



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

**July 05, 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 June 06, 2018 Regular Meeting

**Item #1      PUBLIC HEARING: (REMOVE FROM TABLE) TESLA SUPERCHARGING STATION - 7204 W. 191<sup>ST</sup> STREET SITE PLAN APPROVAL AND 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 #2      WORKSHOP/PUBLIC HEARING: HAITHAM ABUZIR-6787 W. 159<sup>TH</sup> STREET SITE PLAN APPROVAL AND SPECIAL USE PERMIT WITH VARIATIONS**

Consider granting Site Plan approval and consider a request for a Special Use Permit from the Petitioner, Haitham Abuzir, to construct a residential apartment on the second floor in the B-3 Zoning District with the common address of 6787 W. 159<sup>th</sup> Street. Additionally the following Variations are requested:

1. Section V.C.2- To reduce the minimum useable floor area per dwelling by 82 square-feet to permit the construction of a one bedroom apartment that is less than the required 800 square feet to 718 square feet.
2. Section III A.7 - To permit parking within a required front yard along 159<sup>th</sup> Street and 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**

**June 7, 2018**

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Plan Commissioners: Ken Shaw, Chairman  
Peter Kroner  
Eduardo Mani  
Chuck Augustyniak  
Angela Gatto  
Tim Stanton

Absent Plan Commissioner(s): Lucas Engel  
John Curran  
Garrett Gray

Village Officials and Staff: Kimberly Clarke, Planning Manager  
Dan Ritter, Senior Planner  
Barbara Bennett, Commission Secretary

Guest(s): Bryan Donley

**CALL TO ORDER**

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for June 7, 2018 at 7:00 p.m.

**COMMUNICATIONS**

None at this time

**APPROVAL OF MINUTES**

Minutes of the May 3, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER AUGUSTYNIK, to approve the Minutes as presented. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved as presented.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE JUNE 7, 2018 REGULAR MEETING**

**Item #1 PUBLIC HEARING: VERIZON WIRELESS – 8201 W. 163<sup>RD</sup> STREET  
SITE PLAN APPROVAL AND SPECIAL USE PERMIT WITH VARIATIONS**

Consider granting Site Plan approval and consider a request for a Special Use Permit from the Petitioner, Bryan Donley on behalf of Verizon Wireless, to construct a new monopole with antennas and ground equipment located within the ComEd Easement with the common address of 8201 W, 163<sup>rd</sup> Street. Additionally the following Variations are requested:

1. A sixty-one (61) foot height Variation from Section III.W.2.A where the height limitation for monopole is 100' (with 5' for a lightning rod); and
2. A Variation from Section III W 5.c. to allow the installation of a steel platform with operational equipment where the ordinance requires a masonry façade for a shelter for related ground equipment.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman  
Peter Kroner  
Eduardo Mani  
Tim Stanton  
Chuck Augustyniak  
Angela Gatto

Absent Plan Commissioner(s): Lucas Engel  
John Curran  
Garrett Gray

Village Officials and Staff: Kimberly Clarke, Planning Manager  
Dan Ritter, Senior Planner  
Barbara Bennett, Commission Secretary

Guest(s): Bryan Donley

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER GATTO to open the Public Hearing for Verizon Wireless – 8201 W. 163<sup>rd</sup> Street. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

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

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

KIMBERLY CLARKE, Planning Manager noted this is a Public Hearing for Site Plan Approval for the construction of the ground equipment and associated landscaping for a new wireless facility and also a Special Use Permit with Variations. The Variation is a sixty-one foot height Variation where the height is permitted for a free standing tower of 100'. Initially there was a request for a Variation for the installation of a steel platform with operational equipment which is no longer needed. The applicant has agreed to construct a masonry structure as per the Village code.

Ms. Clarke displayed a photo of the location where the wireless facility will be located adjacent to the first transmission tower located south of 163<sup>rd</sup> Street in between Richards Drive and 82<sup>nd</sup> Avenue within a 215-foot wide easement owned by ComEd. To the left is an existing 8' bike path. In 2012 there was a ground structure and pole at this location. To the north of this there is an existing wireless facility.

There is one open item which has been resolved. Other Village owned properties were explored to see if there were opportunities to locate per the requirement of the Ordinance. There would be a potential site that is close enough, which is Fire Station #2, however the challenge is the Village is looking at redeveloping this site for a new station and they are still in the design phase and would not be able to allocate land at this time.

The only changes to the original site plan are that the applicant will be constructing a masonry building rather than a steel platform. This will be enclosed by a 6' Vinyl fence as requested by the Commissioners, rather than a wood fence. There is also a new landscaping plan which incorporates some other approved species of evergreens clustered so it is not so linear and has some dimension. They will be installed in groupings of 3 at a height of 8'.

MS. CLARKE displayed an image of the brick building. Staff recommends the Petitioner use the lighter taupe face brick color rather than the darker red face brick to blend in with the grass area. The Vinyl fence would also be a taupe color to blend in with the building.

CHAIRMAN SHAW asked the Petitioner to speak.

Bryan Donley, on behalf of Verizon Wireless noted he feels they have met all the requirements that were brought up at the workshop and they have worked with staff to allow this to blend in to the look the Village is asking for. This exact location was chosen to mirror the design from 2008 to 2015 of US Cellular that occupied this space. This will blend in with the existing transmission lines.

CHAIRMAN SHAW asked for questions from the Commissioners.

COMMISSIONER KRONER asked about PVC fencing and if there was a problem with it. Mr. Donley replied they will do whatever is required by the Commission

COMMISSIONER STANTON asked about the building and evergreen height. Mr. Donley replied the building is 9' and the evergreens are 8'.

CHAIRMAN SHAW asked for any objectors.

There were none.

CHAIRMAN SHAW asked for a Motion from the Commission close the Public Hearing.

A Motion was made by COMMISSISONER AUGUSTYNIAK, seconded by COMMISSISONER STANTON to close the Public Hearing on Verizon Wireless. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW asked Ms. Clarke to go through the Standards as follows:

**Standard for Special Use:**

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff will provide draft Findings in the Staff Report for the Public Hearing.

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

- a. **That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;**  
The proposed wireless facility equipment will operate similarly to the previous equipment that was on this site as well as the existing equipment that is north of this site. The riser tower will be installed within the existing electrical transmission tower and the equipment shelter will be enclosed by a 6' solid vinyl fence and evergreen landscape material. The fence enclosure will be secured with a locked gate and the shelter will also be secured and locked. The additional cell antenna on the electrical transmission tower will improve the coverage for that carrier in the area.
- 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;**  
There are existing 156' electrical transmission towers throughout the entire length of this easement. The proposed wireless facility equipment is proposing to use this existing structure to incorporate their equipment. The Petitioner is providing a 6' solid vinyl fence and evergreen landscaping around the proposed equipment shelter.
- c. **That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;**  
The proposed site is within an existing 215' wide ComEd Easement. There are existing electrical transmission towers located within the easement. The surrounding property has already been developed surrounding the site. The construction of a new riser pole within an existing electrical transmission tower will not impede the normal and orderly development of the surrounding property.
- d. **That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;**  
The subject property has operated in the past as a cell tower site and has satisfactorily utilized the existing road system. A paved 8 foot wide bike path exists on the site with access to 163<sup>rd</sup> Street. The Petitioner will be constructing an additional access road off the existing bike path to gain access to their equipment.
- 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**  
Access to the site is from 163<sup>rd</sup> Street and then onto an existing 8 foot wide bike path. The petitioner will construct an additional path to the equipment from the bike path. The access will only be from the utility companies needing to do work on the equipment. There should be very little traffic to and from this site.
- f. **That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other**

**properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.**

The pole exceeds the maximum height limitations and requires a special use review as part of the approval process. The proposed improvement conform to the intent of all other aspects of Village Ordinances.

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

The addition of additional cell antennas on the tower will improve the coverage for that carrier in the area which may improve the ability for increase business in the area.

The landscape improvements will improve the overall aesthetics of the site which indirectly improves the economic development of the community of Tinley Park.

**Variation Standards:**

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.**

The property would continue to be used by ComEd for their electric transmission tower.

- 2. The plight of the owner is due to unique circumstances.**

The Petitioner is utilizing an existing 142' tall electric transmission tower to incorporate a riser pole and antenna. ComEd requires that there be a minimum five (5) foot separation from the antenna and their structure which puts the wireless facility structure at 161' total in height.

- 3. The Variation, if granted, will not alter the essential character of the locality.**

The Petitioner is using an existing 142' tall electric transmission tower to camouflage their equipment in. The additional height for the riser pole will alter the essential character of the locality.

A Motion was made by COMMISSIONER STANTON seconded by COMMISSIONER GATTO to recommend to the Village Board the granting to the Petitioner, Bryan Donley, on behalf of Verizon Wireless, Site Plan Approval for the proposed property located at 8201 W. 163<sup>rd</sup> Street in accordance with the plans submitted and listed herein with the following conditions:

- The proposed 6 foot fence around the shelter by made of vinyl instead of wood and be a taupe color.
- The face brick of the structure match the taupe fence around it.
- Outstanding Public Works and Engineering items must be addressed prior to issuance of a building permit;

AYES: KRONER, MANI, GATTO, STANTON, AUGUSTYNIAC AND CHAIRMAN SHAW

NAYS: NONE

CHAIRMAN SHAW declared the Motion unanimously approved.

A Motion was made by COMMISSIONER AUGUSTYNIAC, seconded By COMMISSIONER MANI to recommend to the Village Board the granting of the following Special Use Permit to the Petitioner, Bryan Donley, on behalf of Verizon Wireless located at 8201 W. 163<sup>rd</sup> Street, 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 sixty-one (61) foot height Variation from Section III.W.2.A where the height limitation for a free standing tower is 100'

AYES: KRONER, MANI, GATTO, STANTON, AUGUSTYNIAC AND CHAIRMAN SHAW

NAYS: NONE

CHAIRMAN SHAW declared the Motion unanimously approved.

Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER GATTO to recommend to the Village Board the granting of the following Special Use Permit to the Petitioner, Bryan Donley., on behalf of Verizon Wireless located at 8201 W. 163<sup>rd</sup> Street, 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:

- The proposed 6 foot fence around the shelter by made of vinyl instead of wood and be a taupe color.
  - The face brick of the structure match the taupe fence around it.
  - Outstanding Public Works and Engineering items must be addressed prior to issuance of abuilding permit
- The Special Use Permit will allow for the installation of a new 161-foot riser pole tower within an existing ComEd transmission tower and the construction of a masonry brick shelter for related ground equipment enclosed by a six (6) foot vinyl fence.

AYES: KRONER, MANI, GATTO, STANTON, AUGUSTYNIAC AND CHAIRMAN SHAW

NAYS: NONE

CHAIRMAN SHAW declared the Motion unanimously approved.

COMMISSIONER SHAW noted all Motions have been approved and this will go to the Village Board on June 19, 2018.

COMMISSIONER KRONER noted that on behalf of the Plan Commission he thanked Mr. Donley for his cooperation while dealing with this Petition. He noted they came to the meeting prepared.

**7204 W. 191<sup>ST</sup> STREET**

**SITE PLAN APPROVAL AND SPECIAL USE PERMIT WITH EXCEPTIONS**

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

Present were the following:

Plan Commissioners: Ken Shaw, Chairman  
Peter Kroner  
Eduardo Mani  
Chuck Augustyniak  
Angela Gatto  
Tim Stanton

Absent Plan Commissioner(s): Lucas Engel  
John Curran  
Garrett Gray

Village Officials and Staff: Kimberly Clarke, Planning Manager  
Dan Ritter, Senior Planner  
Barbara Bennett, Commission Secretary

Guests: None

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER AUGUSTYNIK to open the Public Hearing for Tesla Supercharging Station at 7204 W. 191<sup>st</sup> Street. 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.

COMMISSIONER KRONER asked what the delay is. KIMBERLY CLARKE, Planning Manager replied the Petitioner has presented new design plans to the land owner and it is being held up waiting approval from the land owner. No work has been started and it is pending the new design.

COMMISSIONER KRONER and CHAIRMAN SHAW stated the Petitioner needs to show up at the next meeting to advise the progress even though they may not be ready.

A Motion was made by COMMISSIONER MANI seconded by COMMISSIONER AUGUSTYNIK to Table the Public Hearing for Tesla Supercharging Station at 7204 W. 191<sup>st</sup> Street as requested by the Petitioner to June 21, 2018. 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 MAY 3, 2018 REGULAR MEETING**

**Item # 3 WORKSHOP: HAITHAM ABUZIR-6787 W. 159<sup>TH</sup> STREET**

**SITE PLAN APPROVAL AND SPECIAL USE PERMIT WITH VARIATIONS**

Consider granting Site Plan approval and consider a request for a Special Use Permit from the Petitioner, Haitham Abuzir, to construct a residential apartment on the second floor in the B-3 Zoning District with the common address of 6787 W. 159<sup>th</sup> Street. Additionally the following Variations are requested:

1. Section V.C.2- To reduce the minimum useable floor area per dwelling by 82 square-feet to permit the construction of a one bedroom apartment that is less than the required 800 square feet to 718 square feet.
2. Section III A.7 - To permit parking within a required front yard along 159<sup>th</sup> Street and Oak Park Avenue.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman  
Peter Kroner  
Eduardo Mani  
Tim Stanton  
Chuck Augustyniak  
Angela Gatto

Absent Plan Commissioner(s): Lucas Engel  
John Curran  
Garrett Gray

Village Officials and Staff: Kimberly Clarke, Planning Manager  
Dan Ritter, Senior Planner  
Barbara Bennett, Commission Secretary

Guest(s): None

Due to the Petitioner's illness and inability to attend this meeting this workshop has been continued to June 21, 2018. CHAIRMAN SHAW noted this was previously brought before the Commission by the previous owner. MS. CLARKE noted she would present the previous meeting minutes at the June 21, 2018 meeting.

