}} \cdot f_v$$

AISC 360-10 - J3 - 3a

$$F'_{nt} := \text{if}(F'_{nt} > F_{nt}, F_{nt}, F'_{nt})$$

$$\frac{F'_{nt} \cdot n \cdot A_b}{\Omega_{bolt}} > P_t \wedge \frac{F_{nv} \cdot n \cdot A_b}{\Omega_{bolt}} > P_v$$

AISC 360-10 - J3.7
 Available Combined Tension and
 Shear strength in Bearing-Type
 Connection

Check = "Bolts are sufficient"



Antennas

Multi-band Bi-Sector™ Array

BSA-M65-19R010-02

SPECIFICATIONS

Electrical

Ports	4 x Low Band Ports for 698-894 MHz		4 x High Band Ports for 1710-2170 MHz	
Frequency Range	698-824 MHz	824-894 MHz	1710-1920 MHz	1920-2170 MHz
Gain	15.5 ± 1.0 dBi	16.0 ± 1.0 dBi	17.5 ± 1.0 dBi	18.1 ± 1.0 dBi
Azimuth Beamwidth (-3dB)	34.0°	30.0°	33.0°	30.0°
Elevation Beamwidth (-3dB)	11.6° ± 1°	11.0° ± 1°	6.0° ± 0.5°	5.5° ± 0.5°
Electrical Downtilt	0° to 10°	0° to 10°	0° to 8°	0° to 8°
Elevation Sidelobes (1st Upper)	< -17 dB	< -17 dB	< -17 dB	< -17 dB
Front-to-Back Ratio @180°	> 30 dB	> 30 dB	> 30 dB	> 30 dB
Cross-Polar Port-to-Port Isolation	> 25 dB	> 25 dB	> 30 dB	> 30 dB
Voltage Standing Wave Ratio(VSWR)	< 1.5:1	< 1.5:1	< 1.5:1	< 1.5:1
Passive Intermodulation (2x20W)	≤ -150 dBc	≤ -150 dBc	≤ -150 dBc	≤ -150 dBc
Input Power Continuous Wave (CW)	250 watts	250 watts	250 watts	250 watts
Polarization	Dual Linear 45°	Dual Linear 45°	Dual Linear 45°	Dual Linear 45°
Input Impedance	50 ohms	50 ohms	50 ohms	50 ohms
Lightning Protection	DC Ground	DC Ground	DC Ground	DC Ground

Mechanical

Dimensions (LxWxD)	72.0x28.5x9.4 in (1828x723x240 mm)
Survival Wind Speed	> 120 mph (> 193 kph)
Front Wind Load	438 lbs (1946 N) @ 100 mph (161 kph)
Side Wind Load	172 lbs (764 N) @ 100 mph (161 kph)
Equivalent Flat Plate Area	17.0 ft² (1.6 m²)
Weight *	94.6 lbs (43.0 kg)
RET System Weight	6.6 lbs (3.0 kg)
Connector	8 x 7-16 DIN female long neck
Mounting Pole	2 to 5 in (5 to 12 cm)

* Weight excludes mounting and RET

**Applicant**

John Chatwin,
7-Eleven, Inc.

Property Location

7601 159th Street

PIN

27-24-101-009-0000

Building Size

2,850 SF \pm

Parcel Size

0.7 ac \pm

Zoning

B-3 (General Business and
Commercial)

Approval Sought

Site Plan Approval and
Special Use Permit

Requested Action

Receive comments from the
Plan Commission

Project Planner

Stephanie Kisler,
Planner I

PLAN COMMISSION STAFF REPORT

May 19, 2016

7-Eleven – Site Plan Approval & Special Use Permit

7601 159th Street



Rendering of the Proposed Fuel Canopy Expansion

EXECUTIVE SUMMARY

The Applicant, John Chatwin of 7-Eleven, Inc., is seeking Site Plan Approval and a Special Use Permit to allow for the expansion of the existing fuel canopy at the 7-Eleven facility located at 7601 159th Street.

Site Plan Approval is required for the modifications to the site, which include expansion of the fuel canopy, changes to landscaping, changes to lighting, and closure of the northeast curb cut to 159th Street.

Per Section X.J.6.a. of the Zoning Ordinance, a Special Use Permit (SUP) is required to alter the uses permitted under the existing Special Use Permit (Ordinance 85-O-028). The Applicant is proposing to expand the existing use by adding four (4) additional fueling stations.

A Public Hearing is required for Special Use Permits and has been scheduled for the regular Plan Commission meeting on Thursday, June 2, 2016.

SUMMARY OF OPEN ITEMS

Open Item	Possible Solution
#1: Revise the fueling truck's route to the site to eliminate traversing a residential neighborhood.	Applicant will need to verify that the fueling truck is not traveling through the residential neighborhood.

EXISTING SITE

The property consists of a single parcel 0.7 acres in area with a 2,850 square foot convenience store that was constructed in the mid-1980s. In addition to the convenience store, the site also has a fuel canopy with four (4) fueling stations. The site also contains fourteen (14) striped parking spaces. The site has frontage on 159th Street and 76th Avenue.

ZONING & NEARBY LAND USES

The zoning for the subject parcel is B-3 (General Business and Commercial). According to the Village of Tinley Park Zoning Ordinance, the B-3 Zoning District is “designed to accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists. This district is intended to include those uses which would not be compatible in a neighborhood or community-type shopping center.”



Nearby land uses include commercial uses to the west, commercial uses within the Village of Orland Park to the north, the Bremontowne Mini Mall shopping center to the east, and multi-family residential to the south.

The graphic at the left displays the Village's Zoning Map in the vicinity of the subject property (yellow star). Note that properties north of 159th Street are part of the Village of Orland Park and the zoning of those properties is not displayed on the map.

PROPOSED SITE PLAN

The Applicant proposes to modify the existing 7-Eleven site by expanding the fuel canopy to accommodate a total of eight (8) fueling stations (an increase of four (4) from the existing fuel canopy). The proposed fuel canopy is seventeen feet, six inches (17'6") in height with a width spanning ninety feet (90') long and twenty feet (20') wide.

Additionally, 7-Eleven proposes to complete related site improvements, such as changes to landscaping, lighting, and access to the site by closing an existing curb cut near the intersection of 159th Street and 76th Avenue.



PROPOSED USE

The Applicant proposes to continue the operation of an existing automobile service station, which in this case is composed of a convenience store and fuel canopy. 7-Eleven obtained a Special Use Permit in 1985 (Ordinance 85-O-028; included in the meeting packet) for the operation of a convenience store and self-serve gas station in the B-3 Zoning District. According to Section X.J.6.a. of the Zoning Ordinance, a Special Use Permit shall expire automatically if “...there is a change in the use other than necessary maintenance and repair...”. Staff considers that the proposed improvements, i.e., adding four (4) additional fueling stations and expanding the existing fuel canopy, represents a change in the intensity of the use and therefore requires a new Special Use Permit.

According to Section II of the Zoning Ordinance, an automobile service station is defined as “any building or premise used for the **dispensing, sale, or offering for sale, at retail, of any automobile fuels**, lubricants, tires, batteries and other minor accessories for motor vehicles, and including the customary space for minor repair or servicing, but not including major repairs, overhauling, or body work.”

