



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**July 20, 2017 – 7:30 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the June 28, 2017 Special Meeting

Item #1

WORKSHOP: INNOVATIVE DECKS – 6926 183RD STREET – SIGN VARIATIONS

Consider recommending that the Village Board grant the Petitioner, Ken Zomparelli on behalf of Innovative Decks, the following Variations for a ground sign at 6926 183rd Street in the NF (Neighborhood Flex) Zoning District:

1. A two foot (2') Variation from Section XII.4.E. of the Zoning Ordinance to allow a twelve foot (12') tall ground sign where ten feet (10') is the maximum allowable height;
2. A ten foot (10') Variation from Section XII.4.E. of the Zoning Ordinance to allow for a ground sign where the required setback for a ground sign is ten feet (10') from the property line; and
3. A ten foot (10') Variation from Section XII.4.E. of the Zoning Ordinance to allow for a ground sign where the required setback for a ground sign is ten feet (10') from the access drive.

The sign was altered without a permit and these Variations would allow the Petitioner to keep the sign as it was installed. The sign is twelve feet (12') tall, has a sign face area of 30.5 square feet, is located three feet, six inches (3'6") into the public right-of-way, and contains a manual changeable copy sign (which is prohibited).

Good of the Order

Receive Comments from the Public

Adjourn Meeting



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

JUNE 28, 2017

The Special Meeting of the Plan Commission was held in the Auditorium of Andrew High School, 9001 W. 171st Street, on June 28, 2017 at 7:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Mark Moylan
Peter Kroner
Anthony Janowski
Lori Kappel
Kevin Bergthold
Tim Stanton
Ed Matushek III, Chairman

Absent Plan Commissioner(s): Ken Shaw

Village Officials and Staff: Patrick Connelly, Village Attorney
Michael Glotz, Trustee
Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Barbara Bennett, Commission Secretary

COMMISSIONER STANTON stated he will abstain from voting.

CALL TO ORDER

PLAN COMMISSION CHAIRMAN MATUSHEK called to order the Special Meeting of the Plan Commission for June 28, 2017 at 7:30 p.m.

COMMUNICATIONS

There were none.

APPROVAL OF MINUTES

Minutes of the June 15, 2017 regular meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER STANTON, to approve the Minutes. The Motion was approved unanimously by voice call. 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 JUNE 28, 2017 SPECIAL MEETING

Item #1: PUBLIC HEARING: THE RESIDENCE AT BROOKSIDE GLEN – SOUTHWEST CORNER OF MAGNUSON LANE AND 191ST STREET – SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION WITH SITE PLAN APPROVAL

Consider recommending that the Village Board grant the Petitioner, Andrea Crowley of Griffin & Gallagher, LLC on behalf of Karli Mayher and KJM-Vandenberg Brookside Joint Venture, a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development with Site Plan Approval and any related Exceptions to develop a one hundred forty-four (144) unit multi-family residential project with associated amenities and clubhouse for the properties generally located west of Magnuson Lane and John Michael Drive.

Plan Commissioners: Mark Moylan
Peter Kroner
Anthony Janowski
Lori Kappel
Kevin Bergthold
Tim Stanton, (Abstain)
Ed Matushek III, Chairman

Absent Plan Commissioner(s): Ken Shaw

Village Officials and Staff: Patrick Connelly, Village Attorney
Michael Glotz, Trustee
Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Barbara Bennett, Commission Secretary

Petitioner: Andrea Crowley, Griffin & Gallagher, LLC
Karli Mayher, KJM-Vandenberg Brookside Joint Venture
Scott Shalvis, The Shalvis Group, Architect
Stephen Gregory, Landscape Architect
Mike Walsh, ATMI Precast
Justin Frosh, ATMI Precast
Tracy Cross, Tracy Cross Associates, Inc.
Carole Ruzich

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER JANOWSKI, to open the Public Hearing on THE RESIDENCE AT BROOKSIDE GLEN – SOUTHWEST CORNER OF MAGNUSON LANE AND 191ST STREET – SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION WITH SITE PLAN APPROVAL. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

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

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

PATRICK CONNELLY, Village Attorney, stated at the last meeting there was an issue regarding zoning. Some of the documents are missing from Village files for the years 1990 to 2000. It is recommended that the petition before you be reviewed as Substantial Deviation regardless of the zoning designation and the Commissioners review the application using the Standards as outlined in the Zoning Ordinance.

CHAIRMAN MATUSHEK noted letters have been received from residents and will be made part of the Public Record.

PAULA WALLRICH, Interim Community Development Director, presented a PowerPoint and stated Applicant will respond to concerns from the Commission and the Public following her presentation.

MS. WALLRICH stated the Petitioner's request is for approval of a Substantial Deviation from the Brookside Glen PUD which was annexed and adopted in 1990. There was a Substantial Deviation in 2000 which provided for a total of 22 structures with 16 dwelling units in each of them. There were a total of 13 condominiums built, leaving 9 structures still to be developed on the subject property. The Applicant's request is to deviate from the approved nine (9) structures with 144 units to two (2) structures of 72 units each for a total of 144 units as approved in the 2000 Substantial Deviation. A third building is proposed for a clubhouse with a pool and other residential amenities.

MS. WALLRICH then explained Planned Unit Developments, noting the following:

- Master Planning Zoning Technique – applicants can ask for a Substantial Deviation
- Provides flexibility for Planning and Zoning
- Suspends underlying Zoning District regulations
- Guided by the overall intent of the PUD

She noted the Site Plan has changed due to questions and concerns raised by the public and the Plan Commission at previous meetings. The roof terrace was moved from the south end to the north end of Building #2. There were also questions regarding the location of the dog park and the hours of operation, and the location of the banked parking with concerns of headlights shining into the existing townhouses. She noted that the developer will discuss these changes later in the meeting.

Staff reviewed identified two (2) exceptions to Zoning Ordinance with the proposed Site Plan; one is regarding setback and the other is building height. MS. WALLRICH noted that the Urban Design Overlay District requires a maximum front yard setback no greater than 20'. The existing condos on Greenway Boulevard are setback 30'. Building #1 has a front yard setback ranging from 14' to 24' and Building #2 ranges from 22' to 36'. They vary due to the curvature of the street. Regarding building height, MS. WALLRICH stated that Staff requested the developer to raise the roof for improved articulation of the roof line. The main ridge is 62', the maximum height is 69', but because of the way roofs are measured, by building height definition, the mid-point of the slope is at 62'. The property slopes approximately 10' from the existing condos on Greenway Boulevard. Final engineering is not complete so the exact measurement is unknown at this time. The existing condominium roof ridge is at 62' and the lower ridge is at 55'.

Staff noted the following Open Items:

- Security Cameras

- Property maintenance and on-site management residency
- Number of buildings
- Viability – will this product be successful in the marketplace?
- Timing, staff recommends assurances that the amenities are completed at the same time as the buildings are completed – there will be no occupancy until all amenities are completed.

MS. WALLRICH noted that after Plan Commission discussion and public testimony the Plan Commission will review the Standards by which they will judge this project.

CHAIRMAN MATUSHEK asked for a presentation from the Petitioner.

ANDREA CROWLEY, Griffin & Gallagher, LLC, introduced the Development Team. She thanked Staff, the Commission and residents for all their helpful comments and suggestions and noted that the team will address previous questions and concerns. MS. CROWLEY stated that the rental issue is not an issue due to case law. The Developer is seeking Site Plan Approval and a Special Use for Substantial Deviation. She noted that the question is about how the 144 units sit on the site and how much green space can fit on the property. She stated that the Developer feels this is a better product and looks better and has much more value than the original approval.

STEPHEN GREGORY, Landscape Architect and Land Planner, presented a PowerPoint and stated the team has worked diligently with staff regarding changes to the original plan. The Petitioner is requesting a Substantial Deviation regarding the changes from nine (9) buildings to two (2) buildings, and changing the footprint to allow for more green space. The Petitioner is asking for a Variation on the height of the buildings. They have incorporated the change on roof height per Staff's request, which added interest to the overall plan. Regarding the setback, the Urban Design Overlay District allows a zero lot line, but the building will be pushed back to reflect the character of the street.

There were concerns regarding the patio area being close to the townhouses. The Petitioner was able to flip the orientation so it is located closer to the clubhouse rather than the townhouses. Additionally, we were asked to look at the land banked parking which we were able to put in an interior site and if the parking is needed, the headlights will not shine on the townhouses. This will also increase the amount of landscaping. The distance between the townhomes and the buildings is 200' with no parking. The dog park area hours are dusk to dawn and the residents will have to have a security fob to enter.

COMMISSIONER KRONER asked why they did not move the dog park area to a different location so it is not close to the townhouses. MR. GREGORY replied they felt spatially it did not work out and that the size and location did not fit. He stated that they felt the dog park needs a larger area. COMMISSIONER KRONER asked how often the dog park would be cleaned and by who. MR. GREGORY replied that it would be cleaned by maintenance, but have not worked out the details yet. COMMISSIONER KRONER stated he did not understand why they could not flip the dog park with the arboretum, questioned the difference in the square footage of both areas, and stated he felt it would be an easy fix so the dog park would not be close to the existing townhouses. He also noted that a decision has not been made as to whether there will be on-site maintenance. He wanted to make sure this was addressed. MS. WALLRICH noted the location of the dog park could be a condition of the approval.