**GOOD OF THE ORDER**

1. Paula is off and business is as usual. There will be several items in the future and attendance is important.

**COMMENTS FROM THE COMMISSION**

COMMISSIONER KRONER advised the Commission that he has resigned his position effective immediately and this will be his last meeting. He thanked staff and all the other Commissioners.

CHAIRMAN SHAW noted he thanked COMMISSIONER KRONER for his service and was a good example.

**PUBLIC COMMENT:**

None at this time.

**ADJOURNMENT:**

There being no further business, a Motion was made by PLAN COMMISSIONER STANTON, seconded by PLAN COMMISSIONER AUGUSTYNIAK, to adjourn the Regular Meeting of the Plan Commission of June 7, 2018 at 7:42 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.

July 05, 2018

**Petitioner**

Haitham Abuzir,  
Jackson Hewitt

**Property Location**

6787 W. 159<sup>th</sup> Street

**PIN**

28-19-200-021-0000

**Zoning**

B-3

**Approvals Sought**

Site Plan Approval  
Special Use Permit  
Variance

**HAITHAM ABUZIR**

6787 W. 159<sup>th</sup> Street

**EXECUTIVE SUMMARY**

Consider granting Site Plan approval and consider a request for a Special Use Permit from the Petitioner, Haitham Abuzir, to construct a residential apartment on the second floor in the B-3 Zoning District with the common address of 6787 W. 159<sup>th</sup> Street.

Additionally, the following Variations are requested:

1. Section V.C.2- To reduce the minimum useable floor area per dwelling by 82 square-feet to permit the construction of a one bedroom apartment that is less than the required 800 square feet to 718 square feet
2. Section VIII A.7 - To permit parking in a front yard along 159<sup>th</sup> Street and Oak Park Avenue.
3. Section VIII C.2- To reduce the required off-street parking area setback from the required five (5) feet to zero (0) for the parking lot along Oak Park Avenue and to reduce the required off-street parking area setback from the required five (5) feet to one (1) foot for the parking area along 159<sup>th</sup> Street.
4. Section VII.A.10- To reduce the required off-street parking spaces by fourteen (14) stalls to permit a total of 29 parking stalls instead of the required 43 stalls.

**Project Planner**

Kimberly Clarke  
Planning Manager

## EXISTING SITE & HISTORY

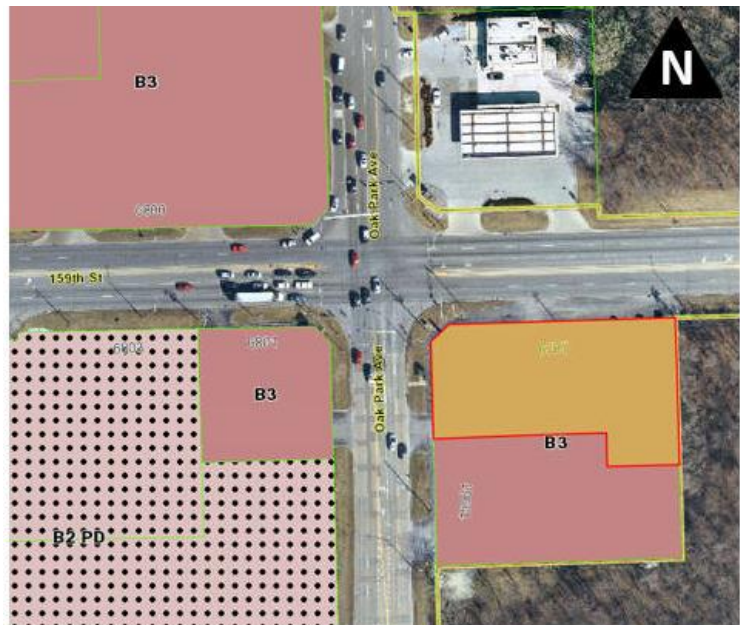
The building has historically been used for commercial purposes (Jardine's Restaurant, a cleaner's, a quilting/sewing store, and various offices for uses such as dentistry, accounting, and real estate), taking advantage of the high visibility at the intersection of two major commercial corridors (159<sup>th</sup> Street & Oak Park Avenue). As an older building with functional obsolescence and an awkward site plan, the property has experienced a high vacancy rate. This, coupled with declining maintenance and non-conformities, has decreased the financial viability for the property. In Cook County, there is a tax advantage for mixed-use developments. The Applicant is requesting a Special Use Permit to allow for the construction of a residential unit on the second floor in order to take advantage of a reduced tax rate of the property. This request was previously granted per Ordinance No. 2017-O-002 to the then owner, Mack Companies, who has since sold it to the petitioner Haitham Abuzir. Special Uses do not run with the land, so the new owner is required to come before the Plan Commission and Village Board to request a new Special Use.



The property consists of a single parcel of 0.69 acres in area with an existing commercial/office building. This property is known as "High Pointe Centre" due to the higher elevation near the intersection of 159<sup>th</sup> Street and Oak Park Avenue. The existing building includes commercial/office tenant space on the first floor and basement. A small portion of the northeast corner of the building includes a second floor, which is where the Applicant proposes to create a one-bedroom residential unit.

## ZONING & NEARBY LAND USES

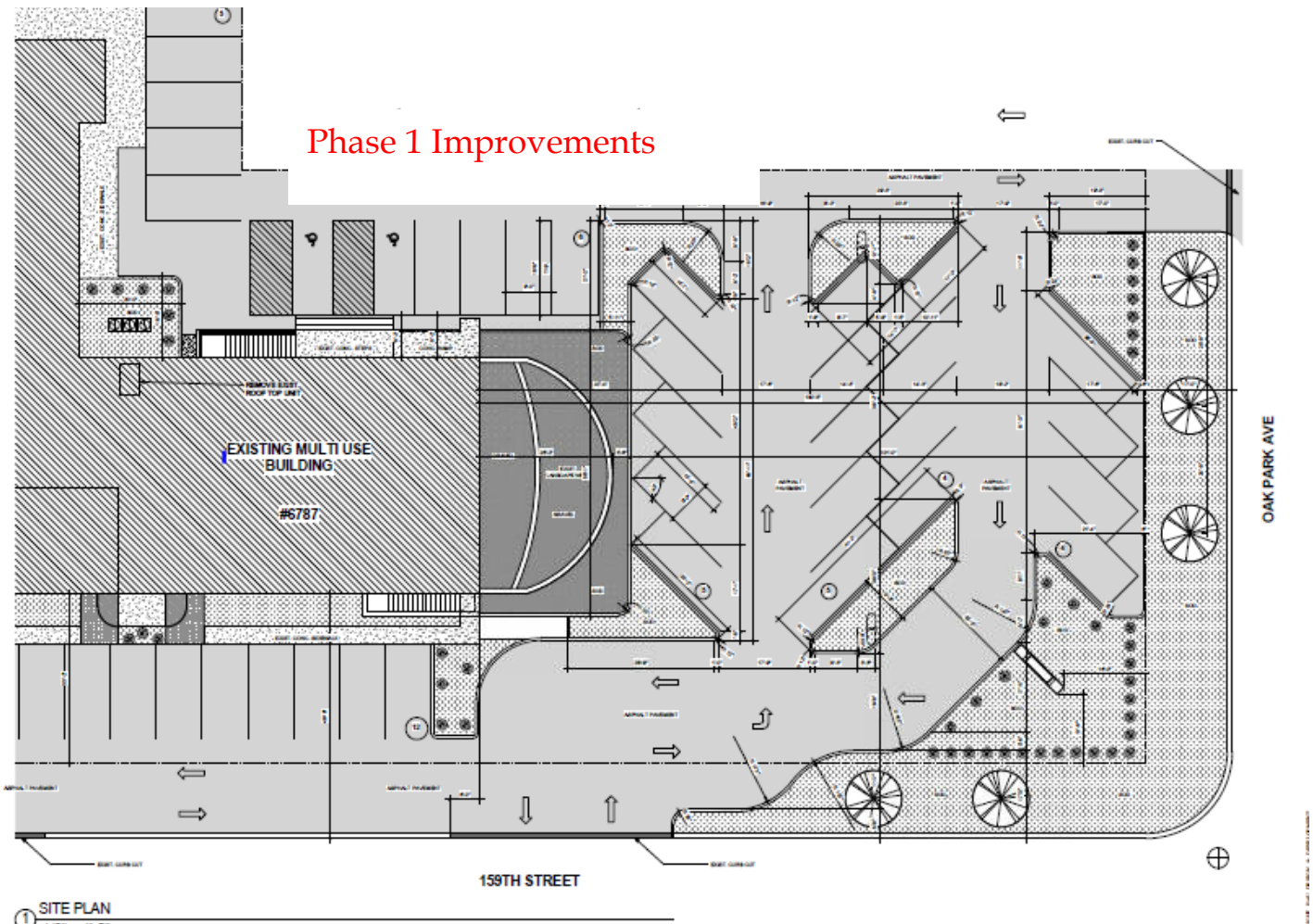
The zoning of the site at 6787 159<sup>th</sup> Street (highlighted in orange) is B-3 (General Business and Commercial). The site is bordered by other commercial uses on the north, west, and south sides and Forest Preserve on the east side. Adjacent commercial uses include Menard's, Brown's Chicken, Delta Sonic, Aurelio's Pizza, and a Shell gas station. Staff also notes that this property is adjacent to unincorporated properties to the east and Oak Forest to the north.





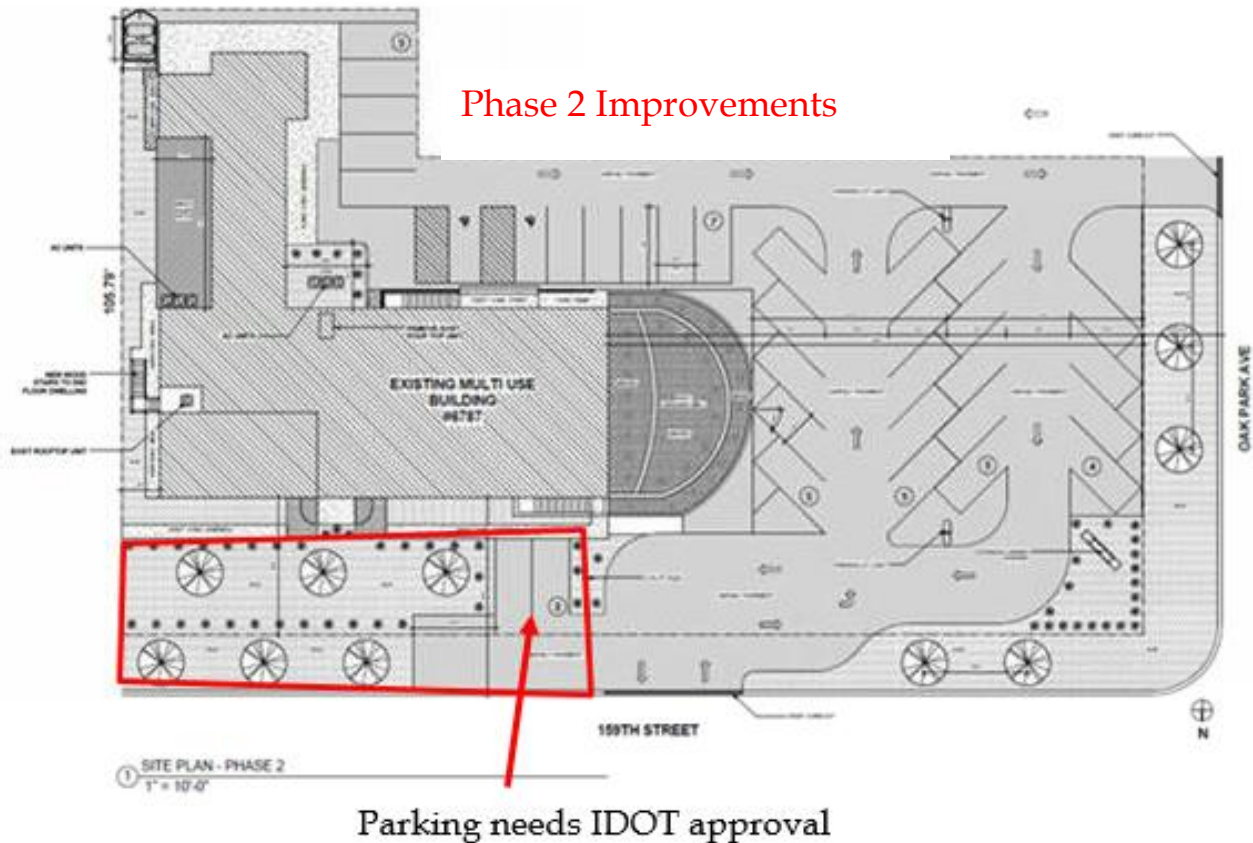
## SITE PLAN

The Petitioner desires to approach the site plan improvements (parking lot and landscaping) in two (2) phases due to the timing of relocating the business's headquarters to this location and getting IDOT approval for work proposed in their R.O.W. The current parking lot configuration is considered nonconforming in regards to the parking lot setbacks and landscaping requirements. The parking in front of the building along 159<sup>th</sup> Street encroaches within the State's R.O.W. and cannot continue unless the owner gets a permit from the Illinois Department of Transportation. The parking stalls along Oak Park Avenue are required to be setback a minimum of five (5) feet. The Phase 1 improvements, as shown below, propose maintaining the nonconforming parking stalls and drive aisle in front of the building along 159<sup>th</sup> Street. The remaining portion of the parking lot will be restriped and the petitioner has agreed to install landscape islands to better define traffic lanes.