PARKING & CIRCULATION

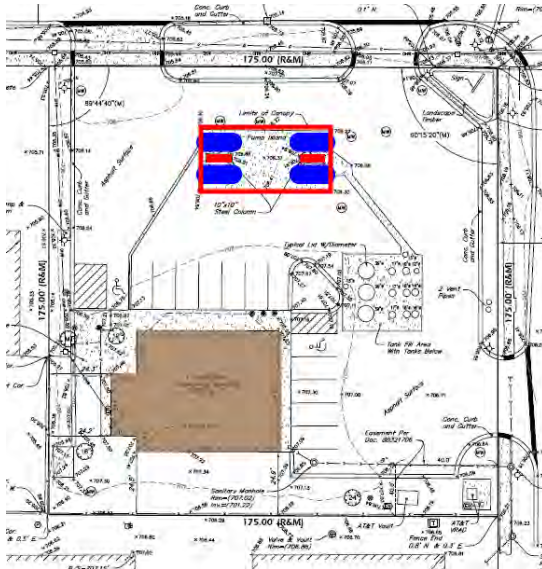
The site has fourteen (14) striped parking stalls, in addition to parking areas adjacent to the fuel dispensers (currently four (4) spaces; proposed to have eight (8) spaces). Staff has provided a table below with the regulations for off-street parking from Section VIII of the Zoning Ordinance.

According to 7-Eleven staff at the site, the convenience store has six (6) employees total, with usually one (1) to three (3) employees working at any given time. Staff does not have the measurement for the gross leasable floor area, but the overall floor area of the convenience store is 2,850 square feet.

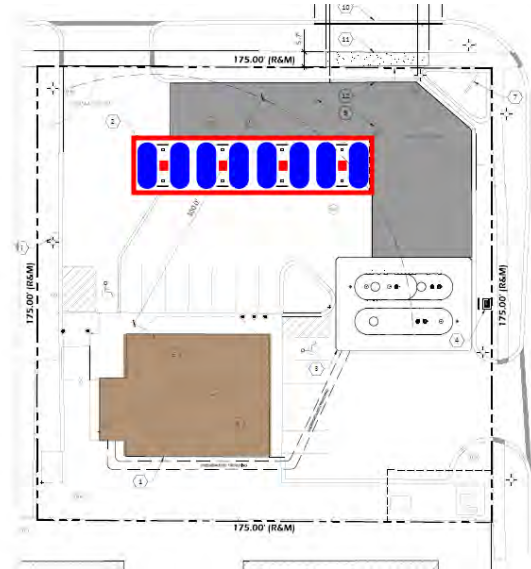
Required Parking for 7-Eleven	
“Automobile Service Station” (Fuel Canopy)	“Retail Store” (Convenience Store)
one (1) space for each employee, plus three (3) spaces for each grease rack or service stall	one (1) space for each one hundred fifty (150) square feet of gross leasable floor area
Parking Spaces Required: $3 + 0 = 3$	Parking Spaces Required: $2,850 / 150 = 19$

In this instance, the Village’s Off-Street Parking Regulations require twenty-two (22) parking stalls. When counting the existing parking stalls and the parking areas adjacent to fuel dispensers the site has twenty-two (22) parking spaces. The parking requirements for automobile service stations do not address parking for fuel canopies. The site has existed for over thirty (30) years without parking issues and is in compliance with Village standards for off-street parking.

As for circulation at the site, the new fuel canopy will re-orient the way cars access the fuel dispensing area. Please see the graphics below where the fuel canopy is outlined in red and vehicles at the dispensers are shown in blue. The current fuel canopy (left image) orients vehicles parallel to 159th Street. In order to accommodate additional fueling stations, the dispensers are proposed to be turned perpendicular to 159th Street (right image). This will allow for better circulation to and from the fueling stations under the canopy. Additionally, the northeast curb cut along 159th Street will be removed in order to lessen the potential safety concerns of vehicles entering and exiting the site so close to an intersection.



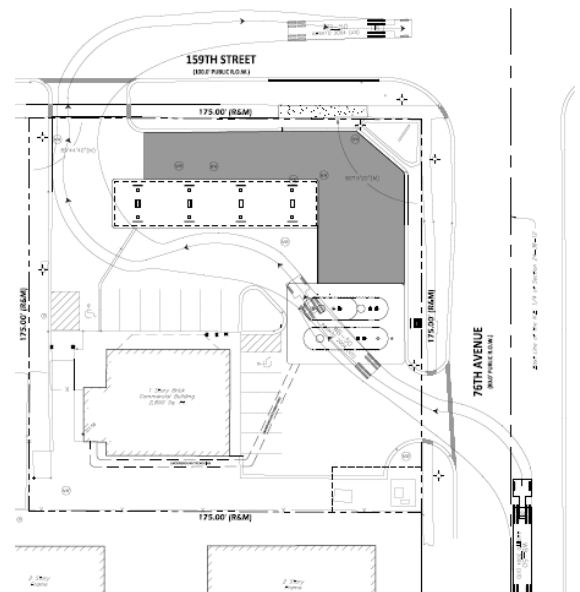
Existing Fuel Canopy
(showing vehicle orientation at fuel dispenser)



Proposed Fuel Canopy
(showing vehicle orientation at fuel dispenser)

The Applicant has taken into consideration the turning radii required for Village Fire Department vehicles and for gasoline fueling trucks to deliver fuel. Sheet C1.22 (Fueling Truck Site Plan), shown at the right, depicts the path for delivery vehicles to maneuver through the site successfully.

However, this plan shows that the fueling truck is entering the site by coming north through a residential neighborhood on 76th Avenue. Staff is working with the Applicant to clarify the full extent of the fueling truck's path to ensure that the truck is not traversing through a residential area to reach the site.

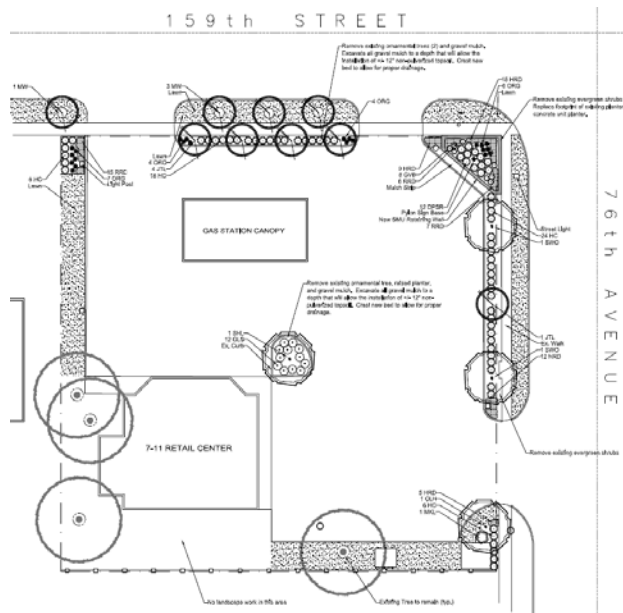


Open Item #1: Revise the fueling truck's route to the site to eliminate traversing a residential neighborhood.

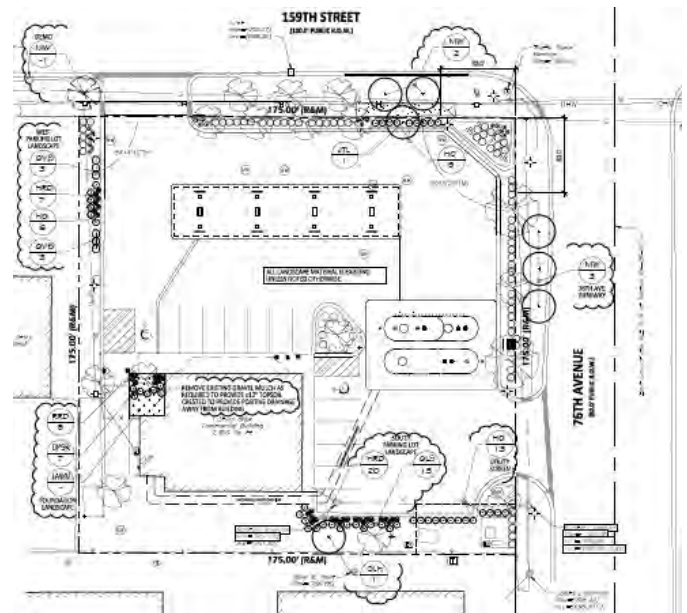
LANDSCAPING

The Applicant has provided a Landscape Plan that meets the intent of the Village's Landscape Ordinance and expands upon the existing Landscape Plan for the site, which is shown below for comparison. Highlights of the proposed Landscape Plan include: additional parkway trees along 159th Street and 76th Avenue, additional landscaping in the west bufferyard, and additional landscaping in the south bufferyard.