After much discussion MR. GREGORY agreed that they would revisit this and the dog park could be moved to the other side of the site where the arboretum is currently located on the Site Plan.

MR. GREGORY then explained that the Rules and Regulations take the place of Declarations and Covenants. The leases will be one year leases. The owner of the property will make sure there is

maintenance on the property. There will be 288 parking spaces for the 144 units. There will be 72 spaces land banked for 2.5 spaces per unit, noting that they have doubled the required open space to comply with the required screening.

MR. GREGORY noted that they will have security cameras which will be monitored by the management company. Management will be there from 9am-5pm daily and arrangements will be made to monitor the cameras after hours.

MR. GREGORY presented a picture of the existing streetscape and the proposed view of the two buildings and the clubhouse.

TRACY CROSS, Tracy Cross Associates, Inc., gave a presentation explaining the Market Study that was presented to the Commission and posted on the Village Website. MR. CROSS noted the Market Potential revealed a 1.8% vacancy rate for rental property. The units are upward of 1,200 sq. ft. with a rate of \$1.60 per sq. ft. The potential residents would require an income of approximately \$65,000 to afford the rental rate. The profile of the renter would be 45% singles and couples under 35 years old.

There was much discussion from the Commissioners regarding the Tracy Cross Market Study.

CHAIRMAN MATUSHEK asked what would make a person rent in Tinley Park as opposed to Downtown Chicago? MR. CROSS replied the Downtown Chicago rentals are approximately \$3.25 per sq. ft. and the rents are higher and would require an income of approximately \$100,000. He noted there is strong growth in Will County and employment is up in that area.

COMMISSIONER KRONER questioned MR. CROSS about the study, specifically comparable properties, target market, population projections, vacancy rates, proximity to transportation, and price point. COMMISSIONER KRONER asked about the property values of homes in the area decreasing when this project uses precast building materials and why didn't the study include the Orland Park apartments. COMMISSIONER JANOWSKI questioned MR. CROSS on the locations of the properties used as comparables.

MR. CROSS replied to COMMISSIONER KRONER by stating the statistics noted in his Study explained how he arrived at the data in the Study. He noted the amounts of projects in the local area are limited. He used comparables that included newer construction even if they were not in the immediate area. He noted that property values will not be affected by the precast construction and there are no homes within two blocks of the Orland Park apartments.

COMMISSIONER JANOWSKI asked what would drive a person to live in Tinley Park. MR. CROSS replied 42% of the existing renters in Tinley Park are 35 years of age or younger.

COMMISSIONER MOYLAN questioned MR. CROSS if regarding true market is what someone is willing to pay. He asked why someone would rent an apartment for \$2,500.00 per month when they can rent a townhouse in the same area for less. MR. CROSS replied the apartment will have amenities and the townhouses would not.

MIKE WALSH and JUSTIN FROSH, ATMI Precast, presented pictures of buildings in the area that have used the precast material in their construction.

COMMISSIONER KRONER noted that of the 13 properties previously presented to the Commission, only 1 was a residential property. COMMISSIONER KRONER also asked about the HVAC units.

COMMISSIONER JANOWSKI asked where the precast product is manufactured.

MR. WALSH and MR. FROSH presented pictures of two additional residential properties using the precast material. They stated the precast is concrete and the advantages are:

- Increased fire protection
- Less noise
- Life-cycle is longer

MR. FROSH replied that that precast product is manufactured in Aurora, IL. MR. WALSH replied the HVAC units are called Magic Packs and they are self-contained ducted units.

CHAIRMAN MATUSHEK asked for testimony from the public.

LINDA JEFFREY stated she is a 20+ year resident of Brookside Glen and she is concerned about safety.

MARGE CAHILL is a representative of the community group “United Against Brookside Glen Apartments”. The group consists of residents of Brookside Glen and there are over 900 members on Facebook. The group will present Objections to the Development.

JOHN WEGNER presented Objection #1 – Character of the Neighborhood. Per section II, Planned Unit Developments, B.6.a.:

Substantial Deviation: Any changes which include increases in density, increases in the height and/or bulk of building, or other changes which change the concept or intent of the development, shall be deemed a substantial deviation.

He stated these buildings are extremely oversized and not compatible with the surrounding low-density neighborhood.

MICHELLE PALUMBO presented Objection #2 – Traffic Concerns. She stated this development will create significant traffic congestion. We believe the increased traffic is not in compliance with Zoning Ordinance SECTION VII-Planned Unit Developments, Section C. STANDARDS AND CRITERIA FOR PLANNED UNIT DEVELOPMENTS, Sub-Section I. General Provisions For All Planned Unit Developments, item (f) which states:

The street system serving the Planned Unit Development is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the Planned Unit Development will be adequate to serve the residents or occupants of the proposed development.

Objection #3 – Trust with the Developer – She stated the developer, on several occasions, has acted in a manner that has soured the trust of this commission and the community as a whole.

MIKE FITZGERALD – presented Objection #4 – Supply of light and air on adjacent properties. Zoning Ordinance SECTION X. ADMINISTRATION AND ENFORCEMENT, Section G VARIATIONS: 4. Standards for Variations, Item D-6 states:

The proposed variation will not impair an adequate supply of light and air to an adjacent property.

Objection #5 – Variations are not allowed solely to increase profit.
Tinley Park does not allow a developer to ask for a variance to increase their profit.

Zoning Ordinance SECTION X. ADMINISTRATION AND ENFORCEMENT, Section G VARIATIONS: 4. Standards for Variations, Item D-3 states:

The purpose of the variation is not based exclusively upon a desire to make more money out of the property.

BRIAN GOOLESTE – presented Objection #6 – Impact on Property Values – Zoning Ordinance SECTION X. ADMINISTRATION AND ENFORCEMENT, Section G VARIATIONS: 4, Standards for Variations, Item D-6 states:

The proposed variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

RESIDENT – presented Conclusion of 6 Objections – They stated this project is too large for the existing low density community, it will change the character of the neighborhood, create traffic problems, there are trust issues with the developer, it will have a negative impact on the air and light of adjacent properties, these variations are not allowed to be based solely on increased profit and it will negatively impact surrounding property values. This project is better suited for a higher density mixed use area near a commuter train station, not a low-density residential neighborhood across from a dog shelter and shooting range. Request a hard copy be made part of the official minutes.

MIKE STUCKLEY – There is a security issue. Have you considered a Courtesy Officer with a discounted rental rate? How many people will occupy the green space? Precast could need painting.

CAROL BATES – The turnover of rental units is unacceptable.

DEBRA HUNTER – Regarding the Market Study, I am concerned with the comparables used. The Orland Park development is very nice and I would consider living there. They do not compare to this development.

GERALD STASZAK – I am a realtor and no one has ever asked me for a property that is behind a 144 unit apartment building.

RESIDENT – The train station is not 1.3 miles from the proposed development as mentioned in the Tracy Cross Study. I drove it and it is 2.1 miles away.

RESIDENT – A few weeks ago the Commissioners were sent letters saying their services were no longer needed. The Mayor can now hand pick his Commissioners. I want to thank the current Commissioners for their service and hard work.

JOHN MILOSOVIC – Tinley has changed dramatically. Why hasn't the closing of Lincoln-Way North been mentioned in the Study?

MS. CROWLEY gave a rebuttal to the resident's comments. She stated this will be a better project than the previous proposed project and rental is not an issue. A traffic study was done as part of the initial approval. The sun will not be blocked by the building. On the Orland Park development the commercial came after the apartments were built.

RESIDENT – I have investment property in Tinley Park and I have a hard time getting \$1,300.00 per month. How do they expect to get \$2,500.00?

CHAIRMAN MATUSHEK asked for a motion to close the Public Hearing.

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER MOYLAN, to close the Public Hearing on THE RESIDENCE AT BROOKSIDE GLEN – SOUTHWEST CORNER OF MAGNUSON LANE AND 191ST STREET – SITE PLAN APPROVAL AND SPECIAL USE PERMIT. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK stated there are Finding of the Facts in the Commissioner's packets.

MR. CONNELLY stated if the Commission feels it is appropriate, this is the time for a Motion.

A Motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER MOYLAN to recommend that the Village Board DENY a Special Use Permit to the Applicant, Andrea T. Crowley, on behalf of Karli Mayher and KJM-Vandenberg Brookside Joint Venture, for a Substantial Deviation from the Brookside Glen Planned Unit Development to allow for the construction of two (2) four-story multi-family structures with semi-underground parking containing seventy-two (72) units in each building for a total of 144 dwelling units on the subject site and a 3,495 square foot clubhouse, generally located in the southwest corner of Magnuson Lane and 191st Street in the Brookside Glen Planned Unit Development, in accordance with plans as noted on the List of Reviewed Plans within the Staff Report.

AYE: COMMISSIONERS BERGTHOLD, JANOWSKI, KAPPEL, KRONER
MOYLAN, AND CHAIRMAN MATUSHEK

ABSTAIN: COMMISSIONER STANTON

ABSENT: COMMISSIONER SHAW

CHAIRMAN MATUSHEK declared the Motion approved.