**Open Item #1: Revise phase 1 parking lot improvements to include the removal of the existing parking stalls along 159<sup>th</sup> Street as shown on Phase 2 Plans. Plans should be revised prior to Village Board approval.**

The Phase 2 improvements (shown below in red) remove the parking and drive aisle along 159th street and replace with sod and plantings. As stated earlier, the Petitioner has agreed to remove the existing parking stalls along 159<sup>th</sup> Street in Phase 1 instead of Phase 2. The owner proposes maintaining two (2) parking stalls on the north side of the building for the apartment use. This phase is subject to IDOT approval. Staff has advised the applicant they do not believe IDOT will allow the property to continue to use their R.O.W. as shown. It should be noted the curb cut on 159th Street will be restricted to 30 feet in width. The plans show a curb cut of 33 feet and will need to be revised.



**Open Item #2: The applicant needs to submit plans to IDOT for approval for the phase 2 plans as shown. The approval of Phase 2 Site Plan is conditional on IDOT Approval. If IDOT does not permit the parking stalls as shown, the applicant will be required to landscape the area.**

## PARKING

The site originally had forty-one (41) parking spaces, eleven (11) of which are located at the front (north side) of the building. Staff researched the requirements for parking for the site within Section VIII.A.10. of the Zoning Ordinance and found that the parking regulations require two and one-half (2.5) parking spaces per dwelling unit. The proposed uses for the first floor and basement will be for professional offices. The parking requirements for a business/professional office is one (1) parking space per two hundred fifty (250) square feet of floor space.

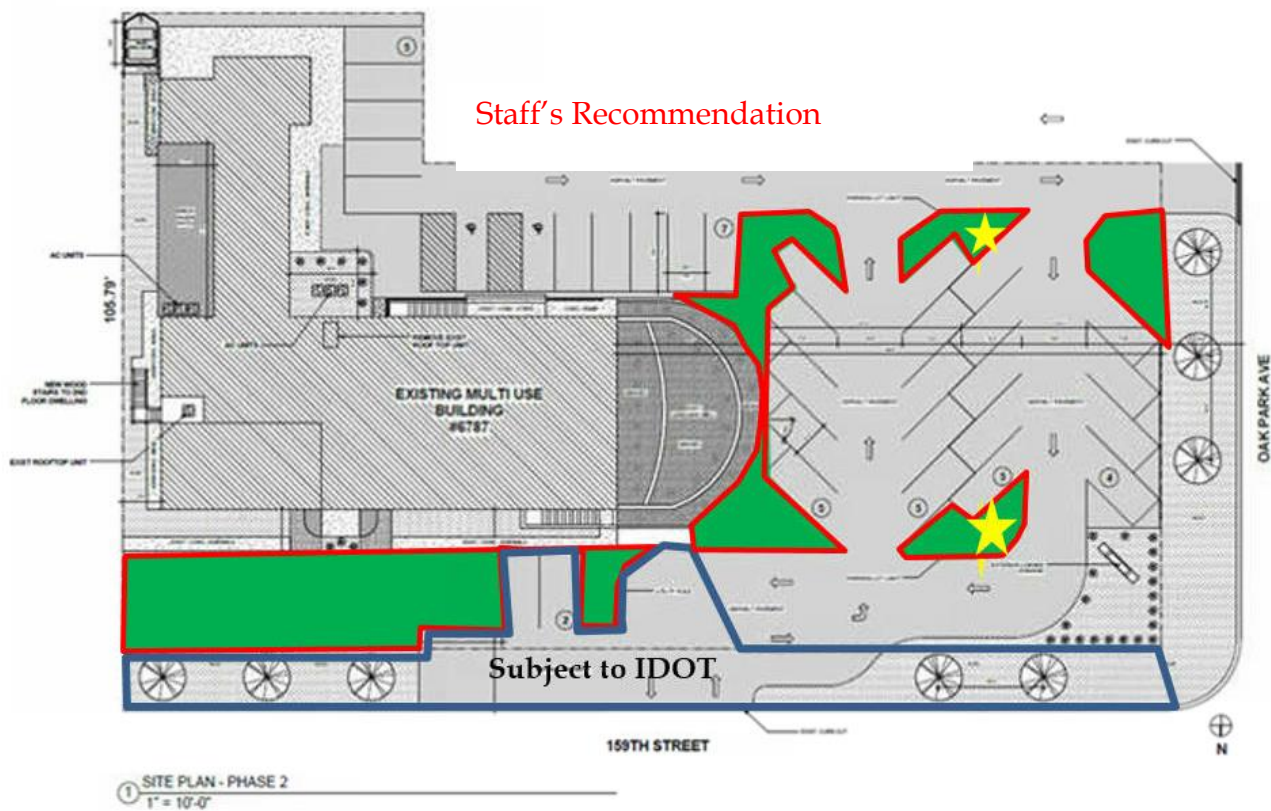
Per the floor plans provided to the building department, the tenant space on the first floor and basement is 9,794 square feet. Per the parking calculations for a dwelling and the office space available, the site requires forty-three (43) parking spaces  $((9,794 / 250) + (2.5 \text{ spaces/du}) = 43)$ ; therefore the parking as shown in phase 1 meets the required parking. However, in phase 2 there will be a loss of 12-14 parking stalls giving the site a total of 29-31 available parking stalls.

It should be noted the Petitioner has a private shared parking agreement with the property owner to the south (Aurelio's Pizzeria) and typically has different peak hours at the Petitioner's proposed businesses.

## LANDSCAPE

Staff encourages the Plan Commission to decrease the number of nonconformities on the site where it is economically feasible. This includes encouraging the property owner to bring the landscaping into compliance.

The site lacks front bufferyard landscaping along the west (Oak Park Avenue) and north (159<sup>th</sup> Street) side of the site. Since the lot is adjacent to another parking lot on the south side, a bufferyard is not required. The Forest Preserve borders the east side of the site. Staff notes that the foundation landscaping is minimal along the west and north sides. The owner has installed a brick paver patio on the east side of the building and has started planting the foundation plantings. Since this site will not be redeveloped anytime soon, this is the Village's only chance to improve the landscaping on the site. The use of landscape islands will define the pavement and parking stalls as well as guide cars as they drive through the lot. The owner has installed two light poles in the parking lot of which their bases can also be protected by the installation of landscape islands. The Petitioner agreed to incorporate staff's recommendation (shown below) to install landscape islands and has provided an updated Phase 1 plan, although has still not shown the removal of the front yard parking along 159<sup>th</sup> Street.





**Open Item #3: Revise the landscape plan that includes:**

- a. A landscape plan that identifies the proposed plants being installed.**
- b. Provide landscaping around the base of the monument sign per code.**
- c. Incorporate a minimum of 1 shade tree in each of the proposed landscape islands and one (1) shrub per 200 sq. ft. of island green area.**
- d. In general plantings of shrubs and trees should be in groupings of 3-5. Landscaping should be designed to be natural looking while having proportion, balance, unity, variety of species, and variety of color throughout the seasons. It appears the proposed landscape plan only recommends one type of plant material along Oak Park Avenue.**

**Open Item #4: If IDOT does not permit the proposed parking stalls in phase 2 along 159<sup>th</sup> Street, a revised landscaping plan will need to be submitted to staff for review showing this area being landscaped.**

## ARCHITECTURE

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The petitioner has started modifications to the existing façade of the building. The roof was replaced, the dormers have been covered, the front entrance off of 159<sup>th</sup> Street has been modified and the exterior has been painted. Staff suggested the incorporation of an awning on the front façade along 159<sup>th</sup> Street to give the building more of a commercial look to it. The Petitioner stated he may incorporate a wall sign in the area facing 159<sup>th</sup> Street.

Before - 2016:



Current - 5.31.18:





## SIGNAGE

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The Petitioner took down the existing nonconforming pole sign (picture to right) and has started construction on a new ten (10) foot high ground base sign that conforms to our current sign regulations.



## LIGHTING

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The Applicant has installed two (2) new parking lot lights in the west parking lot.

***Open Item #5: Provide staff with a photometric plan and cut sheets of proposed light fixtures.***

## ABOUT THE SPECIAL APPROVALS NEEDED (SPECIAL USE, VARIATIONS)

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Section V.B. Schedule I- Requires a residence, when located above or to the rear of a principal use in the B-3 District to be permitted by a Special Use Permit. ***A Special Use Permit is being requested to permit the construction of a residential dwelling unit on the 2<sup>nd</sup> floor in the B-3 Zoning District.***

Section V.C.2- To reduce the minimum useable floor area per dwelling by 82 square-feet to permit the construction of a one bedroom apartment that is less than the required 800 square feet to 718 square feet. ***A Variation is being requested to allow the one-bedroom apartment to be less than the minimum 800 Sq. Ft.***

Section III A.7 - To permit parking in a front yard along 159<sup>th</sup> Street and Oak Park Avenue. ***A Variation is being requested to maintain the existing parking lot within the front yard along Oak Park Avenue and 159<sup>th</sup> Street.***

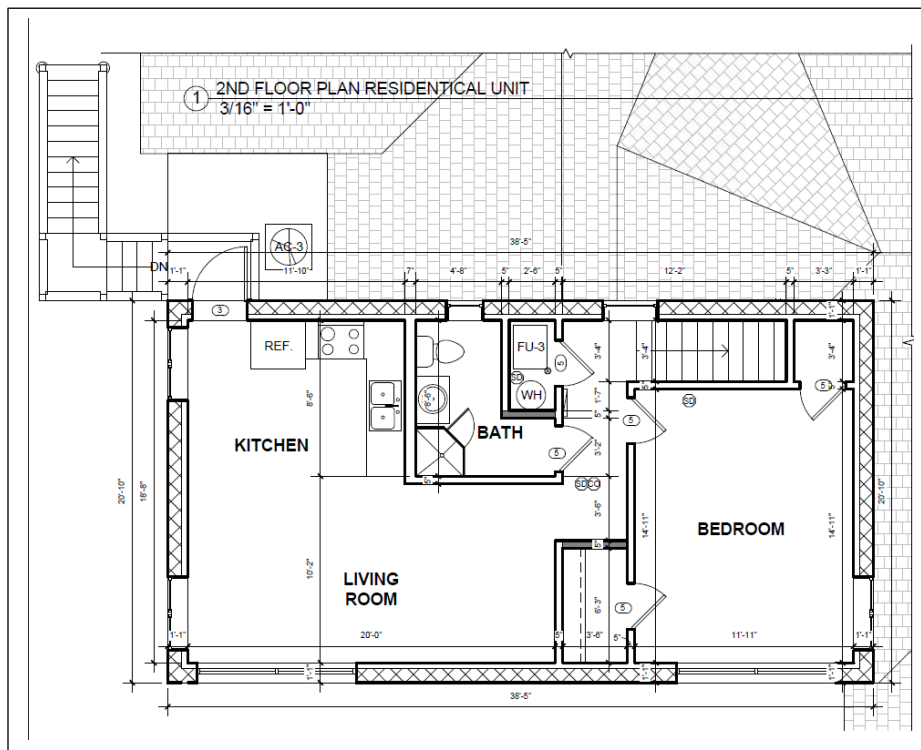
Section III C.2- To reduce the required off-street parking area setback from the required five (5) feet to zero (0) for the parking lot along Oak Park Avenue and to reduce the required off-street parking area setback from the required five (5) feet to one (1) foot for the parking area along 159<sup>th</sup> Street. ***A Variation of five (5) feet from the required off-street parking area setback is being requested for the parking lot along Oak Park Avenue and a Variation of one (1) foot from the required off-street parking area setback to permit two (2) parking stalls along 159<sup>th</sup> Street.***

Section VII.A.10- To reduce the required off-street parking spaces by fourteen (14) parking stalls to permit a total of 29 parking stalls instead of the required 43 parking stalls. ***A Variation is being requested to reduce the required number of parking stalls by fourteen (14).***

## PROPOSED USE

The Applicant's business, Jackson Hewitt, will occupy approximately 4,115 SF of the first floor and will have ten (10) employees working at this location. There is a second tenant space on the first floor comprised of 1,271 SF that will be occupied by a State Farm agent. The remaining office space of 2,494 SF is located in the basement of the building which does not have a tenant lined up as of date.

A residential unit located above or behind a principal use in B-1, B-2, or B-3 Zoning Districts requires a Special Use Permit (SUP). The Applicant proposes to remodel the existing second floor of the building into a one-bedroom, 718 square foot residential unit. Staff notes that Section V.C.2. of the Zoning Ordinance stipulates that a one-bedroom residential unit is required to be a minimum of 800 square feet. The proposed plans (see below) indicate one (1) bedroom, one (1) bathroom, a storage room, and a combination kitchen/living/room. The owner and previous owner have expressed a need to incorporate a residential unit on the second floor to help offset the property taxes on the building in order for this property to remain viable. Access to the 2<sup>nd</sup> floor apartment will be from the entryway off of 159<sup>th</sup> Street. Inside of the foyer there is a staircase leading to the 2<sup>nd</sup> floor. There will be a new staircase constructed on the east side of the building from the 2<sup>nd</sup> floor dwelling unit to provide an emergency exit out of the dwelling unit.



Since the applicant is proposing site improvements that are contingent on IDOT approval, it should be a recommendation that the Special Use Permit and Variations are contingent on the application getting IDOT's approval.

