



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

**April 19, 2018 – 7:00 P.M.  
Council Chambers  
Village Hall – 16250 S. Oak Park Avenue**

**Regular Meeting Called to Order**

**Pledge of Allegiance**

**Roll Call Taken**

**Communications**

**Approval of Minutes:** Minutes of the April 05, 2018 Regular Meeting

**Item #1      PUBLIC HEARING (Remove from Table): LENNY’S FOOD AND FUEL –  
19420 HARLEM AVENUE**

Consider a request for a Map Amendment for the subject parcel to B-3 (General Business and Commercial District) with Special Use Permits to allow for the continuation of the existing Automobile Service Station and Automobile Car Wash from the Petitioner, Leonard McEnery.

**Item # 2      WORKSHOP: TESLA SUPERCHARGING STATION - 7204 W. 191<sup>ST</sup> STREET  
SITE PLAN APPROVAL, SPECIAL USE PERMIT WITH EXCEPTIONS**

Consider granting Site Plan approval and consider a request for a Special Use Permit as a Substantial Deviation with Exceptions to the Brookside Marketplace Planned Unit Development from the Petitioner, Christina Suarez of Black and Veach on behalf of Tesla Motors, to construct a Supercharging Station within the parking area of lot 13 in the B-3 Zoning District with the common address of 7204 W. 191st Street.

**Item #3      WORKSHOP/RECOMMENDATION: PLAT OF RESUBDIVISION - VILLAGE AND  
OWNERS’ SUBDIVISION**

Consider a request for approval of a Plat of Resubdivision for the VILLAGE AND OWNERS’ RESUBDIVISION from the Petitioner, Village of Tinley Park, on behalf of owners’ of properties on Oak Park Avenue commonly known as 17424-17500 Oak Park Avenue.

**Good of the Order**

**Receive Comments from the Public**

**Adjourn Meeting**



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

**APRIL 5, 2018**

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

Absent Plan Commissioner(s): John Curran  
Angela Gatto

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

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

**CALL TO ORDER**

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

**COMMUNICATIONS**

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

**APPROVAL OF MINUTES**

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

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

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

Present were the following:

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

Absent Plan Commissioner(s): John Curran  
Angela Gatto

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

Guest(s): Mark Zamiar, Petitioner

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

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

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

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

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

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

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

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

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

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

MS. CLARKE presented the Findings of Fact as follows:



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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;  
*The business will occupy solely inside the existing building and be subject to all Villages Codes prior to being granted an occupancy permit. The applicant will have on average up to four (4) company vehicles overnight outside.*
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;  
*The business is locating in an established office/restricted industrial park that was designed for a mix of ORI uses and B-3 uses.*
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;  
*The majority of the area is already developed. The use of a contractor office and shop will not impede the development of the surrounding area as the operations will be solely contained inside the existing building. The applicant will be utilizing the existing amenities of the property as they are constructed today.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;  
*The property has been developed with all the necessary utilities, access road and drainage being addressed at the time the building was developed. There are no known issues regarding these items at this time.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and  
*There are two (2) access drives that access onto Spring Creek Drive which lead vehicles north to 183<sup>rd</sup> Street.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.  
*No Variances are required.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.  
*This will be a new business to area that will have at least seven (7) employees working full-time in the office at this location. The employees can patron the existing retail establishments in the area.*

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

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

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

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

NAYS: NONE

CHAIRMAN SHAW declared the motion unanimously approved.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE APRIL 5, 2018 REGULAR MEETING**

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

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

Present were the following:

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

Absent Plan Commissioner(s): John Curran  
Angela Gatto

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

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

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

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

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

PAULA WALLRICH, Community Development Director explained the purpose of the Public Hearing is for a Map Amendment rezoning the property to B-3 upon annexation and the granting of a Special Use

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

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

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

MS. WALLRICH noted staff conducted a landscape audit of the subject parcel and found there were deficiency of two (2) street trees, three (3) understory trees, and some foundation plantings around the south monument sign. These deficiencies are noted in the Annexation Agreement with required compliance within 3 months.

MS. WALLRICH noted the Commission requested the Petitioner to conduct a traffic study. The study was prepared by KLOA, Transportation and Parking Planning consultants. A copy of the study was

attached. The Petitioner has requested annexation so that he can expand his business similarly to his other facility on 191<sup>st</sup> Street; this includes the sale of packaged liquors and video gaming. The traffic study did include comparisons and projections.

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

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

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

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

CHAIRMAN SHAW asked the Petitioner to give a presentation.

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

Michael Werthmann, of KLOA gave a presentation regarding the traffic evaluation conducted in front of the Service Station at the intersection of Harlem Avenue and 194<sup>th</sup> St. in unincorporated Will County. A copy of the report is distributed and part of the packet. He noted that Harlem Avenue carried a significant amount of traffic and projected the new Video Gaming and Packaged Liquor sales would not have a significant impact on current traffic volumes.

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

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

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

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

CHAIRMAN SHAW asked the Commissioners for questions.

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

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

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

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

CHAIRMAN SHAW noted some of the changes to the signage would be a hardship to the Petitioner and asked if the Petitioner is agreeable to make any changes to the changeable copy signs. Mr. McEnery

replied he is negotiable but would like some time to make those changes. COMMISSIONER KRONER replied that this is not acceptable as there are now too many sign. MS. WALLRICH stated this could be part of the Annexation Agreement and could include timing for compliance.

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

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

MS. WALLRICH summarized the recommended changes:

- Remove the "No Cook County Tax" sign and the additional "Dunkin Donuts" sign.
- Remove the two changeable copy signs on the C-Store.
- Remove the changeable copy sign on the car wash. (An electronic message sign could be put up but there is a 20% size requirement so the electronic message sign would not be as big as the manual changeable copy sign that currently exists).
- Remove the "Pet Wash" sign.

COMMISSIONER SHAW clarified the removable signage that would be recommended on the Annexation Agreement.

COMMISSIONER MANI asked about the landscaping and suggested adding two (2) rows evergreens to screen the residential area. MS. WALLRICH replied the current landscaping exceeds the code. Scott Pritzheit, Architect replied the current landscaping meets and far exceeds the requirement of both Will County and Tinley Park.

COMMISSIONER GRAY asked about the analysis of increasing the traffic by 20% after a liquor license is in force. Mr. Werthmann replied the Petitioner noted the liquor sales may increase his sales volume by about 20%. In the morning this is probably an over projection. From the gaming projection there would be 5 seats and some of those people may already be there. The gaming positions may turn over 2 times within an hour. A video was taken for six hours, and most of the time there were 2 cars waiting to enter Harlem Avenue. The cars waiting never lasted more than a minute or two.

COMMISSIONER KRONER asked about the truck traffic. Mr. Werthmann replied in the morning there were 6 trucks entering and exiting. Overall there were mostly passenger vehicles. On average there were 53 sales on the commercial pumps. There was no backup noticed.

CHAIRMAN SHAW noted this was a single day sample on the traffic study. Mr. Werthmann replied that most of the time a traffic study is done on one day. This was a busy day compared to the study that was done for Will County study however; the previous study did not include the Car Wash. Studies have shown that 60% to 75% of the traffic is already on the road.

COMMISSIONER KRONER asked about parking and how many business licenses are at this location. He noted there are more than three (3) businesses at this location. What is the correct amount of parking spaces required? The spaces for vacuuming the cars are included in the total parking spaces. He stated that Staff has taken a very liberal approach to the parking spaces. In the staff report it is mentioned that there is space to increase the parking and he questioned where that would be. MS. WALLRICH noted that there was room south of the detention area.

Mr. McEnery replied that he thought there are three (3) licenses issued by the County for the property. There is a Beggars Pizza license, a Dunkin Donuts and Occupancy License which includes a cigarette license. MS. WALLRICH presented a photograph and the inside of the convenience store noting the Beggars Pizza business is not a stand-alone business with employees, and is just a heated box displaying pizza slices. She noted that in Tinley Park it would not require a separate business license, nor would the car wash. However, the Dunkin Donuts is under separate ownership and a separate business license would be required.

In response to questions regarding parking along the north side of the car wash where there are vacuums MS. WALLRICH noted that there are no signs prohibiting using the parking for other uses. The Dunkin Donuts can be considered a carry out but since there were two tables and 8 seats at the other end of the convenience store. Staff considered it an eating or drinking place and assigned 10 parking spaces to that use. There are various ways to assign the parking but she reminded the Commission that the ratios in the code did not specifically address gas station convenience stores.

COMMISSIONER KRONER asked about the parking for semi-trucks, noting that there is no place for the trucks to park.

CHAIRMAN SHAW asked for questions or concerns regarding the property values. He noted the studies are based on EAV's and they are not reliable.

COMMISSIONER GRAY asked about decibel levels and asked if they were measured. He asked if they encroach on the standard of 65 decibels at the lot line. MS. WALLRICH replied this is in the County so we would not have measured it. If there was a complaint and he was in the Village the noise levels would be measured.

COMMISSIONER KRONER asked about the economic value to the Village and how was the \$408,000 arrived determined. MS. WALLRICH noted this could not be disclosed. It was broken down between Video Gaming tax, sales tax, property tax and licenses. CHAIRMAN SHAW noted the information was given to the Village and they have done their due diligence and the amount has been verified.

CHAIRMAN SHAW asked for clarification regarding the reason annexation was not considered previously. In the workshop a statement was made that a boundary agreement and is why an annex could not be done at that time. Mr. Tieman replied the first choice was to go to the County as the property was already there and under County jurisdiction and was already zoned. They did not want to annex to Tinley Park. Mr. Tieman noted the boundary agreement cut the property in half. The boundary agreement was signed on June 18, 1996 and amended on November 7, 2006. By virtue of the amendment, changes were made to the boundary lines. This amendment was for a period of nine (9) years and expired on November 6, 2015. As of November 7, 2015 there was no boundary line. MS. WALLRICH noted there would have been great difficulty annexing to Frankfort as there is no contiguity.

CHAIRMAN SHAW asked for comments from the objectors.

#1: Camille Tess: Lives in Tinley Park. Commented on landscaping issues and property values, parking issues and kids buying liquor at Lenny's going to Hollywood Amphitheater. She noted that this area is all single-family homes. Discussed letters previously presented to Commission and letters from previous mayors.



#2: Beth Kendall: Lives in Tinley Park. Commented on issues of “Truck Stop”. Lives in Tinley Trails and neighborhood is negatively impacted by this business. Traffic issues – trying to get out on Harlem Avenue due to traffic at gas station. This is not a “Win–Win” for Tinley Park, think of the residents.

#3: Linda Arnold: Presented letter and chart from HUD to the Commission. Request the Commission denies annexation. FHA will not issue mortgage due to flammable tanks on property. Commented on property values, truck/car parking, public safety, and 24 hour Video Gaming and hazardous materials.

#4: Angelyn Zmuda: Read a letter from neighbor that was not available to come to meeting. Letter requesting Commission to deny the recommendation.

#5: Andy Tess: Commented on all issues. Commented on previous denials from Will County. Requested Commission to deny the recommendation.

#6: Sandy Reanie: Read a Letter from her husband asking for denial of recommendation. Truck traffic based on estimates on 191<sup>st</sup> St. location. Harlem Avenue traffic much higher. Need longer traffic study rather than one day? Presented IDOT traffic study.

#7: Glen Arnold: Commented on issues and dangers to children due to traffic. Commented on previous denials from Will County and letters from Mayors.

#8: Adrian Jaszek: Commented on traffic noise. Asked Petitioner if they would consider annex without Video Gaming and packaged liquor sales. Mr. McEnery replied “No Comment”.

#9: Dale Carlson: Commented on Signs.

#10: Resident: Commented on traffic study. The traffic study should be done over weeks not one day.

#11: Norwood Woodline: Commented on traffic and trying to get out of subdivision onto Harlem Avenue. Noise and pollution from trucks entering and exiting the station. Public Safety issues from Gas Station. Alcohol will bring more crime.

#12: Diane Galanti: Commented on Hazardous materials on property. MS. WALLRICH replied the fire code would address that. Ms. Galanti asked the Petitioner if he would consider annexation without Gaming and packaged liquor sales. Mr. McEnery replied “No Comment”. She noted that she does not live close, but is interested in residents in area. Why does this have to be considered a Truck Stop? MS. WALLRICH replied this is a State Gaming definition. Tinley Park does not have a code for Truck Stop. Attorney Connelly agreed with Ms. Wallrich’s statement. MS. WALLRICH suggested Ms. Galanti come to the office and she can explain it to her.

#13: Sandy Reanie: Read Letter (presented to Commissioners) Commented on traffic in area and danger to children in area. 700 residents signed petition to stop this with the original request. Children and bus stops in area. Property values decreasing.

#14: Norwood Woodline: Why are we not following all the codes on signs and landscaping? MS WALLRICH replied that the code allows all existing signs, however the Commission requested compliance with Village Code. Staff worked with the Petitioner to bring the signs into closer compliance. She further explained that this is a recommending Commission to the Village Board. Conditions can be placed on the Special Use for the Service Station and Car Wash for additional landscaping or signs that are uniquely and specifically attributable to the perceived negative impacts of the requested Special Uses.

Staff does not typically make recommendations, however in this case since the Code allows the signs to continue but the Commission requested compliance so Staff has made recommendations.

#15: Denise Lenz: Manager of Lenny's station. Noted truck traffic is only an estimate and that Mr. McEnery provided his best estimate. A study was done and there was more truck traffic on the study. The traffic on Harlem southbound is difficult and it is not necessarily the Gas Station traffic. This does not mean a semi-truck is blocking traffic. A stop sign or light could be put in.

#16: Resident – The big problem is the Gaming and the Alcohol.

Mr. McEnery commented on the fact that this was a vacant piece of property that was always going to be a gas station. It was zoned properly to be a gas station. The County had Video Gaming and Liquor sales and we applied for it. This was an approved use at this location. The County Board was forced to vote against it due to politics at that time.

CHAIRMAN SHAW asked for final questions/comments from the Commissioners.

COMMISSIONER KRONER asked if there was an Ordinance on how close diesel fueling stations can be from single-family homes. Should it be 500 feet? Attorney Connelly replied that State Gaming requirements require Video Gaming to be 500 feet away from schools and churches. He will check on the Village Ordinance regarding Gas stations.

CHAIRMAN SHAW asked for a consensus from the Commissioners that due to the late hour if the hearing should be closed or continued to date certain.

COMMISSIONER KRONER would like to continue it.

ATTORNEY CONNELLY noted it would be a good idea to leave the Public Hearing open and come back at the next Plan Commission Meeting on April 19, 2018.

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER GRAY to continue the Public Hearing on Lenny's Food N Fuel to the next Plan Commission Meeting on April 19, 2018. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the Motion approved.

**GOOD OF THE ORDER**

None at this time.

**PUBLIC COMMENT:**

None at this time.

**ADJOURNMENT**

There being no further business, a Motion was made by PLAN COMMISSIONER AUGUSTYNIAK, seconded by PLAN COMMISSIONER MANI, to adjourn the Regular Meeting of the Plan Commission of April 5, 2018 at 11:55 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.

# PLAN COMMISSION STAFF REPORT

April 19, 2018

## Applicant

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

## Property Location

19420 Harlem Avenue

## PIN

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

## Zoning

B-3 upon annexation

## Approvals Sought

Rezoning  
Special Use Permit

## Comprehensive Plan

Commercial

## Project Planner

Paula J. Wallrich, AICP  
Director of Community  
Development

## Lenny's Food N Fuel – Rezoning, Approvals Required

19420 Harlem Avenue

Updates from the April 5 staff report are noted in green



## EXECUTIVE SUMMARY

Mr. Leonard McEnery, Lenny's Food N Fuel Harlem Avenue, LLC, has petitioned the Village of Tinley Park to annex his 4.87 acre parcel located at 19420 S. Harlem Avenue. The property currently operates as a motor fueling facility for autos and trucks, a convenience store with drive-up food service window for Dunkin Donuts along with another food service tenant ( Beggars Pizza), a carwash, and outdoor dispensing/filling of propane tanks. Mr. McEnery wishes to expand his business in a similar fashion to his other facilities (Gas N Wash at 8810 W. 191st) which includes the sale of packaged liquor and video gaming.

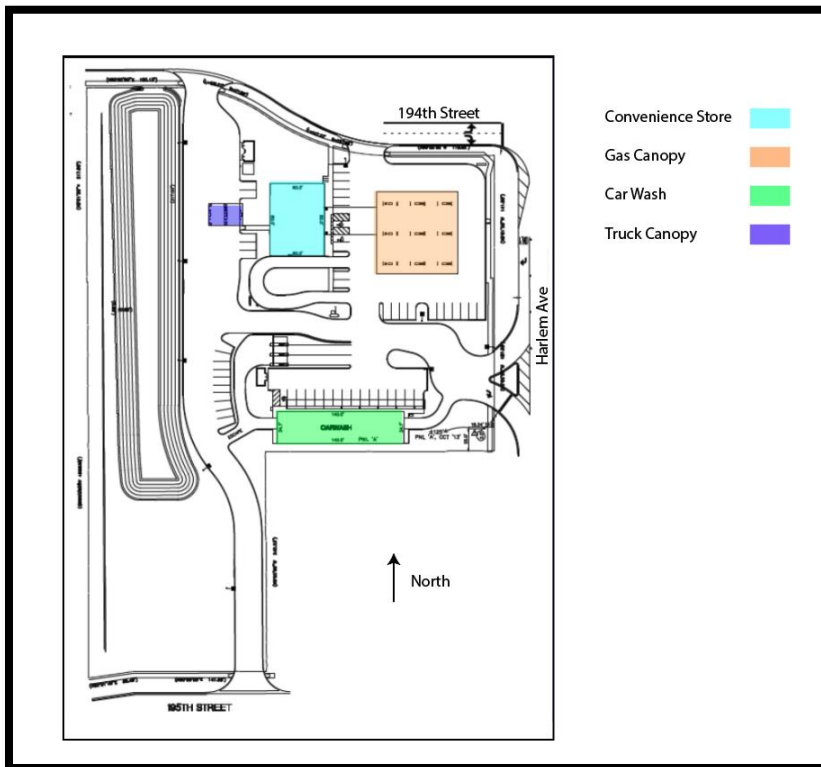
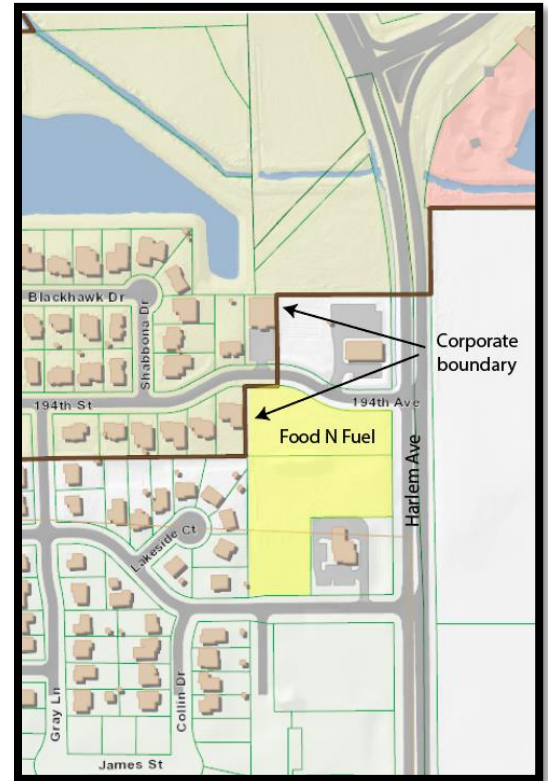
The subject of the Public Hearing is the rezoning of the property to B-3 upon annexation and the granting of a Special Use for an Automobile Service Station and Automobile Car Wash. The Village Board will be considering Mr. McEnery's Annexation Petition in April that will allow for the continuation of all existing uses and proposed uses. The Agreement will also include zoning the property to B-3 with Special Uses as noted above.

The Public Hearing was continued to the April 19, 2018 meeting. Mr. McEnery requested a meeting with Staff to discuss the signage. He has agreed to bring several of the signs into compliance; this is presented under the Sign section in the Staff Report. Staff will make a brief presentation at the Plan Commission on any new information since that Public Hearing.

## EXISTING SITE & HISTORY

The subject property is located just south of the Village's corporate boundaries on Harlem Avenue. The parcel is 4.87 acres and includes two (2) structures (C-store and Car Wash) and two (2) canopies (car gas dispensing and truck gas dispensing). The C-store was constructed in 2015 and the car wash was completed in 2017. The property was constructed under Will County jurisdiction and receives water and sanitary service from Frankfort.

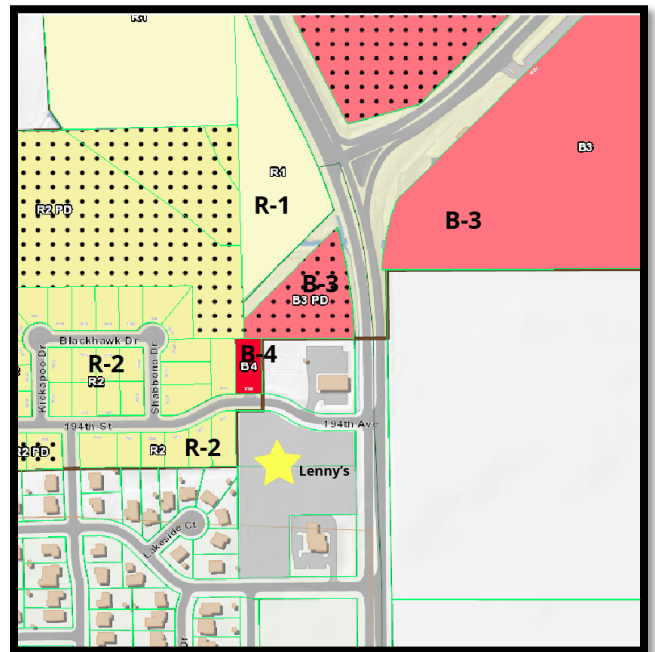
The Petitioner has requested annexation so that he can expand his business similarly to his other facility on 191<sup>st</sup> Street; this includes the sale of packaged liquors and video gaming. The Committee of the Whole reviewed the terms of the Annexation Agreement at their March 13, 2018 meeting and directed staff to proceed with the zoning review. Attached are copies of the Agreement and the memorandum which explains the terms of the Agreement.



## ZONING & NEARBY LAND USES

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

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



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

## SIGNS

Mr. McEnery requested a meeting with Staff to discuss non-compliant signage. Although as stated previously, all existing signage can be annexed in its current condition, Mr. McEnery stated he understands this is a concern of some of the Commissioners. The table below reflects the changes he has agreed to make. A markup of the signs is also attached to illustrate the proposed changes.

Sign Name	Deficiency	Mr. McEnery's Proposal
-----------	------------	------------------------

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

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



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

At the workshop there was discussion regarding the existing signs. Although legally erected per County ordinance the Applicant was asked to consider bringing the signs into conformance with Tinley's Park code – which is more restrictive. As stated above the Village's Zoning Ordinance addresses existing signage for properties undergoing annexation allowing them to continue in their existing form as a legal non-conforming sign. Staff met with the attorney for the Applicant to review the non-conforming signs as listed below to see if some of the signs can be brought into conformance. A complete inventory of all signs is included as an attachment.



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

The list above indicates three (3) instances where the existing signs do not meet Village Code with respect to size – signs A, B & D. Some of these signs may be considered more non-conforming than others. For example, the wall signs on the east facade of the convenience store (A) is 28 SF over the allowed 95 SF (80SF plus 15 SF for interior tenant); the other two instances are fairly minor with sign (B) and sign (C) at 6 SF and 3.31 (3'4") SF over code. Regarding sign (A) in addition to exceeding the total square footage limits it also exceeds the allowable number of wall signs per frontage. While there are three (3) tenants in this space they do not have separate entrances and therefore do not meet the definition of separate tenant space; only one sign per façade is allowed. However, there is a provision in the code that allows for 15 SF for wall signs for interior tenancies that do not have a distinct secured entrance.