COMMISSIONER KRONER stated to the Petitioner if they return to the Plan Commission with another plan, we do ask that you are better prepared and more accurate. He also noted he has been involved with the Plan Commission for 1 ½ yrs. and the amount of time that each Commissioner has put into this project is impressive and it has been an absolute enjoyment to be on the Commission. Staff has also put in a lot of time and I would like to thank the Commissioners.

GOOD OF THE ORDER

CHAIRMAN MATUSHEK stated the Commissioners are the finest people and I would like to thank Staff for their hard work.

COMMISSIONER MOYLAN stated he would like to thank the Staff and the Commission.

COMMISSIONER JANOWSKI stated it has been an honor and privilege. We have had a lot of obstacles of the last year. This Commission and Staff have worked diligently to try and make this a better community in good faith. Each of these individuals has brought a lot of diversity and we have taken this Commission to a whole different level. Stay involved and if you have an issue, talk to your Trustees. I am proud to be a resident of Tinley Park. I will stay involved.

RECEIVE COMMENTS FROM THE PUBLIC

RESIDENT #1 – I am a resident of the School District 210. They are on the watch list at the lowest level of the State. They get 2 out of 4, and are at the bottom 10%. This is a big deal for tax payers in the State.

RESIDENT #2 – This Commission is all the people we should keep.

ADJOURNMENT

There being no further business, a Motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER MOYLAN, to adjourn the Special Meeting of the Plan Commission of June 28, 2017 at 9:59 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN MATUSHEK declared the meeting adjourned.



PLAN COMMISSION STAFF REPORT

July 20, 2017

Innovative Decks – Sign Variations

6926 183rd Street

Applicant

Ken Zomparelli on behalf of
Innovative Decks

Property Location

6926 183rd Street

PIN

PIN #28-31-307-007-0000

Zoning

NF (Neighborhood Flex –
Legacy District)

Approvals Sought

Variations for a sign

Project Planner

Stephanie Kisler, AICP
Planner I



EXECUTIVE SUMMARY

The Petitioner, Ken Zomparelli on behalf of Innovative Decks, requests Variations to allow the current sign to remain. The sign was erected without a sign permit and several aspects of the sign do not meet Village codes for signage in the Legacy District.

This project requires a recommendation from the Plan Commission rather than the Zoning Board of Appeals since the property is within the Legacy District. A final decision on the Petitioner's request for Variations will be made by the Village Board.

SUMMARY OF OPEN ITEMS

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

1. Three Variations are required for the sign to remain as it was installed, including Variations for sign height and location.
2. The manual changeable copy sign is prohibited and must be removed from the sign.
3. Section IX.D.2.h. of the Zoning Ordinance requires 2 square feet of landscaping at the base of the sign per every 1 square foot of sign face area, or meet the spirit of this requirement when the existing site is unable to provide such area. The sign currently does not have any landscaping at the base to satisfy this requirement.
4. A right-of-way waiver is required to allow the sign to be located within the public right-of-way. The existing sign is approximately two feet, six inches (2'6") into the public right-of-way along 183rd Street.

HISTORY

- 1994: Ordinance 94-O-017 annexed the property. A Sign Permit was denied due to the location being within a State right-of-way.
- 1998: Ordinance 98-O-091 rezoned the property from R-1 to B-3, granted a Variation from the required front yard setback to allow a gazebo in the front yard, and granted a Special Use Permit for a residential dwelling.
- 2008: Sign Permit was issued; however, Staff notes that the sign plan does not match what existed on-site.
- 2009: Received Site Plan Approval from the Plan Commission for a 1,750 square foot detached garage.
- 2017: Village Staff notes that the sign was altered without a permit.



Staff notes that the files indicate a history of construction occurring without permits at this property. Documentation approving a sign at the current location was not noted until 2008, but that permit application shows a different design for the sign. The sign may have existed on the site prior to annexation; however, it has been altered throughout time without proper approvals. Staff's goal is to formalize an approval for the sign and have the sign meet Village codes wherever feasible.

VISUAL SIGN HISTORY



1998 Sign (VOTP Building Permit File)



2008 Sign (VOTP Building Permit File)



Previous Sign (Google Street View, October 2016)



Current Sign (VOTP Staff, May 2017)

ZONING & NEARBY LAND USES

The Petitioner's property is zoned NF (Neighborhood Flex) within the Legacy District. This area is denoted as a gateway into Downtown Tinley Park. The site is bordered by NF to the north, R-5 PD (Low Density Residential) to the south, and unincorporated properties to the east and west. Signage in the Legacy District is regulated within Section XII of the Zoning Ordinance (Legacy Code) and supplemented by Section IX of the Zoning Ordinance (Sign Regulations) where the Legacy Code is silent.

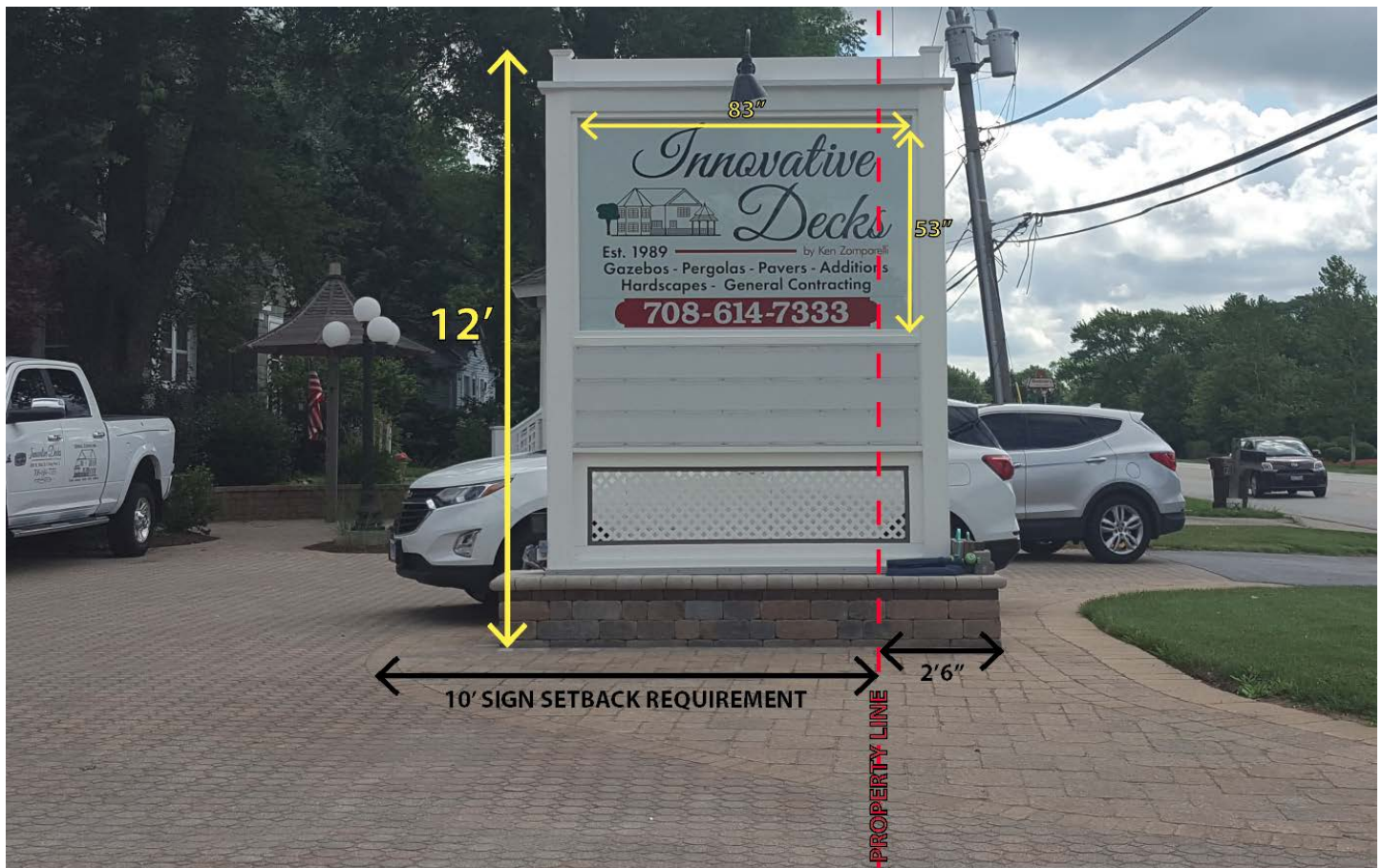


VARIATION REQUESTS

The Petitioner, Ken Zomparelli on behalf of Innovative Decks, requests the following Variations for a ground sign at 6926 183rd Street in the NF (Neighborhood Flex) Zoning District:

1. A two foot (2') Variation from Section XII.4.E. of the Zoning Ordinance to allow a twelve foot (12') tall ground sign where ten feet (10') is the maximum allowable height;
2. A ten foot (10') Variation from Section XII.4.E. of the Zoning Ordinance to allow for a ground sign where the required setback for a ground sign is ten feet (10') from the property line; and
3. A ten foot (10') Variation from Section XII.4.E. of the Zoning Ordinance to allow for a ground sign where the required setback for a ground sign is ten feet (10') from the access drive.

The sign was altered without a permit and these Variations would allow the Petitioner to keep the sign as it was installed. The sign is twelve feet (12') tall, has a sign face area of 30.5 square feet, is located two feet, six inches (2'6") into the public right-of-way, and contains a manual changeable copy sign (which is prohibited).