**Open Items #6 The Special Use and Variations requested will be contingent on the applicant getting IDOT approval for the improvements along 159<sup>th</sup> Street. No building nor occupancy permit will be issued for the 2nd floor apartment until such improvements are approved.**

## SUMMARY OF OPEN ITEMS

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

**Open Item #1: Revise the Phase 1 Site Plan parking lot improvements to include the removal of the existing parking stall on private property along 159<sup>th</sup> Street as shown on Phase 2 plans. Plans should be revised prior to Village Board approval.**

**Open Item #2: The applicant needs to submit plans to IDOT for approval for the phase 2 plans as shown. The approval of Phase 2 Site Plan is conditional on IDOT Approval. If IDOT does not permit the parking stalls as shown, the applicant will be required to landscape the area.**

**Open Item #3: Revise the landscape plan to include::**

- a. A landscape plan that identifies the proposed plants being installed.
- b. Landscaping around the base of the monument sign per code.
- c. Incorporate a minimum of 1 shade tree in each of the proposed landscape islands and one (1) shrub per 200 sq. ft. of island green area.
- d. Revise landscaping plan to provide for trees and shrubs in groupings of 3-5. Landscaping should be designed to be natural looking while having proportion, balance, unity, variety of species, and variety of color throughout the seasons. It appears the proposed landscape plan only recommends one type of plant material along Oak Park Avenue in a strict linear layout.

**Open Item #4: If IDOT does not permit the proposed parking stalls in phase 2 along 159<sup>th</sup> Street, a revised landscaping plan will need to be submitted to staff for review showing this area being landscaped.**

**Open Item #5: Provide staff with a photometric plan and cut sheets of proposed light fixtures.**

**Open Items #6 The Special Use and Variations requested will be contingent on the applicant getting IDOT approval for the improvements along 159<sup>th</sup> Street. No building nor occupancy permit will be issued for the 2nd floor apartment until such improvements are approved.**

## STANDARDS FOR A 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.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
  - *An office use is permitted in the B-3 Zoning District. Moving the applicant's headquarters to this location will bring new life to highly visible corner that has been vacant for some time.*
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
  - *The proposed landscaping improvements will improve the overall aesthetics of the area and reduce the number of nonconformities that currently exist on the site due to the lack of parking lot landscaping.*
- 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.
  - *With the incorporation of landscaped medians, vehicles will be better guided through the parking lot safely. The reduction of the large access drive off of 159<sup>th</sup> Street will reduce congestion onto IDOT" R.O.W.*
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
  - *The improved parking lot improvements will enhance the pedestrians' ability to safely access the parking lot and building.*
- 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.
  - *The applicant is adding additional perimeter and foundation landscaping on the property to meet the landscaping codes.*
- f. That all outdoor trash storage areas are adequately screened.
  - *There is an existing screened trash enclosure on the east side of the property adjacent to the forest preserve.*

## STANDARDS FOR A SPECIAL USE

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Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
  - *The proposed one-bedroom, 718 square foot residential unit on the second floor will be constructed in compliance with Village codes.*
  - *The occupant of the proposed residential unit has access to adequate parking within the property.*
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
  - *The proposed residential unit accounts for a small portion of the existing building. Additionally, it is located on a different floor from the commercial uses in the building.*
  - *The property has had high vacancies; the occupation of the second floor will improve the cash flow and profitability of the property.*
- 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;
  - *Adjacent properties are developed. The interior remodel of the entire building and exterior improvements to the property per the current owner may provide for increased occupancy in the building.*
  - *The required landscape improvements will improve the aesthetics of the property.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - *The existing site provides adequate access, drainage, and 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 existing site allows for ingress and egress to and from 159<sup>th</sup> Street and Oak Park Avenue, as well as a through an adjacent parking lot to the south. However, the improvements to the parking lot with the incorporation of curbed landscape islands and the reduction in the curb cut on 159<sup>th</sup> Street will further improve traffic congestion on and off the site.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
  - *The proposed residential unit will conform to the Village's regulations within the Zoning Ordinance and Building Codes.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

- *The completion of the Special Use conditions will increase the likelihood of occupancy of the currently vacant tenant spaces and improve the overall aesthetics of the property on this highly visible intersection of two commercial corridors.*

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

## STANDARDS FOR A VARIATION

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Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff will prepare draft responses for the Findings of Fact within the next Staff Report.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
  - *If the Variations are not granted for the parking lot setback then additional parking variances will be needed making it difficult to support the businesses that will occupy the building.*
  - *The building and lot locations are fixed and cannot be modified to meet all the landscaping requirements.*
  - *The 2<sup>nd</sup> floor could still be utilized as an office space if the variation to grant the reduction in the apartment size was not granted.*
2. The plight of the owner is due to unique circumstances.
  - *The variation for the landscaping and parking is needed due to the existing footprint of the building which is fixed and the amount of space available to designate for parking. The owner purchased the property with the existing nonconforming parking. He is trying within the constraints of the site to incorporate as much landscaping as possible with little impact to the number of parking stalls needed.*
3. The Variation, if granted, will not alter the essential character of the locality.
  - *The parking variation is needed in order to remove parking along 159<sup>th</sup> Street that does not meet code requirements. The replacement of those stalls will be an improvement to the corridor with the incorporation of more landscaping.*
  - *Maintaining the existing parking lot setback from Oak Park Avenue will not alter the character of the locality as it has been existence all of this time. The owner will be improving the interior parking lot landscaping which currently has none.*
  - *The variation to grant an apartment that is less than 800 sq. ft. will not alter the character of the area. The space is already existing.*
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
  - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
    - i. *The property is a corner lot at a major intersection that is regulated by IDOT. To the west is land controlled by the Cook County Forest Preserve District. Requiring additional landscape buffer along Oak Park Avenue would only further reduce the required number of parking stalls.*
    - ii. *The reduction in parking stalls is needed in order to remove the parking stalls that do not meet code and encroach within the IDOT R.O.W.*
    - iii. *The incorporation of the apartment with the reduced square footage will allow the owner to receive some tax breaks in order to make this a viable business location.*

- b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
  - i. *This property has its own unique issues with the way the existing lot was subdivided and the placement of the building when it was constructed years ago.*
- c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
  - i. *The applicant recognizes he needs to bring the parking lot up to the Village's Landscaping requirements as much as possible. He is limited in how much he can add without further reducing the parking requirements.*
- d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
  - i. *The previous owner established parking that did not meet code along 159<sup>th</sup> Street.*
- e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
  - i. *Reducing the square footage of the apartment will not be detrimental to the public welfare or injurious to other property. It will be built per the Village's building codes.*
  - ii. *The parking lot has existed along Oak Park Avenue without the required setback for years and it does not appear to have impacted the neighborhood. The proposed improvements the applicant is willing to do will further improve the quality of the area.*
  - iii. *The variation to permit the parking stalls along 159<sup>th</sup> Street will be subject to IDOT approval. If not approved, the applicant will be required to remove the stalls and replace with landscaping.*
- f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.
  - i. *The parking lot improvements and reduction in the curb cuts along 159<sup>th</sup> Street will reduce congestion.*
  - ii. *The variation in the size of the apartment will not impact the adjacent properties. The apartment will meet all building code requirements and the property owner is providing the required number of parking stalls for the future tenant.*



## APPROPRIATE MOTION

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If the Plan Commission wishes to make a motion, the following motion is **written in the affirmative** for the Commission's consideration:

**Motion #1: "Motion to grant the Petitioner, Haitham Abuzir., located at 6787 W. 159<sup>th</sup> Street, Site Plan Approval in accordance with the plans submitted and listed herein with the following conditions:**

1. Phase 1 plans shall include the following improvements:
  - i. Installation of curbed landscape islands at the end of each drive-aisle as recommended by staff.
  - ii. Removal of the existing asphalt parking stalls on private property on the north side of the building adjacent to 159<sup>th</sup> Street and landscape.
2. Provide a revised landscape plan that includes:
  - i. A plan that identifies the proposed plants being installed.
  - ii. Landscaping around the base of the monument sign that meets code.
  - iii. Incorporate a minimum of 1 shade tree in each of the proposed landscape islands and one (1) shrub per 200 sq. ft. of island green area.
  - iv. In general plantings of shrubs and trees should be in groupings of 3-5. Landscaping should be designed to be natural looking while having proportion, balance, unity, variety of species, and variety of color throughout the seasons. It appears the proposed landscape plan only recommends one type of plant material. The proposed spacing of the plantings only serves to increase this formal/rigid character.
3. The approval of Phase 2 Site Plan is conditional on IDOT approval. If IDOT does not permit the access and parking stalls as shown, the applicant will be required to submit a revised landscape plan to staff for review.

**Motion #2: "Motion to consider recommending that the Village Board grant the Petitioner, Haitham Abuzir, a Special Use Permit to allow for one-bedroom residence located above a principal use at 6787 159<sup>th</sup> Street in the B-3 (General Business and Commercial) Zoning District with the following conditions":**

1. The Special Use Permit requested will be contingent on the applicant getting IDOT approval for the improvements along 159<sup>th</sup> Street. No building nor occupancy permit will be issued for the 2nd floor apartment until such improvements are approved.
2. The applicant provide evidence to staff that they have submitted their plans to IDOT for the proposed changes to the curb cut on 159<sup>th</sup> Street no later than July 30th, 2018.
3. Phase 1 plans shall include the following improvements:
  - a. Installation of curbed landscape islands at the end of each drive-aisle as recommended by staff.
  - b. Removal of the existing asphalt parking stalls on private property on the north side of the building adjacent to 159<sup>th</sup> Street and landscape.
4. *[any other conditions that the Plan Commission would like to recommend.]*

**Motion #3: “A motion to consider recommending that the Village Board grant the Petitioner, Haitham Abuzir, the following Variations at the property located at 6787 159<sup>th</sup> Street in the B-3 (General Business and Commercial) Zoning District.”**

1. Section V.C.2- To reduce the minimum useable floor area per dwelling by 82 square-feet to permit the construction of a one bedroom apartment that is less than the required 800 square feet to 718 square feet.
2. Section III A.7 - To permit parking within a required front yard along 159<sup>th</sup> Street and Oak Park Avenue. The proposed parking stalls along 159<sup>th</sup> Street is subject to IDOT approval.
3. Section III C.2- To reduce the required off-street parking area setback from the required five (5) feet to zero (0) for the parking lot along Oak Park Avenue and to reduce the required off-street parking area setback from the required five (5) feet to one (1) foot for the parking area along 159<sup>th</sup> Street subject to IDOT approval.
4. Section VII.A.10- To reduce the required off-street parking spaces by fourteen stalls to permit a total of 29 parking stalls instead of the required 43 stalls.
5. All Variations will be subject to the applicant revising the phase 1 plans to incorporate the landscaping as recommended by staff in the parking lot.

## LIST OF REVIEWED PLANS

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Submitted Sheet Name		Prepared By	Date On Sheet
	Plat of Survey	RHG	9/07/17
A100	Phase 1 Site Plan Remodel of Existing Multi Use Building (revised 6.26.18)	BAU	5/22/18
A101	Phase 2 Site Plan Remodel of Existing Multi Use Building	BAU	5/22/18
A100-A102	Floor Plan Remodel of Existing Multi Use Building	BAU	6.14.18

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

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

**SUBJECT: MINUTES OF THE DECEMBER 1, 2016 SPECIAL MEETING**

**ITEM #1: PUBLIC HEARING: MACK COMPANIES – 6787 159<sup>th</sup> STREET – SPECIAL USE PERMIT FOR A RESIDENTIAL UNIT COMMERCIAL SPACE**

Consider a request for a Special Use Permit from the Applicant, Kevin McWilliams of MACK Companies, for a residence to be located above a principal use at 6787 159<sup>th</sup> Street within the B-3 (General Business and Commercial) Zoning District. This Special Use Permit would allow the Petitioner to utilize existing space on the second floor of the building for an 800 square foot one-bedroom residential unit above a commercial space.

Present were the following:

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

Absent: John Domina  
Ken Shaw  
Tim Stanton

Village Officials and Staff: Paula Wallrich, Interim Community Development Director  
Patricia Meagher, Commission Secretary

Guest(s): Gene Steinmarch, Representative of Mack Companies

CHAIRMAN MATUSHEK asked for a Motion to open the Public Hearing. COMMISSIONER MOYLAN made the Motion, seconded by COMMISSIONER JANOWSKI; all in favor.

CHAIRMAN MATUSHEK swore in Gene Steinmarch, Representative of Mack Companies.

PAULA WALLRICH, Interim Community Development Director, presented information regarding the Petitioner's request for a Special Use Permit which would allow a residential unit on the second floor of their commercial building. This property is on the southeast corner of Oak Park Avenue and 159<sup>th</sup> Street. She presented the floor plan for the residential unit, a graphic showing the surrounding zoning, and an aerial image of the property. She pointed out that the deterioration of the building has promoted prolonged vacancies. The property owner is looking for tax relief by having a residential unit on the second floor.

MS. WALLRICH then discussed outstanding issues noting issues that Mack Companies has addressed. She highlighted various points from the letter to Mack Companies dated October 18, 2013 that was part of the Commissioners' packet, including:

## Fire

- Depending on use: second floor egress may require two separate distinct ways leading directly to the outside. *This will be completed upon redevelopment of the building.*

## Building

- 2<sup>nd</sup> means of egress required from 2<sup>nd</sup> floor office areas. *This will be completed upon redevelopment of the building.*
- Additional Change of Use inspections required when leasing tenant space. *There is a scheduled inspection for the current leased space this coming Wednesday (December 7, 2016). Any additional items that are found beyond 2013 will be identified at this time.*

MS. WALLRICH also identified that the labeling of electrical panels is being taken care of and there are some minor plumbing issues that also are being taken care of. She stated that the building has sprinklers installed. Also, the Fire Alarm and Fire Protection System are being tested annually.

