



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**October 4, 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 September 20, 2018 Regular Meeting

**Item #1 PUBLIC HEARING: VETERINARY CLINIC- 17745-17749 OAK PARK AVENUE SITE
PLAN APPROVAL AND GRANTING VARIATIONS**

Consider granting Site Plan Approval to modify the exterior of the existing one-story commercial building and consider recommending that the Village Board grant the Petitioner, Cynthia Cecott, the following Variations requested:

1. A Variation from Section XII.2.D.10.b to apply the Heritage Site Standards exceeding 50% of the property's market value in site improvements.
2. A 19 parking stall Variation from Section XII.2.D.10.c. (Table 2.D.7) to reduce the required number of street level commercial parking to eight (8) parking stalls where the required number is 26 parking stalls.

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**

September 20, 2018

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on September 20, 2018 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Ken Shaw, Chairman
Eduardo Mani
Angela Gatto
MaryAnn Aitchison
Lucas Engel
Garrett Gray

Absent Plan Commissioner(s): Tim Stanton
Chuck Augustyniak
Stephen Vick

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

Guest(s): Devon Glenn, Brad Hoepfner, Dr. Cynthia Cecott, James Cecott, Charles Cecott, Michael Matthys

CALL TO ORDER

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for September 20, 2018 at 7:00 p.m.

COMMUNICATIONS

None at this time

APPROVAL OF MINUTES

Minutes of the September 6, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER MANI, 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 SEPTEMBER 20, 2018 REGULAR MEETING

Item #1 **WORKSHOP/PUBLIC HEARING: FERGUSON ENTERPRISES, INC. -7950 UNIT A, B, C 185TH STREET, GRANTING A SPECIAL USE PERMIT**
Consider recommending that the Village Board grant the Petitioner, Ferguson Enterprises, Inc. a Special Use Permit to allow to allow a retail show room at 7950 W. 185th Street Suite A, B, C in the ORI (Office and Restricted Industrial) District.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
 Eduardo Mani
 Angela Gatto
 MaryAnn Aitchison
 Lucas Engel
 Garrett Gray

Absent Plan Commissioner(s): Tim Stanton
 Chuck Augustyniak
 Stephen Vick

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

Guests: Devon Glenn

CHAIRMAN SHAW noted the Workshop and Public Hearing will be combined into one meeting tonight.

A Motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER AITCHISON to open the Public Hearing for Ferguson Enterprises, Inc. -7950 Unit A, B, C 185th Street, Granting a Special Use Permit. 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.

Daniel Ritter, Senior Planner gave a presentation and displayed photos as noted in the Staff Report for Ferguson Enterprises, Inc. They are seeking approval for Special Use Permit to operate a business involving a retail showroom and sales at 7950 185th Street, Suites A-C in the ORI PD (Office and Restricted Industrial, Hickory Creek Planned Unit Development) Zoning District.

The proposed business would occupy 32,458 Square feet of space in the industrial building. 10,494 square feet of the space will be utilized as a showroom for bath, kitchen, plumbing and lighting supplies and 3,148 square feet will be utilized as a sales and will call pickup counter for the company's products. The rest of the space will be used as office and warehouse space.

The principal use is considered "warehousing, wholesale establishments and distribution facilities" which is a permitted use within the Hickory Creek Planned Unit Development. Due to the retail component of the business, the Village's Zoning Ordinance requires that the Applicant obtain a Special Use Permit. The retail sales and showroom are typically utilized by contractors or other design professionals who are going to the site as a destination. The showroom and sales are also expected to be open to the public.

The site has a total of approximately 156 parking spaces. 101 parking spaces including required ADA parking, are located in the front of the building. There are 55 additional spaces located in the rear of the building and primarily utilized by employees. The petitioner has four showroom employees, two counter associates, two warehouse associates, two drivers and 12 office associates for a total of 22 employees. It is expected that up to eight customers may be on the site at any given time. The parking spaces based on the Zoning Code calculations would be 29. The parking is expected to be sufficient.

CHAIRMAN SHAW asked the Petitioner to speak.

Devon Glenn, Financial Director at Ferguson, noted the showroom would be mostly a selection center featuring appliances, plumbing fixtures and lighting allowing customers to come in and make selections to be distributed from their warehouse in Addison, IL. Customers rarely will be taking any product from this location. The only time that would occur would be if there is a floor model that would be sold to a customer. They are looking to expand the destination showroom to this area.

CHAIRMAN SHAW asked for questions or comments from the Commissioners.

COMMISSIONER GRAY inquired how many customers would be expected outside contractors. He also inquired if there would be internal modifications made to the building. Ms. Glenn replied most of the customers would be coming in by appointment. Generally the appointments would take approximately 1-3 hours. In a given day there would be 4-6 customers per day. Ms. Glenn replied that the modifications would be limited to adding wall partitions to separate the spaces and also interior hanging electrical lighting. They would be staging areas to show a working kitchen to the customers.