Sign Height

Staff notes that the Petitioner's request for an increased height of the sign is due to the Petitioner's need to have the sign project above vehicles that may park next to the sign. The photo at the right displays a small SUV parked next to the sign. The property is unique because it functions as a mixed-use site (commercial business plus a residential dwelling) and does not have a traditional parking lot for customers. Instead, the parking area is within a circle drive area at the front of the building.

The proposed height is two feet (2') above the maximum allowable height of ten feet (10'). That same maximum height regulation applies to signage throughout the Village (except for in the B-5 Automotive Service Zoning District where the maximum is 18').

Sign Location

The existing sign location extends about two feet, six inches (2'6") into the public right-of-way along 183rd Street. The Legacy Code requires that ground signs have a ten foot (10') setback from all property lines and access drives. The sign would have to be relocated north twelve feet, six inches (12'6") to meet this code (see diagram on previous page) and would still be within the access drive due to the configuration of the site. Staff notes that the current sign location is roughly twenty-eight feet (28') from the pavement of 183rd Street.

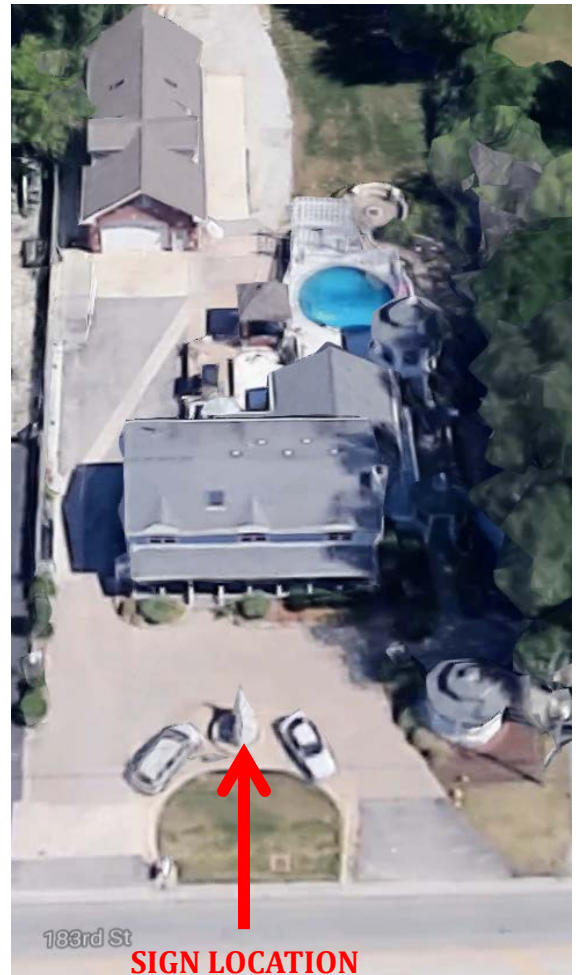
Staff is concerned with allowing the sign to remain within the public right-of-way since it could set precedent for other signs; however, the Director of Public Works has indicated that he would approve a Right-of-Way Encroachment Waiver to allow the sign to remain at the existing location. The waiver would include provisions that the Village could remove the sign if construction were to occur in the right-of-way in the future (such as sidewalk installation or expansion of 183rd Street).

Manual Changeable Copy

The sign has had a manual changeable copy component to the sign since at least 2008 according to photos from the file. This type of sign is currently prohibited and has been prohibited since 2007 when the Village opted to allow electronic message signs instead of the manual changeable copy signs. This portion of the sign must be removed and cannot be considered for a Variation. The Applicant could request an electronic message sign; however, the existing sign face would have to be reduced in proportion to whatever size electronic message sign is erected.

Landscaping

The photos show that there was previously landscaping around the base of the sign. Some time between 2008 and 2016 the driveway was expanded and the landscaping was covered with pavers. Section IX.D.2.h. of the Zoning Ordinance requires 2 square feet of landscaping at the base of the sign per every 1 square foot of sign face area. The sign currently does not have any landscaping at the base to satisfy this requirement and 61 square feet of landscaping would be required to satisfy this requirement.



STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
2. The plight of the owner is due to unique circumstances.
3. The Variation, if granted, will not alter the essential character of the locality.
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Applicant have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff will prepare draft responses for the Findings of Fact within the next Staff Report.

RECOMMENDATIONS

Following a successful workshop, proceed to a Public Hearing at the August 3, 2017 Plan Commission meeting.

- Consider the best location for the sign on the property.
- Consider if the sign should be allowed to be within the public right-of-way.
- Consider if the sign should be allowed to be taller than 10'.
- Consider if landscaping should be added to the base of the sign.

VILLAGE OF TINLEY PARK
APPLICATION FOR ZONING ORDINANCE VARIANCE

The undersigned hereby Petitions the Village of Tinley Park Zoning Board of Appeals and/or Plan Commission to consider a Variation from the terms of the Zoning Ordinance as follows:

PETITIONER INFORMATION

Name: Ken Zomparelli
Mailing Address: 6926 W. 183RD ST.
City: Tinley Park State: IL Zip: 60477
Day Phone: 708-614-7333 Evening Phone: _____
Cell Phone: 708 932-1924 Fax Number: 708 614-7337
Email Address: KZomp@Comcast.NET

Nature of Petitioner's Interest in the property and/or relationship to the owner:
(Applications received on behalf of the owner of record must be accompanied by a signed letter of authorization).

PROPERTY INFORMATION

Street Address: 6926 W. 183RD ST.
Owners: Ken Zomparelli

SPECIFIC TYPE OF VARIANCE REQUESTED (See Examples Below):

Variance to ALLOW EXISTING SIGN to BE RENOVATED
IN ITS SAME LOCATION & SIZE. MOVING THE SIGN
10 FT. IN TOWARDS HOUSE WOULD OBSTRUCT EXISTING DRIVEWAY CIRCLE.

Examples of Specific Type of Variance Requested:

This refers to the exact number of feet, the exact dimensions of a structure, exact height/type of fence.
For example:

"A 15 foot Variance to the Front Yard Setback on the East side of the property to allow for a 6-foot tall cedar fence on this corner lot."

"A 180 square foot variance to the 720 square foot maximum allowable size of an accessory structure to allow for a 30 foot or 900 square foot garage on this residential property."

* "A 10 foot variance to the 10 foot maximum allowable height for a sign to allow for a 20 foot high monument sign on this commercial property."

REASON THAT THE VARIANCE IS NEEDED: (See Examples below)

Examples of Reasons that the Variance is needed:

"We would like to extend our fence 15 feet toward the street from the front corner of the house so that we can enclose a pool, swing set, shed, landscaping, trees, side entrance, etc., and provide a safe area for our children to play"

"We would like to build an oversized garage on our property so that we may store our antique vehicle, snow mobiles, riding lawn mower, etc., inside, as well as our two other cars, which are currently parked in the driveway"

The Petitioner certifies that all of the above statements and other information submitted as part of this Application and Findings of Fact are true and correct to the best of his or her knowledge:

Signature: _____ Date: _____

Printed Name: _____

OFFICE USE ONLY:

Current Zoning on Property _____ Present Use _____

Notes

FINDINGS OF FACT

ADDITIONAL INFORMATION TO BE PRESENTED TO SUPPORT A VARIATION REQUEST FROM THE TERMS OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following questions with facts and information to support the requested Variation:

- A. Describe the difficulty that you have in conforming with the **current** regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

We are RENOVATING THE EXISTING SIGN THAT HAS BEEN THERE FOR 20 YEARS. MOVING THE SIGN NOW WOULD OBSTRUCT THE EXISTING DRIVEWAY.

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

IT WOULD NOT REDUCE ANY PROPERTY VALUES, IT IS ESTABLISHED IN THAT LOCATION FOR 20 YEARS. NEIGHBOR HAS A SIGN ALSO. NEEDS MAINTENANCE & WOULD LIKE TO CHANGE BOX OF SIGN TO INTERNAL LED LIGHTS

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

BECAUSE THE VILLAGE CHANGED THEIR CODE REQUIREMENTS BASED ON LEGACY DISTRICT CODE.

FINDINGS OF FACT (CONTINUED)

- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.
- E. Explain how this Variance **would not** be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.
- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located: (Example: fencing will not obstruct view of automobile traffic).
- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality:

FINDINGS OF FACT (Continued)

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

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

No impact. to any properties.

2. Substantially increase the congestion of the public streets.

No Impact.

3. Increase the danger of fire.

No impact. sign is isolated by itself.

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

No impact.

5. Endanger the public safety.

No impact if sign maintenance is allowed.
Needs work but unwilling to move. Location is established
& driveway & pedestrians flow currently fine.

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

No impact.
A newly Renewed sign with efficient
LED lights would benefit everyone.