MS. WALLRICH discussed the site plan itself and the entrance off of 159<sup>th</sup> Street as being awkward. When there is a redevelopment of the site, the option of closing the 159<sup>th</sup> Street access can be addressed at that time. Also the landscaping issues have been discussed and Mack Companies has provided a Landscape Plan that allows for an expansion of the landscaping at the northwest corner of the property. The Village's Landscape Architect had minor comments regarding their proposed Landscape Plan. She also noted that Mack Companies has agreed to take the non-conforming pole sign down.

MS. WALLRICH discussed the Summary of Open Items:

1. Outstanding Change of Ownership Corrections: *Completion of corrections requested will be a condition of the Special Use Permit; however, the corrections must be completed in order to receive any Certificate(s) of Occupancy. Tenants are not permitted to occupy the building without a Certificate of Occupancy.*
2. Compliance with the Village's Landscape Ordinance: *Final approval of a Landscape Plan will be completed by Staff.*
3. Public sidewalks: *The parcel south of the property is Forest Preserve and there are no plans to extend sidewalks in that area. There is a sidewalk on the west side of Oak Park Avenue except for along the Brown's Chicken property. If and when the Brown's Chicken site is redeveloped there would be sidewalks installed on the west side of Oak Park Avenue that connect south to the existing sidewalk adjacent to the Menards property.*

COMMISSIONER KRONER stated that the area east of the property is Forest Preserve as well and there is an Urgent Care east of that and they do not have sidewalks, therefore, it does not make sense to put sidewalks there.

COMMISSIONER BERGTHOLD inquired about a bus route on the corner of this property. He questioned the safety of pedestrians needing to use this site and their options for walking safely. MS. WALLRICH stated that if pedestrians are coming from the west they would cross at the intersection. COMMISSIONER BERGTHOLD expressed concerned with individuals getting off the bus and not having a safe walkway upon exit. He felt that at least a landing would help in this instance and does not agree that a sidewalk is unnecessary. MS. WALLRICH suggested a walkway into the parking lot of the southeast corner property. COMMISSIONER KRONER added that no one should be being dropped off at the intersection of 159<sup>th</sup> and Oak Park Avenue which is considered a major intersection. COMMISSIONER BERGTHOLD pointed out that people are being dropped off every day by public

transit. MS. WALLRICH stated that there are a number of options such as doing something for the short-term and/or part of the redevelopment of the parcel. COMMISSIONER MOYLAN stated that he agreed with having a landing for individuals exiting the bus to get safely to the corner of Oak Park Avenue and 159<sup>th</sup> Street to use the crosswalks. CHAIRMAN MATUSHEK stated that when the two corners both southeast and southwest redevelop that would be the time to consider sidewalks in these areas. COMMISSIONER JANOWSKI discussed the lack of a walk sign on the traffic light and that is a safety concern as well. He recommended that Staff work with the Village Engineers and IDOT to come up with a plan for that corner. MR. STEINMARCH asked if the Commissioners could make this a consideration versus a condition which would be much easier for the Mack Companies to work on this concern. COMMISSIONER BERGTHOLD concurred with this recommendation.

COMMISSIONER JANOWSKI asked if there are annual inspections of the sprinkler systems. MS. WALLRICH confirmed that yes there are annual sprinkler inspections. COMMISSIONER JANOWSKI referred to the fifth (5<sup>th</sup>) bullet point under Fire on the letter of October 18, 2013 regarding "A separate water low relay is required for the fire alarm system to transmit to the wireless radio alarm monitoring equipment" being out of date with current requirements. MR. STEINMARCH stated that currently they require a telephone and a radio line to the Fire Department.

CHAIRMAN MATUSHEK asked if there were any other comments or questions; there were none. CHAIRMAN MATUSHEK asked for a Motion to close the Public Hearing. COMMISSIONER MOYLAN made the Motion to close the Public Hearing, seconded by COMMISSIONER JANOWSKI; all in favor.

MS. WALLRICH summarized the Standards for a Special Use and entered the written findings into the record. She noted that the request for a Special Use met the standards by protecting the health, safety and welfare of the community and not impacting the enjoyment of the neighboring property. It does not impede normal and orderly development of the surrounding area since most of it is already developed. She also noted that adequate utilities and access as well as ingress and egress are provided to the site. In all other respects it meets the Code and no Variations have been requested.

CHAIRMAN MATUSHEK asked for the Motion to be read. COMMISSIONER KRONER made the Motion to consider recommending that the Village Board grant the Petitioner, Mack Companies, a Special Use Permit to allow for an 880 square foot, one-bedroom residence located above a principal use at 6787 159<sup>th</sup> Street in the B-3 (General Business and Commercial) Zoning District, based on the evidence provided that the Petitioner has provided evidence establishing that they have met the standards within Section X.J.5., of the Zoning Ordinance, with the following conditions:

1. That the outstanding Change of Ownership conditions be completed by the property owner prior to receiving a Certificate of Occupancy.
2. That a Landscape Plan be submitted to Staff by December 15, 2016 and an escrow or bond be provided to guarantee the installation of the landscaping by June 1, 2017; and
3. That the existing nonconforming freestanding sign be altered to meet the Village's current Sign Regulations or be replaced with a new sign meeting the Village's current Sign Regulations.

COMMISSIONER JANOWSKI seconded the Motion.

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

NAY: None

ABSENT: John Domina, Ken Shaw, and Tim Stanton

THE MOTION WAS APPROVED by roll call. CHAIRMAN MATUSHEK declared the Motion approved.

DRAFT

DRAFT



R.H. GRANATH  
SURVEYING SERVICE, P.C.  
PH: (708) 371-4478  
FAX (708) 371-3922

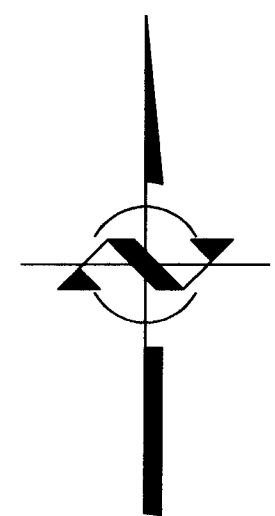
# PLAT OF SURVEY

of

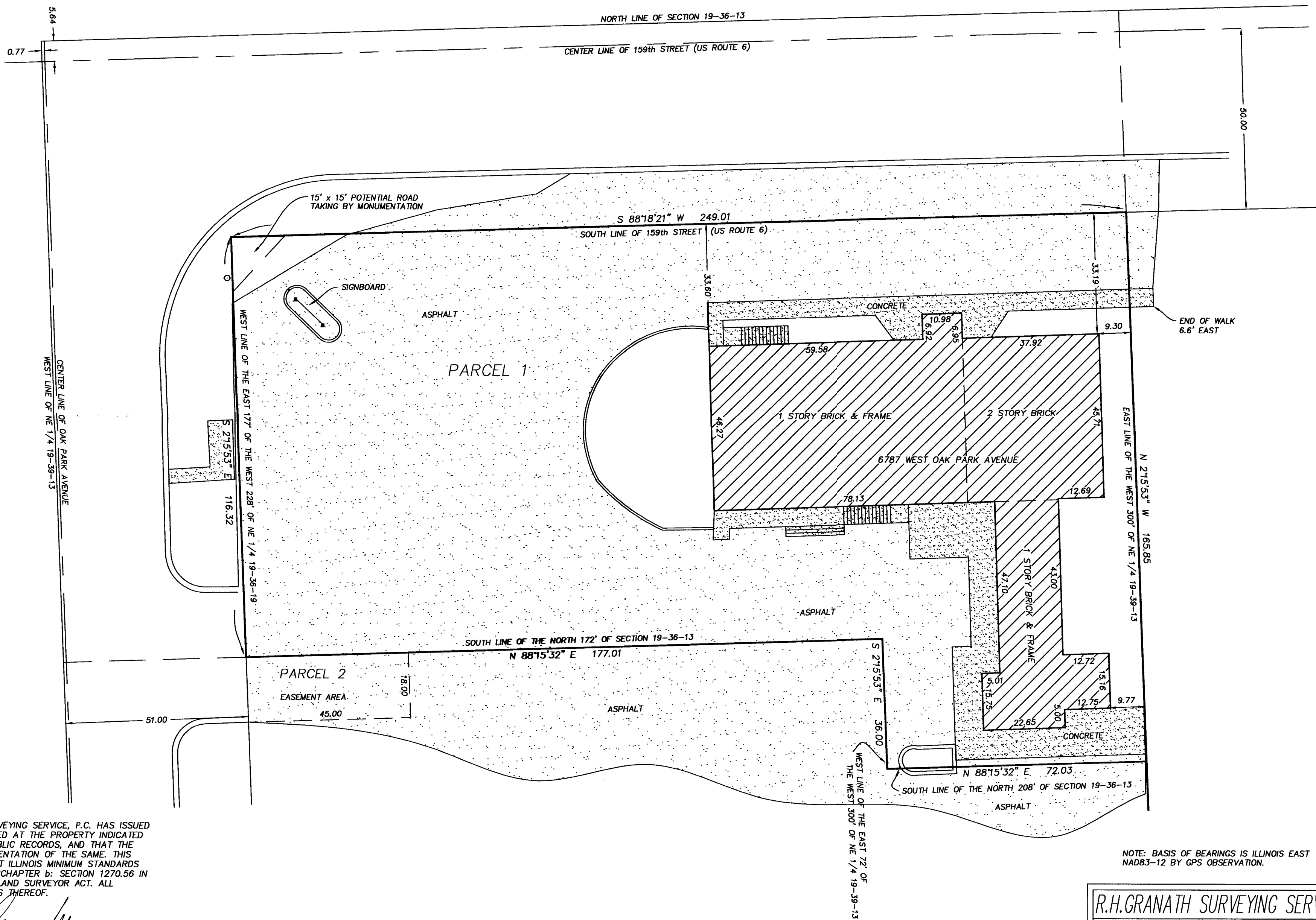
R.H. GRANATH  
SURVEYING SERVICE, P.C.  
6006 W. 159th. STREET BLDG. B  
OAK FOREST, IL. 60452

PARCEL 1: THE NORTH 208 FEET OF THE EAST 72 FEET OF THE WEST 300 FEET AND THE NORTH 172 FEET OF THE EAST 177 FEET OF THE WEST 228 FEET (EXCEPTING THEREFROM THAT PART TAKEN BY THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES) ALL IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE SOUTH 18 FEET OF THE NORTH 190 FEET OF THE EAST 45 FEET OF THE WEST 96 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 19, AFORESAID AS CREATED BY INSTRUMENT RECORDED JULY 13, 1989 AS DOCUMENT NUMBER 89318211.



SCALE 1" = 20'



STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

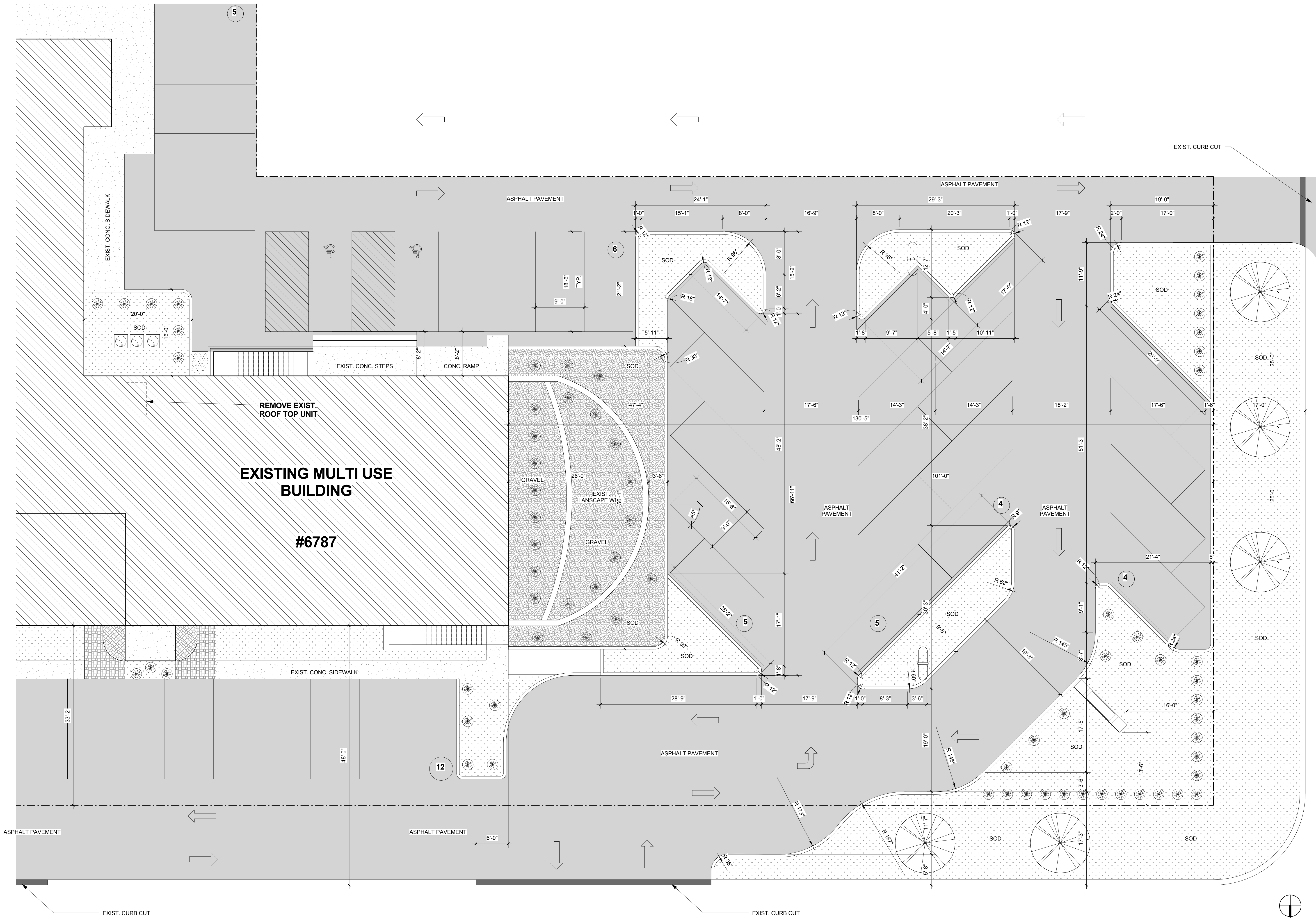
THIS IS TO CERTIFY THAT R.H. GRANATH SURVEYING SERVICE, P.C. HAS ISSUED THIS PLAT FROM FIELD SURVEY DATA OBTAINED AT THE PROPERTY INDICATED IN THE CAPTION LEGAL DESCRIPTION AND PUBLIC RECORDS, AND THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. THIS PLAT OF SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE PER TITLE 68 CHAPTER VII, SUBCHAPTER b: SECTION 1270.56 IN THE RULES FOR THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

STEVEN R. GRANATH I.P.L.S. No. 3169  
VALID ONLY IF EMBOSSED SEAL IS AFFIXED

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES  
AT ONCE REFER TO DEED OR TITLE POLICY FOR BUILDING LINES OR EASEMENTS

NOTE: BASIS OF BEARINGS IS ILLINOIS EAST  
NAD83-12 BY GPS OBSERVATION.