CHAIRMAN SHAW clarified that this Petitioner is a tenant. He also inquired about sidewalks in the area. As this is a tenant and not an owner, they would not be required to add sidewalks. CHAIRMAN SHAW also noted that staff would be working with the owner of this property to upgrade some of the landscaping deficiencies. Mr. Ritter replied in the future that would be a consideration for new owners adding sidewalks. He also noted the landscaping deficiencies would be considered Code Enforcement issues and will be addressed.

CHAIRMAN SHAW inquired about the parking and if other tenants in this building came to the Plan Commission with similar Special Use requests would there be enough parking. Mr. Ritter replied that there would be enough parking as long as it would not be a full retail store.

CHAIRMAN SHAW inquired about the signage. Mr. Ritter replied staff has discussed this with the Petitioner and they are fine with their signage meeting the Code requirements.

CHAIRMAN SHAW asked for comments from the public.

None at this time.

A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER GATTO to close the Public Hearing on Ferguson Enterprise, Inc. 7950 185th Street, Unit A-C. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW asked Mr. Ritter to note the Standards for a Special Use and noted there are no Open Items.

Mr. Ritter noted the Standards for a Special Use as follows:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - The Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because it is generally compatible with other uses in the same building and within the surrounding area. Other uses in the Hickory Creek Planned Unit Development include several warehouse-type businesses.
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity because the use is compatible with the other business uses nearby. All business will be conducted within the building. The Special Use will not substantially diminish or impair property values because it will occupy a tenant space that has been vacant and the tenant will abide by Village ordinances and applicable codes.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - The Special Use will not impede the normal and orderly development and improvement of surrounding property because the immediately surrounding area is already improved and the proposed use will be conducted wholly within the tenant space leased to the Petitioner. The building already exists and the Petitioner will only be making modifications to the interior of the tenant space. The only exterior modification would be signage that is compliant with the Zoning Code allowances.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - Adequate utilities, access roads, drainage, etc. have been provided for the site when it was constructed in 2002. There have been no known issues and no changes are proposed to the existing utilities, roads, drainage, or other infrastructure at or near the site. The customer base is typically destination-driven and will likely be construction and design professionals.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - Adequate measures have been taken to provide ingress and egress to minimize traffic congestion in the public streets by providing adequate parking at the site. The site has 156 parking stalls that are shared between the four (4) tenant spaces, which meet the intent of the Village's standards for off-street parking. The tenant will use less than their applicable share of parking stalls on the site and there are no known issues with parking or traffic in the area.
- 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 Petitioner has indicated that they will meet all other Village ordinances and codes.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
- The Special Use will contribute to economic development within the Village because it will occupy a vacant tenant space and provide goods and services that complement the surrounding area's businesses and increase area employment.

CHAIRMAN SHAW asked the Petitioner how it was that they chose Tinley Park as a location for this showroom. Ms. Glenn replied that after a demographic search to expand the showroom and selection center, Tinley Park was chosen due to the fact that they did not have a big presence in this area and it was in an area that would allow traffic to come and view their products. They have shipping centers in Addison and Rockford and between the two, they would be able to cover this area very well.

A motion was made by COMMISSIONER GRAY, seconded by COMMISSIONER GATTO to recommend that the Village Board grant the Petitioner, Ferguson Enterprises, Inc., a Special Use Permit to operate a business involving retail and wholesale, incidental, similar and compatible to a permitted principal use (warehousing, wholesale, and/or distribution) at 7950 185th Street, Suite A-C in the ORI PD (Office and Restricted Industrial, Hickory Creek Planned Unit Development) Zoning District and adopt the Findings of Fact proposed by Village Staff and the Plan Commission at this meeting.”

AYES: MANI, GRAY, ENGEL, AITCHISON, GATTO AND CHAIRMAN SHAW.

NAYS: NONE

CHAIRMAN SHAW declared the Motion unanimously approved.

This will be presented to the Village Board on October 2, 2018 for adoption.

VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 20, 2018 REGULAR MEETING

Item #2 WORKSHOP: VETERINARY CLINIC- 17745-17749 OAK PARK AVENUE SITE PLAN APPROVAL AND GRANTING VARIATIONS

Consider granting Site Plan Approval to modify the exterior of the existing one-story commercial building and consider recommending that the Village Board grant the Petitioner, Cynthia Cecott, the following Variations requested:

1. A Variation from Section XII.2.D.10.b to apply the Heritage Site Standards exceeding 50% of the property's market value in site improvements.
2. A 19 parking stall Variation from Section XII.2.D.10.c. (Table 2.D.7) to reduce the required number of street level commercial parking to eight (8) parking stalls where the required number is 26 parking stalls.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
 Eduardo Mani
 Angela Gatto
 MaryAnn Aitchison
 Lucas Engel
 Garrett Gray

Absent Plan Commissioner(s): Tim Stanton
 Chuck Augustyniak
 Stephen Vick

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

Guests: Brad Hoepfner, Dr. Cynthia Cecott, James Cecott, Charles Cecott, Michael Matthys

Kimberly Clarke, Planning Manager, gave a presentation and displayed photos as noted in the Staff Report regarding The Veterinary Clinic of Tinley Park, 17745-17749 Oak Park Avenue requesting Site Plan approval and Variations from the Legacy Code. The Variations will permit the petitioner to complete site improvements that exceed the maximum 50% Property market value threshold for the property to remain classified as a Heritage Site and a Variation of 19 parking spaces from the 27 required.