The property abuts residential uses on the south, so Staff felt it was important to have additional screening and landscaping south of the convenience store and parking lot. A wood privacy fence currently exists and additional plant material will be provided to meet requirements for parking lot landscaping and to screen the utilities on the ground.



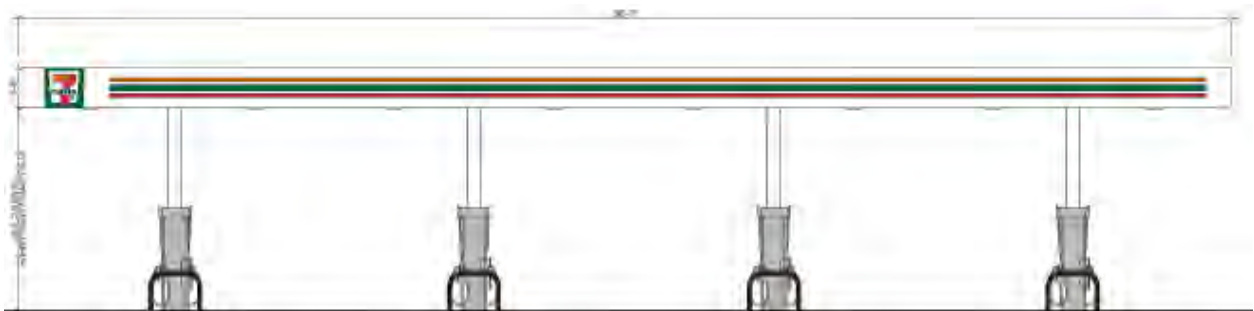
Existing Landscape Plan



Proposed Landscape Plan

SIGNAGE

A formal sign plan has not yet been submitted. Conceptual sign plans show signage consistent with the signage on the existing fuel canopy. Note that Section IX of the Zoning Ordinance (Sign Regulations) is silent on regulation for fuel canopies.



Proposed Fuel Canopy

MULTI-DEPARTMENTAL STAFF REVIEW

The Applicant's request for Site Plan Approval and a Special Use Permit for 7-Eleven was routed to multiple Village Departments for review. There were no significant comments relating to the proposed use, although some comments were made regarding the plans. The Applicant revised their original plans to address various Staff comments. Notable comments and resolutions include:

- Planning Department Staff requested clarification on the material used for the fuel canopy posts and encouraged the use of brick to match the convenience store. The Applicant noted that the plans have been revised for the columns to include 5'3" high brick bases with stone caps to match the existing convenience store. Additionally, the Applicant agreed to close the curb cut at the northeast corner of the site nearest the intersection per staff's request.
- The Village's Landscape Architecture Consultant, Site Design Group, requested revisions to the Landscape Plan to ensure that clear sight triangles are maintained around the entry points to the site. They also requested revisions to make certain that the site meets the spirit of the Landscape Ordinance, such as adding parkway trees along 76th Avenue, adding plant material in the west and south bufferyards, and replacing a gravel area with a planting bed. The Applicant has complied with these requests.
- Fire Department Staff noted necessary locations for temporary construction dumpster containers and also required fire extinguishers at each fueling pump station for a total of four (4) fire extinguishers at the fuel canopy. The Applicant has satisfied these requests.
- The Village's Engineering Consultant, Robinson Engineering, and the Public Works Department Staff informed the Applicant that a permit may be required through the Metropolitan Water Reclamation District (MWRD) and requested documentation regarding a determination from the MWRD, which was provided in the revised plans. Additionally, it was noted that a permit from the Illinois Department of Transportation (IDOT) will be required for work in the 159th Street public right-of-way since 159th Street is maintained by the State. The Applicant acknowledged the comment and has contacted IDOT.

STANDARDS FOR A SPECIAL USE

Section X.J.5. lists standards that need to be considered by the Plan Commission. Attached please find the standards provided by the Applicant in defense of the requested Special Use. Staff will prepare Findings of Fact based on these standards for the Public Hearing. As part of the Public Hearing Process, the Findings of Fact – either as presented by the Applicant or as proposed by Staff (which are subject to revision upon hearing all testimony given during the Public Hearing) – shall be entered as part of the record for the Public Hearing. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request.

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;
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- 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.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

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

RECOMMENDED ACTION

Receive comments from the Plan Commission in relation to the proposed request for Site Plan Approval and a Special Use Permit.

A Public Hearing for the Applicant's request for a Special Use Permit is scheduled for the Plan Commission meeting on June 2, 2016.

LIST OF REVIEWED PLANS

Revised Plans (Received 4/26/2016)

Submitted Sheet Name		Prepared By	Date On Sheet
G0.01	Cover Sheet	Sevan Multi-Site Solutions	4/20/2016
	ALTA/ACSM Land Title Survey	Stonelake Survey Co.	2/4/2015
C1.10	Demolition Site Plan	Sevan Multi-Site Solutions	4/20/2016
C1.20	Dimension Control Site Plan	Sevan Multi-Site Solutions	4/20/2016
C1.22	Fueling Truck Site Plan	Sevan Multi-Site Solutions	4/20/2016
C1.30	Utility and Drainage Plan	Sevan Multi-Site Solutions	4/20/2016
L1.20	Landscape Plan	Sevan Multi-Site Solutions	4/20/2016
A2.01	Exterior Elevations	Sevan Multi-Site Solutions	4/20/2016
LO-131956-3	Lighting Proposal	LSI	4/26/2016
	Color Rendering	not listed	not listed
	Color Site Plan	not listed	not listed

VILLAGE OF TINLEY PARK

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME: 7-Eleven Fuel Remodel

LOCATION: 7601 W 159th St.

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

APPLICANT INFORMATION

Name: John Chatwin
Company: 7-Eleven, Inc.
Mailing Address: 1722 Routh Street, Dallas, TX 75221
Phone (Office): 702.266.7113
Phone (Cell): _____
Fax: _____
Email: John.Chatwin@7-11.com

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

Property Owner

PROPERTY INFORMATION

Property Address: 7601 W 159th St.
PIN(s): 27-24-101-009
Existing Land Use: 7-Eleven convenience store with a two dispenser self-serve gas station
Zoning District: B-3
Lot Dimensions: 175.0' x 175.0'
Property Owner(s): 7-Eleven, Inc.
Mailing Address: 1722 Routh Street, Dallas, TX 75221

APPLICATION INFORMATION

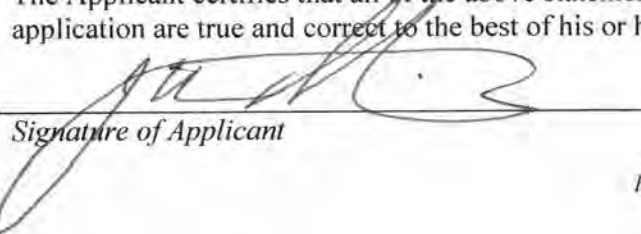
Description of proposed project (use additional attachments as necessary):

Grading and site work; (2) Fiberglass underground storage tanks and piping, (4) fueling dispensers, fueling canopy and landscaping

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

☒ No ☐ Yes: _____

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


Signature of Applicant

3/9/2016
Date

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL CONTACT INFORMATION

PROJECT NAME: 7-Eleven Fuel Remodel

LOCATION: 7601 W 159th St.