R.H. GRANATH SURVEYING SERVICE, P.C.	
DATE SEPTEMBER 7, 2017	DRAWN BY:
DRAWING NO. CAD 0017-09-005	CAD/SRG
PROJECT 6787 WEST 159th STREET LOCATION TINLEY PARK, ILLINOIS	
CLIENT: 159 OAK PARK LLC	



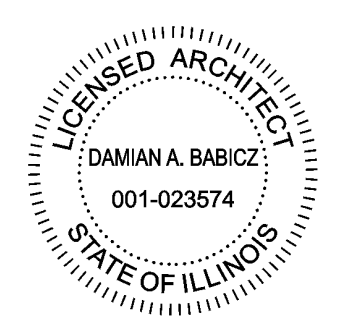
1 SITE PLAN  
1/8" = 1'-0"

OAK PARK AVE

159TH STREET

SITE PLAN

REMODEL OF EXISTING MULTI USE BUILDING  
**6787 159TH STREET**  
TINLEY PARK, IL 60477



DATE: 05-22-2018

PROJECT: #17-121 DB

SHEET NO.

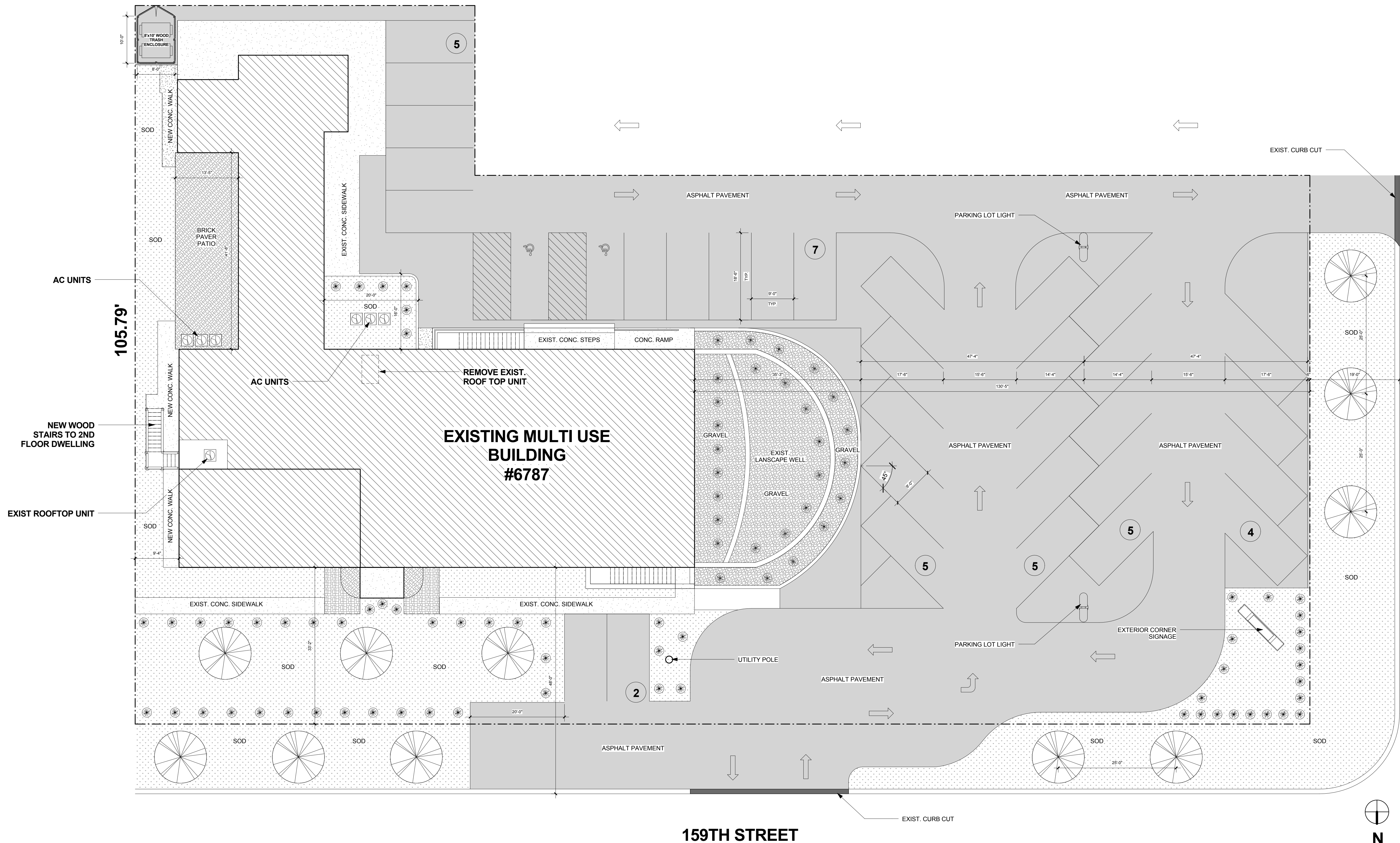
A100

**BAU**  
Design & Development  
1302 South 5th Avenue  
Des Plaines, IL 60018  
Phone: (224) 388-8914  
Email: archdb26@gmail.com

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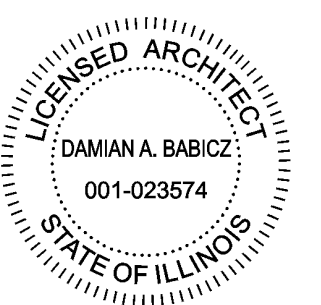




1 SITE PLAN - PHASE 2  
1" = 10'-0"

SITE PLAN

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DATE: 05-22-2018  
PROJECT: DB  
SHEET NO.

A101

REMODEL OF EXISTING MULTI USE BUILDING  
**6787 159TH STREET**  
TINLEY PARK, IL 60477

**BAU**  
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OAK PARK AVE

159TH STREET

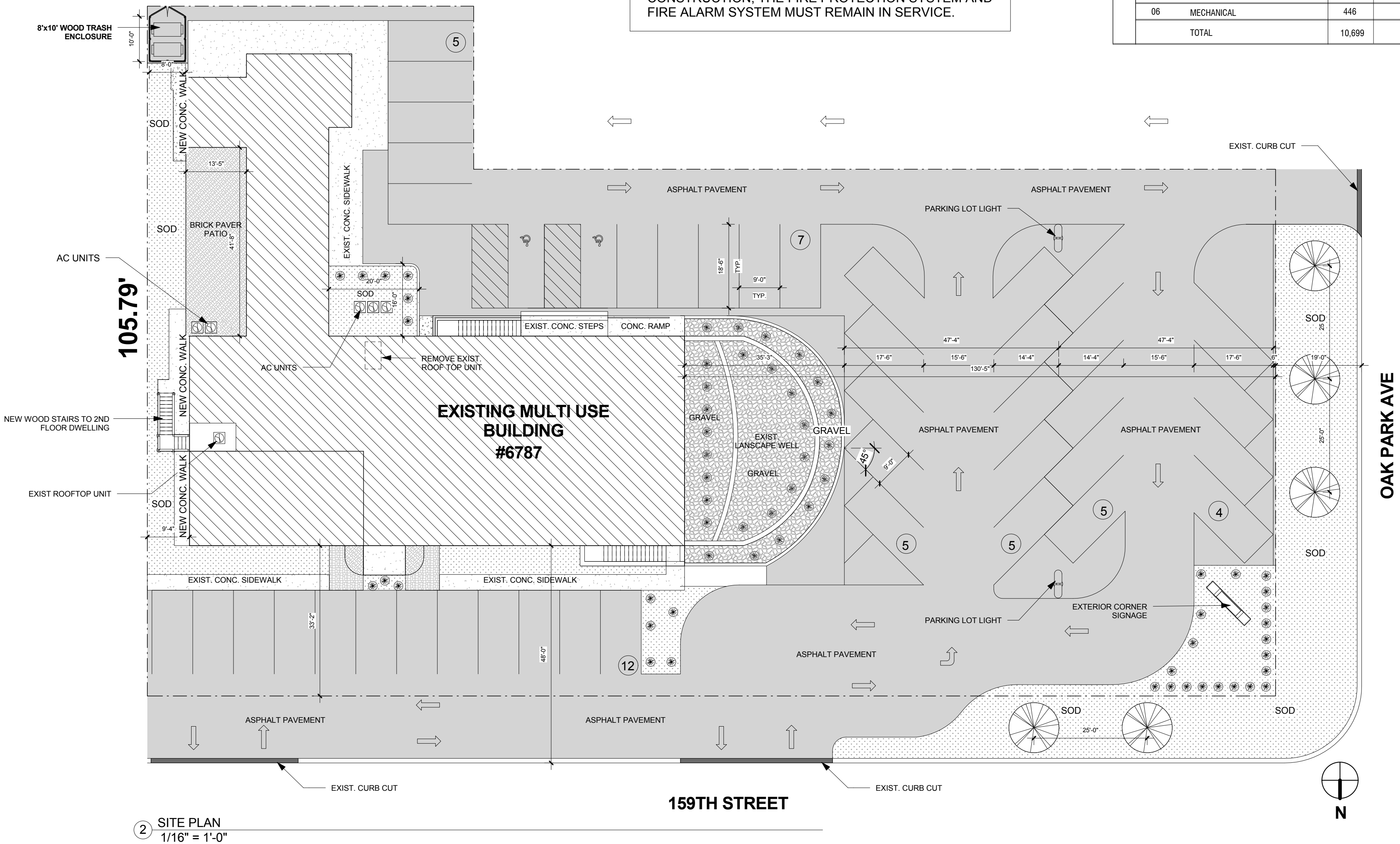




PICTURE OF EXIST BUILDING

- FIRE ALARM SYSTEM IS EXISTING. THIRD PARTY CONTRACTOR TO REPROGRAM & TEST FIRE ALARM AND APPLY FOR A SEPARATE PERMIT IF ANY CHANGES ARE TO BE MADE.
- FIRE SPRINKLER SYSTEM IS EXISTING. THIRD PARTY CONTRACTOR WILL APPLY FOR A SEPARATE PERMIT IF ANY CHANGES ARE TO BE MADE.
- THE BASEMENT SHALL BE OCCUPIED DURING CONSTRUCTION. THE FIRE PROTECTION SYSTEM AND FIRE ALARM SYSTEM MUST REMAIN IN SERVICE.

OCCUPANCY SCHEDULE				
	SPACE USE	AREA SQ. FT.	S. F. PER PERSON	OCCUPANT LOAD
01	OFFICE SPACE - SUITE A	2,660	100	27
02	OFFICE SPACE - SUITE B	3,091	100	31
03	OFFICE SPACE - SUITE C	2,695	100	27
04	RESIDENTIAL - SUITE D	762	200	4
05	PUBLIC CORRIDORS/RESTROOM	917	0	0
06	MECHANICAL	446	0	0
	TOTAL	10,699		90



2 SITE PLAN  
1/16" = 1'-0"

# REMODEL OF EXISTING MULTI USE BUILDING

NOTICE TO CONTRACTOR:  
1. THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR KNOWLEDGEABLE IN THE BUILDING TRADES, WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM.  
2. ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOBSITE SAFETY.  
3. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT - THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND TYPE OF STRUCTURAL SYSTEM. THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT. BASED ON THE DRAWINGS, THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.  
4. DECISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT WILL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.  
5. THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID. FAILURE TO GIVE NOTICE OR OBTAIN CLARIFICATION WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.  
6. THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES, AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER WITHIN THE OWNER'S SCHEDULE.  
7. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS.  
8. ALL EXTERIOR DIMENSIONS ARE TO FACE OF BRICK OR CONCRETE.  
9. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS, AND TO THE BEST INDUSTRY STANDARDS.  
10. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS.

**LIMITATION OF WARRANTY OF ARCHITECTS WORK PRODUCT:**  
THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT HEREIN BEYOND REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT OF ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT KNOWLEDGE AND CONSENT OF THE ARCHITECT, OR IN CONTRADICTION TO THE ARCHITECT'S WORK OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY OF THE PARTIES RESPONSIBLE FOR SAID ACTIONS.