This business is looking to do exterior and interior improvements. The property is zoned Neighborhood General and is within the Legacy District. They are in the Heritage Site and when the Code was made many of the properties in this area were made non-conforming. Per the Code, improvements can be made up to the threshold of 50% of the market value which is less restrictive than if the property was outside the Legacy Code. The non-conforming section of the Code states you can do normal maintenance and repair and anything beyond that the property would have to come into conformance

with the Zoning. When the Public Hearing comes forward they are looking for a Variation from the 50% threshold. As we look at the site there is also a parking deficiency that is requiring an additional Variation request.

As shown in the Staff Report, Ms. Clarke displayed the site at the northeast corner of Oak Park Avenue and 178th Street. The subject site is on two parcels being used as one zoning lot 15,827 square feet in total area with a 6,720 square foot single-story building constructed sometime before 1970 that is divided into three separate tenant spaces. The Veterinary Clinic has been there for approximately nine years. Recently they have purchased the building and as the owner the Petitioner is looking to improve the building and expand their operation. The parking is a product of its time. There is a row of angled parking on the north side of their private property. There is an access drive aisle behind the building that is adjacent to the residential area to the east. There is parking on the south side of the building that is technically on the Village right-of-way. The survey shows the south building elevation is built right up to the right-of-way line. The west elevation facing Oak Park Avenue had parking stalls that were partially on the Village right-of-way. Several years ago, the Village requested that parking be removed as a result of meeting the landscape Code at that time. It was removed and replaced with square patches of landscaping. At one time there was more parking than there is now, but that parking was backing out onto Oak Park Avenue which was a safety and encroachment issue.

The Neighborhood General Zoning allows only residential uses. The property is considered a Heritage Site because it is a standalone commercial use. To the north is Bailey's Restaurant and Bar. To the east is a residential neighborhood. To the west is a townhome development and a large office complex. To the south is a vacant piece of land. When the vacant property to the south develops in the future it will be residential.

The Veterinary Clinic of Tinley Park is a full service veterinary medical facility primarily for dogs and cats. There are currently four employees. With the expansion, the employees are expected to increase to eight.

With the change of ownership, the Heritage Site triggers site improvements. There are requirements for parking, landscaping and the dedication of an alley. The Legacy Plan proposes that this lot be connected in the rear with alleys with the anticipation that when it redevelops it will be residential and would reduce the amount of curb cuts on Oak Park Avenue. The Village is looking for an easement in the back rather than a formal dedication. The back of the property as it exists today is a drive aisle of about 25'. A 25' easement would allow use the continued use of this property and meet the intent of the Legacy Plan for future development.

Ms. Clarke displayed a revised site plan, proposed elevation and floor plan as shown in the Staff Report and PowerPoint.

In 2008 there was a Parking Use and Maintenance Agreement for the stalls along 178th Street that has expired. Staff will be checking with the Village Attorney to verify the continued need for this agreement. As this is technically the Village right-of-way it would indemnify the Village for any liability.

The Variation from the 50% site improvement for Heritage Sites is the first of its kind. Staff has looked at this request seriously and researched what can be done to the Legacy Code to be more flexible in the Neighborhood General District. Staff recognized there are some buildings that need consideration. In the Variation review, staff took into consideration some valid factors to review this particular Variation request.

The voluntary improvements are the amounts that are considered in the 50%. The landscaping that has to be done is triggered by the Village Code so anything required by the Code is not included in the 50%. The expansion of the interior space and the exterior façade improvements being proposed are included in the 50%. The Petitioner is proposing approximately \$274,000 in voluntary, owner initiated improvements that are beyond the 50% of the market value and therefore requires a Variance. The standard being used for this property is that this property is an existing building in fairly decent shape; the ownership of the property is owner-occupied; the longevity of the existing non-conforming use; the ability for the property to be converted to function as a mixed-use and the impact of the continuation of the non-conforming use on the redevelopment potential of the area. Staff explored the possibility of making this a mixed-use building to try and meet the intent of the Legacy Plan, but there were concerns as to whether this one story building could

support a second story and also the extreme cost for the Petitioner at this time. Adding an apartment on the first floor in the back was not attractive. The use of a Veterinary Clinic is an allowed use.

Ms. Clarke presented an image of how the market value is determined as follows per the Assessor's page.