INTERNALLY ILLUMINATED 2 SIDED SIGN CABINET MOUNTED BETWEEN EXISTING POSTS

- Cabinet - 85"x85"x12"
- Black aluminum extrude construction
- LED illuminated
- UL listed



84"



Innovative Decks

Est. 1989 by Ken Zomparelli

Gazebos - Pergolas - Pavers - Additions
Hardscapes - General Contracting

708-614-7333

6" LETTER
CHANGEABLE
LETTERS

↑
 4'6"
 (54")
 ↓
 2'
 ↓

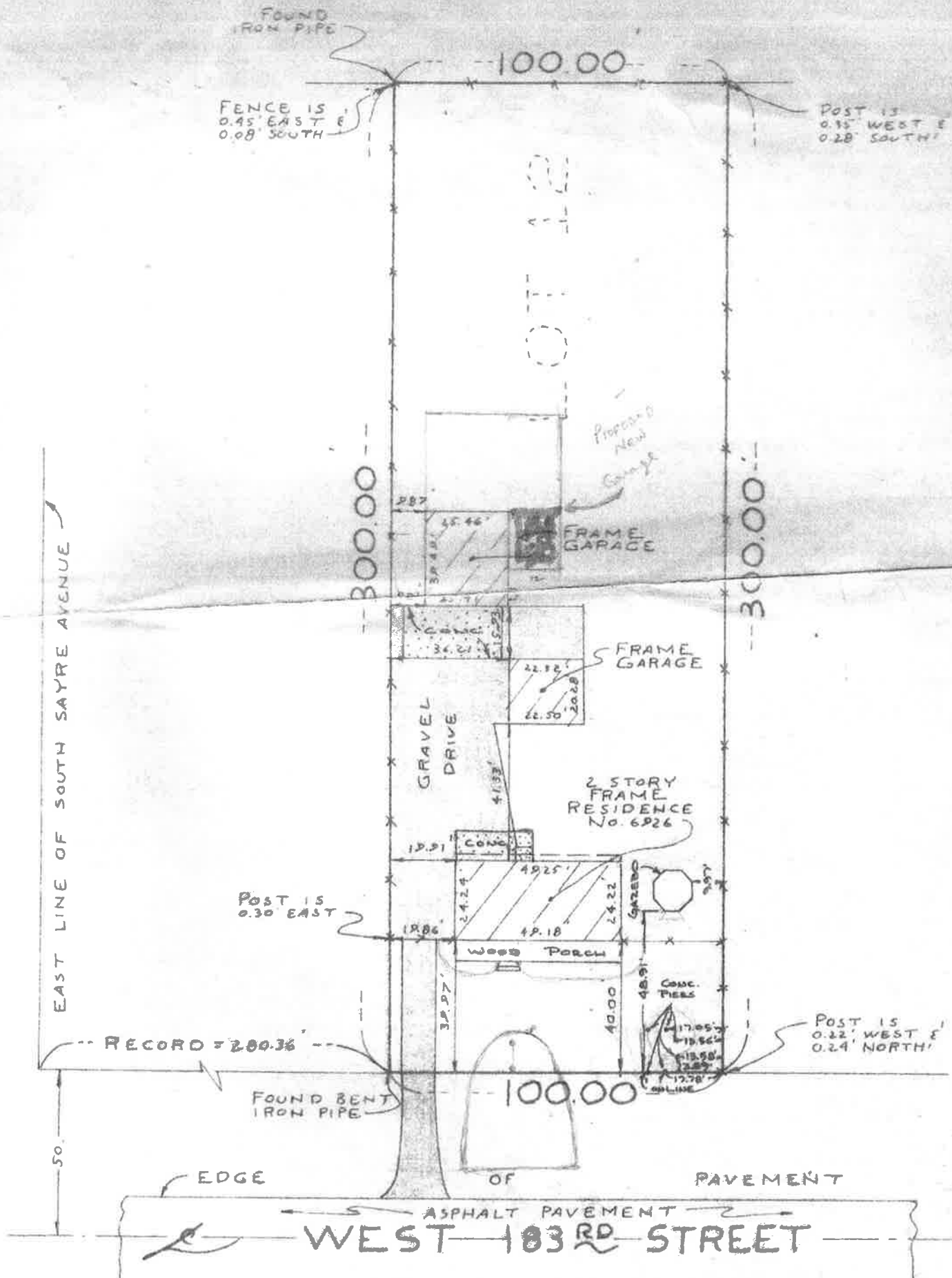
84"

ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF E-Z SIGN COMPANY, AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM E-Z SIGN COMPANY.

Authorized Signature Required For Work To Proceed

CUSTOMER		NAME		CUSTOMER APPROVAL		DATE	
DATE	Phone Number	Fax Number		 19125 S. 63TH CT. MOKOTA 815-469-4080 708-687-4080 <small>e-zsignco@gmail.com</small>			

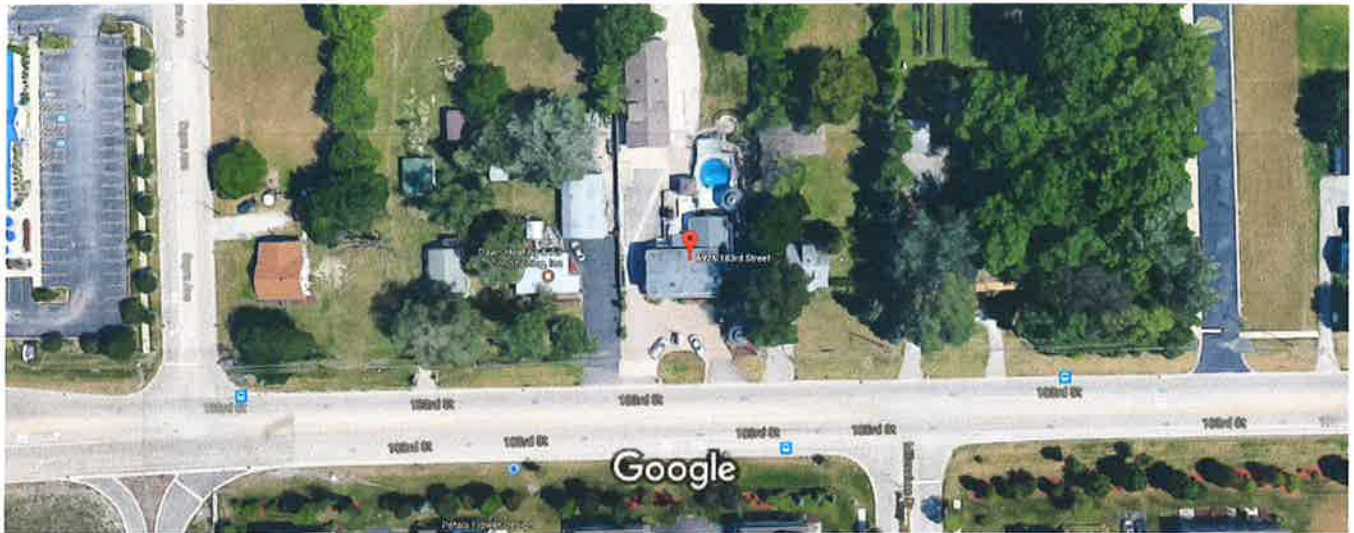
Computer Generated Colors May Not Match The Finished Sign Colors.



We, MARSURCO INC., LAND SURVEYORS, State of Illinois }
 have made a resurvey on February 14, 1992, and the conditions are } ss:
 the same as shown on the hereon }
 drawn plat. County of Cook

We, MARSURCO, INC. LAND SURVEYORS, State of Illinois }
 that we have surveyed for the }