Other signs with less non-conformity include the wall sign on the east façade (B) of the Car Wash that is 6 SF over the allowed 35 SF and the sign on the east side of the GasNWash Canopy (C) which is 3.31 SF over the allowed 46.5 SF. Both of these non-conformities are significantly less than the 21 SF overage on the convenience store's east façade. The only other sign that is non-conforming with respect to size is the Truck canopy sign with is 2.33 SF over the maximum limit of 21.17 SF, however Staff questions whether this functions more as a directional sign to identify where trucks fuel. It is also located behind the convenience store and is not visible from Harlem Avenue. The Commission may wish to consider the degree of non-conformance and the burden to remedy in each of these cases.

The two monument signs exceed the height limitation of 10'; one by 10" and the other by 1'10". The Commission may wish to consider the cost in trying to reduce the height of the monument signs.

There are 3 manual changeable copy signs on the property. One is on a monument sign; the other 2 are on the C-store. Manually changeable message signs are prohibited. Although there are several of these signs still existing in the Village, they exist as legal non-conforming since they were erected prior to the code change in 2002. The Commission may wish to consider whether the Lenny's changeable copy signs could also be allowed to continue as part of the annexation process or whether there is opportunity to reduce them through some kind of attrition agreement. Staff notes that when EMC or changeable copy signs exist, temporary signs are not allowed.

In summary there are some existing signs that are non-conforming with respect to Tinley Park's sign regulations. They vary in magnitude with the most significant being the separate tenant signs on the east façade of the C-Store at 28 SF over the allowable maximum of 95 SF. Staff has recommended the Applicant consider removing the "No

Cook County Tax" sign and the second "Dunkin Donut" sign. This would bring the total sign area for the east façade down to approximately 78 SF which conforms with the ordinance, and also brings the number of signs into conformance with the exception of exceeding an interior tenant space by 23 SF. This would provide adequate advertising for the two tenants (Beggar's Pizza and Dunkin' Donuts) in the C-Store. Staff provides the following commentary for each of the non-conforming signs:

	Sign name	Deficiency	Recommendation
A.	C-Store east	3-signs over limit; 28 SF over (not counting 39.6 SF of changeable copy sign; prohibited changeable copy	Rmove 2 wall signs (44.5 SF) and remove prohibited changeable copy sign.
	C-Store north	size is ok; changeable copy is prohibited	remove prohibited changeable copy sign
B.	Car Wash east	6 SF over	allow
C.	Car Wash north	allowed	N/A
C.	Car Wash south	size ok; 1 additional sign	although there is one additional sign the area is within limits; provides new information (Pet Wash)
D.	Gas N Wash Canopy east	3.31 SF over	allow
	Gas N Wash Canopy N & S	allowed	N/A
E.	Car Wash Canopy	allowed	N/A
F.	Trucks Canopy/Directional	2.33SF over or considered directional	Allow
G.	Car Wash-Monument	size is ok ; .83' (10") too tall; changeable copy sign prohibited	significant cost to reduce ht; either keep changeable copy or change to EMC (which would also be outside of code-only 20 SF allowed, 49 existing) .
H.	Gas N Wash-Monument	Size is ok; 1.83' too tall; EMC OK	allow

## LANDSCAPE

Staff conducted a landscape audit of the subject parcel and found there to be a deficiency of two (2) street trees, three (3) understory trees, and some foundation plantings around the south monument sign. These deficiencies have been noted in the Annexation agreement which requires compliance within 3 months of execution of the Agreement.

## TRAFFIC

The Applicant has provided a traffic study prepared by KLOA, Transportation and Parking Planning Consultants. A full copy of the study is attached. The purpose of the study was to determine the existing traffic generated by the fuel station during the critical morning and evening peak hours and estimate the additional traffic that will be generated by the new proposed uses (video gaming and sale of packaged liquors). The traffic counts were performed on Thursday March 22, 2018 during the weekday morning (6:00 A.M. to 9:00 A.M.) and evening (3:00 P.M. to 7:00: P.M.) which are considered peak periods. The results of the traffic counts show that the weekday morning peak hour of traffic occurred from 7:30 A.M. to 8:30 A.M with 400 trips and the weekday evening peak hour of traffic occurred from 3:30 P.M. to 4:30 P.M with 324 trips. Approximately 97 to 98 % of the existing traffic generated by the fuel center were passenger vehicles. The fuel center generated between zero to three (3) single unit truck trips and between two (2) to eleven (11) articulated truck trips during the peak hours. Sales data for the week of March 12



through 16 showed that an average of 53 transactions per day occurred at the commercial fuel positions. The majority of the traffic, 88%, is traveling to and from the fuel center via Harlem Avenue. There is approximately 18-25 trips traveling from the west on 194th street and 24-25 trips from the west on 195th Street.

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

## PARKING

**Mr. McEnery has agreed to have the parking monitored as part of the Annexation Agreement and if at any time there is a recognized shortage of parking, he will have additional parking spaces constructed. He also agreed to strip two (2) truck parking spaces at the west end of the property.**

There are 52 parking spaces (including accessible spaces) on the subject parcel; 16 of these are located along the north side of the car wash and are equipped with vacuums. Although presumably these are for those customers wishing to take use of the free vacuums, there is no signage limiting parking to this use.

The Village Zoning ordinance provides some guidance for required parking for various uses however there is no specific reference for a convenience store associated with a gas station, a car wash or video gaming. Staff has used the closest similar use for determining required parking for these uses. The table below provides the number of required parking spaces.

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

Parking requirements is an imperfect science. In a situation such as this there are opportunities for shared parking. Also the nature of the business results in high turnover with limited long stay parking needs outside of the employees. The proposed video gaming will result in longer stay parking needs. They will be limited to 5 gaming machines. There is a possibility of people waiting for gaming seats, but it is difficult to make assumptions regarding that use. Staff conducted their own parking study over the last 2 weeks at various times during the day and

evening. Below is the summary of parking at the subject site as well as a study of parking at the existing Lenny's on 191<sup>st</sup> Street which currently has video gaming and packaged liquor. Table 1 provides occupancy numbers for the 51 parking spaces at the Lenny's on Harlem from March 16 through March 29 between the hours of 7:25 AM and 9:30 PM. As the table indicates the greatest number of cars parked during that time was 18, leaving 33 spaces vacant at its highest occupancy. Although an informal study for a limited period it appears there is no parking shortage at this site.

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

Table 2 provides information on truck parking at the Lenny's on Harlem. The greatest number of trucks parked was 4 during this same time period.

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

As a point of comparison staff also visited the Lenny's on 191<sup>st</sup> ; they have Video gaming and packaged liquor sales. They have 45 parking spots on site. Table 3 provides information on number of the parking stalls as well as number of video gaming seats occupied during this time period. This information can be used to project parking needs for the Lenny's on Harlem Avenue. The greatest number of seats is 20 which does not exceed the number of parking spaces on Harlem Avenue. The two sites are in relative proximity of each other therefore some assumptions might

be made as to whether some of the traffic/usage for gaming and packaged liquor may overlap. Although truck parking was not surveyed at the 191<sup>st</sup> site the Zoning Administrator who conducted the survey stated he did not ever see more than 2 trucks on site at any given time.

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

## WORKSHOP ISSUES

There were issues raised by the public at the Workshop meeting along with a submittal packet distributed to the Commissions by Linda Arnold, 7260 195<sup>th</sup> Street, Frankfort , IL (unincorporated Will County) which also raised some concerns by the residents in the area both within the Village of Tinley Park corporate boundaries and in unincorporated Will County. They are addressed below:

1. Public Safety- The residents recite some statistics obtained from a 2015 FOIA related to ALL gas, convenient store and liquor store businesses in the Village. Staff obtained the following statistics for incidences at the subject parcel since 2015:
  - a. 1-Accident
  - b. 1-theft of service (most likely gas)
  - c. 1-lockout,
  - d. 1-ambulance request
2. Property Values- Exhibit A illustrates that property values in the neighborhood and specifically for those homes immediately adjacent to the subject property. The recession impacted all housing valuations between the years 2010 and 2014. In 2015, Village-wide housing values began to increase. This was also the year that Lenny's was built. Looking at the spreadsheet, especially the home highlighted in green, there was comparable increases with other homes in the neighborhood. This increase continues through projections for 2017. **There was a question at the Public Hearing about why the projection for next year was not included for the rest of the Village. As explained by Staff at the meeting, this would have taken significant staff time to do and would not result in any further explanation of the trends that the spreadsheet was indicating. The actual percentage changes were fairly minor; it was the trend that was significant. This has been verified by our Village Treasure, Brad Bettenhausen who created the first spread sheet. Please see an email from Mr. Bettenhausen regarding any concerns raised at the meeting regarding the validity of his study.**
3. Service Station adjacency. Precedence of service stations adjacent to Single-family housing. - Of the 6 service stations there are no examples of adjacency to single family homes. There is one example (7601 W. 159<sup>th</sup> St.) which abuts a R-5 District (apartment building).
4. Packaged Liquor adjacency. Precedence of packaged liquor adjacent to Single-family housing – The table below lists several examples of establishments that sell package liquor with single family homes immediately adjacent. Lenny's truck canopy is approximately 138' to the home to the west; the C-store is approximately 210'. The bufferyard with the Lenny's property exceeds any of the bufferyards/screening

measures provided in these other situations that primarily use a 6' fence as the buffer. Exhibit B provides aerial graphics of some of the properties below.

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

5. Video Gaming Adjacency. Precedence of video gaming abutting Single-family housing- The table below list several examples of video gaming immediately adjacent to single family homes. Distances between the home and the gaming establish is provided. Screening is provided with a 6' fence. Exhibit C provides aerial graphics of some of the properties below.

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

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

## STANDARDS FOR REZONING APPROVAL

While there are no specific standards listed in the Zoning Ordinance for Map Amendments (rezoning), Staff has provided these finding for the Commission to consider; these may be revised subsequent to testimony provided at the Public Hearing.

- Existing uses of property are consistent within the general area of the property in question;  
*The properties with frontage on Harlem Avenue are predominately commercial uses. The property is classified as Commercial in the Comprehensive Plan and is typical along a major arterial such as Harlem Avenue. The east side of Harlem Avenue is predominately undeveloped.*
- The zoning classification of property is consistent within the general area of the property in question;  
*The subject property is currently unincorporated and zoned C-2 (Local Commercial) in Will County. There are single family residential uses to the west of the subject parcel; those in Tinley Park are zoned R-2, (Single Family Residential) those in Will County are zoned R-4 (Single Family Residential). To the north there is an office in Tinley Park zoned B-4 (Office and Service Business) and another office use zoned C-2 (Local Commercial) in Will County. To the south the property is all in Will County with a bank zoned C-2*

*(Local Commercial). There is B-3 zoning along the Harlem Avenue corridor north of the subject property leading to the I-80 intersection.*

3. The suitability of the property in question is consistent with the uses permitted under the existing zoning classification;

*The property is situated along a major arterial Route (Harlem Avenue) just south of the I-80 Interstate. As the area continues to develop, the traffic along Harlem Avenue will increase making it an appropriate location for commercial uses. There is a large residential population to the west and south of this site making a convenience store a place for the residents to get their gas and other needs met. A special use is required for the service station and car wash. Through the Special Use process issues such as landscaping, traffic, **signs** and property value have been addressed.*

4. The trend of development, if any, in the general area of the property in question, including changes, if any, are inconsistent with its present zoning classification; and

*The zoning in the County was also commercial. There are a few additional commercial uses south of the subject property ending at Vollmer Road. Further south and east is predominately undeveloped land and pockets of residential subdivisions. There doesn't appear to be much of any newer development happening south of the subject site at this time.*

5. The change in zoning is in conformance with the comprehensive plan of the Village and its official map.

*The Comprehensive Plan indicates Commercial uses in this area. Staff recommended a zoning of B-3 (General Business and Commercial) upon annexation with Special Use Permits for the Service Station and Car Wash. Even though a Service Station and Car Wash are permitted uses in the B-5 (Automotive Service District), there are other uses (auto repair, on-site repair, light equipment sales/rental, vehicle sales/rental) that are also permitted uses in the B-5 and special uses (Body Shop) that are not desirable uses in close proximity to residential uses.*

## SPECIAL USE

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The Service Station and the Car Wash require a Special Use Permit as part of the B-3 zoning designation. Both are existing uses. The Service Station is a 24 hour operation; the Car Wash is open from 6:00 a.m. to 10:00 p.m. As part of the Annexation Agreement the Petitioner has agreed to post and enforce "no idling of trucks" along the access way at the west side of the property. **The Petitioner has also agreed to bring some of the signs into conformance with Village Code despite Code allowing the annexing of existing signs as legal non-conforming signs. The Applicant has also agreed to have the parking monitored as part of the Annexation Agreement.**

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

## STANDARDS FOR A SPECIAL USE

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The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has provided these draft findings for the Commission to consider; these may be revised subsequent to testimony provided at the Public Hearing.

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

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

*The Special Uses under review (Service Station and Car Wash) are existing uses. Comparisons have been provided regarding the existing buffer between the subject property and the adjacent home as well as a property value analysis which indicates that the existing uses have not resulted in decreased property value. A traffic study was conducted indicating current traffic volumes and a summary of police activity is provided for the existing condition. Regarding the addition of video gaming and packaged liquor sales which are under consideration as part of the annexation agreement, a traffic study estimates these new uses will produce less than 21 to 25 round trips during the weekday morning and evening peak hours. No additional buffer or screening is proposed as part of the Application.*

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

*The Special Uses under review (Service Station and Car Wash) are existing uses. A property value analysis was provided which indicates that the existing uses have not resulted in decreased property value. A bufferyard has been provided that exceeds Will County and Tinley Park requirements. Regarding the addition of video gaming and packaged liquor sales which are under consideration as part of the annexation agreement, a traffic study estimate these new uses will produce less than 21 to 25 round trips during the weekday morning and evening peak hours. No additional buffer or screening is proposed as part of the Application.*

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

*The Special Uses under review (Service Station and Car Wash) are existing uses and therefore have already impacted the normal and orderly development and improvement of surrounding property. Regarding the addition of video gaming and packaged liquor sales which are under consideration as part of the annexation agreement, most of the adjacent property is already developed with the exception of a parcel north of 194<sup>th</sup> Avenue. A traffic study estimates these new uses will produce less than 21 to 25 round trips during the weekday morning and evening peak hours. No additional buffer or screening is proposed as part of the Application.*

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

*The Special Uses under review (Service Station and Car Wash) are existing uses that have adequately functioned since 2015 with respect to utilities, access roads, drainage, and/or other necessary facilities. The addition of video gaming or sale of packaged liquors will have negligible impact on utilities, access roads, drainage, and/or other necessary facilities.*

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

*The Special Uses under review (Service Station and Car Wash) are existing uses that have adequately functioned since 2015. A traffic study estimates these new uses will produce less than 21 to 25 round trips during the weekday morning and evening peak hours.*

- 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 annexation of the subject parcel will render the existing signs legal non-conforming. The Applicant has agreed to bring some of the existing signs into conformance with Village Code. All buildings will be brought into conformance with Village Code in accordance with a negotiated schedule outlined in the Annexation Agreement.*

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

*The annexation of the subject parcel is anticipated to bring in over \$400,000 in annual revenue to the Village of Tinley Park.*

## MOTION TO CONSIDER

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

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

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

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

	Sign Name	Deficiency	Mr. McEnery's Proposal
A.	C-Store east	3 signs over limit, 28 SF over allowance(not counting 39.6 SF of changeable copy)	Remove 2 wall signs ("No Cook County taxes" and second "Dunkin sign" )
	C-Store north	Size is ok- changeable copy sign is prohibited	Agreed to remove changeable copy sign
	Car Wash -south	Size ok, 1 additional sign	Agreed to remove "Pet Wash" sign
C.	Remove any temporary signs or banners in exchange for keeping the manual changeable copy sign on the convenience store and the car wash monument sign.		

### 2. Stripe the truck parking spaces.

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

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



## LIST OF REVIEWED PLANS LENNY'S Food & Fuel

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

ARSA – Alan R. Schneider Architecture

M GIN – M Gingerich Gereaux

UPLAND – Upland Design Ltd



**From:** Brad L. Bettenhausen  
**Sent:** Friday, April 13, 2018 10:46 AM  
**To:** Paula Wallrich  
**Subject:** RE: lenny's

The spreadsheet was created to determine if there was validity in statements made by residents that property values in the Tinley Trails subdivision were going down. While It appears possible that a couple of owners are likely "under water" in relation to what they paid for the house, versus what the property could be currently sold, these are isolated cases with initial purchases that had occurred near the top of the market BEFORE the recent Recession and are not indicative of the subdivision as a whole.

Further, the analysis also looked specifically at the two Tinley Trails homes that are immediately adjacent to commercial properties. Neither of those two properties have reflected a decline in value despite their proximity to the commercial developments.

The Will County Assessor property values track reasonably close to the market trends. Accordingly, the Equalized Assessed Value (1/3 of the fair value less homeowner exemptions) used for property tax purposes would be a reasonable indicator of market trends.

Since tax year 2017 bills have not yet been produced, the EAV for any property in either Will or Cook County is not available. However, the Will County Assessed Value (1/3 of fair value) is available. The Homeowner Exemptions for the focus properties for 2016 are also available. It was assumed that the Homeowner Exemptions would remain the same in 2017 as they were in 2016. With these two pieces of information, a projected 2017 EAV could be determined, so that the result would be an "Apples to Apples" comparison to the prior tax data included in the analysis AND EXTEND THE TREND LINE ONE YEAR FURTHER.

To make the similar 2017 projected EAV calculations for the entirety of Tinley Park would entail looking up individual information for nearly 23,000 individual tax parcels. This would be a lengthy and time consuming effort and would not add to, or diminish the trends reflected within the spreadsheet.

SUBSEQUENT to the preparation of this spreadsheet analysis, the Village has received the tax year 2017 EAV figure for Will County portion of Tinley Park in total. That value is over \$343.8 million and reflects an increase of 2.2% over the preceding year and supports that the trend seen within the Timber Trails subdivision is not unique.

Further, 2017 represents a tri-annual reassessment year for the Cook County portion of the community. The primary movement of Cook County valuations occurs on this three year cycle, and as such, increases will effectively represent a cumulative 3 year movement. Based on preliminary information available from the Cook County Assessor, we are expecting to see DOUBLE DIGIT increases in the taxable property values for the Cook County portion of Tinley Park. This also does not present information contrary to the trends reflected on the spreadsheet analysis of the Tinley Trails subdivision.

Based on the analysis presented, it appears that property values within the Tinley Trails subdivision (as well as the rest of Tinley Park) are not in retrograde. The calculation of the 2017 projected EAV for the remainder of Will County, or for Tinley Park as a whole would not change the established Trendline reflected on the spreadsheet.

Brad L. Bettenhausen  
Treasurer, Village of Tinley Park  
phone 708-444-5000 -5099 fax  
[bbettenhausen@tinleypark.org](mailto:bbettenhausen@tinleypark.org)

# PLAN COMMISSION STAFF REPORT

April 19, 2018

## Tesla SuperCharging Station

7204 W. 191<sup>st</sup> Street

### Petitioner

Black & Veatch for Tesla Motors

### Property Location

7204 W. 191<sup>st</sup> Street

### PIN

19-09-01-401-023-0000

### Zoning

B-3 PD

### Approvals Sought

Site Plan Approval  
Special Use Permit

### Project Planner

Kimberly Clarke  
Planning Manager

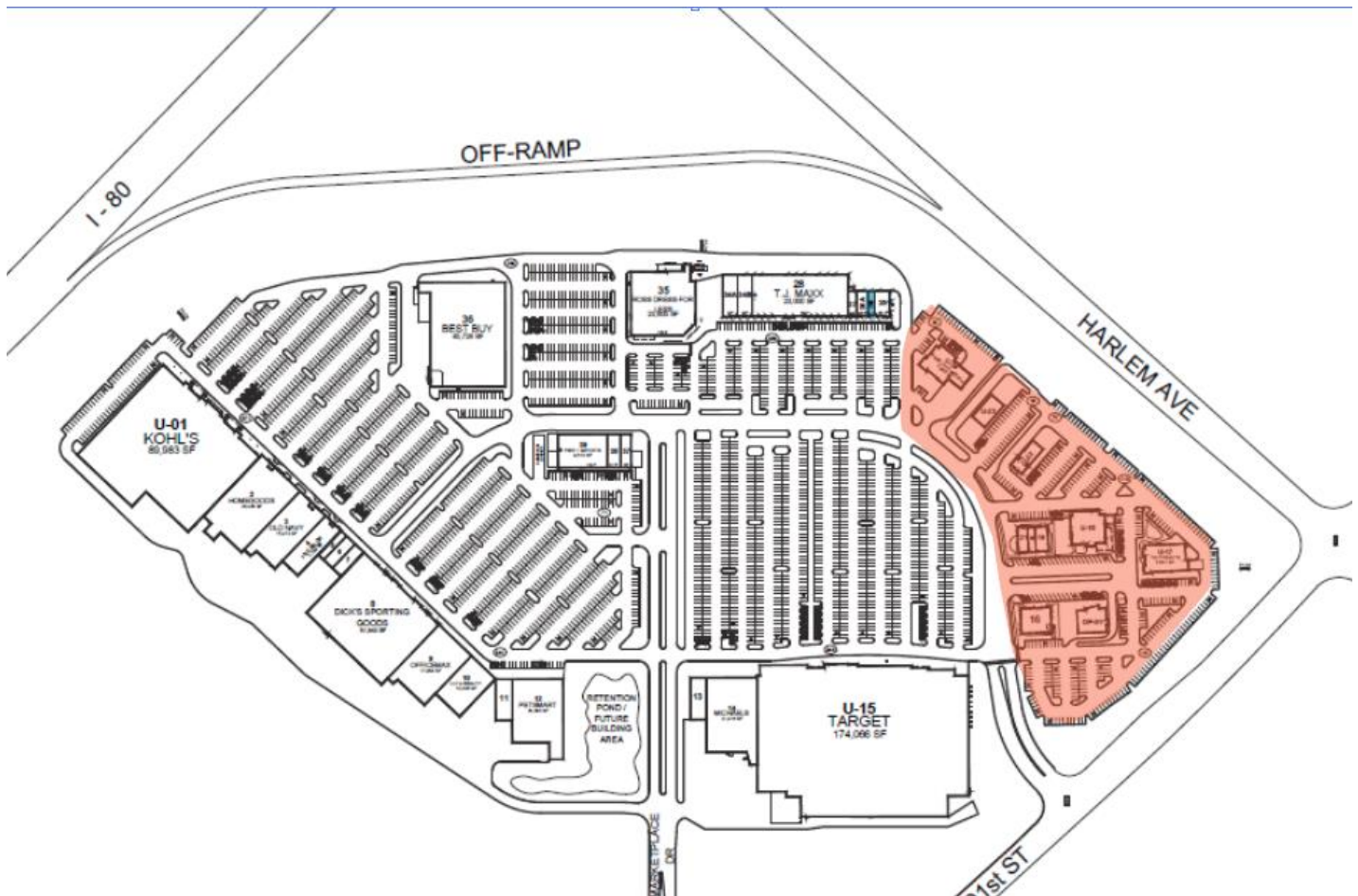


## EXECUTIVE SUMMARY

The Petitioner, BV on behalf of Tesla Motors, seeks a Site Plan approval and requests a Special Use Permit for a Substantial Deviation from the Brookside Market Place Planned Unit Development (P.U.D.). The Applicant plans to construct a Tesla Supercharging Station within the parking lot southwest of the Panera and Visionworks retailers and behind or immediately north of the main entrance sign at 191<sup>st</sup> and Market Place Drive. Tesla's proposed Supercharging Station will incorporate ten (10) charging stations, five (5) supercharger cabinets; one (1) utility transformer; five (5) autotransformers; two (2) pedestrian light poles and one (1) switchgear assembly. The installation of this equipment will reduce the green space which is classified as a Substantial Deviation from the original Brookside Marketplace PUD approvals.