28-31-208-006-0000 = \$39,513 (2018 Assessed Value)

28-31-208-007-0000 = \$39,399 (2018 Assessed Value)

Total Assessed Value is = \$78,912

Level of Assessment is = x .25

Market Value = \$315,648

Heritage Site 50% **\$157,824**

Proposed Voluntary Improvements **\$274,140**

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

1. Staff recommends a condition of the Site Plan Approval and Variations require a 25' alley easement in the rear of the property.
2. Consider placing parkway trees along Oak Park Avenue.
3. Provide staff with more details of the proposed signs.
4. The on-site parking lot must be ADA compliant.
5. Investigate the need for a Parking Use and Maintenance Agreement with the new owner to maintain parking stalls on 178th Street.
6. Require the installation of a bike rack to provide parking for at least one (1) bike.
7. Condition the Site Plan approval on requiring all nonconforming exterior light fixtures be replaced with lights that conform to the Villages regulations for glare.
8. Consider granting a Variation to exceed the 50% threshold for cost of site improvements on a Heritage Site in the Neighborhood General (NG) Zoning District.
9. Considering granting a Variation to reduce the required number of parking stalls.

CHAIRMAN SHAW asked for a presentation from the Petitioner.

Michael Matthys, Architect noted the Petitioner Dr. Cynthia Cecott purchased the building where she was previously a tenant with the Veterinary Clinic. Dr. Cecott wanted to maintain her business in Tinley Park. Per Bank of American where the loan is held, it is a requirement that Dr. Cecott occupies 50% of the building. The building is broken up in the three units and she will be extending the interior to approximately 60% of the total building. She will be adding a sprinkler system which requires a new water main to the building. Planters will be added on the north side of the building to address staff's landscaping comments. She would like the parking Variance to be for the entire building to include the future tenant so as not to have to come before the Village in the future for another Variance. All the open items will be addressed and a Landscaping Plan will be presented identifying the species of the trees. He asked staff how high the threshold would be moved up. Ms. Clarke replied there would not be a percentage used. The threshold will be tied to the plans presented. He would like an allowance for a build-out for the future tenant in the third space of the building. The increased lobby space will allow for a division for the cats and dogs.

CHAIRMAN SHAW asked for comments from the Commissioners.

COMMISSIONER GATTO noted she was glad to see improvements to this property. She asked Dr. Cecott if she had problems with parking. Dr. Cecott replied that she has an informal agreement with Bailey's that she can use their parking as the hours of operation are different. With half of the building being vacant, she does not have a parking issue at this time.

COMMISSIONER AITCHISON asked about a cap on the tenant build-out. Ms. Clarke replied staff would discuss this with the attorney. The Variance would allow the improvements to exceed the 50%.

COMMISSIONER GRAY asked about the parking. In the future, it could cripple the ability to rent out the space due to the parking limitation. He asked what type of business would be a potential tenant. Dr. Cecott replied she did not know as since the space has been vacant, there has not been any interest in the space due to the condition. There would not be a restaurant, it could be something with the opposite hours of the vet clinic. COMMISSIONER GRAY asked about the signage. Mr. Matthys replied the signage would be within the Ordinance and no Variation would be requested. Ms. Clarke replied regarding the parking, the site will dictate the type of business allowed. There is a fixed amount of parking and staff has the right to say this could not be the right space for the tenant due to the parking.

CHAIRMAN SHAW asked about the direction in the parking lot. He questioned if there was enough width in the back to add parking with a one-way drive aisle. Potentially there could be room to stripe out four additional parallel spaces. He asked about the possibility to add a second floor on this building. Mr. Matthys replied to be cost effective it would be better to tear down this building and build a new one on the site. There was some possibility of that in the future due to the tax benefits though. Ms. Clarke noted they would be eligible for some of the Oak Park Playbook grants as well.

This will go to the PLAN COMMISSION on October 4, for a Public Hearing.

GOOD OF THE ORDER:

1. Bremen Station will come before the Plan Commission in October for a Workshop
2. Oak Park Playbook Grants are available.
3. Plaza final design meeting issues looking to start work in Spring
4. Boulevard going to COW on 10/9/18 for Incentive
5. Economic Development – discussion on Legacy Plan
6. Residences have applied for foundation Permits
7. Directors and Managers going through Six Sigma Training
8. Kimberly – out next week for the APA Conference in Springfield

COMMENTS FROM THE COMMISSION

None at this time.

PUBLIC COMMENT:

None at this time.

ADJOURNMENT:

There being no further business, a Motion was made by PLAN COMMISSIONER MANI, seconded by PLAN COMMISSIONER GATTO, to adjourn the Regular Meeting of the Plan Commission of September 20, 2018 at 8:44 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.