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

CURRENT PROPERTY OWNER OF RECORD

Name: John Chatwin
Company: 7-Eleven, Inc.
Address: 1722 Routh Street, Dallas, TX 75221
Phone: 702.266.7113
Fax:
Email: John.Chatwin@7-11.com

PROJECT ARCHITECT

Name: Howard Hartenstein
Company: Sevan Multi-Site Solutions
Address: 4925 Forest Ave., Downers Grove, IL 60515
Phone: 312.854.1559
Fax:
Email: howard.hartenstein@sevansolutions.com

PROJECT ENGINEER

Name: N/A
Company:
Address:
Phone:
Fax:
Email:

PROJECT LANDSCAPE ARCHITECT

Name: N/A
Company:
Address:
Phone:
Fax:
Email:

ATTORNEY

Name: N/A
Company:
Address:
Phone:
Fax:
Email:

END USER

Name: John Chatwin
Company: 7-Eleven, Inc.
Address: 1722 Routh Street, Dallas, TX 75221
Phone: 702.266.7113
Fax:
Email: John.Chatwin@7-11.com

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL RESPONSIBLE PARTIES

PROJECT NAME: 7-Eleven Fuel Remodel

LOCATION: 7601 W 159th St.

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

GENERAL BILLING

Name: John Chatwin
Company: 7-Eleven, Inc.
Address: 1722 Routh Street, Dallas, TX 75221
Phone: 702.266.7113
Fax:
Email: John.Chatwin@7-11.com

RESPONSIBLE FOR PLAN REVIEW FEES

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

RESPONSIBLE FOR BUILDING PERMIT FEES

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

RESPONSIBLE FOR ATTORNEY FEES

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

RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

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

RESPONSIBLE FOR LANDSCAPE REVIEW FEES

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


Agent Authorization Agreement

Property: 7-Eleven Store #30129
7601 W 159th Street
Tinley Park, IL 60477

Applicant: Sevan Multi-Site Solutions
4925 Forest Ave.
Downers Grove, IL 60515
Tim Kratz
219.841.6535

I hereby certify that I have appointed the above applicant as my agent and that they are qualified to apply for and secure any and all planning, zoning, building permits, and/or other municipal/agency approvals relating to the above listed project.

Owner:


7-Eleven, Inc.
1722 Routh Street
Dallas, TX 75221
John Chatwin
702.266.7113

Notary Public: Subscribed and sworn to before me this _____ day
of _____ A.D. 20_____.

State of _____, County of _____
Commission Expires _____, 20_____.

Notary Public

Project Narrative

March 15, 2016

Recipient: Stephanie Kisler
Village of Tinley Park, Illinois
16250 S. Oak Park Avenue
Tinley Park, IL 60477

Project: 7-Eleven #30129 Fuel Remodel - 7601 W. 159th Street, Tinley Park, IL

Narrative:

The petitioner, 7-Eleven Inc., intends on operating the existing convenience store and self-serve gas station as approved under Ordinance No. 85-0-028 granting Special Use on June 11th 1985. The proposed improvements will include closing the approach nearest the intersection and adding landscaping materials, removing the existing two fuel dispensers and canopy, installing four fuel dispensers and canopy, and replacing the underground fuel storage tanks.

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

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

A. Petitioner Information:

Name: 7-Eleven, Inc.
Mailing Address: 1722 Routh Street
City, State, Zip: Dallas, TX 75221
Phone Numbers: 702.266.7113 (Day) Fax Number: _____

(Evening)

(Cell)
Email Address: John.Chatwin@7-11.com

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

~~Property Owner~~

B. Property Information:

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

Property Owner(s): 7-Eleven, Inc.
Mailing Address: 1722 Routh Street
City, State, Zip: Dallas, TX 75221

Property Address: 7601 W 159th St.
Permanent Index No. (PINs) 27-24-101-009
Existing land use: 7-Eleven convenience store with a two dispenser self-serve gas station in a B-3 zone
Lot dimensions and area: 175.0' x 175.0' - 30,625 SF

C. Petition Information:

Present Zoning District: B-3
Requested Zoning District: B-3

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

Yes ☒ No ☐

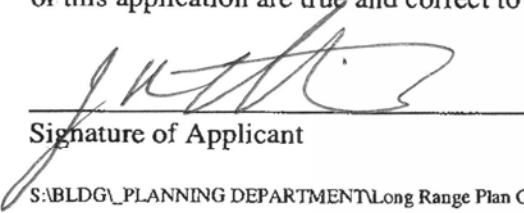
If yes, identify the proposed use: Existing 7-Eleven convenience store not to be modified.
Expansion from two to four self-serve gas dispensers in a
B-3 zone

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

Yes ☐ No ☒

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

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


Signature of Applicant

3/9/2016
Date

FINDINGS OF FACT
SPECIAL USE PERMIT – (Including Planned Developments)
PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record and will be discussed in detail during the Plan Commission meetings and will be provided to any interested party requesting a copy.

Please provide factual evidence that the proposed Special Use meets the statements below and use as much space as needed to provide evidence.

- A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.**

The proposed improvements in accordance with the approved plans will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare

- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

The proposed improvements will not be injurious to the use and enjoyment of other property in the immediate vicinity nor substantially diminish or impair property values within the neighborhood.

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

The proposed improvements will not impede the normal and orderly development and improvement of surrounding property for uses permitting in the district.

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

Adequate facilities exist at the site for the proposed improvements.

- 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 proposed improvements will improve ingress and egress per the direction of the planning commission recommendations.

- 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 proposed improvements conform to the applicable regulations of the district

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

The proposed improvements will have direct benefit to the community as a whole.

FINDINGS OF FACT

SPECIAL USE PERMIT – (Including Planned Developments) PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record and will be discussed in detail during the Plan Commission meetings and will be provided to any interested party requesting a copy.

Please provide factual evidence that the proposed Special Use meets the statements below and use as much space as needed to provide evidence.

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.

- a. The proposed improvements in accordance with the approved plans will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
 - i. 7-Eleven proposes to close the 159th St. approach closest to the intersection to accommodate safety concerns at the intersection of 159th St. and 76th Ave.
 - ii. 7-Eleven proposes to replace the existing approach with landscape area. This improvement will increase pervious area thus having a positive impact on the site's overall storm water runoff contribution to the existing storm water management system.
 - iii. 7-Eleven proposes to install new double wall fiberglass underground fuel storage tanks and fuel product piping with monitored leak detection that meet state and industry standards improving safety to public health.
 - iv. 7-Eleven proposes to install LED canopy lights that will enhance the visibility and safety of the customers while being highly energy efficient.

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.

- a. The proposed improvements will not be injurious to the use and enjoyment of other property in the immediate vicinity nor substantially diminish or impair property values within the neighborhood.
 - i. 7-Eleven proposes to close the 159th St. approach closest to the intersection to accommodate safety concerns at the intersection of 159th St. and 76th Ave.
 - ii. 7-Eleven proposes to install new double wall fiberglass underground fuel storage tanks and fuel product piping with monitored leak detection that meet state and industry standards to prevent any negative impact to surrounding properties.
 - iii. 7-Eleven proposes to operate the site as it exists today with four fueling dispensers that offer regular and diesel fuel to better serve their customers in the community. The improvements will offer a valuable service to the neighborhood.

C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

- a. The proposed improvements will not impede the normal and orderly development and improvement of surrounding property for uses permitting in the district.
 - i. 7-Eleven proposes to operate the site as it exists today with four fueling dispensers that offer regular and diesel fuel to better serve their customers in the community. The improvements will offer a valuable service to the neighborhood and therefore not impede future development.

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

- a. Adequate facilities exist at the site for the proposed improvements.
 - i. 7-Eleven's proposed improvements will not require any modifications to utilities as they exist at the site.
 - ii. 7-Eleven proposes to close the 159th St. approach closest to the intersection to accommodate safety concerns at the intersection of 159th St. and 76th Ave. The site's paving will be regraded to improve site drainage to storm water management system in the 159th St. right-of-way.