## EXISTING SITE & HISTORY

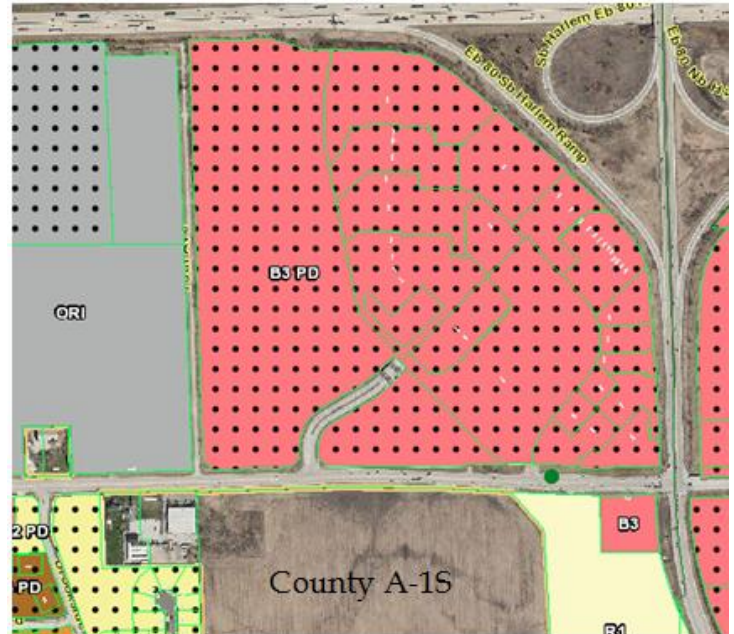
The Brookside Marketplace Shopping Center is located immediately south of the I-80 Interchange at the northwest corner of Harlem Avenue and 191<sup>st</sup> Street. The 117-acre site was annexed into the Village per Ordinance No. 2004-O-51 and was rezoned B-3 with a Special Use Permit for a Planned Unit Development (PUD) per Ordinance No. 2004-O-052. The Lot on which Tesla is proposing to construct their Supercharging Station is known as Lot 6 of the PUD Plan. Per the Annexation Agreement, the developer had the right to construct up to a maximum of eight (8) stand-alone buildings on Lot 6. There are currently eight (8) buildings existing therefore no additional buildings can be constructed unless there is an amendment to the P.U.D. In addition to the number of buildings the property was granted a parking exception of 794 parking spaces to serve the intended uses; ordinance requires 4,094 spaces for the entire center and 3,300 were built.



## ZONING & NEARBY LAND USES

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The Brookside Marketplace Shopping Center is zoned B-3 (General Business and Commercial District) with a Special Use Permit for a P.U.D. The shopping center is located at the northwest corner of Harlem Avenue and 191<sup>st</sup> Street. It abuts vacant property zoned ORI (Office and Restricted Industrial District) to the west (formerly the Graystone Golf Course). Directly south is vacant land zoned A-1S (Agricultural) in Will County (Lincoln-Way property) and R-1 (Single Family Residential) Zoning District in the Village of Tinley Park. The southwest corner of Harlem and 191<sup>st</sup> Street is zoned B3 with an approved commercial development, however the project has not moved forward.



The Brookside Marketplace Shopping Center is the only developed parcel at this immediate intersection. Vacant properties on the east side of Harlem Ave, and South of the I-80 Interchange are within the Rich Township Entertainment and Tourism Overlay District. This Overlay District is intended to support entertainment, shopping, dining, hotel convention center, and concert venue oriented entertainment and tourism.

## ABOUT THE SPECIAL APPROVALS NEEDED (SPECIAL USE)

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Section VII.B.6. Deviations and Changes, requires any Substantial Deviation from a P.U.D. be referred to the Plan Commission and a recommendation be sent to the Village Board of Trustees for final action. The proposed plan will be reducing the existing green space with the construction of the equipment associated with the Supercharging station.



## PROPOSED USE

The Zoning Code does not specifically identify charging stations as a use. The applicant has made the statement that the charging stations are an accessory use to the existing shopping center. As defined in the Zoning code, *“an accessory use is a use naturally and normally incidental to, subordinate to, and auxiliary to the permitted use of the premises”*. Off-street parking is generally viewed accessory to the buildings on this site.

According to Tesla’s website, the closest Supercharging stations to Tinley Park are in Country Club Hills in the Country Club Plaza and Bolingbrook in the Meijer grocery store parking lot. Both locations are within close proximity to major interchanges making them a quick and easy stop for the person needing to charge their car and get back onto the highway.

Tesla Supercharging Stations are for DC battery vehicles and allow for “fast” charging. The adapter is specific to Tesla vehicles only, however staff was informed by the Applicant there will soon be other vehicles that use the stations with an adapter they can purchase. The Supercharging stations are meant to charge a Tesla in 30-45 minutes instead of the stations that are in the driver’s home that require a much longer charging period. The vehicle will direct the driver to the closest Supercharging Station along their route. Once docked, a driver can walk to the nearest store or restaurant and wait until they are notified by an app on their phone informing them the car has completed its charge.

Communities across the nation will begin to see more infrastructure created for electric cars that are not specific to certain car models. Per *‘Electrify America’s’* website they will be establishing non-propriety electric vehicle chargers at over 650 community-based sites and nearly 300 highway sites across the country in the near future



Country Club Hills-Tesla Supercharging Station  
4.12.18



## SITE PLAN

The site plan proposes utilizing existing parking stalls in the perimeter parking lot of the Panera Bread Restaurant site. The plan calls for nine (9) back-in stalls and one (1) pull-in stall for a total of ten (10) charging stations using ten (10) parking stalls for Tesla vehicles. There are eleven (11) existing stalls total in the parking aisle. The last stall closest to the equipment is not a charge stall, and therefore is not counted. The Supercharging parking area is approximately 200 feet away from the back of the Panera Bread building.



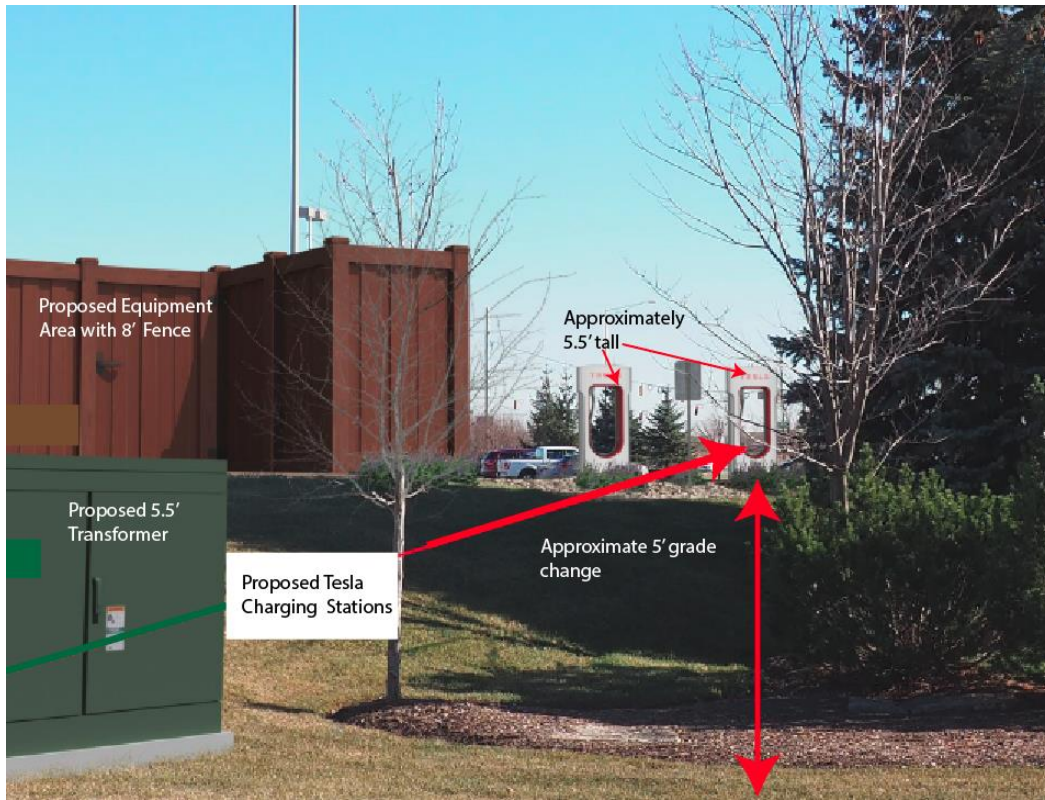
EXISTING CONDITIONS



PHOTOGRAPHIC SIMULATION

There is a substantial amount of equipment that is associated with a Supercharging Station. Staff has expressed concern to the Applicant regarding the location of the equipment in close proximity to the main entrance of the shopping center. The site is approximately five (5') feet higher in elevation than MarketPlace Drive. The proposed autotransformer is seven (7) feet in height with a proposed eight (8) foot fence around. The switchgear assembly and cabinets will be constructed on a concrete base with a total surface area of approximately 266 square feet. Twelve (12) feet south of this area is the proposed utility transformer that will be set on a 56 square foot concrete pad. Along each parking stall there are ten (10) individual Tesla charging stations behind the curb. They are approximately 5.5 feet tall from the grade and are placed in concrete footings.





Staff has requested that the Supercharging Station not detract from the aesthetics of the shopping center nor dominate the landscape with what is essentially a utility. As the 'front door' to Brookside Marketplace with its established character of a quality center with a flagstone wall, sculpture and mature landscaping, it is Staff's desire to see the proposed Supercharging Station either enhance the area or be better screened from patrons entering the area. Staff has recommended the utility boxes be moved further east behind the wall and existing mature landscaping, however the topography may complicate this location. Mature evergreen landscaping can also help mitigate the impact of the utility areas from the front entrance.



Staff has requested the applicant to consider other locations in the center that are less conspicuous, yet still are proximate to eating and shopping establishments and easy to locate by Tesla users. Below are three (3) sites offered to the Applicant for consideration. All sites will need substantial vegetation screening from the adjacent roadways. Staff has not yet received a response from the Applicant regarding these recommendations.



***Open Item #1: The proposed location is at the main entrance of the shopping center; staff recommends an alternative location farther away from the entrance, or improve proposed screening.***

## LANDSCAPE

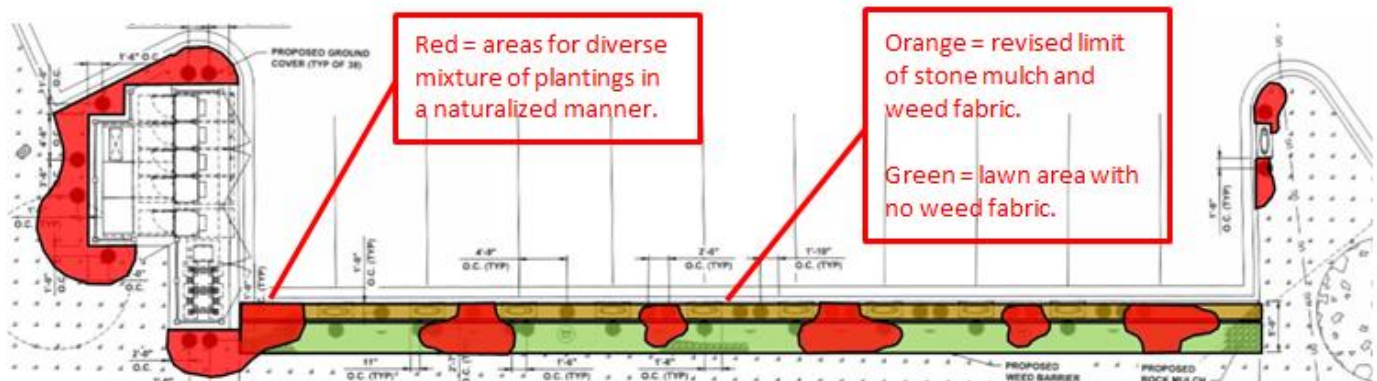
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There is mature landscaping around the main entrance sign of the shopping center of which the proposed charging stations are proposed. As mentioned above, staff recommends that the charging stations be located either directly behind the mature landscaping or located elsewhere on the site farther away from the entrance area. The landscape plan provides only one (1) ground cover species which is not acceptable. This will not be effective at screening the proposed equipment and softening the effects of the proposed eight (8) foot fence. The plantings around the development entry signage show a good example of a naturalized style



with varying heights of plant material that we would want to see in their plans. Behind the eight (8) charging stations there is shown a five (5) foot wide by 100' wide band of rock mulch. Rock mulch cannot exceed more than 20% of the landscaped area and therefore must be reduced. The intent is to provide a naturalized landscape consistent with the existing landscape design.

The Village's Landscape Architect consultant has proposed the following design in this area:



*Image A: Suggested landscape improvements to provide a more naturalized appearance.*

#### **Open Item #2:**

***A revised landscaping plan will need to be submitted that proposes a more diverse naturalized planting of deciduous trees and shrubs, ornamental grasses, and evergreen trees installed at 8 feet in height for a mature look to match existing landscape.***

***The proposed rock and mulch area behind the charging stations needs to be reduced significantly. A natural appearing stone in texture and color should be utilized.***

## **SIGNAGE**

The Sign Code does not specifically address charging stations within parking lots. Each one of the ten (10) charging stations has an illuminated Tesla Logo on the top that will only illuminate at night. The picture to the right is an example of how the illuminated charging station will look. Staff has requested if the illumination can be turned off.

In addition to the charging stations, there are eight (8) proposed non-illuminated parking signs with the Tesla Logo on each sign. When looking at the existing center, it was noted there is an existing electric charging station closest to the Kohl's store. In front of their parking stalls there is a generic sign as seen on the photo below. Staff has



discussed their concerns about the parking stall signs with the Applicant and has recommended that these signs be eliminated. If the Plan Commission wants to keep the signage consistent with the other electronic vehicle parking area in the shopping center, it can be recommended that the same sign is used at the Tesla location.

***Open Item #3: Concerns about parking stall signs and illuminated signage on charging stations.***



## PARKING

The existing parking on and around this property was constructed as part of the development of the existing lots in the vicinity. Note that all of the parking in this area is shared per the existing Brookside Marketplace PUD document. As part of the PUD the property was granted a parking exception of 794 parking spaces to serve the intended uses for a total of 3,300 parking spaces; the required minimum is 4,094 spaces.

The lot proposed for the Tesla installation is referred to as Lot 13 which is occupied by Panera Bread. Lot 13 has 94 parking stalls Tesla is proposing to designate ten (10) stalls as charging stations and proposes to identify them with eight (8) non-illuminated parking signs. A total of 58 spaces is required for Panera, therefore the loss of parking for Tesla does not render the site non-conforming with respect to parking.

## LIGHTING

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There is existing parking lot lighting on the site. The applicant proposes to add two (2) pedestrian light poles with LED fixtures. Per the terms of the Annexation Agreement, they are subject to the photometric plan which is attached to the agreement as Exhibit 14. Staff does not feel there is a need for additional lighting in this area.

***Open Item #4: Concerns about adding additional light poles.***

## SUMMARY OF OPEN ITEM

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Staff identified the following open items:

<b>Open Item #1</b>	<b><i>The proposed location is at the main entrance of the shopping center; staff recommends an alternative location farther away from the entrance.</i></b>
<b>Open Item #2</b>	<b><i>A revised landscaping plan will need to be submitted that proposes a more diverse plantings of deciduous shrubs, ornamental grass, evergreen trees installed at 8 feet in height. The proposed rock and mulch area behind the charging stations needs to be reduced significantly. A natural appearing stone in texture and color should be utilized.</i></b>
<b>Open Item #3</b>	<b><i>Concerns about parking stall signs and illuminated signage on charging stations.</i></b>
<b>Open Item #4</b>	<b><i>Concerns about adding additional light poles.</i></b>

## STANDARDS FOR SITE PLAN APPROVAL

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

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

## STANDARDS FOR A SPECIAL USE

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**Section VII.B.6. Deviations and Changes** requires any Substantial Deviation from a P.U.D. be referred to the Plan Commission and a recommendation be sent to the Village Board of Trustees for final action. X.J.5. of the Zoning Ordinance 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 Permit for a Substantial Deviation from the P.U.D. Staff will prepare Findings of Fact based on these standards for Commission to review at 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 Petitioner. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

## LIST OF REVIEWED PLANS-TESLA-7204 W. 191<sup>st</sup> Street

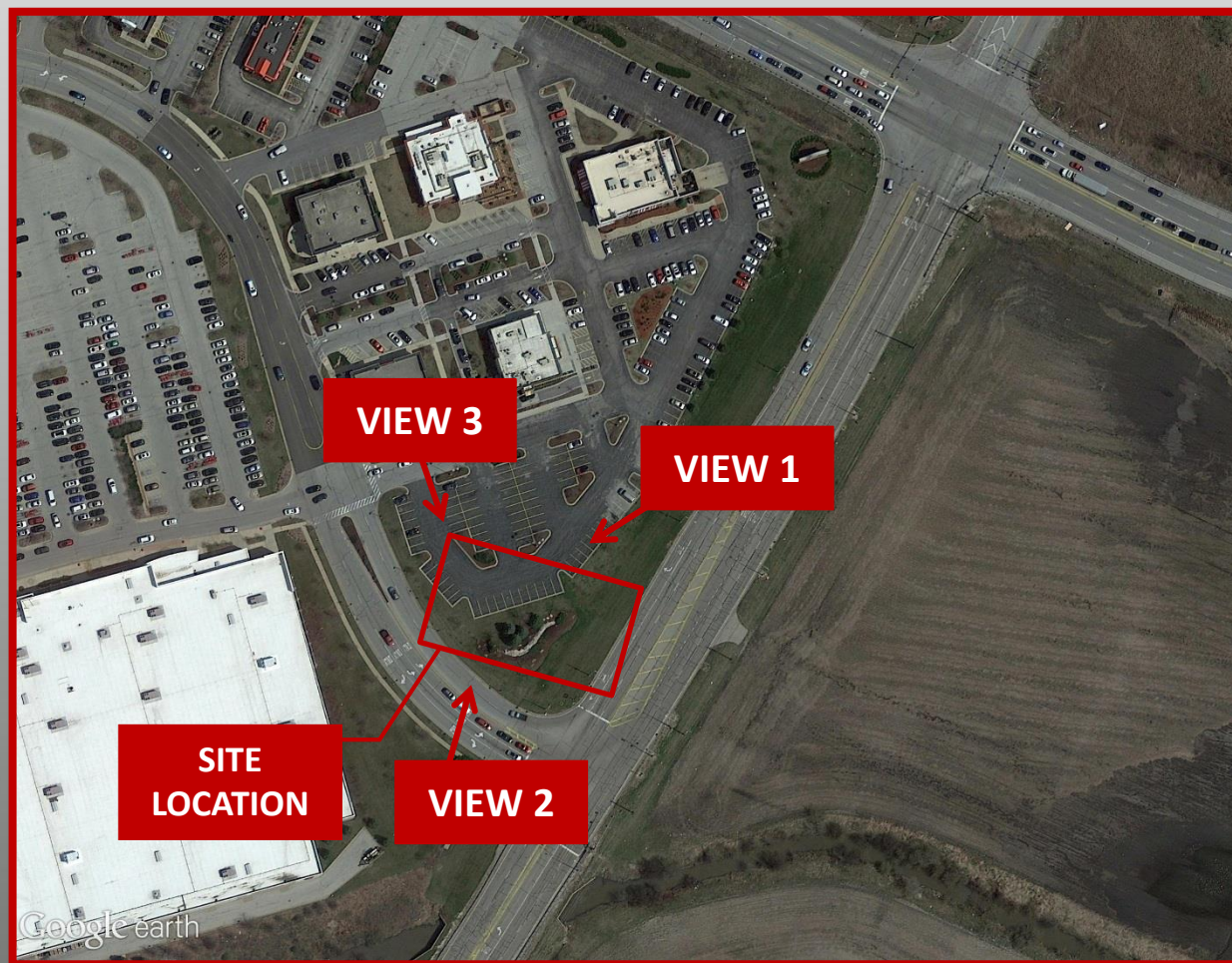
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# PHOTOGRAPHIC SIMULATION

## PROPOSED CHARGING STATION



The included Photographic Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photographic Simulation(s) are subject to change.