PLAN COMMISSION STAFF REPORT

OCTOBER 04, 2018

Petitioner

Dr. Cynthia M. Cecott

Property Location

17745-17749 Oak Park Avenue

PIN

28-31-208-007-0000

28-31-208-006-0000

Zoning

Neighborhood General (NG)

Approvals Sought

Site Plan
Variations

Project Planner

Kimberly Clarke
Planning Manager

Veterinary Clinic of Tinley Park

17745-17749 Oak Park Avenue



EXECUTIVE SUMMARY

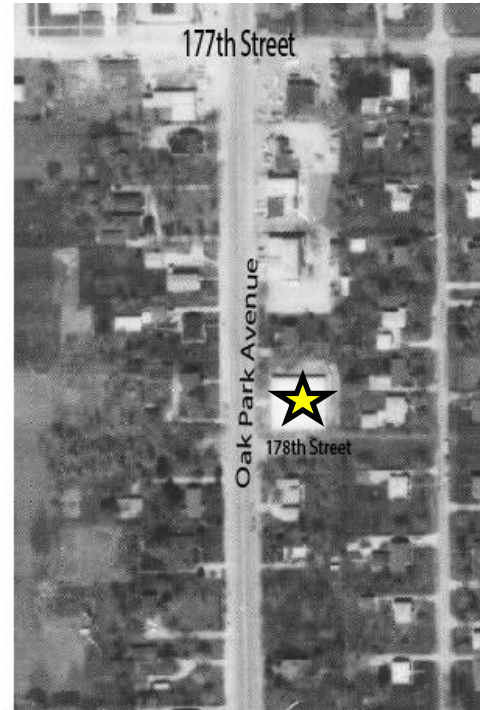
The Petitioner, Dr. Cynthia M. Cecott, is requesting Site Plan approval and Variations from the Legacy Code. The Variations will permit the petitioner to complete site improvements that exceed the maximum 50% property value threshold for the property to remain classified as a Heritage Site and a Variation of 19 parking spaces from the 27 required parking spaces. These Variations will allow the petitioner to modify the existing façade, remodel the interior space to expand the Veterinary Clinic, add an additional 2,565 square feet within the existing footprint of the building, install signage and lighting and make the necessary landscape improvements consistent with Code requirements. The costs of the Voluntary improvements exceeds the 50% property value threshold for Heritage Sites located at 17745-17749 Oak Park Avenue in the Neighborhood General (NG) Zoning District.

Updates from the 09/20/2018 Staff Report are in red.

EXISTING SITE & HISTORY

The subject site consists of two (2) parcels 15,827 square foot in total area with a 6,720 square foot single-story building constructed sometime before 1970 that is currently divided into three (3) tenant spaces. The only tenant currently is the Veterinary Clinic which is looking to expand into the second unit and rent out the third unit to another commercial tenant. It does not appear the exterior of the building has been modified since its original construction.

The site is located at the northeast corner of Oak Park Avenue and 178th Street. There is a small parking area at the north side of the property and on-street parking on the south side of the building. In 2008, the Village and the then owner entered into a Parking Use and Maintenance Agreement to allow the continued use of the parking on the west and south side of the property that encroached on the Village's R.O.W. The agreement allowed the owner of the property and its tenants the non-exclusive use of the parking. The owner was responsible for maintaining these parking stalls free of litter, snow, and debris. In 2015, the parking stalls in the front of the building along Oak Park Avenue were removed and replaced with the landscaping that exists today (See Google Earth images below). A change of use triggered the site to meet the intent of the Village's Landscape and Zoning ordinances but by doing that, it reduced the off-street parking for the property by approximately seven (7) stalls. The intent of removing front yard parking is to increase pedestrian and vehicle safety by limiting vehicles that back out directly onto a sidewalk and public street. It should be noted the front parking stalls were partially on the Villages R.O.W. and the parking stalls along 178th Street are entirely on R.O.W.



Source: CMAP 1970 Aerial Photo



Source: Google Earth 4.2.13



Source: Google Earth 4.30.15

ZONING & NEARBY LAND USES

The subject property (see the yellow star on the graphic below) is zoned Neighborhood General (NG) and is within the Legacy District. According to Section XII.2.D.1. of the Village of Tinley Park Zoning Ordinance, the NG Zoning District is characterized by a variety of lot sizes and building scales, with multi-family dwellings as the primary use and is *"intended to help transition existing single-family houses and commercial uses into multi-family uses."* This property is classified as a Heritage Site since its commercial use existed lawfully prior to the adoption of the Legacy Code. It will remain classified as a Heritage Site as long as any voluntary, private-owner initiated modification to the property does not exceed 50% of the property's market value. If the proposed improvements exceed the 50% threshold, the property will be considered a Redevelopment Site and due to the regulations of the NG District, it can no longer operate as a stand-alone commercial structure.

Nearby land uses include single-family residential and commercial properties to the north and east (zoned R-3 in yellow and NG in purple), a vacant lot to the south (zoned NG in purple), single-family attached and commercial properties to the west (zoned R-6 in brown and NG in purple). The vacant lot to the south was previously a commercial building that was an Italian restaurant from 1994 to 2008 and in 2011 changed ownership and became a different restaurant called Carms Beef. The property was issued a demolition permit in 2017 and has remained vacant. There were two structures on the parcel immediately to the north, which was once occupied by a Plumbing Supply Company. This property was purchased by the owners of Bailey's Restaurant and Bar in 2012 and shortly thereafter razed the structures, consolidated the lots and constructed the parking lot that exists today.