OCCUPANCY USE: BUSINESS GROUP B

CONSTRUCTION TYPE: TYPE IIIB

## APPLICABLE CODES:

VILLAGE OF TINLEY PARK BUILDING CODES 2016  
2012 INTERNATIONAL BUILDING CODE  
2012 INTERNATIONAL RESIDENTIAL CODE  
2012 INTERNATIONAL MECHANICAL CODE  
2012 INTERNATIONAL FIRE GAS CODE INCLUDING APPENDIX A  
2012 INTERNATIONAL FIRE CODE INCLUDING APPENDIX B AND D  
2012 INTERNATIONAL PROPERTY MAINTENANCE CODE  
2012 INTERNATIONAL SWIMMING POOL AND SPA CODE  
2015 INTERNATIONAL ENERGY CONSERVATION CODE  
2014 ILLINOIS STATE PLUMBING CODE  
2011 NATIONAL ELECTRIC CODE (NEC)

## CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE VILLAGE OF TINLEY PARK AND ZONING CODE.

SIGNED: ..... DATE: 06-14-2018

Illinois License Number: 001-023574 Exp: 11/2018

## ENERGY CONSERVATION STATEMENT

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR

6787 159TH STREET  
TINLEY PARK, IL 60477

(x) FULLY COMPLY ( ) NEED NOT COMPLY

SIGNED: ..... DATE: 06-14-2018  
(Arch. S.E. or P.E.) Illinois License Number: 001-023574

DRAWING INDEX	
Sheet Name	Sheet Number
COVER PAGE	A100
FLOOR PLANS	A101
FLOOR PLANS	A102
HANDICAPPED & EXITS	A103
FIRE RATED ASSEMBLIES	A104
SECTION / DETAILS	A201
MECHANICAL	M101
MECHANICAL	M102
ELECTRICAL	E101
ELECTRICAL	E102
PLUMBING	P101

COVER PAGE

PERMIT SUBMITTAL
04-19-2018
PLUMBING REVISION
05-14-2018
PLAN REVISION
05-31-2018
CONSTRUCTION REVISION
06-14-2018

1302 South 5th Avenue  
Des Plaines, IL 60018  
Phone: (224) 388-8914  
Email: archdb26@gmail.com

**BAU**  
Design & Development

REMODEL OF EXISTING MULTI USE BUILDING  
**6787 159TH STREET**  
TINLEY PARK, IL 60477

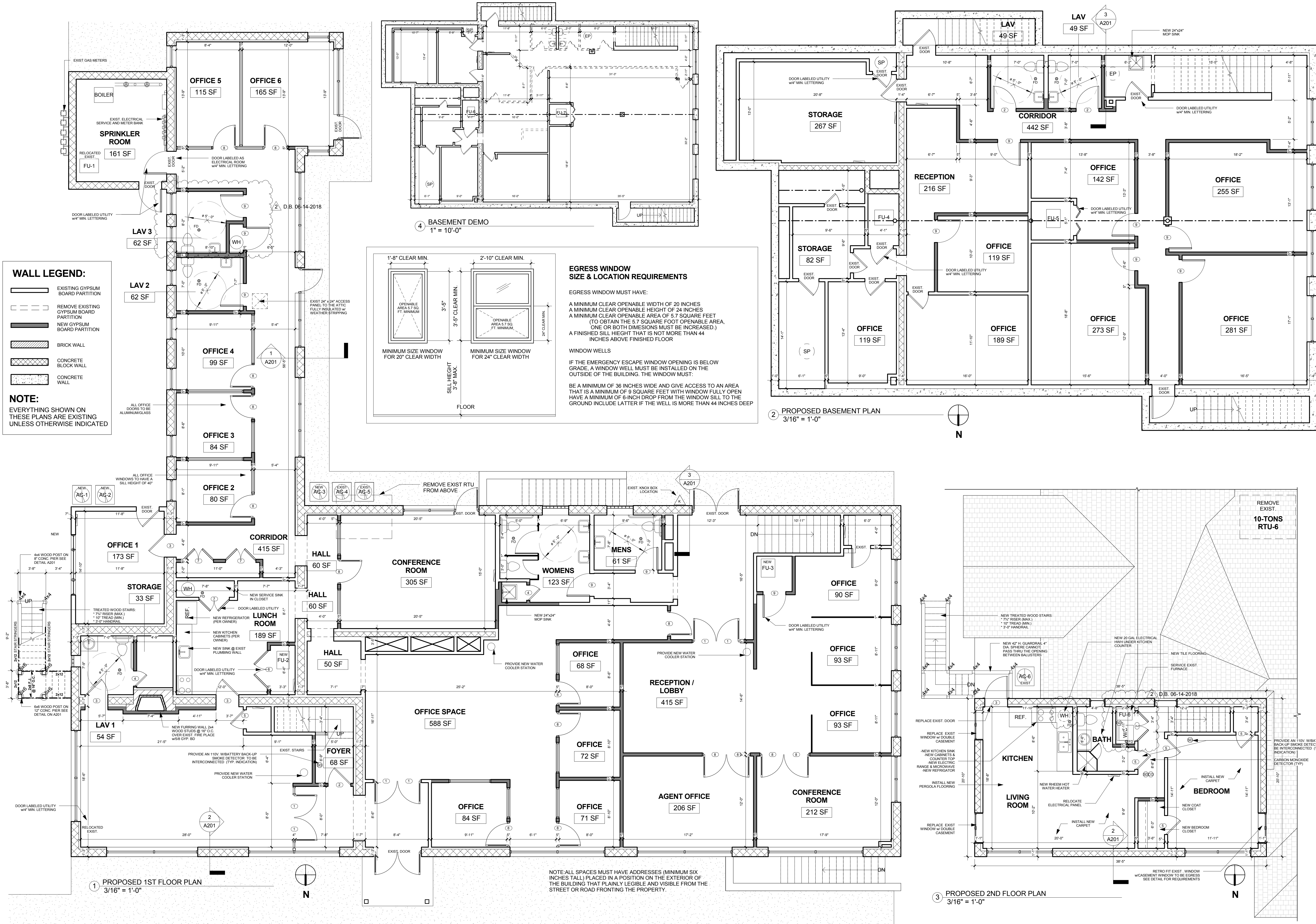
DATE:	08-18-2017
PROJECT:	#17-121 DB
SHEET NO.	A100



**WALL LEGEND:**

- EXISTING GYPSUM BOARD PARTITION
- REMOVE EXISTING GYPSUM BOARD PARTITION
- NEW GYPSUM BOARD PARTITION
- BRICK WALL
- CONCRETE BLOCK WALL
- CONCRETE WALL

**NOTE:**  
EVERYTHING SHOWN ON THESE PLANS ARE EXISTING UNLESS OTHERWISE INDICATED



PERMIT SUBMITTAL  
04-19-2018

PLUMBING REVISION  
05-14-2018

PLAN REVISION  
05-31-2018

CONSTRUCTION REVISION  
06-14-2018

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REMODEL OF EXISTING MULTI USE BUILDING  
**6787 159TH STREET**  
TINLEY PARK, IL 60477

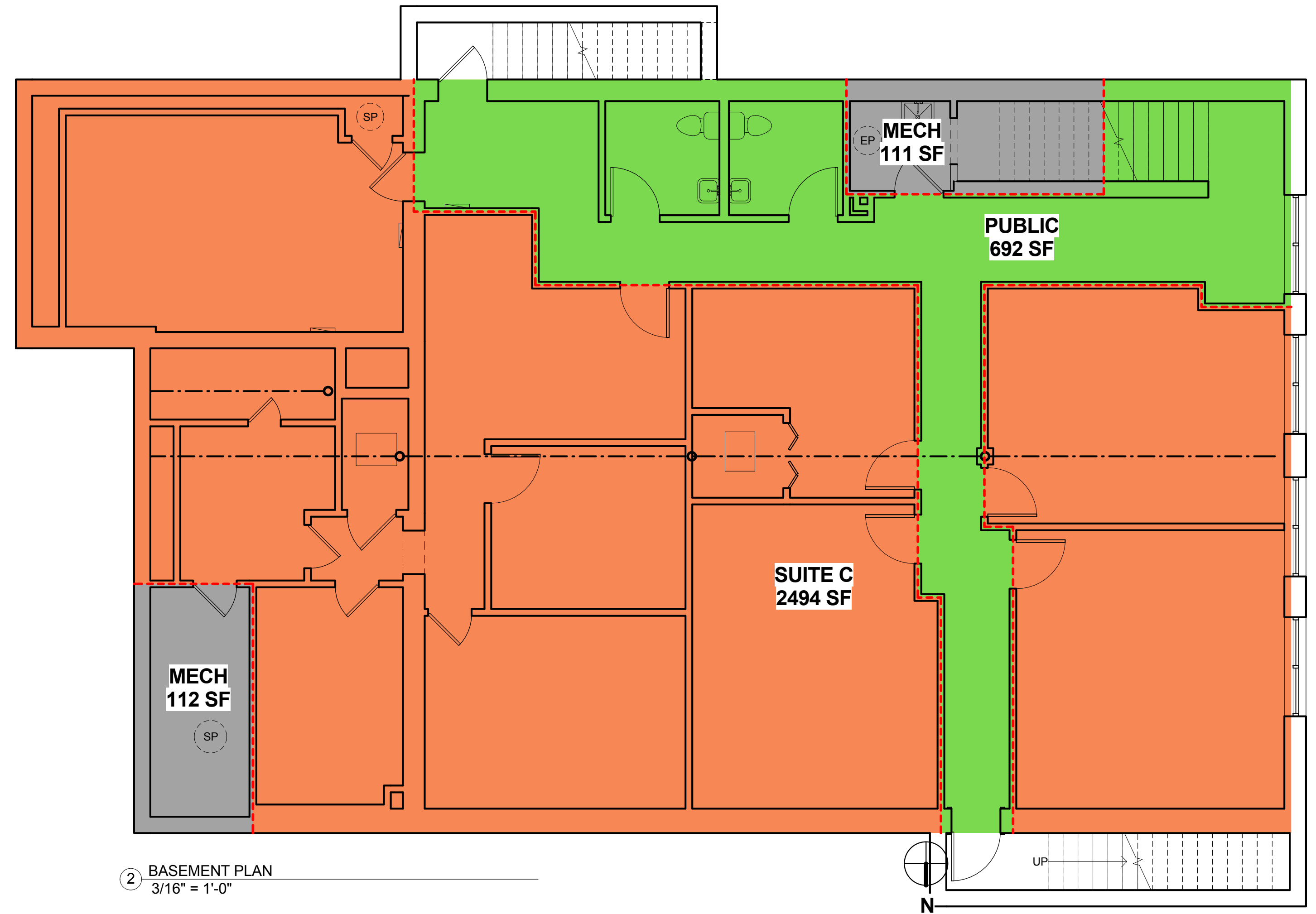
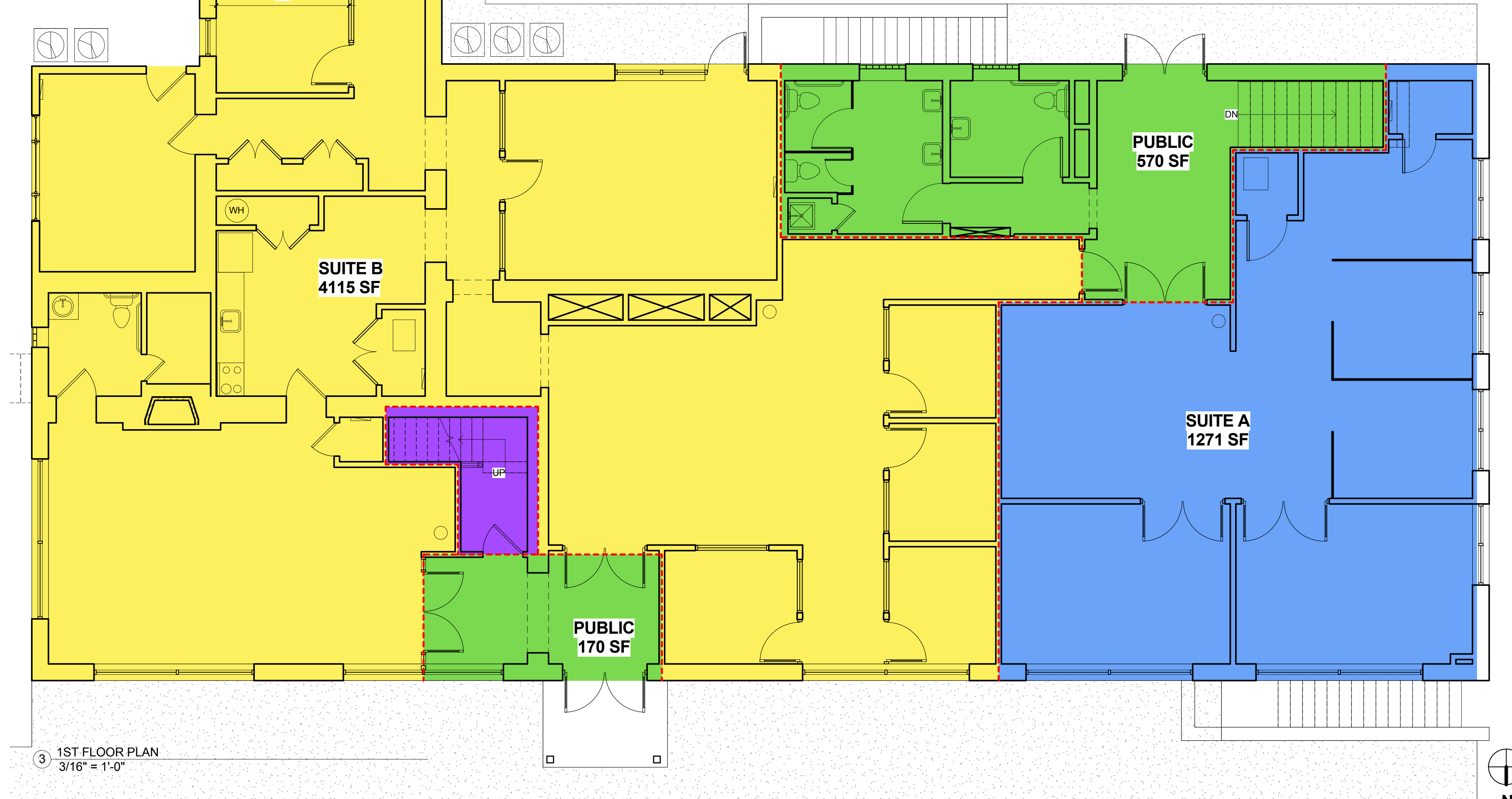
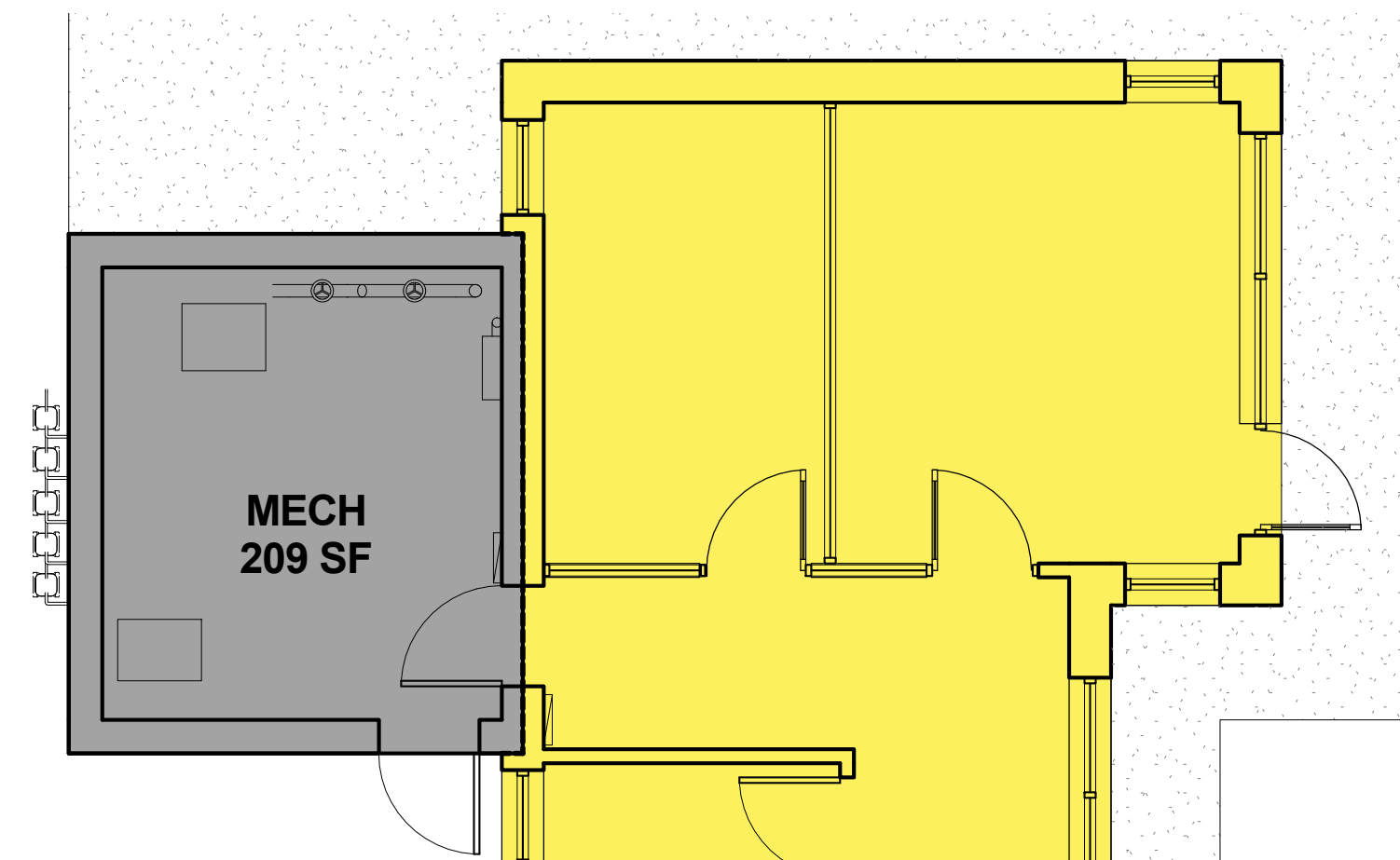
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PROJECT: #17-121 DB