Google Maps 6926 183rd St



Imagery ©2017 Google, Map data ©2017 Google

50 ft



6926 183rd St

Tinley Park, IL 60477



At this location

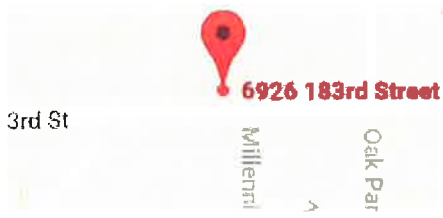
Google Maps 183rd St



Image capture: Oct 2016 © 2017 Google

Tinley Park, Illinois

Street View - Oct 2016

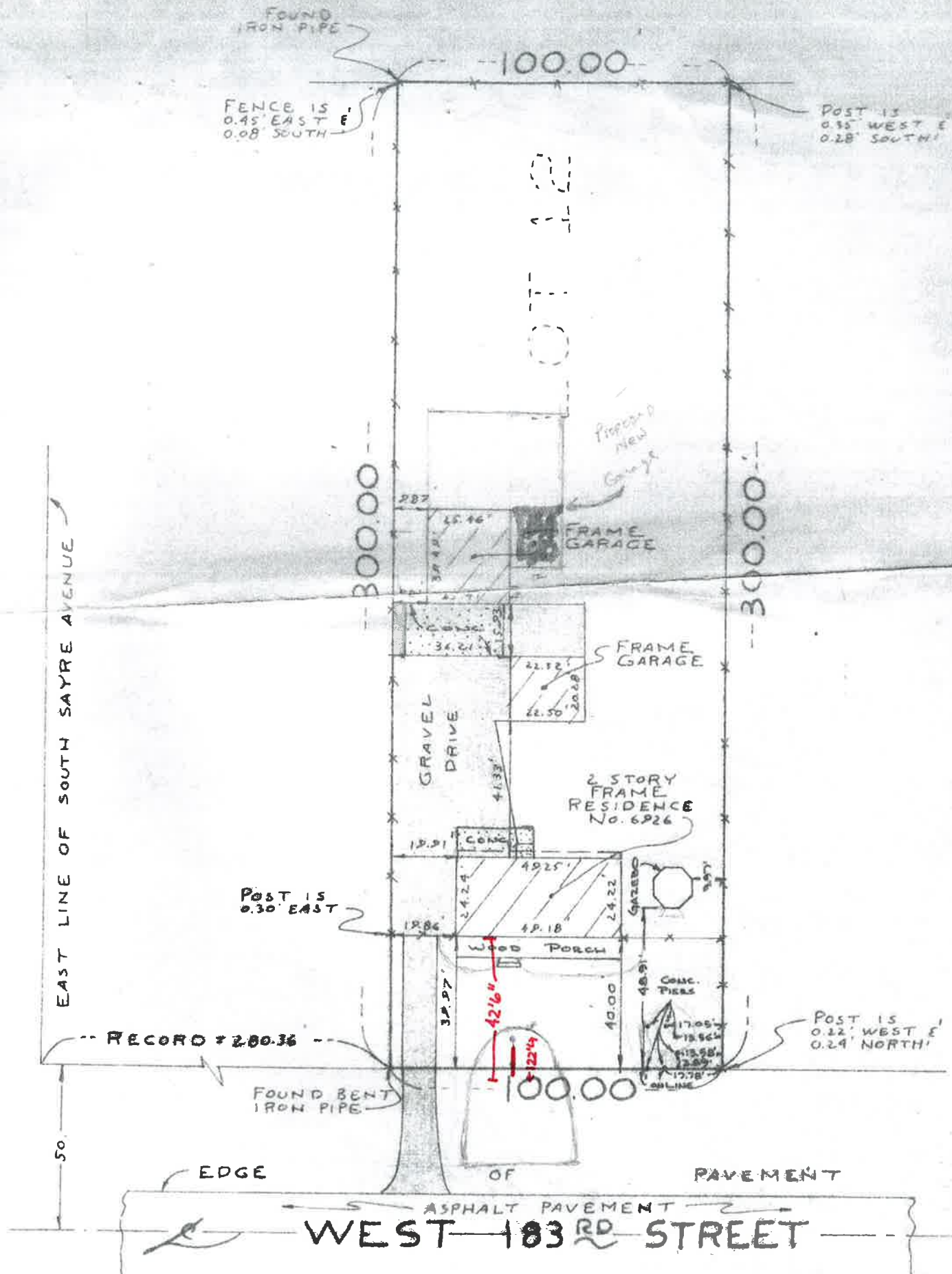


5-30-17



Distance From house to
end of sign base = 42.6

$$\begin{aligned} \text{SFA} &= 83'' \times 53'' = 30.5 \text{ sf} \\ &+ \text{manual changeable} \\ &2' \times 86'' = 14.33 \text{ sf} \end{aligned}$$



We, MARSURCO INC., LAND SURVEYORS, State of Illinois }
 have made a resurvey on February 14, 1992, and the conditions are } ss:
 the same as shown on the hereon
 drawn plat.

We, MARSURCO, INC. LAND SURVEYORS, State of Illinois }
 that we have surveyed for the }

ORDINANCE NUMBER 94-0-017

**AN ORDINANCE ANNEXING PROPERTY
(6926 WEST 183RD STREET)**

BE IT ORDAINED by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

SECTION ONE

That this President and Board of Trustees find as follows:

- (a) A Petition has been filed with the Village Clerk and presented in proper form to the President and Board of Trustees of the Village of Tinley Park, requesting that the territory described in Section 2 of this Ordinance be annexed to the Village of Tinley Park, Cook and Will Counties, Illinois;
- (b) The aforesaid Petition is in proper form under oath, signed by all owners of record of all the land within the territory and by all of the electors residing within or on said territory;
- (c) That there is no highway adjacent to or located within the aforesaid territory which is under the jurisdiction of Bremen Township and its Commissioner of Highways and Board of Town Auditors or Trustees;
- (d) That the territory is not located within any public fire protection district and therefore no notice has been given to any fire protection district;
- (e) That the territory is not located within any Public Library District and, therefore, no notice has been given to any Library District.
- (f) Such territory described in Section Two is solely within Cook County and not within the corporate limits of any municipality, but is contiguous to the Village of Tinley Park, Cook and Will Counties, Illinois, a municipality existing under the laws of the State of Illinois.

SECTION TWO

That the following described territory be and is hereby annexed to the Village of Tinley Park, Cook and Will Counties, Illinois:

Lot 12 in Block 10 in Elmore's Harlem Avenue Estates, being a Subdivision of the West 1/2 of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois No. 1593767.

(Commonly known as 6926 West 183rd Street)

all as shown by the accurate Map/Plat of Annexation which is attached hereto and made a part hereof as **EXHIBIT A.**

SECTION THREE

That the Village Clerk is hereby and herewith instructed to record with the Recorder of Deeds of Cook County, Illinois, and to file with the County Clerk of Cook County, Illinois:

- (a) A copy of this Ordinance certified as correct by the Clerk of said Village of Tinley Park; and
- (b) A plat of the land included in this annexation, as required by law, said plat to be attached to the aforesaid certified copy of this Ordinance.

SECTION FOUR

That this Ordinance shall be in full force and effect from and after its passage and approval as required by law.

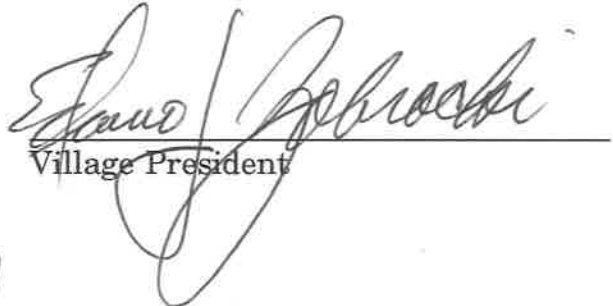
PASSED this 19th day of April, 1994, by a majority of the Corporate Authorities on a roll call vote as follows:

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

NAYS: NONE

ABSENT: NONE

APPROVED this 19th day of April, 1994, by the President of the Village of Tinley Park.


Village President

ATTEST: 
Village Clerk

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. 98-0-091

**ORDINANCE REZONING AND GRANTING A VARIATION AND SPECIAL USE
FOR PROPERTY ON 183RD STREET (INNOVATIVE DECKS/ZOMPARELLI)**

which Ordinance was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the 15th day of December, 1998, at which meeting a quorum was present, and approved by the President of the Village of Tinley Park on the 15th day of December, 1998.

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, REA, SEAMAN, HANNON, BETTENHAUSEN, HEFFERNAN

NAYS: NONE

ABSENT: NONE

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, 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 15th day of December, 1998.


Village Clerk

PAMPHLET

FRONT OF PAMPHLET

ORDINANCE NO. 98-0-091

**ORDINANCE REZONING AND GRANTING A VARIATION AND SPECIAL USE
FOR PROPERTY ON 183RD STREET (INNOVATIVE DECKS/ZOMPARELLI)**

Published in pamphlet form this 15th day of December, 1998, 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. 98-0-091

**ORDINANCE REZONING AND GRANTING A VARIATION AND SPECIAL USE
FOR PROPERTY ON 183RD STREET (INNOVATIVE DECKS/ZOMPARELLI)**

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

WHEREAS, the Long Range Plan Commission of this Village held a public hearing on September 3, 1998, properly continued to several subsequent dates, on the question of whether the requested rezoning, variation and special use for planned development should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said September 3, 1998 public hearing by publication not more than 30 days nor less than 15 days prior to said hearings in The Star, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

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

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

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

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

- (a) That Petitioner is Ken Zomparelli, with Innovative Decks (hereinafter "Petitioner"), owner of the Subject Property, legally described as:

LOT 12 IN BLOCK 10 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. (COMMONLY KNOWN AS: 6926 W. 183RD ST., INNOVATIVE DECKS, ZOMPARELLI).

- (b) That the Subject Property is located in the Village of Tinley Park, on the north side of 183rd Street at 6926 West 183rd Street and contains approximately 0.7 acres.
- (c) That the Subject Property is currently zoned R-1 Single Family Residential District. Petitioner requests rezoning from R-1 to B-3 General Business and Commercial District, a variation from the 25-foot front yard required in the B-3 District and the granting of a special use for the Subject Property to allow a residence behind a business use.
- (d) That the Subject Property contains Innovative Decks, a business which builds and markets decks, porches and gazebos. The Subject Property was annexed into the Village of Tinley Park in 1992 and zoned R-1 at that time. Petitioner was permitted to continue operating the business as an existing nonconforming use in the R-1 District. As a part of the business, Petitioner displays two gazebos on the Subject Property, one of which is in the required front yard. The gazebo in the front yard was "grandfathered" at the time the Subject Property was annexed, but when Petitioner sold that gazebo and erected another in the same location, the new gazebo was not grandfathered but was in violation of the zoning ordinance. Petitioner wishes to be in compliance with the zoning ordinance.