The 178th Street right-of-way (ROW), located on the south side of the subject property is only improved to the eastern edge of the property. Despite the dedication of 178th Street from the eastern edge of the subject property east to 66th Court, there are no plans for its improvement or connection.



PROPOSED USE

Early this year, the business owner of the Veterinary Clinic, Dr. Cynthia M. Cecott, purchased the building she has been leasing since June of 2009. A condition of the financing for the purchase of the building requires the Veterinary Clinic to occupy 50% of the building to satisfy their small business loan; therefore the Vet Clinic will be expanded their business into the adjacent tenant space and occupy approximately 66% of the building.

The Petitioner has been operating their Veterinarian Clinic at 17745 Oak Park Avenue for the past nine (9) years. They are a full-service veterinary medical facility providing services such as dental care, vaccinations, wellness exams, surgery, radiology, ultrasounds, pain management, puppy and kitten care and microchipping. The owner wishes to expand their existing Veterinarian clinic an additional 2,072 square feet into the adjacent vacant unit. The proposed expansion of space will provide for more exam rooms, increased storage, an improved surgery room and a larger lobby area. Currently, there is a total of four (4) employees employed at the clinic comprised of one (1) doctor, two (2) veterinary technicians and one (1) receptionist. With the expansion, the total number of employees is expected to increase up to eight (8) employees. Their proposed hours of operations are as follows:

Hours of Operation are:

- Monday-Friday: 8:00am to 6:00pm
- Sat: 8:00am-12:00pm
- Sunday: Closed

HERITAGE SITES AND NEED FOR A VARIATION

The property is classified as a Heritage Site and is subject to the general standards listed in Table 2.D.7 within Section XII.2.D. As defined, “Heritage Sites are those lots with structures or uses that lawfully existed prior to the adoption of the *Legacy Code*. Heritage Sites are generally classified as such until they incur voluntary, private-owner initiated site improvements that exceed 50% of the property’s market value, at which time they shall be reclassified as redevelopment sites and subject to the pertinent provisions within its district. Absent such voluntary, private-owner initiated site improvements, Heritage Sites may retain their Heritage Site status in perpetuity, and can change owner and/or use, be maintained and repaired as part of normal upkeep, undergo site improvements that do not exceed 50% of the property’s market value, and be rebuilt following an Act of God, all without altering this status”.

The expansion of the Veterinarian Clinic and the proposed exterior façade improvements are voluntary, private owner initiated site improvements that will exceed 50% of the property’s market value. The Petitioner is seeking a Variation to exceed the 50% threshold based upon their current plans. When the Petitioner purchased the property, it was their desire to expand their current space to meet the needs of their client demand and to provide for better animal care. In addition, they wished to improve the curb appeal by painting the façade and screen the rooftop air units from Oak Park Avenue. The Variation process provides the Plan Commission the opportunity to place certain conditions on the Variation to mitigate any concerns with these proposed improvements.

SITE PLAN

The proposed Site Plan as shown on Sheet A-0.1. proposes few modifications to the site, other than those required per Section XII.2.D.11.d. of the Zoning Ordinance. A change of owner triggers certain required improvements as listed in the image of Table 2.D.8. below:

d. Required Improvements

Action	Landscaping		Front Yard Parking		Access Drive	Alley
	Public Frontage	Private Lot	Modify	Remove	Modify	Dedication
Change of Owner	•	•	•		•	•
Change of Use > 50% of Building		•				
Structure Expansion		•	•		•	•
Special Use	•	•	•		•	•
Map Amendment (Rezoning)	•	•	•		•	•
	see pages 62-63		see pages 58-59		see page 61	see page 60

Table 2.D.8

Staff inspected the site and noted areas where the required improvements can be made. Per the chart above, the change of ownership requires an alley dedication at the rear of the building. Currently, both the subject site and the immediate property to the north have their dumpsters located in the area where the future alley will be constructed. The purpose of the alley system is to provide rear access to the entire block and reduce the number of curb cuts on Oak Park Avenue which increases the walkability and safety of the area. As with other redevelopment projects in the Legacy District, the Village has required a 25' alley easement in lieu of the dedication until such time the alley is fully dedicated or improved.

Open Item #1: Staff recommends a condition of the Site Plan Approval and Variations require the granting of a 25' alley easement in the rear of the property. The Petitioner has agreed to grant the 25' easement and will be preparing a plat of easement to be approved at Village Board. Staff recommends a condition requiring the plat of easement be approved by the Village Board and recorded prior to issuance of permits.