SITE NUMBER:	IL019_TINLEY PARK
SITE NAME:	TINLEY PARK
SITE ADDRESS:	7212 W 191 STREET TINLEY PARK, IL 60487
DATE	04/06/18
APPLICANT:	TESLA MOTORS INC.
CONTACT:	RUSSELL POLLOM BLACK & VEATCH (913) 458-6274





# VIEW 1



EXISTING CONDITIONS

PROPOSED TESLA  
CHARGING STATIONS

PROPOSED EQUIPMENT  
AREA



PHOTOGRAPHIC SIMULATION





VIEW 2



EXISTING CONDITIONS



PROPOSED EQUIPMENT  
AREA

PHOTOGRAPHIC SIMULATION





# VIEW 3

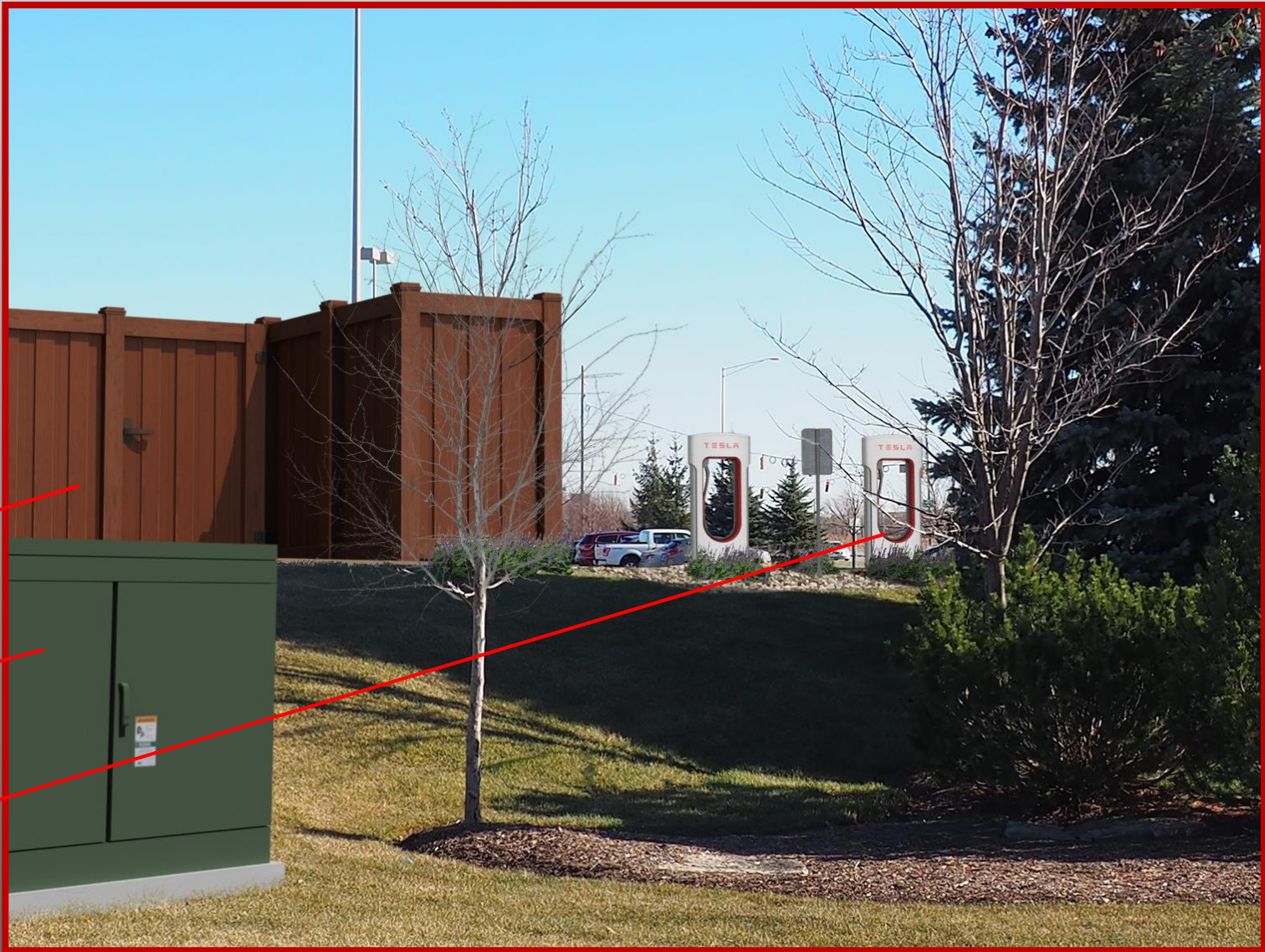


EXISTING CONDITIONS

PROPOSED EQUIPMENT  
AREA

PROPOSED  
TRANSFORMER

PROPOSED TESLA  
CHARGING STATIONS



PHOTOGRAPHIC SIMULATION





# SUPERCHARGING STATION

TINLEY PARK

IL019\_TINLEY PARK  
7204 W 191st STREET  
TINLEY PARK, IL 60487



3500 DEER CREEK RD  
PALO ALTO, CA 94304  
(650) 681-5000



BLACK & VEATCH

6800 W 115th St, Suite 2292  
OVERLAND PARK, KS 66211  
(913) 458-2000

PROJECT NO: 192745  
DRAWN BY: AKJ  
CHECKED BY: CNS

SITE INFORMATION	APPLICABLE CODES	PROJECT DESCRIPTION	ZONING INFORMATION	DRAWING INDEX																																	
<p><b>PROPOSED TESLA EV SITE ADDRESS:</b> 7204 W 191st STREET-SUITE EV TINLEY PARK, IL 60487</p> <p><b>EXISTING SITE ADDRESS:</b> 7204 W 191st STREET TINLEY PARK, IL 60487</p> <p><b>PROPERTY OWNER:</b> MICHAEL MCCRONE TENANT COORDINATION PROJECT MANAGER 3300 ENTERPRISE PKWY BEACHWOOD, OH 44122 (216) 755-5863</p> <p><b>EQUIPMENT SUPPLIER:</b> TESLA MOTORS, INC. 3500 DEER CREEK RD PALO ALTO, CA 94304 (650) 681-5000</p> <p><b>POWER COMPANY:</b> COMMONWEALTH EDISON CONTACT:XXX (XXX) XXX-XXXX</p> <p><b>COUNTY:</b> WILL</p> <p><b>LATITUDE (NAD83):</b> 41° 32' 39.25" N 41.54424°</p> <p><b>LONGITUDE (NAD83):</b> 87° 47' 41.18" W -87.79477°</p> <p><b>CONTACT ENGINEER:</b> RUSSELL POLLUM (913) 458-6274 POLLUMRE@BV.COM</p>	<p>ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:</p> <p>VILLAGE OF TINLEY PARK BUILDING CODES 2016 2012 INTERNATIONAL BUILDING CODE 2012 INTERNATIONAL FIRE CODE INCLUDING APPENDIX B AND D 2011 NATIONAL ELECTRICAL CODE (NEC)</p> <p>IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL</p>	<ul style="list-style-type: none"><li>• INSTALL (5) TESLA SUPERCHARGER CABINETS</li><li>• INSTALL (10) TESLA CHARGING STATIONS</li><li>• INSTALL (1) QED SWITCHGEAR ASSEMBLY</li><li>• INSTALL (1) UTILITY TRANSFORMER</li><li>• INSTALL (2) PEDESTRIAN LIGHT POLE AND FIXTURE(S)</li><li>• INSTALL (5) AUTOTRANSFORMERS</li></ul>	<p>PERMITTING JURISDICTION: CITY OF TINLEY PARK</p> <p>ZONING CLASS: B3 PD (GENERAL BUSINESS AND COMMERCIAL)</p> <p><b>DO NOT SCALE DRAWINGS</b></p> <p>CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS &amp; CONDITIONS ON THE JOB SITE &amp; SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.</p>	<table><thead><tr><th>SHEET NO:</th><th>SHEET TITLE</th><th>REV NO:</th></tr></thead><tbody><tr><td>T-1</td><td>TITLE SHEET &amp; PROJECT DATA</td><td>B</td></tr><tr><td>Z-1</td><td>OVERALL SITE PLAN</td><td>B</td></tr><tr><td>Z-2</td><td>PROPOSED SITE PLAN</td><td>B</td></tr><tr><td>Z-3</td><td>SITE ELEVATIONS</td><td>B</td></tr><tr><td>Z-4</td><td>FENCE DETAILS</td><td>B</td></tr><tr><td>Z-5</td><td>EQUIPMENT DETAILS</td><td>B</td></tr><tr><td>Z-6</td><td>EQUIPMENT DETAILS</td><td>B</td></tr><tr><td>Z-7</td><td>EQUIPMENT DETAILS</td><td>B</td></tr><tr><td>Z-8</td><td>LANDSCAPING PLAN, DETAILS &amp; PLANT SCHEDULE</td><td>B</td></tr><tr><td>Z-9</td><td>PHOTOMETRIC PLAN</td><td>B</td></tr></tbody></table>	SHEET NO:	SHEET TITLE	REV NO:	T-1	TITLE SHEET & PROJECT DATA	B	Z-1	OVERALL SITE PLAN	B	Z-2	PROPOSED SITE PLAN	B	Z-3	SITE ELEVATIONS	B	Z-4	FENCE DETAILS	B	Z-5	EQUIPMENT DETAILS	B	Z-6	EQUIPMENT DETAILS	B	Z-7	EQUIPMENT DETAILS	B	Z-8	LANDSCAPING PLAN, DETAILS & PLANT SCHEDULE	B	Z-9	PHOTOMETRIC PLAN	B
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Z-9	PHOTOMETRIC PLAN	B																																			
<p><b>FLOOD HAZARD AREA NOTE</b></p> <p>THIS SITE IS LOCATED IN FLOOD ZONE "X". NO BASE FLOOD ELEVATION. AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.</p>	<p><b>AREA MAP</b></p>																																				
<p><b>CONTRACTOR NOTE</b></p> <p>CONTRACTOR SHALL COMPLETE INSTALL PER THE SIGNED AND SEALED SET OF DRAWINGS. ANY NECESSARY DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED THROUGH AN RFI REQUEST PROCESS WITH ENGINEERING FOR AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH A DEVIATION OF THE SIGNED AND SEALED SET OF DRAWINGS.</p>	<p><b>LOCATION MAP</b></p>																																				
<p><b>FOR REFERENCE ONLY</b></p> <p>QED SWITCHGEAR ASSEMBLY PROPERTY SURVEY</p>																																					
<p><b>ENGINEER OF RECORD</b></p> <p>NOEL Z. HERRERA PE # 081-007129 BLACK &amp; VEATCH CORPORATION</p>																																					
<p><b>CALL BEFORE YOU DIG</b></p> <p>UNDERGROUND SERVICE ALERT UTILITY NOTIFICATION CENTER OF ILLINOIS 811 OR 1-800-892-0123 3 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION</p>																																					

B	04/11/18	REISSUED FOR REVIEW
A	03/14/18	ISSUED FOR REVIEW
REV	DATE	DESCRIPTION

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IL019\_TINLEY PARK  
TINLEY PARK  
7204 W 191st STREET  
TINLEY PARK, IL 60487

SHEET TITLE  
TITLE SHEET & PROJECT DATA

SHEET NUMBER  
T-1



6800 W 115th St, Suite 2292  
OVERLAND PARK, KS 66211  
(913) 458-2000

PROJECT NO:	192745
DRAWN BY:	AKJ
CHECKED BY:	CNS

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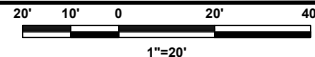
SHEET TITLE

**OVERALL SITE PLAN**

**SHEET NUMBER**  
**Z-1**



## OVERALL SITE PLAN

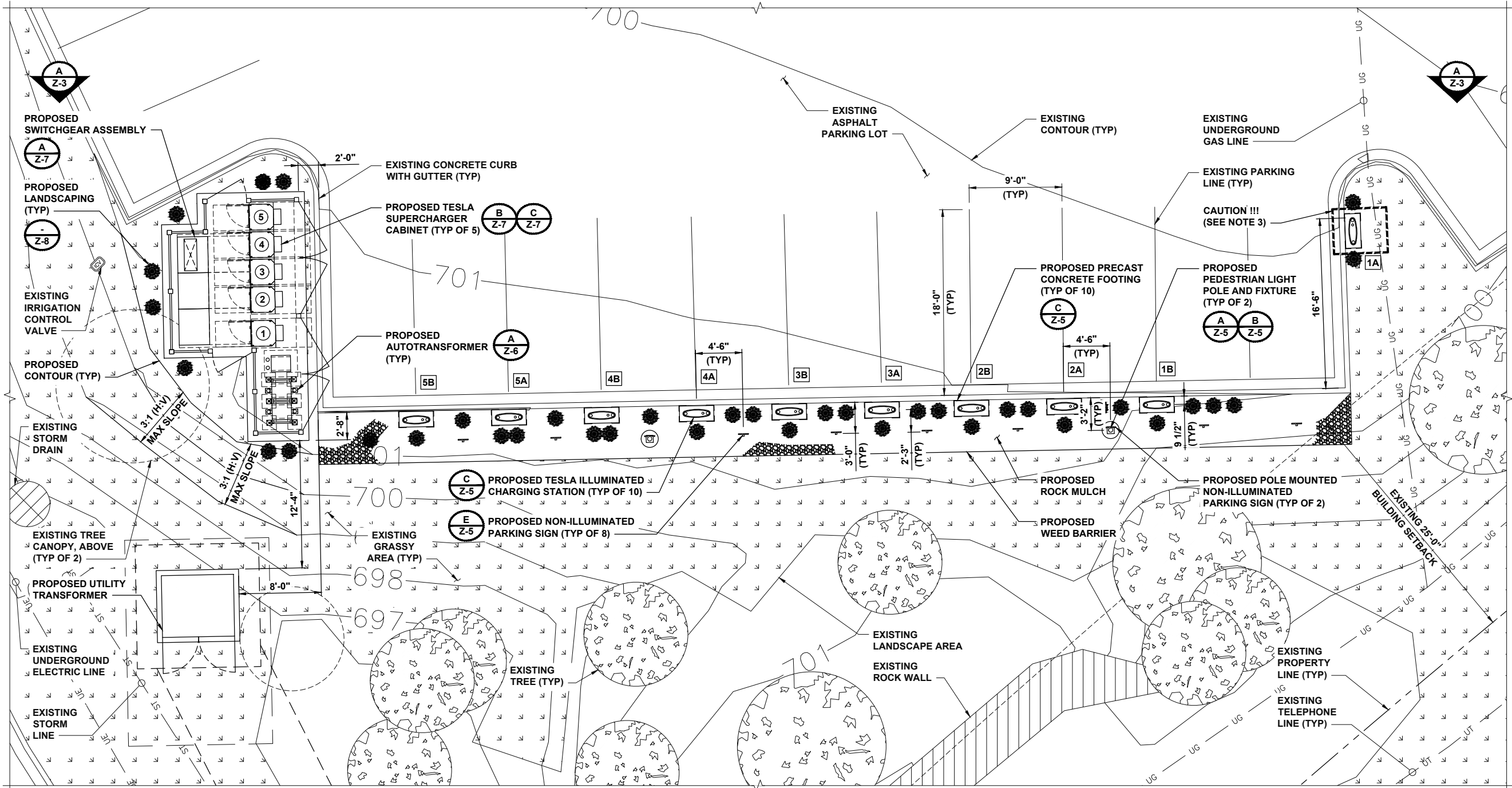


NOTES

1. SOD PLANTED IN THE FALL MUST ESTABLISH ITS ROOTS BEFORE THE FIRST WINTER FROST. DETERMINE WHEN THE FIRST FROST USUALLY OCCURS, AND PLANT THE SOD NO LATER THAN ONE MONTH BEFORE THE FIRST FROST. IF THE CONSTRUCTION IS FINISHED LATER THAN ONE MONTH BEFORE THE FIRST FROST, USE STRAW UNTIL SOD CAN BE INSTALLED.
2. FOR SIGNAGE INFORMATION SEE SHEET Z-3.
3. HAND DIG THIS AREA TO AVOID UTILITY STRIKE. CONTACT ENGINEER IF DISPENSER FOOTING IS DETERMINED TO INTERFERE WITH UNDERGROUND UTILITIES.

PROJECT AREA STALL COUNT	
EXISTING STALL COUNT	10
PROPOSED TESLA CHARGING STALLS	10

TESLA EQUIPMENT SCHEDULE			
TESLA EQUIPMENT	DESCRIPTION	PART NUMBER	QUANTITY
SUPERCHARGING CABINETS	GEN 2 L-N SUPERCHARGER	1033026-04-E	5
CHARGE POST BOLLARDS	BOLT DOWN BOLLARDS	1024070-01-D	10
CHARGE POST JUNCTION BOX	DUAL CONDUCTORS	1048082-00-A	10
CHARGE POST DOCK	NORTH AMERICA	1028384-00-C	10



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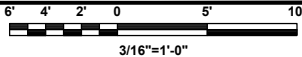
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SHEET TITLE  
**PROPOSED SITE PLAN**

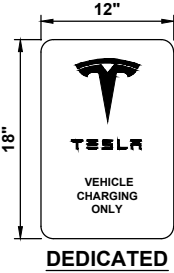
SHEET NUMBER  
**Z-2**

PROPOSED SITE PLAN

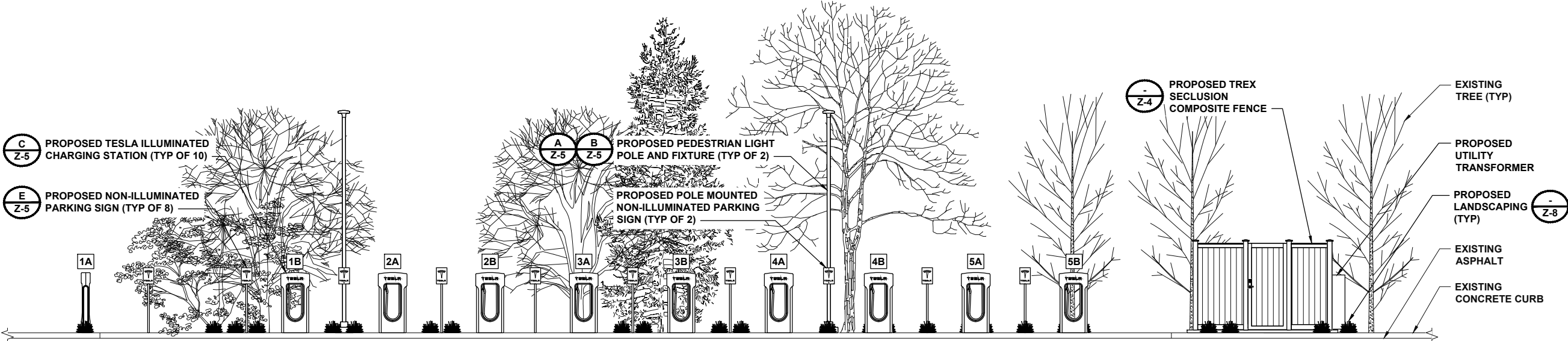


NOTES

- 1. BOTTOM OF LOWEST SIGN TO BE INSTALLED 54" ABOVE GRADE.
- 2. SEE SHEET GN-3 FOR SIGN POST NOTES.
- 3. ADDITIONAL PARKING SIGNS TO BE INSTALLED 2" ABOVE TOP OF PREVIOUS SIGN (IF APPLICABLE).



CHARGING POST SIGNAGE SCHEDULE		
SUPERCHARGER	CHARGE POST	SIGN(S) TO INSTALL
①	1A	DEDICATED
	1B	DEDICATED
②	2A	DEDICATED
	2B	DEDICATED
③	3A	DEDICATED
	3B	DEDICATED
④	4A	DEDICATED
	4B	DEDICATED
⑤	5A	DEDICATED
	5B	DEDICATED



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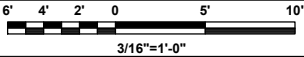
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SHEET TITLE  
SITE ELEVATIONS

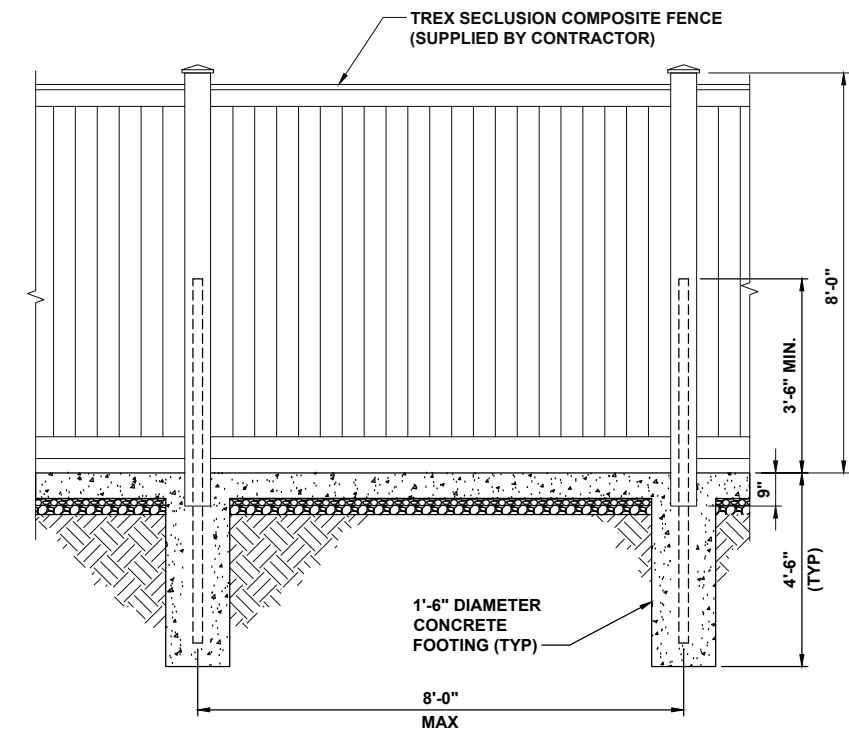
SHEET NUMBER  
Z-3

SITE ELEVATION

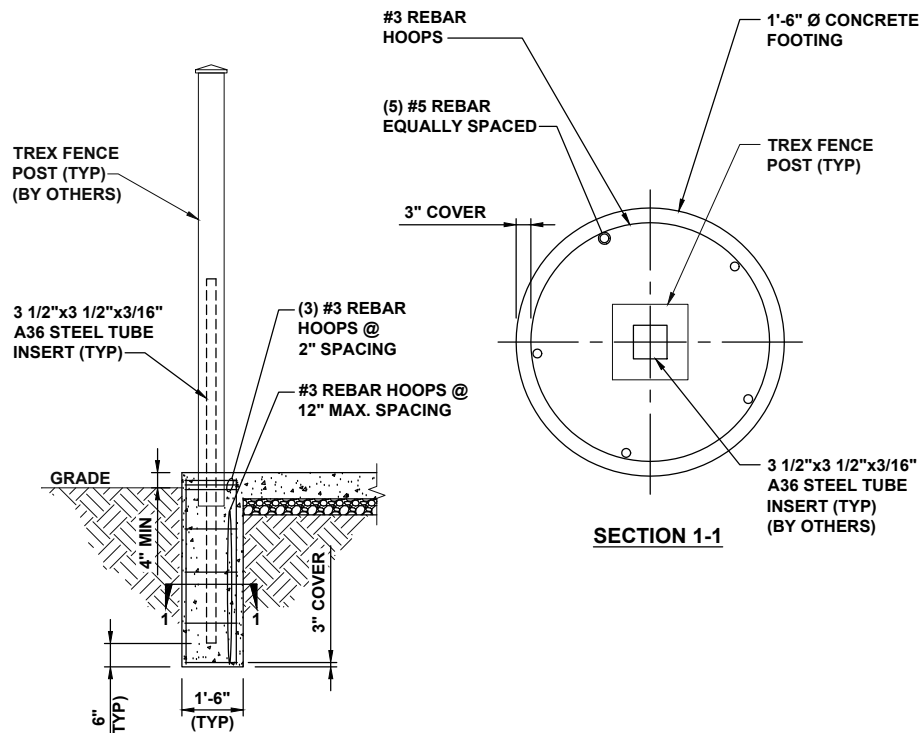


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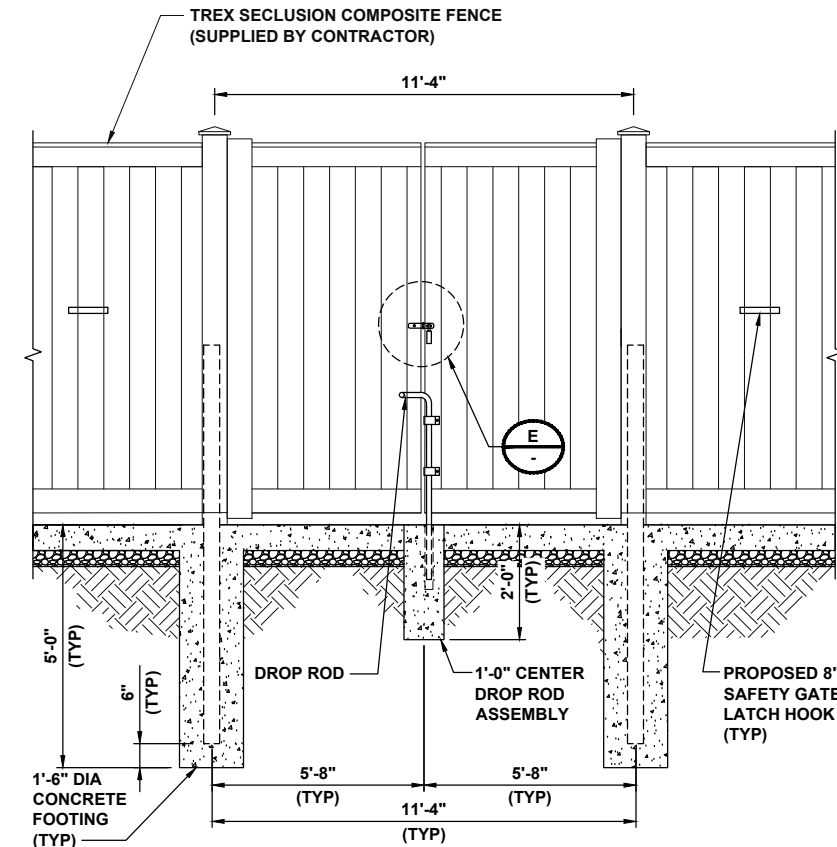
- NOTES:**
- COLOR: "WOODLAND BROWN"
  - PICK TREX SECLUSION COMPOSITE FENCE THAT MEETS THESE REQUIREMENTS. WIND SPEED = 115 MPH, WIND EXPOSURE = C, SEISMIC: SDS = 0.158G, SEISMIC DESIGN CATEGORY B.