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.

- a. Measures are proposed to improve ingress and egress from the site to minimize traffic congestion in the public streets.
 - i. 7-Eleven proposes to close the 159th St. approach closest to the intersection to accommodate safety concerns at the intersection of 159th St. and 76th Ave.
 - ii. 7-Eleven proposes to replace the existing approach with landscape area. This improvement will increase pervious area thus having a positive impact on the site's overall storm water runoff contribution to the existing storm water management system.
 - iii. The two existing approaches that will serve the 7-Eleven site are the maximum distance from the intersection of 159th St. and 76th Ave.

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.

- a. The proposed improvements conform to the applicable regulations of the district.
 - i. 7-Eleven proposes to provide signage on the canopy to match the existing approved signage and comply with the general intent of the ordinance.
 - ii. 7-Eleven proposes to close the 159th St. approach closest to the intersection to accommodate safety concerns at the intersection of 159th St. and 76th Ave.
 - iii. 7-Eleven proposes to replace the existing approach with landscape area. This improvement will increase pervious area thus having a positive impact on the site's overall storm water runoff contribution to the existing storm water management system.
 - iv. 7-Eleven proposes to replace the existing approach with landscape area that comply with the general requirements of the landscape ordinance.
 - v. 7-Eleven proposes to install LED canopy lights that will enhance the visibility and safety of the customers while being highly energy efficient. These LED lights will meet the lighting ordinance.

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

- a. The proposed improvements will have direct benefit to the community as a whole.
 - i. 7-Eleven proposes to operate the site as it exists today with four fueling dispensers that offer regular and diesel fuel to better serve their customers in the community. The improvements will offer a valuable

service to the neighborhood and directly have a positive impact to the economic development of the community.



VICINITY MAP

~ NO SCALE ~

SURVEYOR'S NOTES

1. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD MARKS ON THE GROUND, AND ABOVE GROUND OBSERVABLE EVIDENCE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

2. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.

3. BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONING RESTRICTIONS

4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL.

5. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY REPUBLIC TITLE OF TEXAS, INC. IDENTIFIED AS NUMBER 1002-132189-RTT WITH AN EFFECTIVE DATE OF DECEMBER 30, 2014 A REVIEW OF WHICH INDICATES THAT:

ITEMS 1 - 15 IN SCHEDULE B ARE NOT SURVEY RELATED OR DO NOT AFFECT THE PROPERTY DESCRIBED.

THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF ILLINOIS BELL AND COMMONWEALTH EDISON PER DOC. NO. 88321706, THE LOCATION OF WHICH IS SHOWN HEREON.

- (R) = RECORD DATA
(M) = MEASURED DATA
- AREA OF SURVEY= 30,625 SQ. FT., OR 0.70 ACRES, MORE OR LESS.
- PROPERTY CONTAINS 12 REGULAR AND 2 HANDICAPPED PARKING SPACES.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 DATUM.

PARCEL DESCRIPTIONS

A PARCEL OF PROPERTY AT THE SOUTHWEST CORNER OF 159TH STREET AND 76TH AVENUE IN TINLEY PARK, ILLINOIS, FRONTING 175' ON EACH OF THE RESPECTIVE STREETS, BEING SQUARE IN SHAPE AND HAVING AN AREA 30,625 SQUARE FEET, LEAGLly DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 159TH STREET (AS HERETOFORE DEDICATED BY DOCUMENT NO. 10909313) WITH THE WEST LINE OF THE EAST 40.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST ALONG SAID SOUTH LINE OF 159TH STREET, A DISTANCE OF 175.00 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24, A DISTANCE 175.00 FEET; THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID 159TH STREET, A DISTANCE OF 175.00 FEET TO THE WEST LINE OF THE EAST 40.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE NORTH ON THE LAST DESCRIBED LINE 175.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

TO: 7 - ELEVEN

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON THIS 29TH DAY OF JANUARY, 2015.

DATED THIS 4TH DAY OF FEBRUARY, 2015.

IPLS No. 3483
MY LICENSE EXPIRES 11/30/16

PROFESSIONAL DESIGN FIRM NO. 184-004196



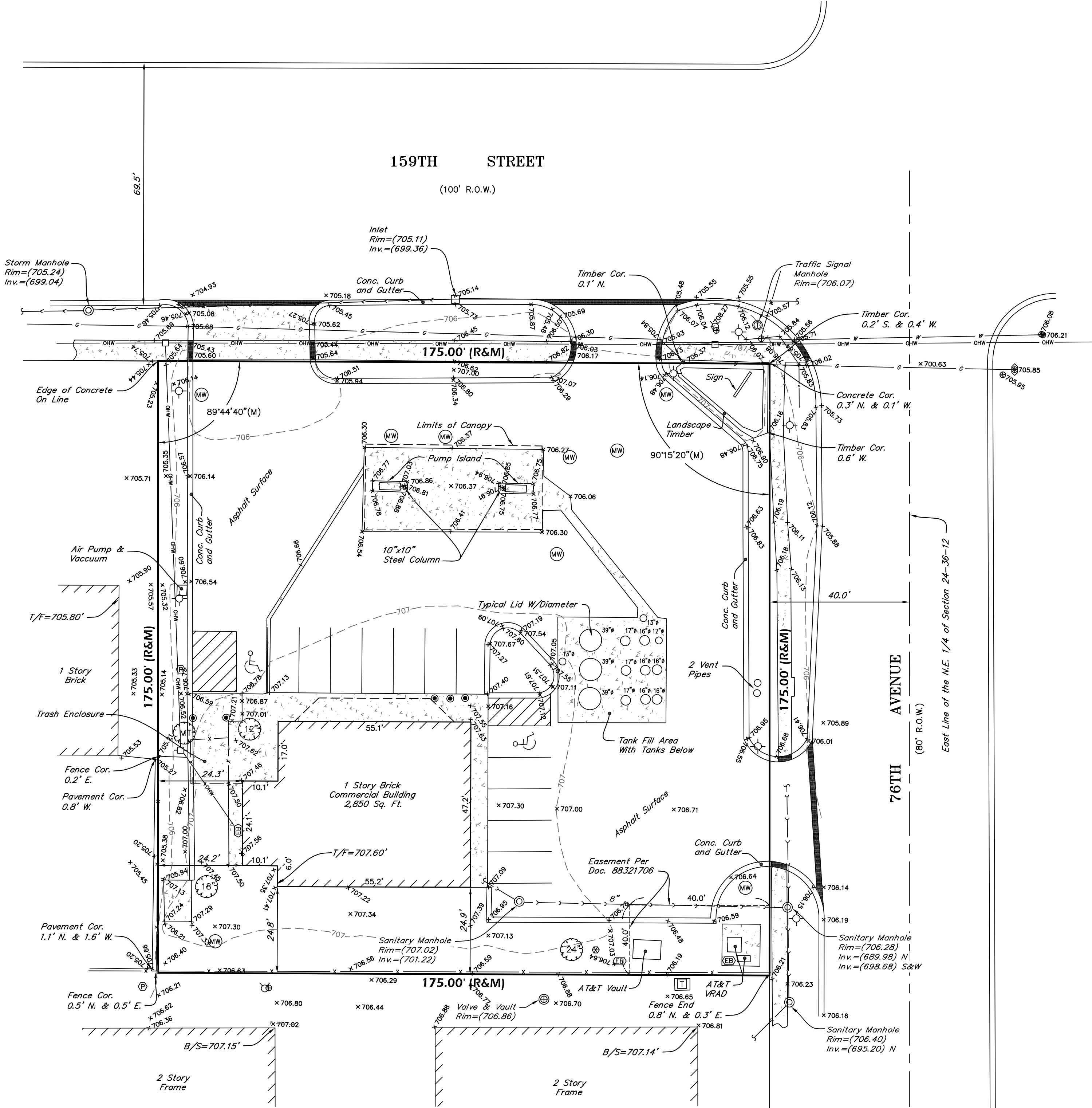
ALTA / ACSM LAND TITLE SURVEY

STONELAKE SURVEY CO.,

A DIVISION OF PROFESSIONAL LAND SURVEYING, INC.