LANDSCAPE

The property is void of any significant landscaping with the exception of two (2) planter beds located at the northwest and southwest corners of the property. The front yard landscape includes asphalt walkways connecting the public sidewalk with tenant entryways. The new landscape plan proposes the removal of the two (2) asphalt paths and replace it with a lawn area and install three (3) new shade trees. (The Landscape Plan does not specify tree species and therefore is considered incomplete). The concrete parking wheel stops that line the north side of the building will be removed and replaced with new planter boxes under the windows. The Plan does not provide for parkway trees which are required to be placed no greater than 25' apart. **The revised landscape plan proposes four (4) new parkway trees however the species of the plants are not identified. Staff recommends a condition of the site plan approval require a final landscape plan to be reviewed and approved by staff.**

Open Item #2: Revise Landscape Plan to include tree species and installation specifications which includes parkway trees along Oak Park Avenue. Revised plans include parkway trees. Staff recommends a condition of site plan approval require a final landscape plan to be approved by staff.



ARCHITECTURE

The exterior façade needs maintenance on the existing fascia. The owner plans to replace the existing fascia with a new metal gray fascia and construct a new ribbed metal parapet to screen rooftop HVAC units that are highly visible from Oak Park Avenue. Lastly, the entire building's existing brick façade will be painted gray. These façade improvements are minor but will give the building some additional dimension and curb appeal.

SIGNAGE

The Petitioner is proposing a new wall sign for the Veterinary Clinic along the top of the new metal fascia on the front of the building. A secondary sign is proposed on the front wall of the building which is a silhouette of a dog and cat. It is unclear if the signage on the fascia is illuminated and if the silhouette of the dog and cat is a painted image. The Legacy Code allows a wall sign to be one (1) square feet in sign area for each lineal foot of primary or entry side building width. The Veterinary Clinic's frontage is approximately 160 lineal feet. Signs may be backlit, or illuminated by spotlights. The Commission may wish to discuss the opportunity for a projecting or blade sign that might be illustrative of the veterinary use of the building, such as a sign in the shape of a dog. If the silhouette is painted on the brick wall it is considered a mural; mural signs are prohibited in the Legacy District.

The Petitioner stated they will comply with the Village's Sign Code and have removed the signage on the proposed elevations.



Open Item #3: Discuss appropriateness of proposed signs. *The petitioner has removed the signage from the elevations.*

PARKING

Per Section XII.2.D.10.c., the site is required to have 27 parking stalls (4 spaces per 1,000 s.f.). The site has eight (8) angled parking stalls on the north side of the building and ten (10) on-street parking stalls just south of the building along 178th Street. The on-street parking on the south side of the building includes one (1) ADA stall closest to the front of the building. The on-site parking area will need to comply with ADA requirements and provide one (1) ADA stall. The parking south of the building is entirely on the Village's R.O.W. and cannot be included in the parking calculations for the site. As mentioned earlier, the previous owner was required to enter into a Parking Use and Maintenance Agreement to be permitted to utilize the parking stalls that encroached on the Village's R.O.W. Staff is working with the Village Attorney to determine if a new agreement will be required with the new owner.

At the workshop, the Petitioner stated, with the current vacancies in the building, there are no parking issues. The Petitioner also stated that there is an informal agreement with the property to the north, Bailey's Restaurant and Bar, to allow her to park in the parking lot. The on-street parking along 178th Street is critical for the existing business to expand and to attract a new business in the vacant unit. Staff stated at the workshop the Variation is being granted based on the evidence presented by the veterinarian clinic's needs and with the condition that the owner enter into a parking use agreement with the Village. Any future tenant who wishes to occupy the vacant unit will need to provide evidence that the parking on site will be sufficient based on their hours of operation, number of employees, operations of business or proof of a formal shared parking agreement with an adjacent property. If evidence cannot be provided to staff to ensure that the future business will not exasperate the parking condition, staff can deny the proposed business occupancy.

Per Staff's discussion with the Village Attorney, if anyone is using the Village's property, we need some type of an agreement that will shift maintenance and liability to that party. Staff recommends a condition of site plan approval require the owner to enter into a parking use agreement with the Village.

Open Item #4: The on-site parking lot must be ADA compliant. The ADA stall has been relocated to the north parking area.

Open Item #5: Investigate the need for a Parking Use and Maintenance Agreement. A condition of the site plan approval will require the owner to enter in the parking use agreement with the Village.

The property owner is required to install a bike rack that allows parking for ~~one~~ two (2) bike per Section X11.2.D.10.c. of the Zoning Ordinance. The revised site plan shows the location of a bike rack in front of the building.

Open Item #6: Staff recommends a condition of the Site Plan approval require the installation of a bike rack to provide parking for at least one (1) bike. Revised plans provide a bike rack.

LIGHTING

The existing light fixtures on the building are older and do not comply with current Village's standards for glare (see image to the right). Staff recommends that all the wall mounted light fixtures be replaced with lights that conform to the *Legacy Code*. The architect has agreed to make revisions to the elevations that propose new light fixtures.