TREX FENCE ELEVATION



TYPICAL TREX FENCE ELEVATION



DUAL GATE DETAIL

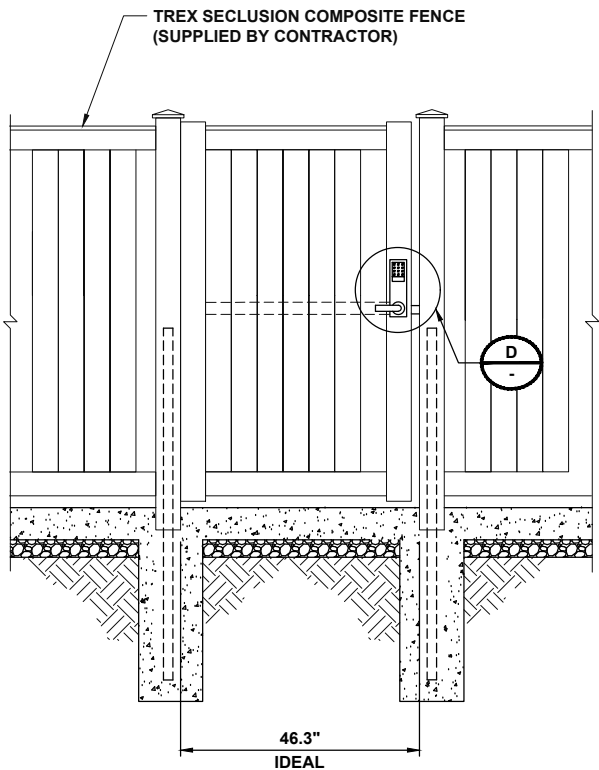
TYPICAL TREX FENCE AND GATE POST DETAIL

NO SCALE

A

NO SCALE

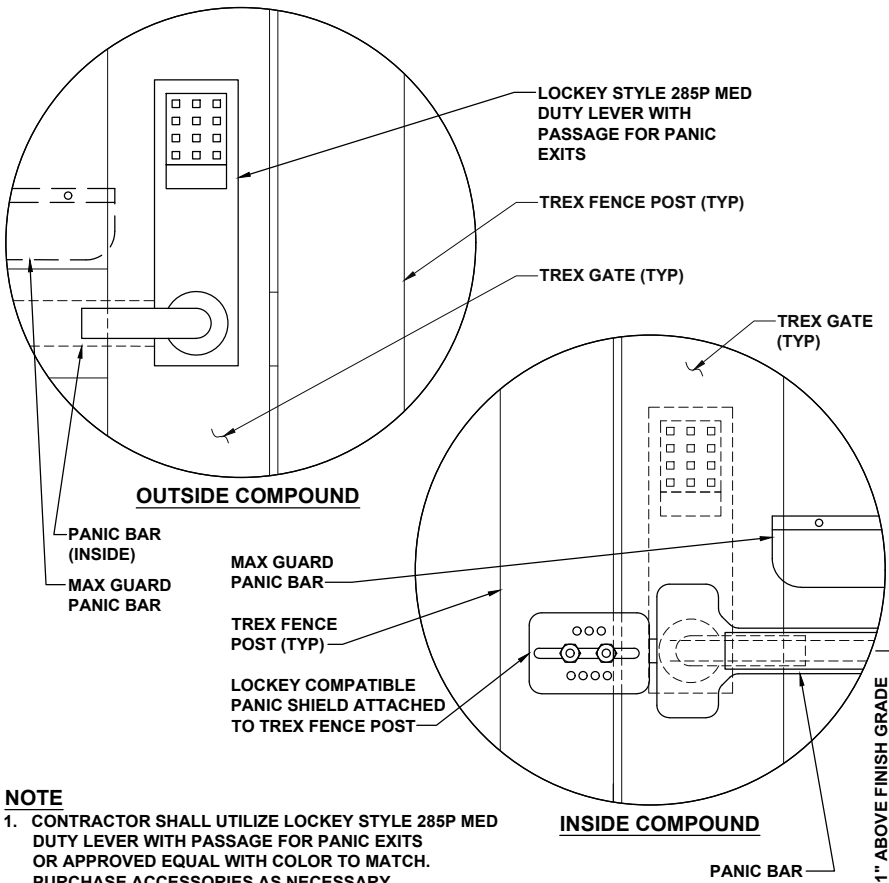
B



SINGLE GATE DETAIL

NO SCALE

C



SINGLE GATE LOCK DETAIL W/ KEYPAD

NO SCALE

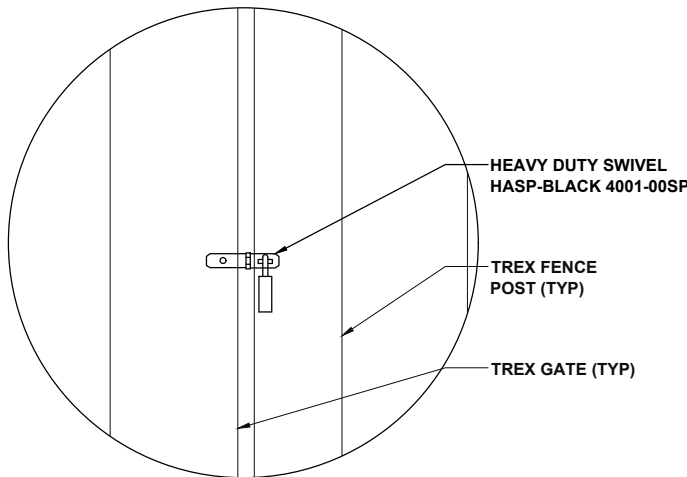
D

SINGLE GATE LOCK DETAIL

NO SCALE

E

- NOTE**
- HARDWARE NOT TO BE INSTALLED ON MEANS OF EGRESS GATES.



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SHEET TITLE  
FENCE DETAILS

SHEET NUMBER  
Z-4

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**TESLA**  
MOTORS, INC.  
3500 DEER CREEK RD  
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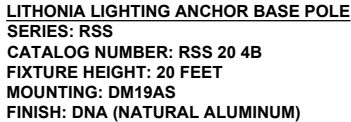




### PEDESTRIAN LIGHT POLE BASE DETAIL

**NO SCALE**

**A**



**NO SCALE**

**B**



1. BACKFILL WITHIN PRECAST FOOTING WITH COMPACTED CLEAN GRAVEL.
2. BACKFILL SIDES OF FOOTING WITH EXCAVATED SOIL COMPACTED TO SAME DENSITY AS UNDISTURBED SOIL.
3. THE PROPOSED PRE-CAST FOUNDATION AND ANCHORAGE IS DESIGNED AND SUPPLIED BY TESLA. THESE DRAWINGS WERE CREATED BASED ON THE ASSUMPTION THAT THE PROPOSED FOUNDATION AND ANCHORAGE HAS SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED EQUIPMENT IN CONFORMANCE WITH LOCAL JURISDICTIONAL REQUIREMENTS.
4. THE 4.33W, 315mA COMBINED TESLA LOGO AND TASK LIGHT LED ASSEMBLIES DRAW POWER FROM THE PROPOSED SUPERCHARGER.



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## SHEET TITLE

### EQUIPMENT DETAILS

**SHEET NUMBER**  
**Z-5**

- NOTES**
1. PROPOSED CHARGING STATION ANCHOR PROVIDED BY TESLA. (SEE INSTALLATION MANUAL)
  2. BOLLARD MUST BE FROM TESLA AND INCLUDE WELDED ATTACHMENT PADS.



**NO SCALE**

**D**

- NOTES**
1. CONTRACTOR TO SELECT CONCRETE FOOTING OR BOLT DOWN BASED ON EXISTING CONDITIONS.
  2. SEE SHEET Z-2 FOR PLACEMENT.

## BOLT DOWN BASE PLATE NOTES

1. CONTRACTOR TO PROVIDE AND INSTALL SIGN POST, BASE PLATE ASSEMBLY, EXPANSION ANCHORS, AND 1/2" DIA A307 BOLT.
2. BASE PLATE ASSEMBLY TO BE HOT DIPPED GALVANIZED. PAINT TO MATCH SIGN POST.
3. PROVIDE 1/4" DIA. DRAIN HOLE TO PREVENT WATER FROM COLLECTING IN HSS.



### **BASE PLATE DETAIL -** **DETAIL 1**

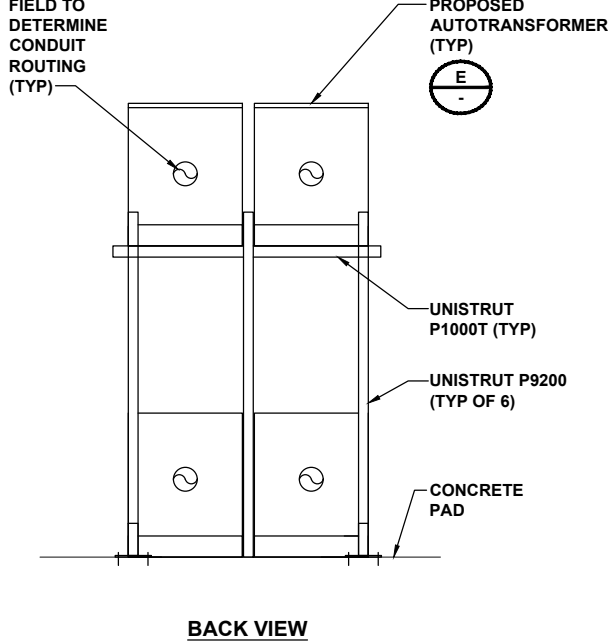
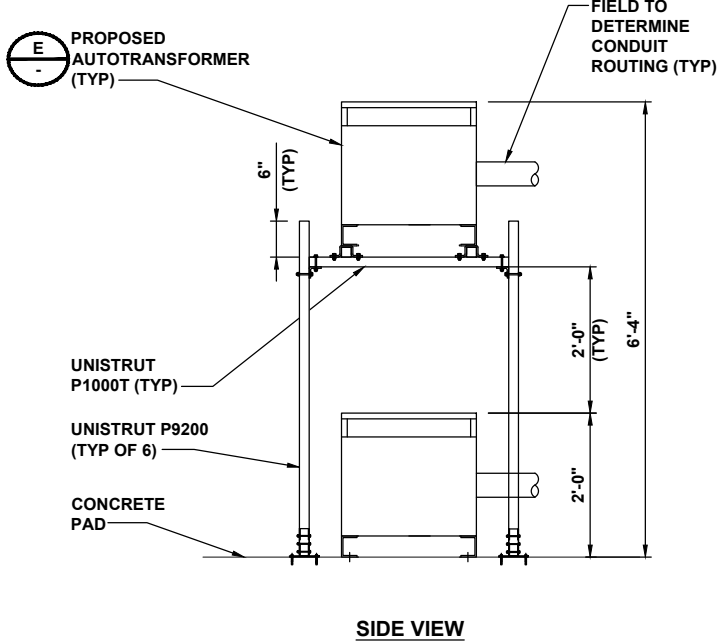
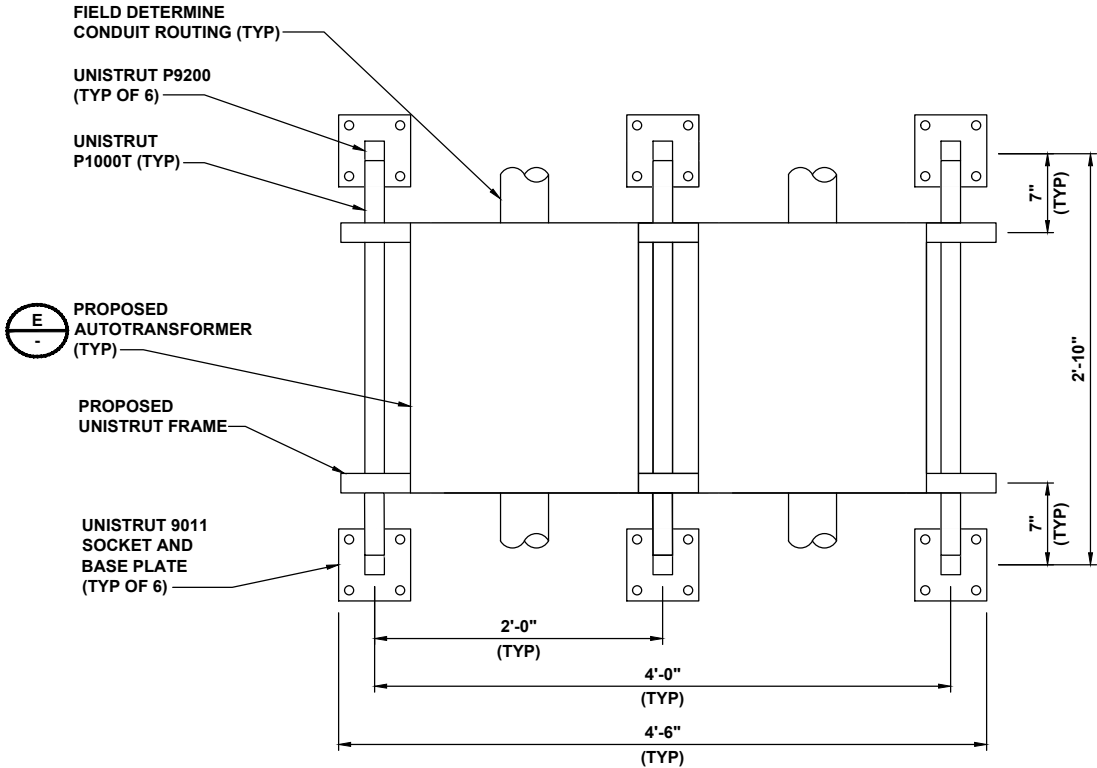


**NO SCALE**

**E**

NOTE

1. THE EXACT CONDUIT ROUTING PATH AND CONDUCTOR RUN LENGTHS SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD BASED ON PHYSICAL MEASUREMENTS. CONTRACTOR TO ORDER CONDUCTOR BASED ON FIELD MEASUREMENTS. CONTRACTOR TO SUPPLY FIELD TERMINAL BOX TO BE PLACED OVER EXISTING FIELD STUB UPS.



UNISTRUT FRAME MOUNTED AUTOTRANSFORMERS - TOP VIEW

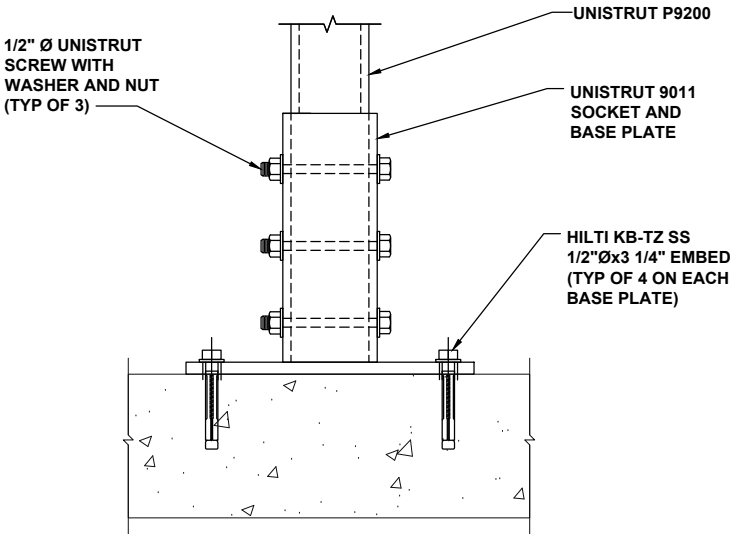
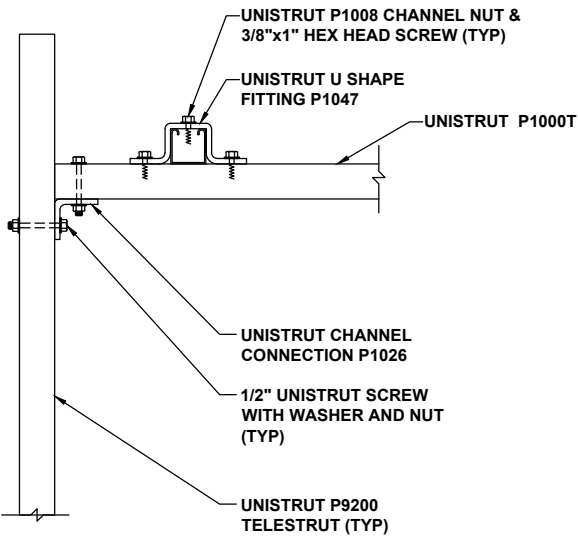
NO SCALE

A

UNISTRUT FRAME MOUNTED AUTOTRANSFORMERS

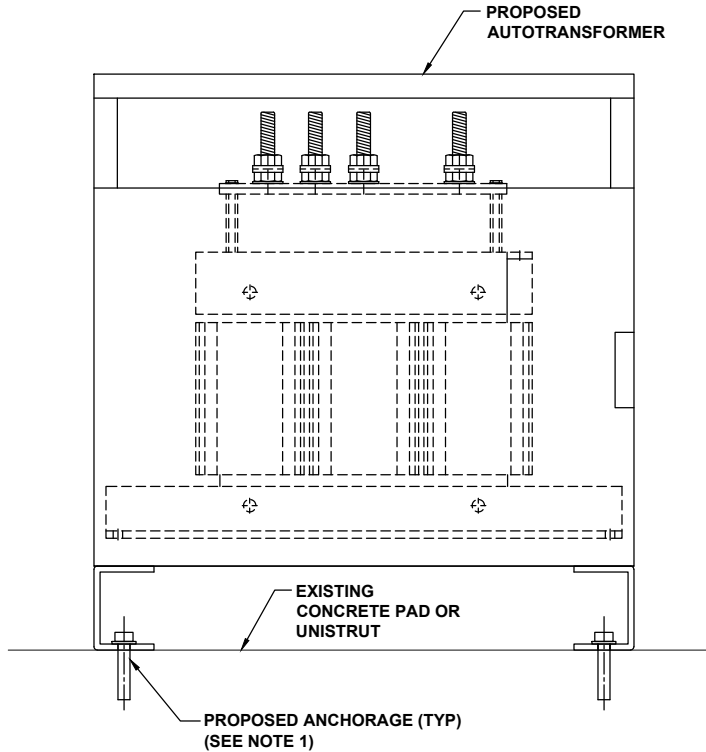
NO SCALE

B



NOTE

1. PROPOSED ANCHORAGE:  
USE (4) 1/2" DIA HILTI BOLT TZ-SS 316 AND MINIMUM EFFECTIVE EMBEDMENT OF 3 1/4" OR ENGINEER APPROVED EQUAL. MINIMUM CONCRETE EDGE DISTANCE FOR ANCHORAGE IS 6 INCHES.  
ANCHORING TO UNISTRUT: 1/2" UNISTRUT HEX HEAD SCREW WITH SPRING NUT (TYP AT 4 LOCATIONS).



CONNECTION DETAIL

NO SCALE

C

POST ANCHORAGE DETAIL

NO SCALE

D

AUTOTRANSFORMER ANCHORAGE DETAIL

NO SCALE

E



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SHEET TITLE  
EQUIPMENT DETAILS

SHEET NUMBER  
Z-6

NOTES

1. SEE FLOOR PLAN IN REFERENCED QED SWITCHGEAR ASSEMBLY DRAWINGS FOR MOUNTING HOLE LOCATION AND SWITCHGEAR BAY DIMENSIONS.

2. SEE ELEVATION IN REFERENCED QED SWITCHGEAR ASSEMBLY DRAWINGS FOR BASE CHANNEL DIMENSION.

3. MINIMUM 6" CONCRETE EDGE DISTANCE REQUIRED FOR PROPOSED ANCHORAGE.

SEE NOTE 1

SEE NOTE 1

1

1

TYPICAL BOTTOM VIEW LAYOUT OF (1) QED SWITCHGEAR BAY. SEE NOTE 1

3/4" DIA. MOUNTING HOLES OFFSET 3" FROM SIDES (TYP)

FRONT OF QED SWITCHGEAR BAY

BOTTOM VIEW
- 
- SECTION 1
- NOTES
1. USE DOTTIE DUCT SEAL COMPOUND PC 6130 (CAT NO LHD1) TO SEAL ENDS OF CONDUIT (TYP. ALL CONDUITS FOR SUPERCHARGERS AND CHARGE STATIONS).

2. USE BELL FITTINGS ON ALL AC AND DC CONDUIT STUBS.

3. THE PROPOSED PRE-CAST FOUNDATION AND ANCHORAGE IS DESIGNED AND SUPPLIED BY TESLA. THESE DRAWINGS WERE CREATED BASED ON THE ASSUMPTION THAT THE PROPOSED FOUNDATION AND ANCHORAGE HAS SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED EQUIPMENT IN CONFORMANCE WITH LOCAL JURISDICTIONAL REQUIREMENTS.

30.00"

1.50"

26.88"

5.00"

19.25"

28.13"

21.75"

1.50"

9.00"

5.25"

9.00"

3.38"

4.50"

4.75"

20.50"

4.50"

4.75"

INCOMING SWITCHGEAR

OUTGOING CHARGING POST

(1) 3" AC CONDUIT, (1) 1" PE CONDUIT (SEE NOTE 2)

(2) DC 3" NPT CONDUIT. STUB UP SHALL BE 6" OFF GROUND AND END IN FEMALE NPT THREADED COUPLING (SEE NOTE 2)
- 
- TESLA SUPERCHARGER

ENCLOSURE DATA: FRONT CABINET - NEMA 4 REAR CABINET - NEMA 3

WEIGHT: 1280 lbs.

COMPLIANCE: THE UNIT IS TUV LISTED AS IEC 61851-23, UL 2202, CSA 22.2 NO. 107.1-01 COMPLIANT.

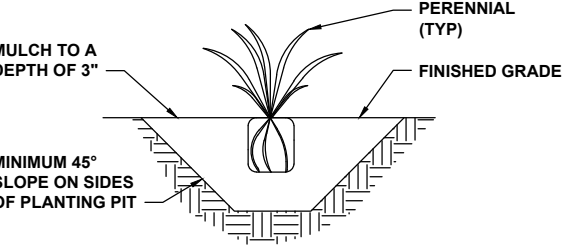
NOTES

1. CABINET SHOULD BE LIFTED USING ROOF MOUNTED EYE HOOKS. A FORKLIFT OR PALLET JACK CAN ALSO BE USED TO MOVE CABINET IF DONE PROPERLY.