SCALE: 1"=20'



SYMBOL LEGEND

- | | |
|--------------------------|--|
| ⊙ - MANHOLE | --- SANITARY SEWER |
| ○ - CATCH BASIN | --- STORM SEWER |
| □ - INLET | --- WATERMAIN |
| ⊗ - WATER VALVE | --- UNDERGROUND GAS LINE |
| ⊠ - HYDRANT | --- UNDERGROUND ELECTRIC CABLE |
| ⊕ - BUFFALO BOX | --- OVERHEAD WIRES |
| ⊞ - POWER POLE | --- DEPRESSED CURB |
| ⊟ - ELECTRIC CONTROL BOX | --- CONCRETE SURFACE |
| ⊠ - STREET LIGHT | R.O.W. - RIGHT-OF-WAY |
| ⊞ - TELEPHONE CANISTER | ⊙ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED |
| ⊟ - BOLLARD | ⊙ - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED |
| ⊞ - MONITORING WELL | (R) - RECORD DATA |
| ⊟ - GAS METER | (M) - MEASURED DATA |
| ⊞ - ELECTRIC METER | |
| *** - FENCE LINE | |



Call 1-800-892-0123

PREPARED FOR: THE DIMENSION GROUP
JOB ADDRESS: 7601 W. 159TH STREET
TINLEY PARK, ILLINOIS

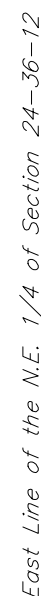
Professional Land Surveying, Inc.
3080 Ogden Avenue Suite 107
Lisle, Illinois 60532
Phone 630.778.1757 Fax 630.778.7757

DRAWN BY: JHH FLD. BK./PG. NO.: 130/18
COMPLETION DATE: 2/4/15 JOB NO.: 1510407
REVISED:

©2015 PLS INC., ALL RIGHTS RESERVED

DRAWING PATH: U:\Land Projects 3\10400-10499\10407\dwg\10407_ALTA.dwg

SCALE: 1" = 20'-0"



1. SAW CUT EXISTING CONCRETE PAVING AS REQUIRED TO REMOVE EXISTING PRODUCT AND VAPOR PIPING, DISPENSERS, SUMPS, CANOPY AND ISLANDS.
2. SAW CUT EXISTING CONCRETE PAVING AS REQUIRED TO REMOVE THREE EXISTING TANKS AND ASSOCIATED PRODUCT, VENT AND STAGE TWO VAPOR PIPING.
3. SAW CUT EXISTING PAVING AND REMOVE AS REQUIRED FOR CONDUIT TRENCH TO ELECTRICAL ROOM.
4. SAW CUT EXISTING PAVING AND REMOVE AS REQUIRED FOR NEW PAVEMENT.
5. SAW CUT AND REMOVE DRIVE APPROACH.
6. APPROXIMATE MATERIAL AND DUMPSTER STAGING AREA. EXACT LOCATION TO BE DETERMINED IN THE FIELD.

[illegible]

A circular professional seal for the State of Illinois. The outer ring contains the text "STATE OF ILLINOIS" at the top and "LICENSED ARCHITECT" at the bottom. The center of the seal contains the name "HOWARD S. HARTENSTEIN" and the license number "001-015519". A handwritten signature, "H. Hartenstein", is written across the center of the seal. A handwritten checkmark is visible to the right of the seal.



FUELING REMODEL

**STORE #30129
7601 W 159TH ST.
TINLEY PARK, IL 60477**

**DEMOLITION
SITE PLAN**

PROJECT NO.:	30129
DATE:	03.02.2016
CAD FILE:	C1.10.DWG
PROJECT MANAGER:	T. KRATZ
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C1.10



FUELING REMODEL

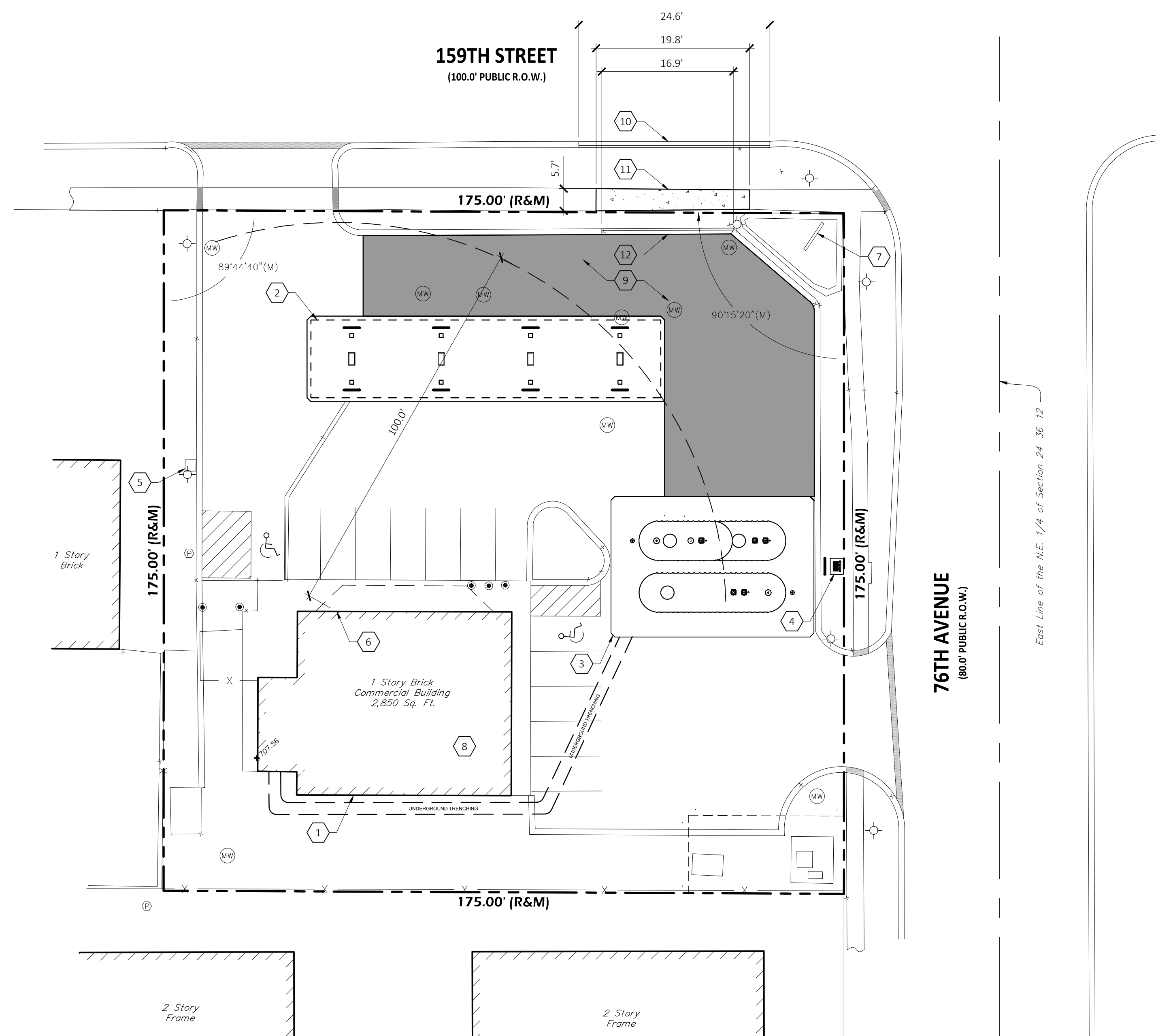
STORE #30129
7601 W 159TH ST.
TINLEY PARK, IL 60477