- (e) That Petitioner requests rezoning so that the business use is a permitted one, as well as a special use for a residence behind the business, and a variation to permit one gazebo to be displayed in the required front yard. The second gazebo, to the side of the building does not require a variation.
- (f) That rezoning the Subject Property to B-3 General Business and Commercial District complies with the Comprehensive Plan's designation of the north side of 183rd Street as Commercial, and granting the requested special use and variation will not change the neighborhood, but simply permit the continuation of existing uses.
- (g) That the property to the north, east and west of the Subject Property is in unincorporated Cook County and the property to the south is zoned B-3 General Business and Commercial District. There are both business and residential uses on the adjoining property in the unincorporated area.
- (h) That the requested rezoning of the Subject Property from R-1 Single Family Residential to B-3 General Business and Commercial District is in the public good and in the best interest of the Village and its residents and is consistent with and fosters the purposes and spirit of the Tinley Park Zoning Ordinance as set forth in Section 1, B thereof.
- (i) That the Subject Property cannot yield a reasonable return if permitted to be used only as allowed by the front yard requirements of the B-3 District because the Petitioner cannot display his gazebos without encroaching on the front yard, and so cannot appropriately conduct his business, even though his property is in a business district.
- (j) That the plight of the Petitioner is due to unique circumstances. The Subject Property has been used as requested by this petition for a number of years and the petition seeks no changes, merely to bring the long-time use into compliance with Village codes.
- (k) That the granting of the variation requested will not alter the essential character of the locality. Neighboring property in unincorporated Cook County is used for both commercial and residential purposes. The combined use for the Subject Property will be appropriate and consistent with these uses. The variation will merely approve a long-time existing use.
- (l) That the conditions upon which the application for this variation is based, as provided for herein, would not be applicable generally to other properties within the same zoning classification because of the long-time use of the Subject Property for the purposes petitioned for herein, which purposes pre-date annexation into the Village.

- (m) That the granting of the variation, as provided for herein, will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood where the Subject Property is located. The variation will not substantially increase the danger of fire, nor otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood. The position of the gazebo, as requested, will not impair the view of traffic on 183rd Street.
- (n) That Petitioner's request for a Special Use permit for a residence behind a business for the Subject Property is appropriate because of the long-term use of the property for business and residential purposes, and the use of adjoining property for both purposes.
- (o) That the establishment, maintenance, or operation of the requested Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Permitting a residence behind a business property on a 300 foot deep lot will not impact the planned business use of the 183rd Street area.
- (p) That the establishment of the proposed 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 or impair property values within the neighborhood. It will merely bring the existing use into compliance with Village codes.
- (q) That the establishment of the proposed Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the District. It will merely permit appropriate use of the Subject Property.
- (r) That adequate utilities, access roads, drainage, and/or other necessary facilities to serve the existing uses have been or are being provided for the Subject Property.
- (s) 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. No new ingress or egress will be required by the requested Special Use.
- (t) That the proposed Special Use will in all other respects conform to the applicable regulations of the District in which is located.

Section 3: That the Tinley Park Zoning Ordinance, as amended, be further amended by classifying and rezoning the Subject Property from the R-1 Single Family Residential District to the B-3 General Business and Commercial District under that Ordinance.

Section 4: That a 5-foot variation to the requirement of the Tinley Park Zoning Ordinance

for a 25-foot front yard in the B-3 General Business and Commercial District be granted to permit Petitioner to place one gazebo in the front of the Subject Property extending to 20 feet from the property line. This variation is granted only to Petitioner and not to subsequent property owners and shall be valid for the placement of only one gazebo in the front yard. However, that gazebo may be removed and replaced within a month by another at the same location as often as Petitioner desires without affecting the validity of this variation.

Section 5: That a Special Use for a residence behind a business in the B-3 General Business and Commercial District be granted to Petitioner for the Subject Property.

Section 6: That the rezoning, variation and special use be granted as stated above, subject to the condition that in all other respects, development of the Subject Property conform to all applicable requirements of the Tinley Park Zoning Ordinance, as amended.

Section 7: That Petitioner at all times comply with the terms and conditions of this Ordinance and the Special Use permit when issued and in the event of non-compliance, the rezoning, variation and Special Use permit shall be subject to revocation by appropriate legal proceedings.

Section 8: That the zoning map of the Village of Tinley Park, Cook and Will Counties, Illinois, be amended so as to be in conformance with the rezoning and granting of a Special Use for planned development as aforesaid.

Section 9: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form and this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED this ____ day of _____, 1998, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

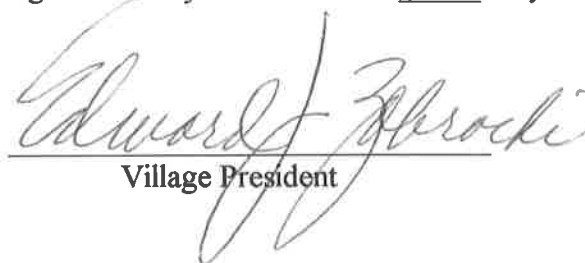
AYES: FULTON, REA, SEAMAN, HANNON, BETTENHAUSEN, HEFFERNAN

NAYS: NONE

ABSENT: NONE

APPROVED by the President of the Village of Tinley Park on the 15th day of

December, 1998.


Village President

ATTEST:


Village Clerk

RYA/ijm 12-09-98
a:\TinleyPark5\ordinance\Zomparelli-var.spu

PAMPHLET
BACK OF PAMPHLET

ORDINANCE NO. 98-0-091

**ORDINANCE REZONING AND GRANTING A VARIATION AND SPECIAL USE
FOR PROPERTY ON 183RD STREET (INNOVATIVE DECKS/ZOMPARELLI)**

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

TO: THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE OCTOBER 1, 1998, MEETING

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

GUESTS: Dave Seaman - Trustee, Tom Durkin - Planning Director, Ken Dunn - Fire Prevention Admin./Fire Chief, Commander Chuck Montgomery and Officer Debbie Schmidt - Police Department, Jerry Radecky - Zoning Administrator, Ken Zomparelli, with Innovative Decks, in Tinley Park, Illinois - Petitioner

ABSENT: None.

ITEM #1: INNOVATIVE DECKS/ZOMPARELLI, 6926 W. 183RD ST. - REZONING & SPECIAL USE PERMIT

This item is to consider recommending to the Village Board to Rezone property from R-1 Single Family Residential to B-3 General Business & Commercial, to grant a Special Use Permit for a Residence within a Business, and to grant a Variation to the Front Yard Setback for an Accessory Structure on the property located at 6926 W. 183rd St.

Chairman Bruning asked if the Commissioners had any further questions or comments after having heard the information presented at the Public Hearing and at previous meetings. Commissioner Pat Radecky asked if there was only one gazebo in the Front Yard Setback, and Planning Director, Tom Durkin, answered that there is only one gazebo, and the Motion should limit him to one structure.

A Motion was made by Commissioner Bob McClellan, seconded by Commissioner Dan Riordan, to recommend to the Village Board to Rezone property from R-1 Single Family Residential to B-3 General Business & Commercial, to grant a Special Use Permit for a Residence within a Business, and to grant a Variation to the Front Yard Setback for one Accessory Structure, on the Zomparelli property located at 6926 W. 183rd St.

Vote by roll call as follows: Ayes: Brian Maher, Bob McClellan, Maureen McLeod, Pat Radecky, Dan Riordan, Cal Schipma, Rita Walker, Larry Zielinski, Chairman Ron Bruning. Nays: None. Abstain: None. Vote: 9-0-0. Motion carried.



Village President
Edward J. Zabrocki

Village Clerk
Frank W. German, Jr., CMC

Village Trustees
Michael H. Bettenhausen
Kenneth J. Fulton
Gregory J. Hannon
Matthew J. Heffernan
Patrick E. Rea
David G. Seaman

December 21, 1998

Mr. Ken Zomparelli
6926 West 183rd Street
Tinley Park, IL 60477

**Re: Ordinance Number 98-O-091
Rezoning, Variation, and Special Use
6926 West 183rd Street - Innovative Decks**

Dear Mr. Zomparelli:

This letter is to advise you that the Village Board of Tinley Park adopted Ordinance Number 98-O-091 at their regularly scheduled Board meeting held on Tuesday, December 15, 1998. Enclosed you will find a copy of said Ordinance granting rezoning, variation, and special use for the above referenced location.

If you have any questions regarding this ordinance, please do not hesitate to contact me at any time.

Very truly yours,

Frank W. German, Jr.
Village Clerk

FWGjr:jc

Village Hall
16250 S. Oak Park Ave.
Tinley Park, IL 60477

Administration
708.444.5000/phone
708.444.5099/fax
Building & Planning
708.444.5100/phone
Public Works
708.444.5500/phone

Police Department
7850 W. 183rd St.
Tinley Park, IL 60477
708.444.5300/non-emergency
708.444.5399/fax

John T. Dunn
Public Safety Building
17355 S. 68th Court
Tinley Park, IL 60477
Department/Prevention
708.444.5200/non-emergency
708.444.5299/fax

ESDA
708.444.5600/phone
708.444.5699/fax

Senior/Teen Community Center
708.444.5150



VILLAGE of TINLEY PARK ILLINOIS

APPLICATION FOR BUILDING PERMIT

IS HEREBY MADE FOR A PERMIT (CHECK ONE)

ERECT ☒ ALTER ☐ REPAIR ☐ DEMOLISH ☐

(TYPE OR PRINT CLEARLY. FILL ALL SPACES; WRITE D.N.A.-WHERE ITEM "DOES NOT APPLY".)