2. SEE SHEET GN-3 FOR CABINET NOTES.
- 
- 3500 DEER CREEK RD  
PALO ALTO, CA 94304  
(650) 681-5000
- 
- BLACK & VEATCH
- 6800 W 115th St, Suite 2292  
OVERLAND PARK, KS 66211  
(913) 458-2000
- |             |        |
|-------------|--------|
| PROJECT NO: | 192745 |
| DRAWN BY:   | AKJ    |
| CHECKED BY: | CNS    |
- |     |          |                     |
|-----|----------|---------------------|
|     |          |                     |
|     |          |                     |
|     |          |                     |
|     |          |                     |
|     |          |                     |
|     |          |                     |
| B   | 04/11/18 | REISSUED FOR REVIEW |
| A   | 03/14/18 | ISSUED FOR REVIEW   |
| REV | DATE     | DESCRIPTION         |
- NOT TO BE USED  
FOR CONSTRUCTION
- IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS  
THEY ARE ACTING UNDER THE DIRECTION OF A  
LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS  
DOCUMENT.
- IL019\_TINLEY PARK  
TINLEY PARK  
7204 W 191st STREET  
TINLEY PARK, IL 60487
- SHEET TITLE  
EQUIPMENT DETAILS
- SHEET NUMBER  
Z-7
- QED SWITCHGEAR MOUNTING DETAIL
- NO SCALE
- A
- TESLA SUPERCHARGER ANCHOR BOLT &  
CONDUIT ENTRY DETAIL
- NO SCALE
- B
- TESLA SUPERCHARGER CABINET DETAIL
- C
- DETAIL NOT USED
- NO SCALE
- D
- DETAIL NOT USED
- NO SCALE
- E

GROUNDCOVER PLANTING NOTES

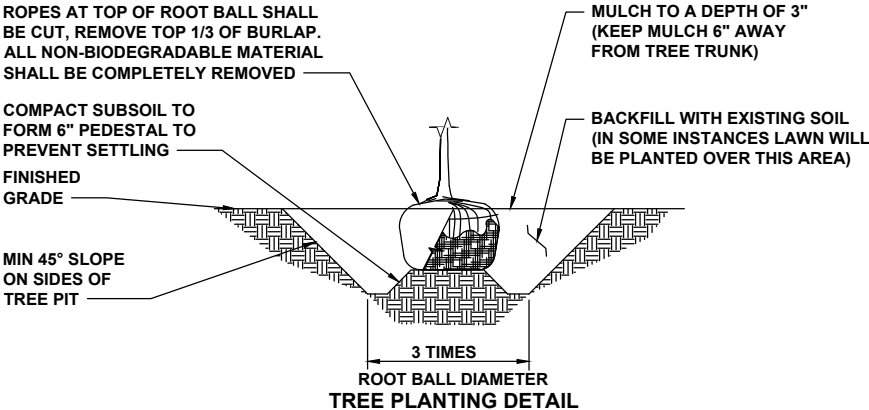
- 1. THOROUGHLY MIX IN SOIL AMENDMENTS TO DEPTH OF 8" THROUGHOUT GROUNDCOVER AREA OF BEDS.
- 2. HAND TAMP TO BACK TO REMOVE AIR POCKETS.
- 3. WATER IMMEDIATELY FOLLOWING PLANTING UNTIL NO MORE WATER IS ABSORBED.
- 4. SPACE AS SHOWN ON PLAN.



GROUNDCOVER PLANTING

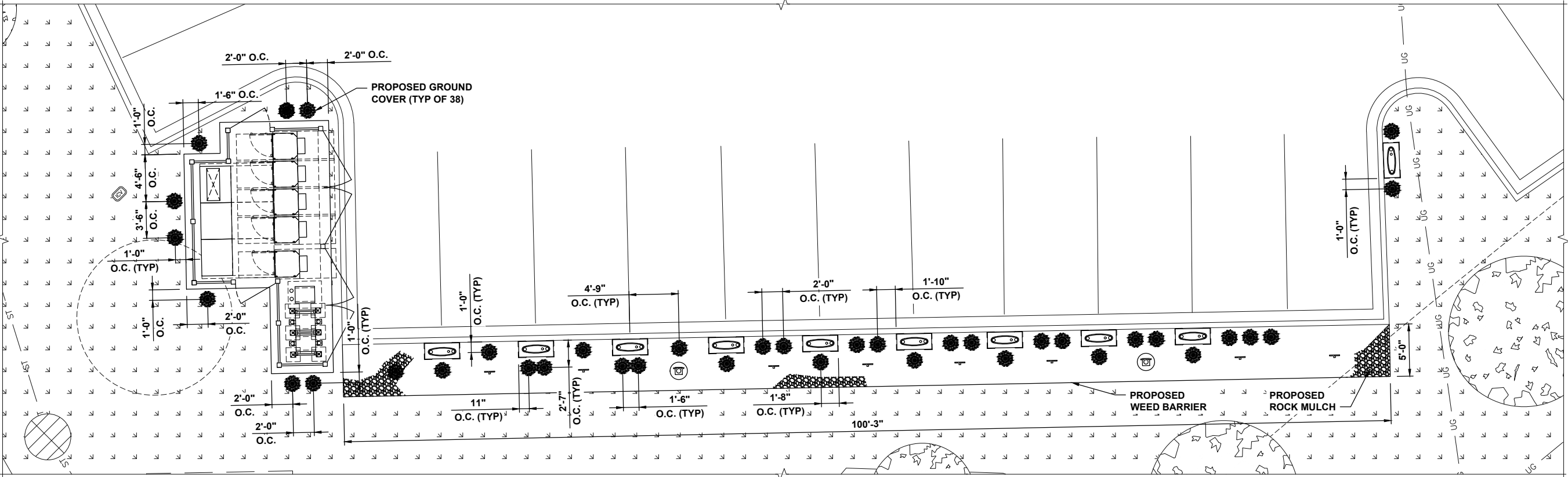
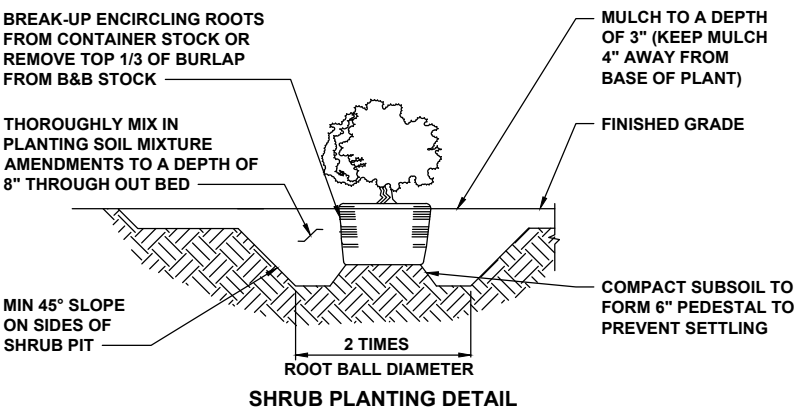
TREE PLANTING NOTES

- 1. SITUATE ROOT BALL SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE.
- 2. SCARIFY SIDES AND BOTTOM OF TREE PIT.
- 3. BACKFILL TREE PIT WITH EXISTING SOIL AND WATER UNTIL NO MORE WATER IS ABSORBED.
- 4. DO NOT ALLOW AIR POCKETS TO FORM WHILE BACKFILLING.
- 5. INSTALL A MIN. 4'-0" DIAMETER MULCH RING AT A MIN. DEPTH OF 3" FOR TREES IN LAWN AREA.
- 6. TREES NEED TO BE STAKED ONLY WHEN EXTREME WIND MAKES SUCH SUPPORT NECESSARY. IF STAKING IS NECESSARY CONTACT THIS OFFICE AND A DETAIL WILL BE PROVIDED.



SHRUB PLANTING NOTES

- 1. PLANT SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.
- 2. SCARIFY SIDES AND BOTTOM OF PIT.
- 3. BACKFILL WITH SPECIFIED PLANTING SOIL MIXTURE, HAND TAMPED TO REMOVE VOIDS. WATER UNTIL NO MORE WATER IS ABSORBED.



LANDSCAPING PLAN

NO SCALE

GENERAL NOTE

- 1. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY, AND MORE FREQUENTLY DURING TIMES OF EXTREME HEAT, FOR THE DURATION OF THE FIRST GROWING SEASON.

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE (AT CONSTRUCTION)	SPACING	SPECIFICATIONS (AT FULL SIZE)
TREES						
SHRUBS						
GROUND COVER	HERBACEOUS PERENNIAL	NEPETA	38	FULL	AS SHOWN	9"-1' TALL, 1'-0"-1'6" WIDE
OTHER						



3500 DEER CREEK RD  
PALO ALTO, CA 94304  
(650) 681-5000



BLACK & VEATCH

6800 W 115th St, Suite 2292  
OVERLAND PARK, KS 66211  
(913) 458-2000

PROJECT NO:	192745
DRAWN BY:	AKJ
CHECKED BY:	CNS

B	04/11/18	REISSUED FOR REVIEW
A	03/14/18	ISSUED FOR REVIEW
REV	DATE	DESCRIPTION

NOT TO BE USED  
FOR CONSTRUCTION

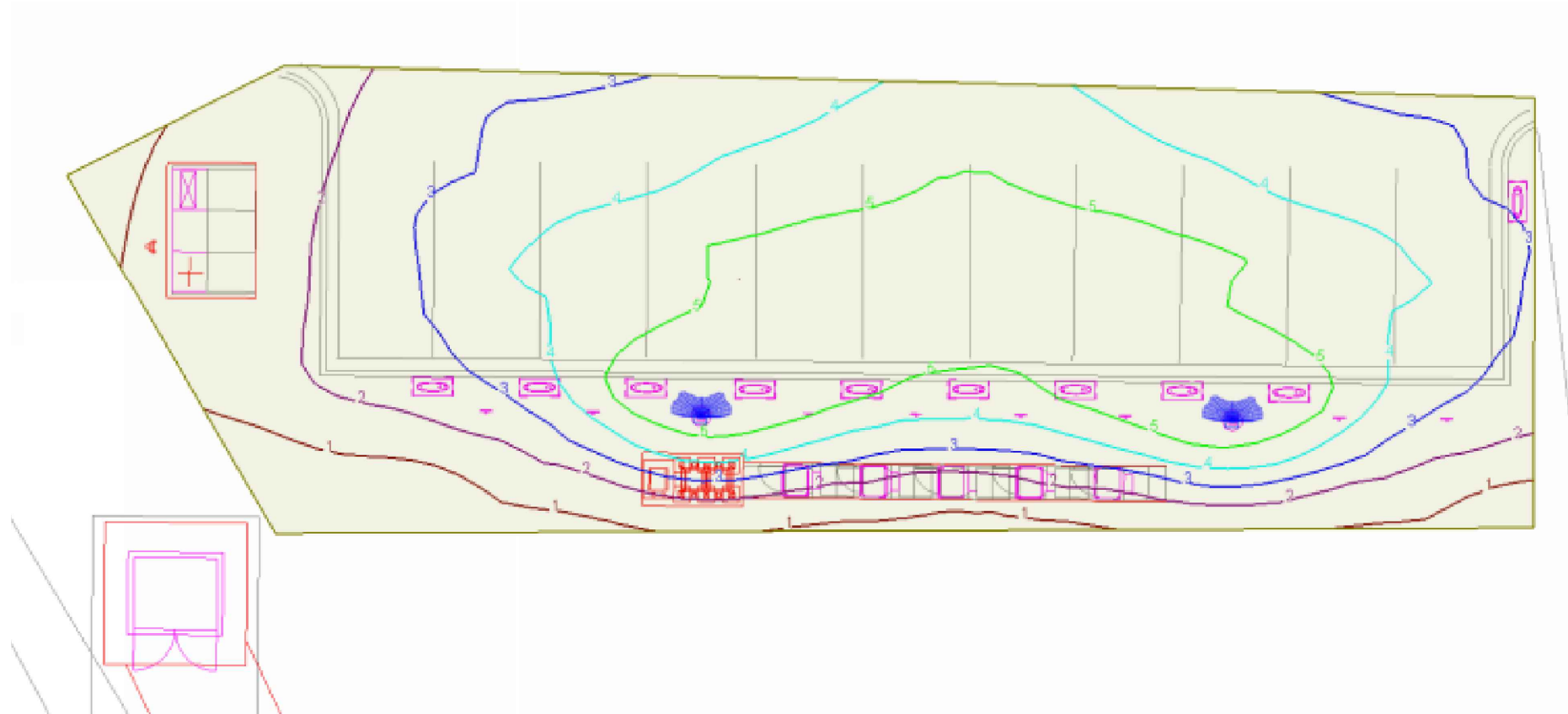
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DOCUMENT.

IL019\_TINLEY PARK  
TINLEY PARK  
7204 W 191st STREET  
TINLEY PARK, IL 60487

SHEET TITLE  
LANDSCAPING PLAN,  
DETAILS & PLANT SCHEDULE


SHEET NUMBER

Z-8



Immediate Luminaire View

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.5 fc	6.6 fc	0.1 fc	66.0:1	35.0:1

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Wattage
	A	2	Lithonia Lighting	DSX1 LED P4 50K T3M MVOLT HS	DSX1 LED P4 50K T3M MVOLT with houseside shield	LED	1	DSX1_LED_P4_50K_T3M_MVOLT_HS.l es	11548	125

Power Statistics				
Description	# Luminaires	Total Watts	Area	Density
Power Density Zone # 1	2	250.0 W	4369.3 ft²	0.1 W/ft²

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.5 fc	6.6 fc	0.1 fc	66.0:1	35.0:1

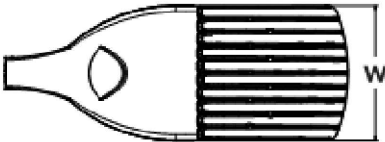


D-Series Size 1  
LED Area Luminaire



Specifications

- EPA: 1.2 ft² (0.11 m²)
- Length: 33" (83.8 cm)
- Width: 13" (33.0 cm)
- Height: 7-1/2" (19.0 cm)
- Weight (max): 27 lbs (12.2 kg)



NOT TO BE USED  
FOR CONSTRUCTION

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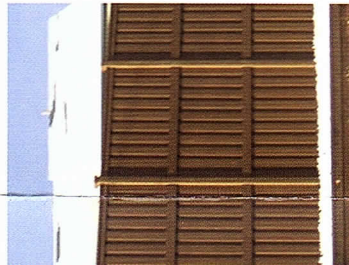
IL019\_TINLEY PARK  
TINLEY PARK  
7204 W 191st STREET  
TINLEY PARK, IL 60487

SHEET TITLE  
PHOTOMETRIC PLAN

SHEET NUMBER  
Z-9

REV	DATE	DESCRIPTION
B	04/11/18	REISSUED FOR REVIEW
A	03/14/18	ISSUED FOR REVIEW





ing garden backdrop, a Trex fence makes for grateful  
untry for more than just residential properties. Quality and  
for commercial and governmental projects as well.



## High performance

- >> Never needs painting or staining
- >> Resists insect damage and won't warp, rot, or splinter
- >> Installs quickly and easily with an interlocking picket system
- >> Withstands hurricane force winds
- >> Customizable for slope, style, and height (up to 12ft)

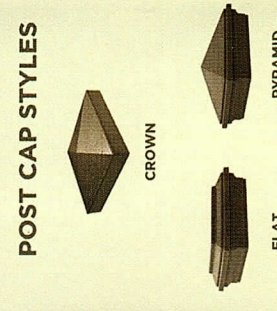
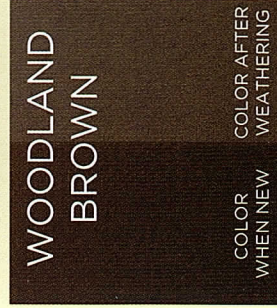
## Perennial beauty

- >> Three rich, natural colors that complement any landscape
- >> Board-on-board look; same on both sides

## Trex through and through

- >> Contains 95% recycled materials
- >> Backed by the Trex 25-year Residential and 10-year Commercial Limited Warranties

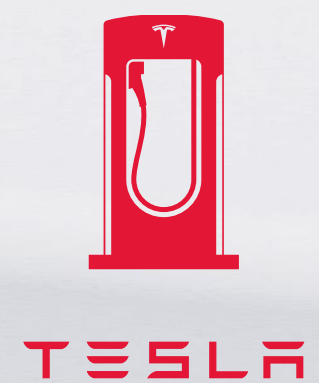
## NATURAL MATTE COLOR FINISHES



**A NEW DAWN FOR SMART DESIGN** Simple and eye-catching, Trex Horizons is also low-maintenance. It's one more way Trex is taking a modern approach to backyard living.







# TESLA FAST CHARGING SOLUTIONS



# SUPERCHARGER



00:41  
Time

## The World's Fastest Charging Station

Superchargers are connectors that charge your Tesla vehicle in minutes instead of hours. Stations are strategically placed to minimize stops during long distance travel and are conveniently located near restaurants, shopping centers, and WiFi hot spots. Each station contains multiple Superchargers to help you get back on the road quickly.

Distance Driven



Type of Travel

Daily	Roadtrip
-------	----------

Charging Options

Standard Wall Connector 240V   48A	High Amp Wall Connector 240V   72A	Supercharger 120kW
---------------------------------------	---------------------------------------	-----------------------



# SUPERCHARGER NETWORK INFORMATION

CURRENT STATION LOCATIONS AS OF 11/9/17



- Over 450 Supercharger stations in North America, with new sites opening weekly
- Each station features 6 to 40 Superchargers to recharge Tesla vehicles
- Drivers are automatically routed to the most convenient Supercharger station during their trips
- Tesla works with properties that offer desirable amenities to install Superchargers and drive Tesla owners to their door



# LONG DISTANCE SUPERCHARGERS



- Provides full charge in 30 to 40 minutes
- Superchargers enable travel to favorite destinations. Stations have multiple Superchargers to get drivers back on the road quickly and are located near restaurants, shopping centers, and Wi-Fi hotspots
- 98% of current US population lives within 100 miles of a Tesla Supercharger
- Tesla is constantly expanding the Supercharger network, enabling new destinations and adding charging options along existing routes



# SUPERCHARGERS IN URBAN AREAS

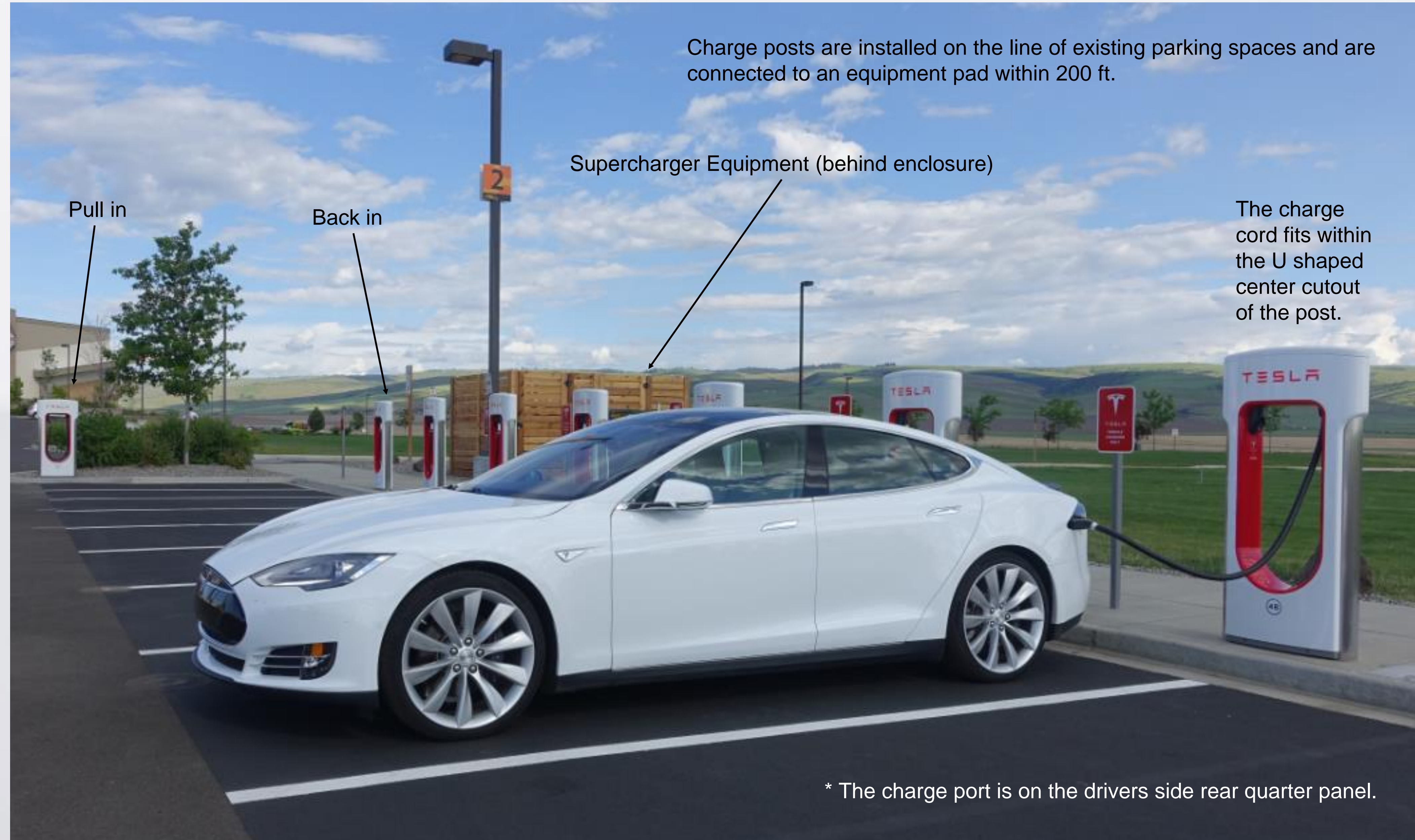


Tesla is installing Superchargers in urban areas where city dwellers and out of town visitors can easily charge. These stations are placed at convenient locations like grocery stores, downtown districts, and shopping centers so charging fits seamlessly into your life.

- Average charge time of 40 to 80 minutes
- Designed to be used by local drivers unlike standard Superchargers intended for long distance travel
- More compact charge post is easier to install in garages or tighter spaces and can also be wall-mounted



# ELEMENTS OF SUPERCHARGER SITE





# ELEMENTS OF A SUPERCHARGER SITE



Both types of Long Distance and Urban Superchargers require hardware to power them. This equipment needs to be located within about 200 feet of the charge posts and occupies 200-300 square feet of space.