**DIMENSION CONTROL
SITE PLAN**

PROJECT NO.:	301
DATE:	03.02.20
CAD FILE:	C1.20.DW
PROJECT MANAGER:	T. KRA
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C1.20

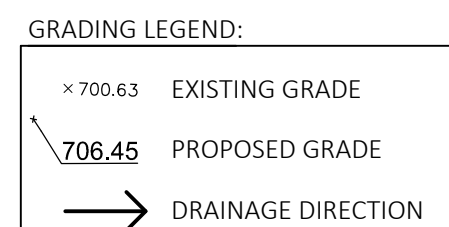
1. EXISTING 7-ELEVEN CONVENIENCE STORE.
2. FUELING CANOPY AND DISPENSERS.
3. UNDERGROUND FUEL STORAGE TANKS AND SLAB.
4. FUEL STORAGE TANK VENTS.
5. EXISTING AIR-VAC MACHINE.
6. EMERGENCY SHUT OFF SWITCH.
7. EXISTING MONUMENT SIGN.
8. EXISTING VEEDEER ROOT SITE MONITOR.
9. PROPOSED ASPHALT PAVING, COMPACT EXISTING SUBGRADE AND MATCH EXISTING DEPTH AND CROSS SECTION.
10. CONCRETE BARRIER CURB AND GUTTER PER IDOT STANDARD TYPE B-6.12.
11. CONCRETE SIDEWALK PER IDOT STANDARDS.
12. CONCRETE BARRIER CURB PER 7-ELEVEN STANDARDS.



 **DIMENSION CONTROL SITE PLAN**
SCALE: 1" = 20'-0"

SHEET NUMBER

C1.30



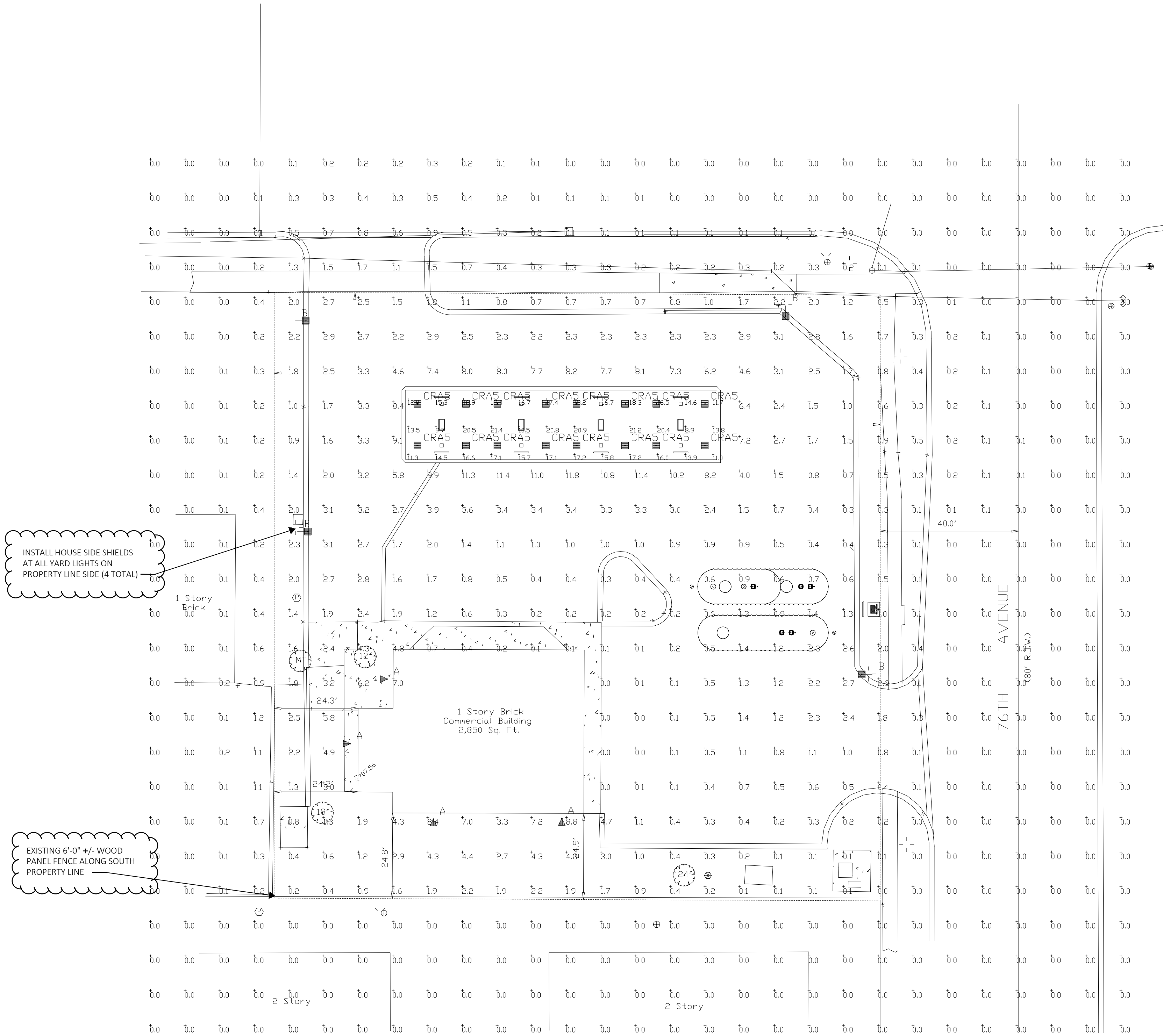
	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
SHADE TREES DECIDUOUS	EXISTING	4	-	-	-	-	-
	CLH	1	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	2.5"	B&B	STRAIGHT CENTRAL LEADER, FULL AND EVEN CROWN. PRUNE ONLY AFTER PLANTING
ORNAMENTAL TREES DECIDUOUS	EXISTING	9	-	-	-	-	-
	DEMO	1	-	-	-	-	REMOVE ROOT IN FULL
	MW	5	CARPINUS CAROLINIANA	MUSCLEWOOD	1.75"	B&B	STRAIGHT CENTRAL LEADER, FULL AND EVEN CROWN. PRUNE ONLY AFTER PLANTING
	JTL	1	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	1.75"	B&B	STRAIGHT CENTRAL LEADER, FULL AND EVEN CROWN. PRUNE ONLY AFTER PLANTING
EVERGREEN SHRUBS	EXISTING	8	-	-	-	-	-
	GVB	6	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	15" HT	CONT.	FULL ROUNDED, WELL BRANCHED SHRUB
DECIDUOUS SHRUBS	EXISTING	79	-	-	-	-	-
	HC	28	COTONEASTER ACUTIFOLIA	PEKING (HEDGE) COTONEASTER	36"	B&B	FULL, WELL ROUNDED PLANT WITH MOIST ROOT BALL AND HEALTHY APPEARANCE
	GLS	15	RHUS AROMATICA 'GRO-LOW'	GRO LOW FRAGRANT SUMAC	#5	CONT.	FULL, WELL-ROOTED PLANT, EVENLY SHAPED
	DPSR	7	ROSA RUGOSA 'DWARF PAVEMENT'	DWARF PAVEMENT SHRUB ROSE	18"	CONT.	FULL, WELL-ROOTED PLANT, EVENLY SHAPED
HERBACEOUS PERENNIALS	EXISTING	69	-	-	-	-	-
	HRD	27	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILLY	#1	CONT.	FULL, WELL-ROOTED PLANT, EVENLY SHAPED
	RRD	9	HEMEROCALLIS 'ROSY RETURNS'	ROSY RETURNS DAYLILLY	#1	CONT.	FULL, WELL-ROOTED PLANT, EVENLY SHAPED

[illegible]