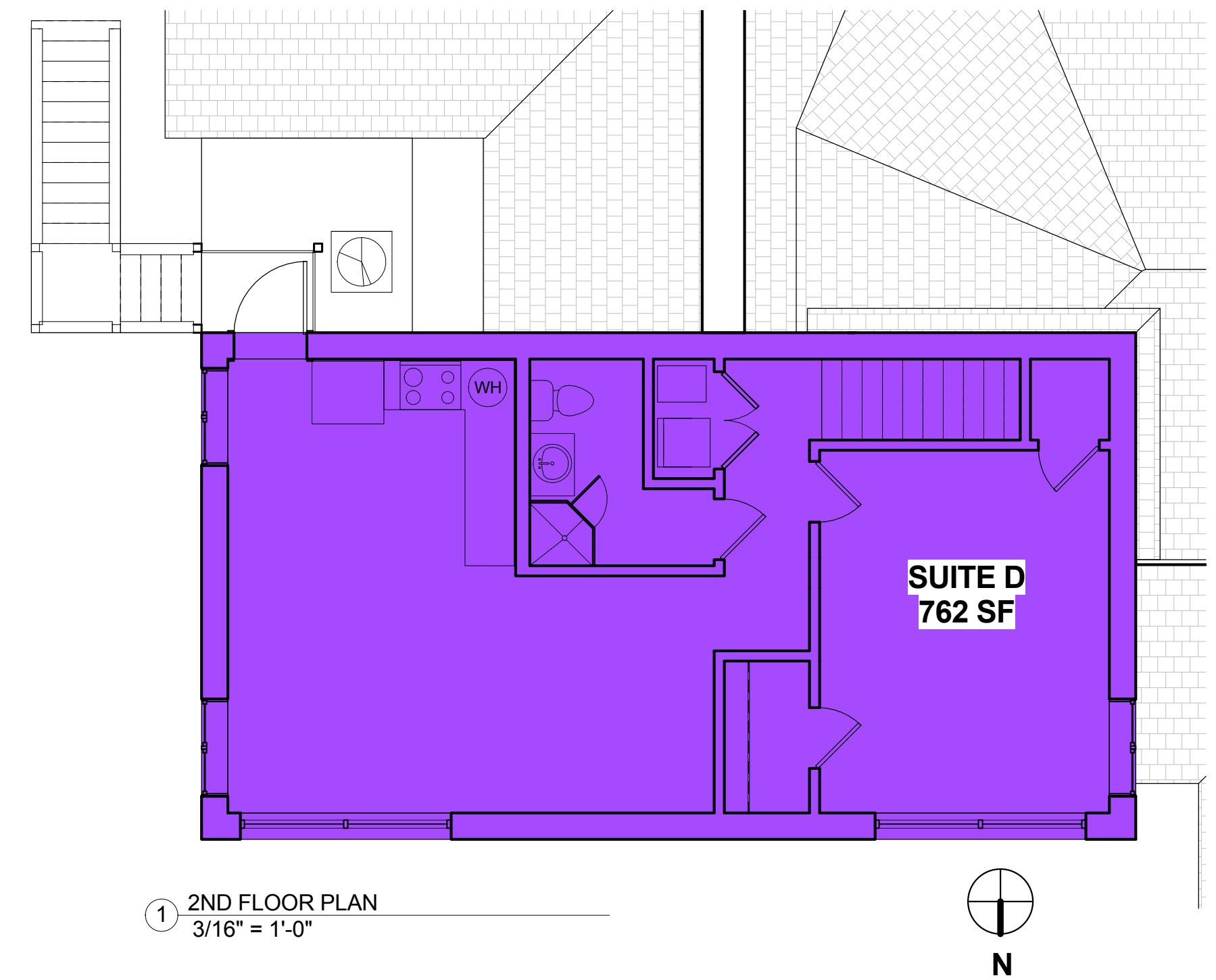
SHEET NO. A101

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<div></div> SUITE A (OFFICE) - 1,271 SF	<div></div> SUITE D (RESIDENTIAL) - 762 SF
<div></div> SUITE B (OFFICE) - 4,115 SF	<div></div> PUBLIC / COMMON AREA - 1,482 SF
<div></div> SUITE C (OFFICE) - 2,494 SF	<div></div> MECHANICAL - 432 SF
TOTAL BUILDING SQUARE FOOTAGE - 10,744 SF	
	<div></div> DEMISING WALLS



PERMIT SUBMITTAL  
04-19-2018

PLUMBING REVISION  
05-14-2018

PLAN REVISION  
05-31-2018

CONSTRUCTION REVISION  
06-14-2018

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**BAU**  
Design & Development

REMODEL OF EXISTING MULTI USE BUILDING

**6787 159TH STREET**

TINLEY PARK, IL 60477

PROFESSIONAL ARCHITECT  
DAMIAN A. BABICZ  
001-023574  
STATE OF ILLINOIS

DATE: 08-18-2017

PROJECT: #17-121 DB

SHEET NO. A102

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6/4/2018 8:04:20 AM

## VILLAGE OF TINLEY PARK

## APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME: 159 Oak Park LOCATION: 6787 W 159th ST

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

## APPLICANT INFORMATION

Name: Haitnam Abuzn  
Company: \_\_\_\_\_  
Mailing Address: 17045 Windsor Ct Homer Glen IL 60491  
Phone (Office): \_\_\_\_\_  
Phone (Cell): \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

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

## PROPERTY INFORMATION

Property Address: 6787 W. 159th St, Tinley Park IL  
PIN(s): 28-19-200-021-0000  
Existing Land Use: Commercial  
Zoning District: \_\_\_\_\_  
Lot Dimensions: 249 x 116 x 177 x 36 x 72 x 166  
Property Owner(s): 159 OAK PARK LLC  
Mailing Address: 17045 Windsor Ct, Homer Glen IL 60491

## APPLICATION INFORMATION

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

the property is in full remodel with exterior building work including a new roof, landscaping. ALSO interior will be remodeled.

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.

Sig 

5/23/18

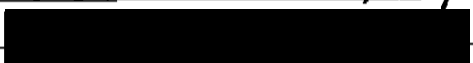
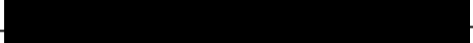
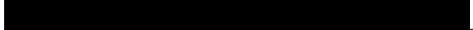
Date

## VILLAGE OF TINLEY PARK


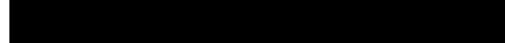
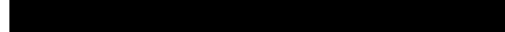
SITE PLAN APPROVAL  
CONTACT INFORMATIONPROJECT NAME: 159 Oak ParkLOCATION: 6787 W. 159th ST

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

## CURRENT PROPERTY OWNER OF RECORD

Name: Haitham Abuzn  
Company: 159 Oak Park LLC  
Address: 6787 W. 159th St, Tinley Park  
Phone:   
Fax:   
Email: 

## PROJECT ARCHITECT

Name: Amran Said  
Company: AAU Design & Development  
Address: 1302 South 5th Ave  
Phone:   
Fax:   
Email: 


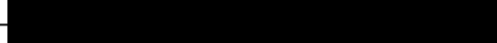
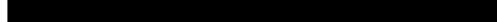
## PROJECT ENGINEER

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

## PROJECT LANDSCAPE ARCHITECT

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

## ATTORNEY

Name: John Mraibie  
Company: Mraibie & Associates  
Address: 14497 John Humphry Dr Ste 200  
Phone:   
Fax:   
Email: 

## END USER

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

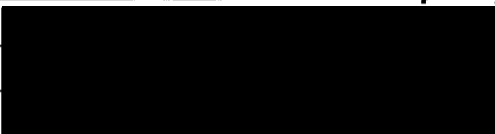
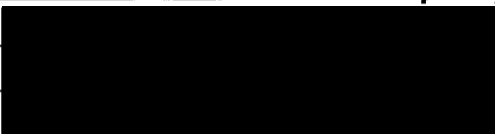
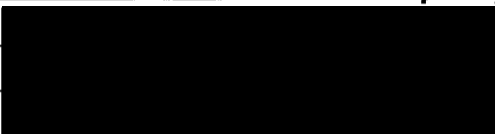


## VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL  
RESPONSIBLE PARTIESPROJECT NAME: 159th Oak Park LOCATION: 6787 W. 159th ST

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

## GENERAL BILLING

Name: MIKE ABUZIR  
Company: 159 OAK PARK LLC  
Address: 6787 W. 159th ST, Tinley Park  
Phone:   
Fax:   
Email: 

## RESPONSIBLE FOR PLAN REVIEW FEES

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

## RESPONSIBLE FOR BUILDING PERMIT FEES

Name: SAME AS ABOVE  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

## RESPONSIBLE FOR ATTORNEY FEES

Name: SAME  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_RESPONSIBLE FOR ENGINEERING/  
CONSTRUCTION OVERSIGHT FEESName: SAME  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_RESPONSIBLE FOR LANDSCAPE REVIEW  
FEESName: SAME  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_