A concrete equipment pad is installed to hold the associated equipment

- Switch Gear
- Supercharger Cabinets
- Voltage Regulator If needed

All equipment is outdoor rated. Optional screen wall or landscaping can be installed



# ELEMENTS OF A SUPERCHARGER SITE



Transformer to be installed by local utility

Dedicated Stall Sign Example



Enabled Stall Sign Example



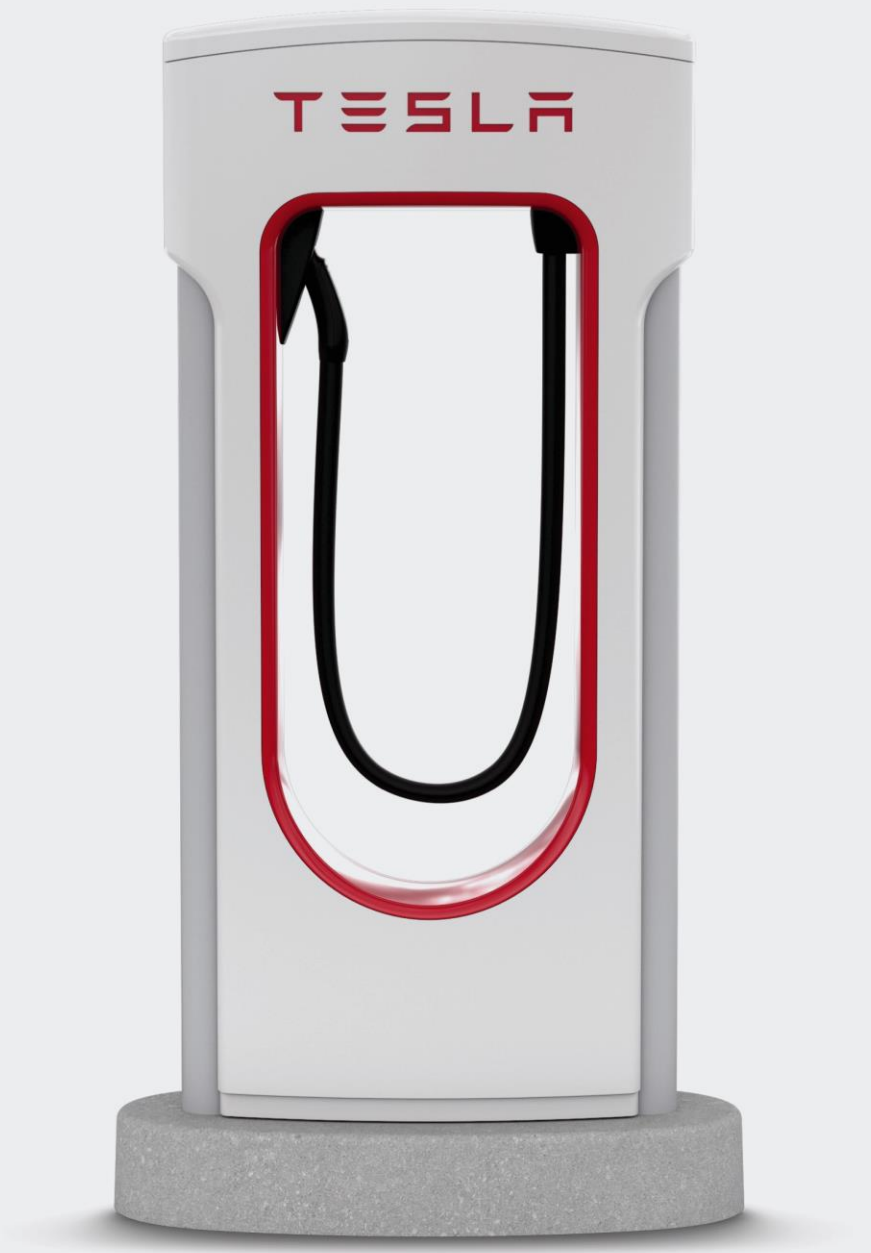
Logo is illuminated at night

Sign to be installed at each post "Dedicated" or Enabled"



# YOUR SUPERCHARGER

INPUT			
NOMINAL VOLTAGE	380V – 480V	TYPICAL AC BREAKER SIZE	200A
CONNECTIONS	3 x Phase + Neutral + Ground	FREQUENCY	50Hz / 60Hz
MAX INPUT POWER RANGE	380V – 480V	POWER FACTOR	0.99
MAX AC INPUT CURRENT	192A	CURRENT THD	6.2%
OUTPUT		MECHANICAL	
DC POWER / EFFICIENCY	145kW / 90%	TOTAL WEIGHT	600 kg, 1320 lbs.
CONTINUOUS DC CURRENT	330A	FOOTPRINT	760mm x 1085 mm, 29.9” x 42.7”
DC VOLTAGE RANGE	50V – 410V	HEIGHT	1938 mm, 76.3 in.
RIPPLE CURRENT	< 3A Peak-Peak	OPERATING TEMP. RANGE	-30°C - 50°C, -22°F - 122°F



---

## **PROJECT NAME**

II019 Tinley Park - Tesla Electric Vehicle Charging Station

## **PROJECT DESCRIPTION**

Tesla is a US based company that fully designs and manufactures the world's leading electric vehicles. To date, Tesla has delivered more than 200,000 cars across North America, Europe, and Asia. In their mission to accelerate the adoption of electric vehicles, Tesla has deployed a fast-charging solution called the Supercharger. Superchargers are connectors that charge a Tesla in minutes instead of hours and are strategically located to minimize stops during long distance travel. Supercharger stations are conveniently installed along well-traveled highways and each station contains multiple Superchargers to help drivers get back on the road quickly. Today, over 2,600 Superchargers are installed at over 350 locations in North America, with over 820 locations and 5,000 Superchargers worldwide.

Tesla vehicles are 100 percent electric with range capability of up to 335 miles on a single charge. Supercharger stations are available to Tesla customers 24 hours a day, 7 days a week. The Station does not require any attendants or employees and access to the charging stations is via existing roads, parking stalls and sidewalks around the proposed site.

Because of the robust range, Teslas are ideal for road trips and daily driving alike. The process of Supercharging is very easy: customers are directed to recharge at a Supercharger via the in-car navigation, pull into a parking stall with a Tesla charging cable, and plug in. The average charge session is around 35 minutes, with cars fully charged in about 1 hour if the battery is near depleted. To maximize efficiency and minimize impact, the car alerts its owner through their cell phone once charging is complete. While the car charges, Tesla owners heavily patronize local businesses to show their support for hosting a Supercharger station.

Because of increasing demand, Tesla finds it necessary to install a new supercharger in the Tinley Park area to satisfy the needs of its vehicle owners. At this time, only Tesla vehicles can utilize the superchargers. Other plug-in EVs are not designed to handle the high voltage and current output.

The applicant is requesting a Special Use Permit to install, maintain, and operate (10) new charging posts and (11) associated control cabinets.

The control cabinets consist of the following:

- (5) Supercharger cabinets – one for each two charging posts. These measure 76" tall, 30" wide and 38" deep. Each is proposed on a precast concrete foundation with a metal stand.

- 
- (1) switch gear cabinet – this contains the circuit breakers for the installation. It measures 91.5” tall, 120” wide and 35.5” deep. It is proposed to be located on 11’X7’6” concrete pad, north west of the charge stalls
  - (5) Autotransformers - proposed to be installed on 4’6”X8’6” concrete pad, directly south of the charge post

The (10) charging posts/stations measure 38.6 inches wide, 16.6 inches deep and with the nozzle at 48 inches tall. The charging posts stands approximately 67 inches from grade, and will be located behind the parking stall curb.

Each charge post will be aligned with the driver’s side stall line as the vehicle backs in, for rear vehicle charging. The Supercharger post is dimly lit and is clean and simple in appearance. The post is comprised of two bollards, with a protective sheathing which provides protection and durability. For safety, the post only energizes when securely connected with the vehicle.

An Electric Vehicle Charging sign will be centered behind the curb of each charge stall. The sign measures measuring 12 inches by 18 inches is centered

Two (2) pedestrian light poles and fixtures will be installed behind the charge posts. This light will softly illuminate vehicle charging stalls and drive aisle in the parking area. The light pole and fixtures are proposed to match the existing parking light standard poles and fixtures. Cut sheets have been provided for your review.

In addition to the Tesla control cabinets, a new electric utility transformer will be installed as shown on the site plans.

The charging posts, pedestrian lights, control cabinets and transformer will be situated in the greenspace south of the subject parking row. The control equipment is proposed to be densely screened by (17) Holmstrup Arborvitae measuring approximately 5-7 feet tall at planting. The location for the Supercharger equipment and layout was selected to take advantage of the existing landscape and vegetation above the shopping center’s monument sign. The layout is depicted on the attached photosimulations.

Tesla proposes to be construction complete within 60 days following building permit issuance. Charging stations are available to Tesla customers 24 hours a day, 7 days a week. The ease of access to and from transportation corridors via existing roads and driveways makes this location superb. The setting and exceptional amenities makes this proposal a win-win - ideal for Tesla drivers and beneficial for the local Tinley Park economy.



**BLACK & VEATCH**  
Building a world of difference.®

**BLACK & VEATCH CORPORATION**

5885 MEADOWS ROAD, SUITE 700  
Lake Oswego, OR 97035

February 21, 2018

**VIA COURIER**

Village of Tinley Park  
Paula J. Wallrich, AICP  
Interim Community Development Director  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477



**RE: Land Use (Zoning) Authorization – Administrative Site Plan Approval  
Tesla Motors, Inc. (Tesla) Supercharging Station, IL019 Tinley Park Brookside Marketplace  
Site Address: 7212 W 191st Street Tinley Park, IL 60487**

Ms. Wallrich,

Enclosed please find a completed Site Plan Approval application for your review and approval. The property owner's Letter of Authorization accompanies the submittal package as well as photosims, and a survey of the impacted area relating to the proposed Tesla Supercharger Station. I have included (4) 24X36 plan sets and (7) 11X17 plan sets for your review and distribution.

The following Scope of Work is proposed:

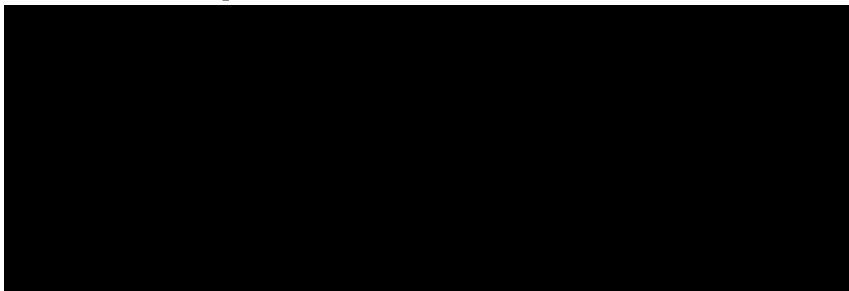
- Install (10) Tesla charging stations.
- Install (5) Tesla Supercharger cabinets.
- Install (1) QED switchgear assembly on 11'X7'6" concrete pad.
- Install (1) utility transformer.
- Install (2) pedestrian light pole and fixtures.
- Install (5) Autotransformers on 4'6"X8'6" concrete pad.
- Install (17) new trees for screening.
- Install (10) Charge Stall Parking Signs (12"X18").

Although fees amounts were requested none were provided. Please advise of the appropriate fee amounts via email and a check will be ordered and overnighted to your attention. The W-9 has been requested through the Village Finance Office.

An electronic copy of the site drawings and photosims were emailed to you on 2/21/18. Please let me know if you require these files on disk.

Please let me know of any further requirement and/or questions. We appreciate your consideration and approval in advance.

Kind Regard,



Enclosures

## VILLAGE OF TINLEY PARK

### APPLICATION FOR SITE PLAN APPROVAL



**PROJECT NAME:** Tesla IL019 Tinley Park Brookside Mkpl

**LOCATION:** 7212 W 191st Street Tinley Park, IL 60487

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: Christina Suarez  
Company: Black and Veach for Tesla Motors  
Mailing Address: 5885 Meadows Road, Suite 700 Lake Oswego, OR 97035  
Phone (Office): [REDACTED]  
Phone (Cell): [REDACTED]  
Fax: [REDACTED]  
Email: [REDACTED]

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:

Tesla Motors is a tenant of property owner. Attached Letter of Authorization from property owner authorizes Tesla, or assigned agents, to obtain permits for the installation of an electric vehicle charging station.

#### PROPERTY INFORMATION

Property Address: 7212 W 191st Street Tinley Park, IL 60487  
PIN(s): 19-09-01-401-020-0000  
Existing Land Use: 7212 W 191st Street Tinley Park, IL 60487  
Zoning District: B3 PD (General Business and Commercial)  
Lot Dimensions: [REDACTED]  
Property Owner(s): DDR Corp dba DDR Brookside LLC  
Mailing Address: 3300 Enterprise Parkway Beachwood, OH 44122

#### APPLICATION INFORMATION

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

See Attached Sheet.

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.

[REDACTED SIGNATURE]

2/21/18 \_\_\_\_\_  
Date

## VILLAGE OF TINLEY PARK

### SITE PLAN APPROVAL CONTACT INFORMATION

**PROJECT NAME:** Tesla IL019 Tinley Park Brookside Mkpl

**LOCATION:** 7212 W 191st Street Tinley Park, IL 60487

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: Michael McCrone  
Company: DDR Corp dba DDR Brookside LLC  
Address: 3300 Enterprise Pkwy, Beachwood, OH 44122  
Phone: [REDACTED]  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### PROJECT ARCHITECT

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### PROJECT ENGINEER

Name: \_\_\_\_\_  
Company: Black & Veatch  
Address: 6800 W 115th Stree #2292, Overland Park, KS 66211  
Phone: [REDACTED]  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### PROJECT LANDSCAPE ARCHITECT

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### ATTORNEY

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### END USER

Name: \_\_\_\_\_  
Company: Tesla Motors  
Address: 3500 Deer Creek Rd., Palo Alto, CA 94304  
Phone: [REDACTED]  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_



## VILLAGE OF TINLEY PARK

### SITE PLAN APPROVAL RESPONSIBLE PARTIES

**PROJECT NAME:** Tesla IL019 Tinley Park Brookside Mkpl

**LOCATION:** 7212 W 191st Street Tinley Park, IL 60487

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: Christina Suarez  
Company: Black & Veatch  
Address: 5885 Meadows Rd #700  
Phone: [REDACTED]  
Fax: [REDACTED]  
Email: [REDACTED]

#### RESPONSIBLE FOR PLAN REVIEW FEES

Name: Christina Suarez  
Company: Black & Veatch  
Address: 5885 Meadows Rd #700  
Phone: [REDACTED]  
Fax: [REDACTED]  
Email: [REDACTED]

#### RESPONSIBLE FOR BUILDING PERMIT FEES

Name: Christina Suarez  
Company: Black & Veatch  
Address: 5885 Meadows Rd #700  
Phone: [REDACTED]  
Fax: [REDACTED]  
Email: [REDACTED]

#### RESPONSIBLE FOR ATTORNEY FEES

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

#### RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

Name: Christina Suarez  
Company: Black & Veatch  
Address: 5885 Meadows Rd #700  
Phone: [REDACTED]  
Fax: [REDACTED]  
Email: [REDACTED]

#### RESPONSIBLE FOR LANDSCAPE REVIEW FEES

Name: Christina Suarez  
Company: Black & Veatch  
Address: 5885 Meadows Rd #700  
Phone: [REDACTED]  
Fax: [REDACTED]  
Email: [REDACTED]

Village of Tinley Park Application for Site Plan Approval Addendum

Project Name: IL019 Tinley Park Brookside Marketplace Tesla Supercharger Station

Location: 7212 W 191<sup>st</sup> Street Tinley Park, IL 60487

Description of proposed project:

Install (10) Tesla charging stations. Install (5) Tesla Supercharger cabinets. Install (1) QED switchgear assembly on 11'X7'6" concrete pad. Install (1) utility transformer. Install (2) pedestrian light pole and fixtures. Install (5) Autotransformers on 4'6"X8'6" concrete pad. Install (17) new trees for screening. Install (10) EVCS Parking Signs.

## LETTER OF AUTHORIZATION

### APPLICATION FOR DEVELOPMENT/BUILDING PERMIT


The undersigned, MICHAEL McCRAONE, owner- representative of the below described Property, does hereby authorize Tesla Motors, Inc., and its employees, agents and contractors, for the purpose of filing and completing any forms or applications necessary to ensure its ability to use the leased Property for the purpose of constructing a charging station for electric vehicles, including charging posts and related equipment on the Property as required for the electric vehicle charging facility. I understand that the application may be modified or approved with conditions and that those conditions or modifications must be complied with prior to issuance of building permits. Tesla Motors, Inc. will be responsible for all costs, fees and expenses incurred in securing any required approvals.

Tesla Motors Site Name: IL019 Tinley Park – Brookside Marketplace

Property Located at: 7212 W. 191st Street, Tinley Park, IL 60487

Owner's Name (print): MICHAEL McCRAONE

Signature and title of Owner:

Signature: 

Title: TENANT COORDINATION PROJECT MANAGER . DDR CORP  
dba DDR BROOKSIDE LLC

Date: 2/8/18



# PLAN COMMISSION STAFF REPORT

April 19, 2018

## Village and Owners' Re-subdivision

17424-17500 Oak Park Avenue

### Petitioner

The Village of Tinley Park on behalf of property owners on Oak Park Avenue

### Property Location

17424-17500 Oak Park Avenue

### PIN

28-30-314-003-000  
through  
28-30-314-012-000

### Zoning

Downtown Core (DC)  
Legacy District

### Approval Sought

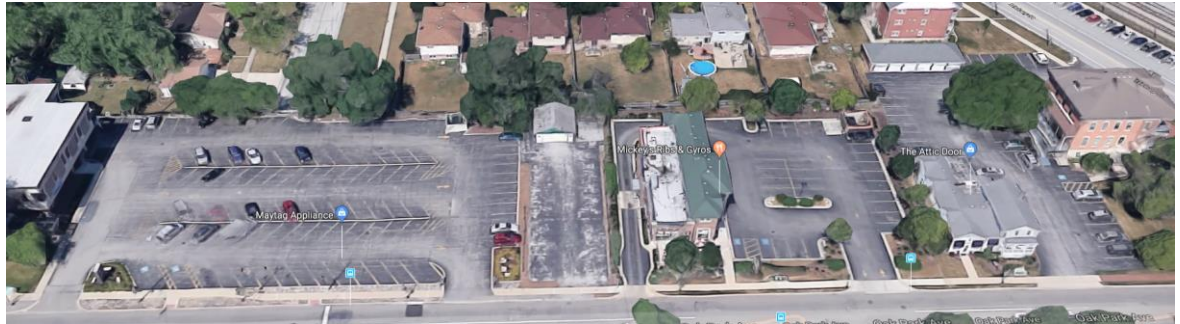
Plat of Re-Subdivision

### Requested Action

Recommendation to  
Village Board

### Project Planner

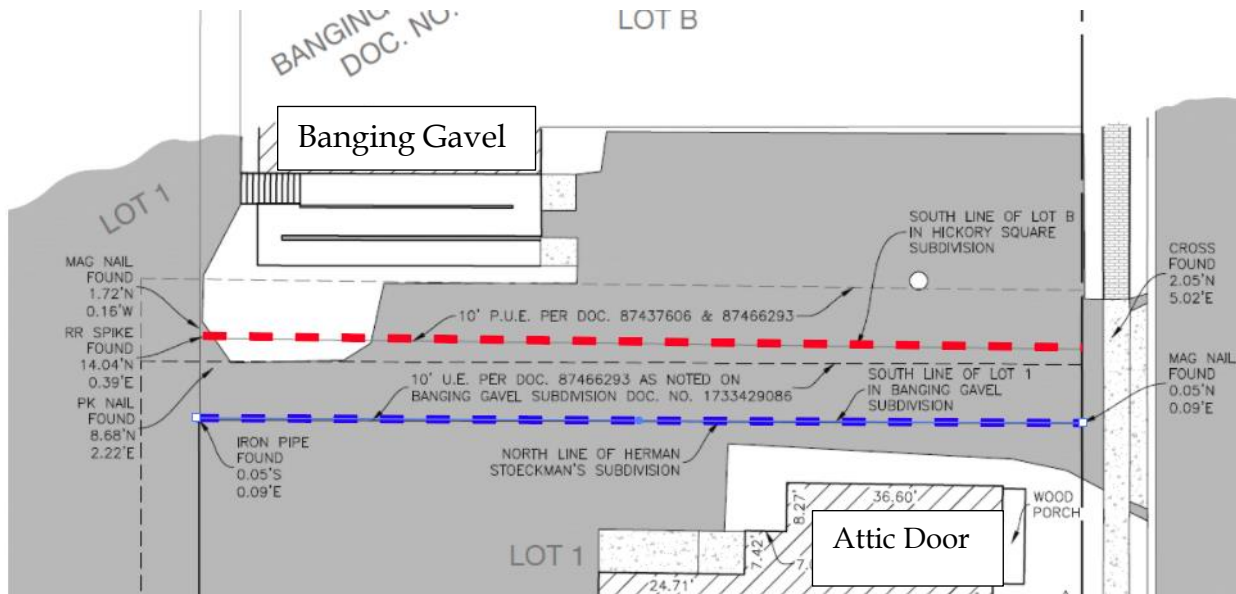
Paula J. Wallrich, AICP  
Community Development  
Director



## EXECUTIVE SUMMARY

The Village of Tinley Park is acting on behalf of four (4) property owners along the west side of Oak Park Avenue spanning addresses 17424 to 17500 Oak Park Avenue( Attic Door south to First Midwest Bank). It became apparent late last year that there were discrepancies with the legal description for 17424 Oak Park Avenue (The Attic Door). Through significant historical research of existing plats and the advice of several engineering and surveying companies, the owner approached the Village for assistance in resolving the apparent errors. Upon further research the engineers discovered there was an error in the location of the south line of Lot B in Hickory Square Subdivision which impacted the Attic Door property as well as the three (3) properties to the south. Village Staff subsequently met with all impacted parties and through a series of negotiations have proposed a re-subdivision of the properties that recognizes existing improvements and historical frontage on Oak Park Avenue. All parties have agreed to the proposed plat and are requesting the Commission recommend its approval to the Village Board.

## EXISTING SITE & HISTORY



Late last year the owners of the Attic Door approached the Village for assistance with their boundary survey. They are in the process of selling their property and as the title company began their research it became apparent that there was a discrepancy between the title and the survey. After significant research by multiple engineers and surveyors it was determined that the south line of Lot B in Hickory Square Subdivision has at some point in time been incorrectly used as the north line of Herman Stoeckman's Subdivision. Thus, further analysis determined that using the correct north line of Herman Stockman's Subdivision, the mathematical boundaries (using the frontage each property was provided as part of the original subdivision ) did not agree with the assumed property ownership for the Attic Door down to the north parking lot of the First Midwest Bank (all of Herman Stockman's Subdivision).

In attempt to resolve the obvious survey errors the Village of Tinley Park hired Robinson Engineering to verify the survey monuments in the field and research the title documents of all impacted parties. This resulted in the discovery that various improvements existed that encroached on property not titled to the owner of the improvements. For example the ATM for First Midwest Bank is actually located on the vacant lot north of the bank. The landscaping and a portion of the parking lot on the assumed Mickey's restaurant property is actually located on the Attic Door property.

Realizing a resolution needed the full cooperation of all parties involved, Staff coordinated meetings with the property owners to recommend an equitable re-subdivision of the properties that located all improvements on the appropriate properties. Some of the properties gained frontage on Oak Park Avenue; some lost frontage. At this time all properties have agreed to the proposed plat and in certain cases some owners have been compensated for loss of frontage along Oak Park Avenue.

Attached are various exhibits for your review. Exhibit A is the proposed plat of re-subvision. Exhibit B is an exhibit illustrating the original plat of subdivisions for both the Herman Stoeckman's Subdivision and the Hickory Square Subdivision. Exhibit C adds an aerial for further clarification.

## MOTION TO CONSIDER

---

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

“...make a motion to recommend that the Village Board grant approval for a Plat of Re-Subdivision for the Village and Owners' Re-Subdivision for properties commonly known as 17424-17500 Oak Park Avenue (PIN Numbers 28-30-314-003-000 through 28-30-314-012-000) as depicted in Exhibit A



## LIST OF REVIEWED PLANS

---

VILLAGE AND OWNERS' RE-SUBDIVISION		Prepared By	Date On Sheet
1	PLAT OF RESUBDIVISION- EXHIBIT A	RELTD	2.26.18
2	EXHIBIT B-FOR STOCKMAN'S SUBDIVISION	RELTD	2.5.18
3	EXHIBIT B-FOR STOCKMAN'S SUBDIVISION W/AERIAL	RELTD	2.5.18

PINS:  
28-30-314-003-0000  
28-30-314-004-0000  
28-30-314-005-0000  
28-30-314-006-0000  
28-30-314-007-0000  
28-30-314-008-0000  
28-30-314-009-0000  
28-30-314-010-0000  
28-30-314-011-0000  
28-30-314-012-0000

EXHIBIT A

# VILLAGE & OWNERS' RESUBDIVISION

LOTS 1 THROUGH 9 BOTH INCLUSIVE IN HERMAN STOECKMANN'S SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA IN THIS SUBDIVISION = 64,998 SQ. FT. OR 1.492 ACRES

OWNERSHIP UPON RECORDATION OF VILLAGE & OWNERS' RESUBDIVISION

LOT	OWNER	AREA
4	M.P.D. HOLDINGS, INC., AN ILLINOIS CORPORATION	10,098 SQ. FT. OR 0.232 ACRES
3	KAROL KROSZECKI AND ANDRZEJ BEZENER	25,200 SQ. FT. OR 0.579 ACRES
2	PADRAIG CONWAY	7,650 SQ. FT. OR 0.175 ACRES
1B	FIRST MIDWEST BANK, AS SUCCESSOR TO BREMEN BANK AND TRUST COMPANY	10,800 SQ. FT. OR 0.248 ACRES
1A	FIRST MIDWEST BANK, AS SUCCESSOR TO BREMEN BANK AND TRUST COMPANY	11,250 SQ. FT. OR 0.258 ACRES
		64,998 SQ. FT. OR 1.492 ACRES



30 0 30  
SCALE 1" = 30'

State of Illinois }  
County of Cook } ss

We, Robinson Engineering, Ltd., Illinois Professional Design Firm Number 184001128, do hereby certify that a land survey has been made under our direction of the following described property:

Lots 1 through 9 both inclusive in Herman Stoeckmann's Subdivision of the South 433 feet of the East 183 feet of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded November 15, 1895 as Document No. 2307787, in Cook County, Illinois.