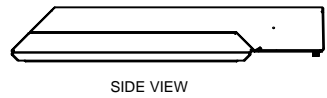
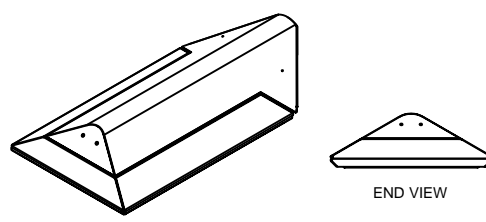


SHEET NUMBER

A2.01

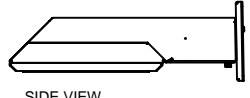
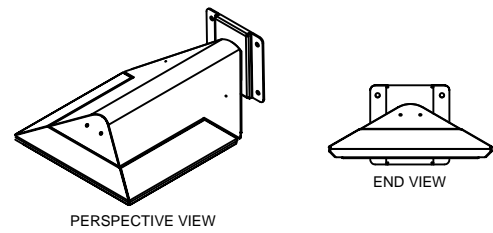


XAM
LED Crossover Area Light



Crossover
SOLID-STATE LIGHTING

XAWS
LED Crossover Wall Light



Crossover
SOLID-STATE LIGHTING

Photometric data for fixture type "CRA5" is based upon another manufacturer's test and as a result can not be verified by LSI Industries for this calculation.



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	4	A	SINGLE	XAWS-FT-LED-63-CW-UE - 12' MH	0.900	N.A.	5348	75
	4	B	SINGLE	XAM3-FT-LED-119-350-CW-UE-HSS13-SINGLE 18' MH	0.900	N.A.	6576	138
	16	CRA5	SINGLE	ECRA0A5F5501B_____ FIXTURE BY OTHER - 14.5' MH	0.900	N.A.	4230	35

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS AT GRADE	Illuminance	Fc	0.93	11.8	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	15.93	21.4	8.9	1.79	2.40
INSIDE CURB	Illuminance	Fc	2.50	11.8	0.0	N.A.	N.A.

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

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Total Project Watts
Total Watts = 1412



1800 ALLIANCE RD. CHENOWETH, OHIO 44024 USA
(419) 790-2000 • FAX (419) 790-8400

LIGHTING PROPOSAL LD-131956-3

7-11
7601 W 159TH ST.
TINLEY PARK, IL

BYLLS	DATE3/16/16	REV4-26-16	SHEET 1 OF 1
-------	-------------	------------	--------------

SCALE: 1"=20'

0

20

159th Street

76th Avenue

Proposed 4 Dispenser Canopy

Existing 7-Eleven Store





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

CLERK'S CERTIFICATE

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

ORDINANCE NO. 85-0-028

"AN ORDINANCE GRANTING A SPECIAL USE
(7-ELEVEN STORE - 76th AVENUE AND 159th STREET)"

which Ordinance was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the 11TH day of JUNE, 1985, at which meeting a quorum was present, and approved by the President of the Village of Tinley Park on the 11TH day of JUNE, 1985.

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

AYES: FULTON, KOT, REA, SEAMAN, VANDENBERG

NAYS: NONE

ABSENT: DAILY

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this 12TH day of JUNE, 1985.

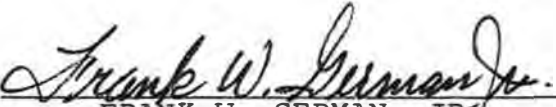

Village Clerk

PAMPHLET

FRONT OF PAMPHLET

AN ORDINANCE GRANTING A SPECIAL USE
(7-ELEVEN STORE - 76th AVENUE AND 159th STREET)

Published in pamphlet form this 12TH day of JUNE, 1985 by
Order of the Corporate Authorities of the Village of Tinley Park,
Cook and Will Counties, Illinois.


FRANK W. GERMAN, JR.
Village Clerk

ORDINANCE NO. 85-0-028

AN ORDINANCE GRANTING A SPECIAL USE
(7-ELEVEN STORE - 76th AVENUE AND 159th STREET)

WHEREAS, an application has been filed with the Zoning Board of Appeals of the Village of Tinley Park seeking a Special Use for certain real estate all as more fully described below; and

WHEREAS, The Zoning Board of Appeals of this Village held a public hearing on the question of granting said special use; and

WHEREAS, public notice of said hearing was published not more than 30 nor less than 15 days before said hearing in the Tinley Park Star Herald, a newspaper of general circulation in this Village, no newspaper being published in said Village, all as required by law;

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

Section 1: That the Zoning Board of Appeals and the Long Range Planning Commission have made their reports of findings and recommendations, and such are adopted by reference as findings of this Board of Trustees as fully as if completely set forth at length herein. All exhibits submitted at the aforesaid public hearing are also incorporated by reference.

Section 2: That this Board of Trustees, after considering the reports and recommendations of the Zoning Board of Appeals and the Long Range Planning Commission and other matters properly before it, finds, in addition to the findings set forth in Section 1 hereof, as follows:

a) That the property is commonly known as the southwest corner of 76th Avenue and 159th Street, Tinley Park, Illinois. The property is currently zoned "B-3 General Business and Commercial District".

b) That the petitioner plans on operating a 7-Eleven store with a self serve gas station. That the proposed business will be economically compatible with the adjoining established uses as evidenced by the fact that all such businesses are in favor of the issuance of the special use permit.

c) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

d) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The petitioners plan to make substantial physical improvements to their property in accordance with the plans submitted to and approved by the Planning Commission and no businesses in the area have objected to the issuance of the special use permit.

e) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. As noted above, the physical improvements should greatly enhance the area.

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

g) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

h) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located.

Section 3: That a special use is hereby granted to permit the construction and operation of a 7-Eleven convenience store with a self-serve gas station located in a "B-3 General Business and Commercial District" District under the Tinley Park Zoning Ordinance on the real estate legally described as follows:

Beginning at the intersection of the South line of 159th Street (as heretofore dedicated by Document #10909313) with the West line of the East 40.00 feet of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 36 North, Range 12, East of the Third Principal Meridian; thence West along said South line of 159th Street, a distance of 175.00 feet; thence South on a line parallel with the East line of the Northwest 1/4 of said Section 24, a distance of 175.00 feet; thence East on a line parallel with the South line of said 159th Street, a distance of 175.00 feet to the West line of the East 40.00 feet of the Northeast 1/4 of the Northwest 1/4 of said Section 24; thence North on the last described line 175.00 feet to the place of beginning, in Cook County, Illinois,

Said property is commonly known as the southwest corner of 76th Avenue and 159th Street, Tinley Park, Illinois.

Section 4: That the grant of this special use be and is hereby expressly conditioned upon the following:

- a. The petitioner shall make the physical improvements to the property in accordance with the specific site plan as revised and approved by the Long Range Planning Commission and entitled "Civil Engineering Plans, 7-Eleven Store" prepared by Seton Engineering Company and as revised 4/17/85.
- b. The petitioner shall landscape the property in accordance with a landscape plan approved by the Long Range Planning Commission.
- c. The petitioner shall comply with all relevant Village ordinances relating to fire protection and applicable building codes prior to issuance of the occupancy permit for the special use.

Section 5: The Permittee hereunder shall at all times comply with the terms and conditions of the special use permit

set forth above and in the event of non-compliance, said permit shall be subject to revocation by appropriate legal proceedings.

Section 6: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 11TH day of JUNE, 1985, by the following roll call vote:

AYES: FULTON, KOT, REA, SEAMAN, VANDENBERG

NAYS: NONE

ABSENT: DAILY

APPROVED this 11TH day of JUNE, 1985, by the President of the Village of Tinley Park.


Village President

ATTEST:


Village Clerk

PAMPHLET

BACK OF PAMPHLET

AN ORDINANCE GRANTING A SPECIAL USE
(7-ELEVEN STORE - 76th AVENUE AND 159th STREET)

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