DATE OF APPLICATION September 8, 1994

ADDRESS OF STRUCTURE 6926 W. 183rd ST.

TINLEY PARK, IL

FLOOD PLAIN ☐ YES ☒ NO

REAL ESTATE TAX NO. 12 LOT NO. 10 BLOCK NO.

SUBDIVISION

Distance From Lot Lines N _____ S _____ E _____ W _____

TYPE PROJECT: ERECT A SIGN 7' x 4'

OWNER WHEN COMPLETED Ken Zomparelli PRESENT ADDRESS 6926 W. 183rd ST. PHONE 614-7333

ARCHITECT INNOVATIVE DECKS PHONE 614-7333 PLAN NO.
GENERAL CONTRACTOR ADDRESS PHONE LICENSE

EXCAVATOR ADDRESS LICENSE

CONCRETE CONTRACTOR ADDRESS LICENSE

CARPENTRY ADDRESS LICENSE

MASONRY ADDRESS LICENSE

LATHING OR DRYWALL ADDRESS LICENSE

PAVING CONTRACTOR ADDRESS LICENSE

ROOFING CONTRACTOR ADDRESS LICENSE

TYPE OF HEAT FUEL MAKE OF UNIT SIZE OF UNIT TOTAL BLDG. HEAT LOSS

HEATING CONTRACTOR ADDRESS LICENSE

ELECTRICAL CONTRACTOR ADDRESS ECC LICENSE

PLUMBING AND/OR SEWER CONTRACTOR ADDRESS PCC LICENSE

CONDITIONS: PLANS, SPECIFICATIONS AND SURVEY ARE ATTACHED HERETO AS A PART OF THIS APPLICATION. THE APPLICANT HEREBY CERTIFIES TO THE CORRECTNESS OF THE ABOVE INFORMATION AND AGREES THAT NO OCCUPANCY WILL BE PERMITTED WITHOUT FIRST SECURING FINAL INSPECTION AND OCCUPANCY PERMIT. APPLICANT FURTHER AGREES TO ADHERE TO THE PROVISIONS OF THIS APPLICATION AND THE BUILDING AND ZONING ORDINANCES OF THE VILLAGE OF TINLEY PARK, ILLINOIS.

SIGNED Ken Zomparelli

INCLUDE TWO PLOT PLANS AND TWO BLUE PRINTS

DO NOT WRITE
WITHIN BLACK LINE

No. 141023

ISSUED

APPROVED ☐

DATE

DENIED ☒

APPROVED BY

BUILDING OFFICIAL

ZONING ADMINISTRATOR

ZONING

FIRE DISTRICT

ESTIMATED COST (EXCLUSIVE OF LAND)

\$ 5300.00

ZONING

BUILDING PERMIT FEE

HVAC PERMIT FEE

BUILDING PLAN CHECK FEE

HVAC PLAN CHECK FEE

BUILDING INSPECTION FEE

HVAC INSPECTION FEE

ELECTRICAL PERMIT FEE

ELECTRICAL PLAN CHECK FEE

ELECTRICAL INSPECTION FEE

PLUMBING INSPECTION FEE

WATER METER

CERTIFICATE OF OCCUPANCY

TOTAL FEES

MOORE RECEIPT NO.



Illinois Department of Transportation

Division of Highways/District 1
201 West Center Court/Schaumburg, Illinois/60196-1096

PERMITS
LOCATION: 6926 West 183rd Street

September 23, 1994

Ken Zomparelli
6926 West 183rd Street
Tinley Park, IL 60477

Dear Mr. Zomparelli:

Through a visual inspection of your property, it has been noted that you have started to erect a sign on State right-of-way.

Please be advised that it is illegal to install any type of signage other than traffic signs within the State's right-of-way.


At this time, I am advising you to remove all material from the right-of-way and locate your sign on private property.

Failure to comply with this request will require us to notify our Legal Department so that appropriate action may be taken against you.

If you have any questions regarding this matter, please contact Mr. Jerry Radecky of my staff at 708/705-4131.

Very truly yours,

Duane P. Carlson, P. E.
District Engineer

By: 
Daniel R. Ehart, P. E.
Traffic Permit Engineer

JR/sjg

cc: Village of Tinley Park - Mr. Ray Fessler

5.64

INVESTIGATIVE DECKS
NAME
6 W. 183 RD ST.
ADDRESS
PLUMB. INSP.
BUILDING COMMISSIONER OR TRUSTEE

PERMIT DENIED
PER LETTER FROM STATE
OF ILLINOIS.


ALSO SIGN IS NOT ON
LOT AS SHOWN ON SURVEY

1 POST IS 26.5' FROM
2 LINE OF 183 RD

180

SEP - 7 1994

OPERATES
24 Hours
365 Days



CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY _____
CITY-TOWNSHIP _____
SEC. & 1/4 SEC. No. # _____
48 Hours Before You Dig.
EXCLUDING SAT., SUN. & HOLIDAYS

9-8-54



JERRY,

SIGN POSTS ARE ALREADY IN
THE GROUND AND IS ONLY 26.5'
FROM CENTER LINE OF 183rd ST.

MOST OF HIS LANDSCAPING (REAL NICE) AND
PAVED DRIVEWAY ARE IN THE
STATE R.O.W.

OK (PERMIT) FROM
STATE

1. WHAT IS YOUR PLEASURE?

2. ~~TEMPORARY~~ SIGN PERMIT?

③ MOVE BACIC ONTO PROPERTY?
IT HAS TO BE OFF OF STATE R.O.W

4. WHAT ABOUT ALL THE LANDSCAPING? OK
STATE WILL ACCEPT LANDSCAPING.

5. MAYBE YOU SHOULD RIDE BY AND
CHECK IT OUT.

R.

**VILLAGE OF TINLEY PARK
BUILDING PERMIT**

Inspection Request Require 48 Hour Notice
2 Hours for Concrete
(708) 444-5100



Permit No.: **BL-2008-05-02546**
Application Date: May 01, 2008

**A
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T**

Project Address: 6926 W 183RD ST
TINLEY PARK IL 60477

Parcel No: 28-31-307-007-0000

Lot No:
Subdivision: Harlem Avenue Estates
Zoning: B-3
Township: Bremen - Cook County

Permit Type: Sign with Public Works
Description: SIGN & 2' RETAINING WALL

Project Valuation: \$ 1000

Primary Contractor:
OWNER IS CONTRACTOR

Owner's Name: KEN ZOMPARELLI

Phone:

Conditions: Call for JULIE locates prior to starting.

Project Cost 1000

Sign Permit 48.00
Zoning 6.00



**THIS PERMIT IS ISSUED SUBJECT TO THE TINLEY PARK
MUNICIPAL CODES AND SPECIFIC ORDINANCES AND IS NOT
TRANSFERABLE OR ASSIGNABLE**

TOTAL : \$54.00





PERMANENT SIGN PERMIT

Date: 4-28-08

Permit # BL-2008-05-02546

Applicant must submit

- ☐ Two (2) color sketches showing sign faces, dimensions and proposed message.
- ☐ Plan showing location of existing and proposed signs on the property (Plat of Survey).
- ☐ Written consent of the owners of the building or land on which the sign is to be erected.

Name of Business/Owner: INNOVATIVE DECKS by Ken Zomparelli

Address 6926 W. 183RD ST. Phone 708 614-7333
cell 932-1924

CONTRACTOR INFORMATION

Sign Installer Ken Zomparelli / INNOVATIVE DECKS

Address: 6926 W 183RD ST. Phone 614-7333

Electrician (if applicable) HAS EXISTING ELECTRIC

Address Phone

Masonry Installer (if applicable) Nature Boy Brick Paving

Address: Phone:

Concrete Installer (if applicable)

Address: Phone:

SIGN INFORMATION

Estimated Cost of Sign \$ 1,000

96

Building Frontage: 100 FT. Sign Square Footage 100 39 FT.

Location: On Building On Property ☒ (survey must be attached)

Sign Dimensions Height Length 6X8X2 - reattached

Colors BLK, WHT, Red, Orange, Blue

Wording Attached we will also add 2' of Retaining wall Around New Sign To Retain Landscaping and Mulch

Signature: [Signature] Owner

Dated: 4-29-08

Zoning Admin. Bldg. Commissioner Elec. Inspector Historic Commission Main Street Commission

Mark Moirsey

B/3 Demarc/cont

Innovative Decks..

Gazebos, Pergolas, Patio's, Trellises, Sun Rooms

708-614-7333

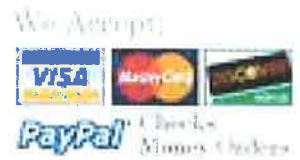
Nature Boy Brick Paving

UNILOCK "Creating Your Dreams One Brick At A Time" **UNILOCK**
Driveways, Patios, Walkways, Retaining Walls, Waterscapes
Brick Maintenance

(Stop By & See Our Indoor-Outdoor Showroom)



sign dimensions $(6 \times 8) \times 2$
12' w x 8' tall



Innovative Decks..

Gazebos, Pergolas, Patio's, Trellises, Sun Rooms

708-614-7333

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sign dimensions $(6 \times 8) \times 2$
~~12x8~~ tall



E 12 in Block 10 in Simore's Harlem Avenue Estates, being a Subdivision of the West 1/2 of Section 3 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