We have subdivided said property into lots all of which is represented on the plat hereon drawn. Distances are shown in feet and decimal parts thereof and angular bearings are shown in degrees, minutes and seconds.

We further state that said property falls within the Corporate Limits of the Village of Tinley Park, Cook County, Illinois and that based on examination of the Federal Emergency Management Agency Maps of Cook County, Illinois and Incorporated Areas Panel 708 of 832, Map Number 17031C0708J with a Map Revised Date of August 19, 2008, the lots included in this plat do not lie in a Special Flood Hazard Area.

We hereby designate the Village of Tinley Park, Cook County, Illinois, to submit this plat, in the original version as dated and signed below for recording on our behalf.

All exterior and interior corners have been or will set per 765 ILCS 205/1.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at South Holland, Illinois, 26th day of February, 2018.

FOR REVIEW

Illinois Professional Land Surveyor No. 035-003406  
License Expiration Date: November 30, 2018



#### Notes:

1 The ground coordinate system used and bearings provided for on this plat are derived from Global Navigation Satellite System (GNSS) measurements. The values shown on the hereon drawn plat are estimated Illinois State Plane Eastern Zone North American Datum 1983 ((2011) (GEOID12A)) GROUND coordinates based upon the following project location information:

41°34'23.79053" North Latitude (WGS '84)  
87°47'03.95638" West Longitude (WGS '84)  
594.190 Ellipsoid Height U.S. Survey Feet (WGS '84)  
703.513 Elevation

Use of the above information should yield a combined factor of 1.0000275739.

Ground distances should be divided by the combination factor to arrive at grid distances. Grid distances should be multiplied by the combination factor to arrive at ground distances.

2 Compare all points before building and report any difference at once. For building lines, easements and other restriction not shown hereon, consult your deed, contract, title policy, zoning, ordinance, subdivision plat, etc.

3 This subdivision plat was prepared with the benefit of a commitment for title insurance prepared by Wheatland Title Company, Order No. ROB-2018CO-16062.0 with an Effective Date of February 1, 2018 and Order No's. ROB-2018CO-16061.0, ROB-2018CO-16062.0 and ROB-2018CO-16063.0 with Effective Dates of January 31, 2018.

4. Lot 1 and the North Half of Lot 2 in Herman Stoeckmann's Subdivision is subject to a Declaration of Cross Access Easement for Ingress, Egress and Parking and Utilities per Document No. 99349143.

5. The South Half of Lot 2 and Lots 3, 4 and 5 in Herman Stoeckmann's Subdivision are subject to an Electrical Installation Agreement per Document No. 0316118062.

6. Per Herman Stoeckmann's Subdivision Lot 9 is heretofore dedicated to the Village of Tinley Park as street. Lot 9 may be subject to a potential easement.

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

XXX.XX' Denotes measured dimension or dimension computed from measured dimension values.

State of Illinois }  
County of Cook } ss

Robinson Engineering does hereby state that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof or that if such surface water drainage will change, adequate provision has been made for the collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use and that such surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Dated at South Holland, Illinois, this 26th day of February, 2018.

Engineer

Approved by the President and the Board of Trustees of the Village of Tinley Park, Illinois, at a meeting held this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 201\_\_\_\_.

By: \_\_\_\_\_ Village President Attest: \_\_\_\_\_ Village Clerk

I hereby certify that I find no deferred installments of outstanding unpaid special assessments due against the property described hereon.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 201\_\_\_\_.

Village Treasurer

#### EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to:

**Commonwealth Edison Company,  
Comcast, A. T. & T., the Village of Tinley Park and  
those utilities operating under franchise  
agreement with the Village of Tinley Park, Illinois.**

their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "Easement", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot to serve improvements thereon, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

An easement is hereby reserved for and granted to:

**Nicor**

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

Do not fold original plat.

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

Robinson Engineering, Ltd.  
17000 South Park Avenue  
South Holland, Illinois  
(708) 331-6700

Attention: Survey Department

ROBINSON ENGINEERING, LTD.		REVISIONS		
CONSULTING REGISTERED PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS 17000 SOUTH PARK AVENUE SOUTH HOLLAND, ILLINOIS 60473 (708) 331-6700 FAX (708) 331-3826		No.	Date	Remarks
ILLINOIS DESIGN FIRM REGISTRATION NO. 184001128				
FOR:				
THE VILLAGE OF TINLEY PARK 16250 S. OAK PARK AVENUE TINLEY PARK, ILLINOIS 60477 708-444-5000				
Drawn by: B.K.L.	Date: 2-26-18			
Checked by: R.E.G./B.K.L.	Scale: 1" = 30'			
Sheet 1 of 2	Project No. 18-R0269			

18-R0269-SUBD-02.DWG

PINS: 28-30-314-003-0000  
28-30-314-004-0000  
28-30-314-005-0000  
28-30-314-006-0000  
28-30-314-007-0000  
28-30-314-008-0000  
28-30-314-009-0000  
28-30-314-010-0000  
28-30-314-011-0000  
28-30-314-012-0000

# VILLAGE & OWNERS' RESUBDIVISION

Of

LOTS 1 THROUGH 9 BOTH INCLUSIVE IN HERMAN STOECKMANN'S SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 28-31-314-003-0000 and 28-31-314-004-0000

State \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss

M.P.D. HOLDINGS, INC., an Illinois Corporation, does hereby certify that they are the holders of record title to that part of the property described in the Surveyor's Certificate on Sheet 1 of this instrument as Lot 1 and the North Half of Lot 2 in Herman Stoeckmann's Subdivision, and that as such title holder they have caused said property to be surveyed and subdivided as shown hereon.

M.P.D. HOLDINGS, INC., an Illinois Corporation, does also hereby certify that the property described in the Surveyor's Certificate on Sheet 1 of this instrument, to the best of their knowledge and belief, lies within the boundaries of Community Consolidated School District 146, Community High School District 228 and South Suburban Community College District 510.

M.P.D. HOLDINGS, INC., an Illinois Corporation does, also hereby certify that upon recordation of this instrument they will be owners of that part of Village & Owners' Resubdivision according to the table shown on Sheet 1 of this instrument.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 201\_\_\_\_\_

M.P.D. HOLDINGS, INC.  
10242 Prairie Schooner  
Frankfort, Illinois 60423

By: \_\_\_\_\_

Attest: \_\_\_\_\_

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss

I, \_\_\_\_\_ a Notary Public in and for said County in the State aforesaid do hereby certify that

\_\_\_\_\_, \_\_\_\_\_ and  
(Name) (Title)

\_\_\_\_\_, \_\_\_\_\_ of  
(Name) (Title)

M.P.D. Holdings, Inc., an Illinois Corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 201\_\_\_\_\_

\_\_\_\_\_  
Notary Public

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss

FIRST NATIONAL BANK OF MANHATTAN does hereby certify that it is the mortgagee under a mortgage agreement dated April 8, 1999 and recorded April 12, 1999 as Document No. 99349144, of that part of the property described in the Surveyor's Certificate on Sheet 1 of this instrument as Lot 1 and the North Half of Lot 2 in Herman Stoeckmann's Subdivision, and that as such mortgagee it does hereby agree and consent to the plat of subdivision as shown on the plat hereon drawn for the uses and purposes therein set forth.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 201\_\_\_\_\_

FIRST NATIONAL BANK OF MANHATTAN  
550 W. North Street, P.O. Box 85  
Manhattan, Illinois 60442

By: \_\_\_\_\_

Attest: \_\_\_\_\_

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss

I, \_\_\_\_\_ a Notary Public in and for said County in the State aforesaid do hereby certify that

\_\_\_\_\_, \_\_\_\_\_ and  
(Name) (Title)

\_\_\_\_\_, \_\_\_\_\_ of  
(Name) (Title)

First National Bank of Manhattan, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said bank for the uses and purposes therein set forth.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 201\_\_\_\_\_

\_\_\_\_\_  
Notary Public

PINS: 28-30-314-005-0000 and 28-30-314-006-0000 and 28-30-314-007-0000 and 28-30-314-008-0000

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss

KAROL KROSZECKI AND ANDRZEJ BEZENER do hereby certify that they are the holders of record title to that part of the property described in the Surveyor's Certificate on Sheet 1 of this instrument as the South Half of Lot 2 and Lots 3, 4 and 5 in Herman Stoeckmann's Subdivision, and that as such title holder they have caused said property to be surveyed and subdivided as shown hereon.

KAROL KROSZECKI AND ANDRZEJ BEZENER do also hereby certify that the property described in the Surveyor's Certificate on Sheet 1 of this instrument, to the best of their knowledge and belief, lies within the boundaries of Community Consolidated School District 146, Community High School District 228 and South Suburban Community College District 510.

KAROL KROSZECKI AND ANDRZEJ BEZENER do also hereby certify that upon recordation of this instrument they will be owners of that part of Village & Owners' Resubdivision according to the table shown on Sheet 1 of this instrument.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 201\_\_\_\_\_

KAROL KROSZECKI AND ANDRZEJ BEZENER  
17432 S. Oak Park Avenue  
Tinley Park, Illinois 60477

By: \_\_\_\_\_

Attest: \_\_\_\_\_

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss

I, \_\_\_\_\_ a Notary Public in and for said County in the State aforesaid, do hereby certify that Karol Kroszecki and Andrzej bezener, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they have signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 201\_\_\_\_\_

\_\_\_\_\_  
Notary Public

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss

CITIBANK, N.A. does hereby certify that it is the mortgagee under a mortgage agreement dated June 24, 2013 and recorded July 3, 2013 as Document No. 1318446031, of that part of the property described in the Surveyor's Certificate on Sheet 1 of this instrument as the South Half of Lot 2 and Lots 3, 4 and 5 in Herman Stoeckmann's Subdivision, and that as such mortgagee it does hereby agree and consent to the plat of subdivision as shown on the plat hereon drawn for the uses and purposes therein set forth.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 201\_\_\_\_\_

CITIBANK, N.A.  
6801 Colwell Boulevard  
Irving, Texas 75039

By: \_\_\_\_\_

Attest: \_\_\_\_\_

State of Illinois }  
County of \_\_\_\_\_ } ss

I, \_\_\_\_\_ a Notary Public in and for said County in the State aforesaid do hereby certify that

\_\_\_\_\_, \_\_\_\_\_ and  
(Name) (Title)

\_\_\_\_\_, \_\_\_\_\_ of  
(Name) (Title)

Citibank, N.A., personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said bank for the uses and purposes therein set forth.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 201\_\_\_\_\_

\_\_\_\_\_  
Notary Public

PIN: 28-30-314-009-0000

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss

PADRAIG CONWAY does hereby certify that he is the holder of record title to that part of the property described in the Surveyor's Certificate on Sheet 1 of this instrument as Lot 6 in Herman Stoeckmann's Subdivision, and that as such title holder he has caused said property to be surveyed and subdivided as shown hereon.

PADRAIG CONWAY does also hereby certify that the property described in the Surveyor's Certificate on Sheet 1 of this instrument, to the best of his knowledge and belief, lies within the boundaries of Community Consolidated School District 146, Community High School District 228 and South Suburban Community College District 510.

PADRAIG CONWAY does also hereby certify that upon recordation of this instrument he will be the owner of that part of Village & Owners' Resubdivision according to the table shown on Sheet 1 of this instrument.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 201\_\_\_\_\_

PADRAIG CONWAY  
9723 Hickory Crest  
Palos Hills, Illinois 60465

By: \_\_\_\_\_

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss

I, \_\_\_\_\_ a Notary Public in and for said County in the State aforesaid, do hereby certify that Padraig Conway, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he has signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 201\_\_\_\_\_

\_\_\_\_\_  
Notary Public

PINS: 28-30-314-010-0000 and 28-30-314-011-0000 and 28-30-314-012-0000

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss

FIRST MIDWEST BANK, as successor to Bremen Bank and Trust Company, does hereby certify that they are the holders of record title to that part of the property described in the Surveyor's Certificate on Sheet 1 of this instrument as Lots 7, 8 and 9 in Stoeckmann's Subdivision, and that as such title holder they have caused said property to be surveyed and subdivided as shown hereon.

FIRST MIDWEST BANK, as successor to Bremen Bank and Trust Company, does also hereby certify that the property described in the Surveyor's Certificate on Sheet 1 of this instrument, to the best of their knowledge and belief, lies within the boundaries of Community Consolidated School District 146, Community High School District 228 and South Suburban Community College District 510.

FIRST MIDWEST BANK, as successor to Bremen Bank and Trust Company, does also hereby certify that upon recordation of this instrument they will be owners of that part of Village & Owners' Resubdivision according to the table shown on Sheet 1 of this instrument.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 201\_\_\_\_\_

FIRST MIDWEST BANK, as successor to Bremen Bank and Trust Company  
17500 Oak Park Avenue  
Tinley Park, Illinois 60477

By: \_\_\_\_\_

Attest: \_\_\_\_\_

State of Illinois }  
County of \_\_\_\_\_ } ss

I, \_\_\_\_\_ a Notary Public in and for said County in the State aforesaid do hereby certify that

\_\_\_\_\_, \_\_\_\_\_ and  
(Name) (Title)

\_\_\_\_\_, \_\_\_\_\_ of  
(Name) (Title)

Midwest Bankcentre, as Successor to Bremen Bank and Trust Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 201\_\_\_\_\_

\_\_\_\_\_  
Notary Public

Do not fold original plat.

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

Robinson Engineering, Ltd.  
17000 South Park Avenue  
South Holland, Illinois  
(708) 331-6700

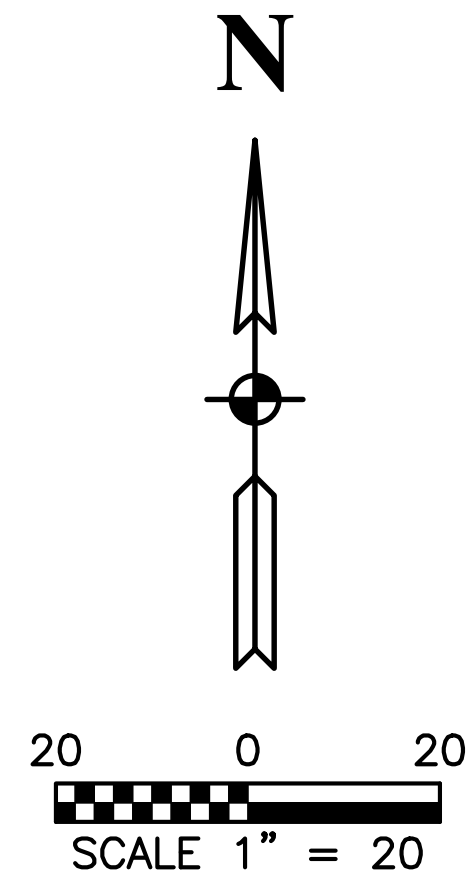
Attention: Survey Department

<b>ROBINSON ENGINEERING, LTD.</b> CONSULTING REGISTERED PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS 17000 SOUTH PARK AVENUE SOUTH HOLLAND, ILLINOIS 60473 (708) 331-6700 FAX (708) 331-3826 © COPYRIGHT 2018 ILLINOIS DESIGN FIRM REGISTRATION NO. 184001128			<b>REVISIONS</b>		
<b>FOR:</b>			<b>No.</b>	<b>Date</b>	<b>Remarks</b>
THE VILLAGE OF TINLEY PARK 16250 S. OAK PARK AVENUE TINLEY PARK, ILLINOIS 60477 708-444-5000					
Drawn by: B.K.L.		Date: 2-26-18			
Checked by: R.E.G./B.K.L.		Scale: N/A			
Sheet	2 of 2	Project No.	18-R0269		

18-R0269-SUBD-02.DWG



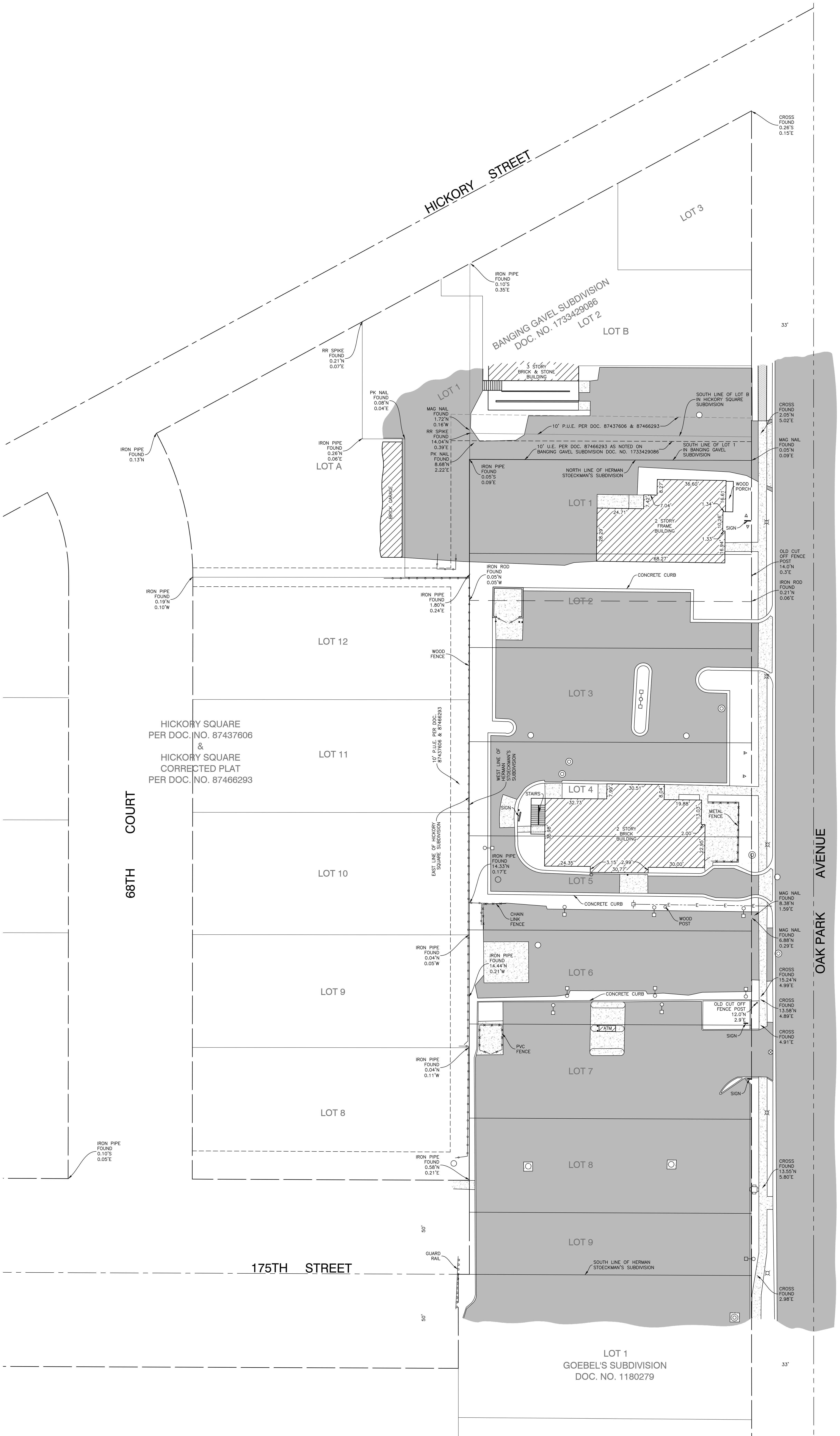
EXHIBIT B  
FOR STOECKMAN'S SUBDIVISION



LEGEND

- MANHOLE
- CB
- GAS VALVE
- POWER POLE
- LIGHT POST
- LAMP POST
- FLOOD LIGHT
- TRAFFIC SIGNAL
- BOLLARD
- OVERHEAD ELECTRIC
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- BRICK WALK

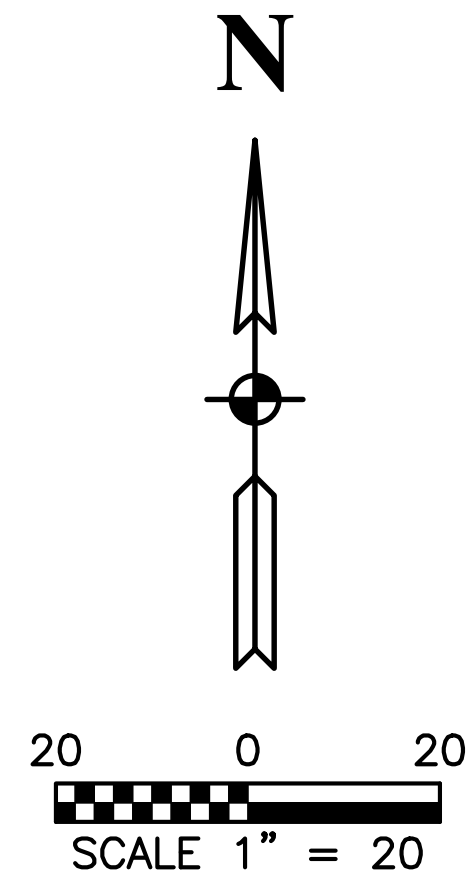
Note:  
Title commitments have been ordered for Lots 1 through 9 inclusive in Herman Stoekman's Subdivision, however said commitments have not yet been received and thus this exhibit was prepared without the benefit of a commitment for title insurance. There may be easements or other issues affecting these lots that may need to be shown upon receipt of said title commitments.



ROBINSON ENGINEERING, LTD.			
CONSULTING ENGINEERS AND PROFESSIONAL LAND SURVEYORS			
1700 SOUTH PARK AVENUE, SOUTH HOLLAND, ILLINOIS 60473			
(708) 331-6700 © COPYRIGHT 2018 ILLINOIS DESIGN FIRM REGISTRATION NO. 184021218			
FOR: THE VILLAGE OF TINLEY PARK 16250 S. OAK PARK AVENUE TINLEY PARK, ILLINOIS 60477 708-444-5000			
Drawn by: B.K.L.		Date: 2-5-18	
Checked by: R.E.G./B.K.L.		Scale: 1" = 20'	
Sheet: 1 of 1		Project No: 18-R0269	
REVISIONS			
No.	Date	Remarks	



EXHIBIT C  
FOR STOCKMAN'S SUBDIVISION



LEGEND

- MANHOLE
- CB
- GAS VALVE
- POWER POLE
- LIGHT POST
- LAMP POST
- FLOOD LIGHT
- TRAFFIC SIGNAL
- BOLLARD
- OVERHEAD ELECTRIC
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- BRICK WALK

Note:  
Title commitments have been ordered for Lots 1 through 9 inclusive in Herman Stockman's Subdivision, however said commitments have not yet been received and thus this exhibit was prepared without the benefit of a commitment for title insurance. There may be easements or other issues affecting these lots that may need to be shown upon receipt of said title commitments.



ROBINSON ENGINEERING, LTD.		REVISIONS	
CONSULTING ENGINEERS AND PROFESSIONAL LAND SURVEYORS 1700 SOUTH PARK AVENUE, SOUTH HOLLAND, ILLINOIS 60473 (708) 331-6700 © COPYRIGHT 2018 FAX (708) 331-3825 ILLINOIS DESIGN FIRM REGISTRATION NO. 184021218		No.	Remarks
FOR:			
THE VILLAGE OF TINLEY PARK 16250 S. OAK PARK AVENUE TINLEY PARK, ILLINOIS 60477 708-444-5000			
Drawn by: B.K.L.	Date: 2-5-18		
Checked by: R.E.G./B.K.L.	Scale: 1" = 20'		
Sheet: 1 of 1	Project No: 18-R0269		