Open Item #7: Staff recommends a condition of the Site Plan approval require all nonconforming exterior light fixtures be replaced with lights that conform to the Villages regulations for glare. The Petitioner has agreed to remove all nonconforming exterior lights. Staff recommends a condition of Site Plan approval require the petitioner to provide cut sheets of any proposed exterior lighting to ensure they conform to the Village's lighting standards.

VARIATION REQUEST

- 1. A Variation from Section XII.2.D.10.b to allow the Heritage Site Standards to exceed 50% of the property's market value in site improvements.** The subject property and its current use as a Veterinarian Clinic is a conforming use as a Heritage Site; however, the proposed improvements will exceed the 50% threshold as a Heritage Site thereby prohibiting the property to continue its use as a stand-alone commercial property. In order for the Petitioner to continue its use as a stand-alone commercial use, a Variation is required.

This will be the first Variation request from the 50% threshold for a Heritage Site. As such, staff created some standards to consider for this particular type of Variation. When reviewing this request Staff took into consideration the following:

- The condition of the existing building: The building is in sound condition with the exception of some maintenance issues related to the fascia.
- The ownership of the property (owner-occupied): The new property owner will continue to operate their business in this location.
- The longevity of the existing non-conforming use: The property owner has occupied the building for nine (9) years.

- The ability for the property to be converted to function as mixed-use: Discussions with the Architect suggests that a second-story to accommodate residential uses is cost prohibitive. It is also questionable if living above a Veterinarian Clinic would be desirable due to the potential for noise from the animals.
- The impact of the continuation of the non-conforming use on the redevelopment potential of the area: The property is located at the end of the block and if it were to remain as a commercial property it would not interfere with the rest of the block's ability to redevelop following the code requirements. It is also important to note that the property directly to the north is a viable business that in 2012 purchased additional property to expand their parking lot. It is likely this property will remain a commercial use for a long time. The residential properties to the east of this property are screened from the property by a privacy fence. The townhomes to the west across Oak Park Avenue are screened from this property with the landscaping that was installed when the subdivision was created. The proposed landscaping improvements and rooftop screening will further reduce any impacts of this commercial property from adjacent residential homes.

Based on the above factors, Staff supports a Variation of the 50% threshold for Heritage Sites and allow the property to continue to operate under the Heritage Site status.

Open Item #8: Consider granting a Variation to exceed the 50% site improvements on a Heritage Site in the NG (Neighborhood General) Zoning District.

2. A nineteen (19) parking stall Variation from Section XII.2.D.10.c. (Table 2.D.7) to reduce the required number of street-level commercial parking to eight (8) parking stalls where the required number is twenty-seven (27) parking stalls. Although the site is unable to provide adequate parking per Code, there are 10 on-street parking spaces that can be dedicated to this use through a Parking Use and Maintenance Agreement. This will reduce the deficiency to nine (9) parking spaces. It is unknown if or when 178th Street will be continued easterly, and until then it remains a dead end street. Allowing on-street parking on this portion of 178th Street will not increase the traffic or congestion on the roads and will help to provide the necessary parking for the property. It should be noted that the existing parking condition will limit the type of business that may lease the vacant unit. At the workshop the Petitioner stated due to the vacancies in the building, there are no parking issues. **However, with the expansion of the Veterinarian Clinic and the future occupancy of the vacant unit, parking issues may arise. Therefore staff recommends a condition of the Variation is if parking issues arise based on the existing use or any change of uses; the owner is to enter into a shared parking agreement with adjacent properties or supply an alternative parking plan.**

Open Item #9: Considering granting a Variation to reduce the required number of parking stalls.

SUMMARY OF OPEN ITEMS

Staff identified the following remaining open items for discussion at the Public Hearing:

1. *The applicant prepare a plat of easement to provide for a 25' alley easement in the rear of the property to be approved by the Village Board.*
2. *Staff recommends a condition of Site Plan Approval require a final landscape plan be submitted to staff for review.*
3. *Staff recommends a condition of Site Plan Approval, the Petitioner enters into a parking use agreement with the Village for the parking stalls along 178th Street.*
4. *Staff recommends a condition of the Site Plan Approval require all nonconforming exterior light fixtures are replaced with lights that conform to the Villages regulations for glare.*

STANDARDS FOR SITE PLAN APPROVAL

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

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
A Veterinarian Clinic is considered a permitted use and is classified as a legal nonconforming use in the NG District. When the Legacy Code was adopted, the property was zoned to NG (Neighborhood General) District which is intended to be for residential use only. However, the commercial building and uses were established prior to the adoption of the Legacy Code and therefore are allowed to remain as a Heritage Site.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
The existing arrangement of the building, parking, access, lighting and landscaping is a product of the codes at the time the site was constructed. Little can be done to provide for additional parking however, there is existing on-street parking on 178th Street that has been historically used by this property. The parking can remain as long as the owner agrees to enter into a parking use agreement with the Village. The owner is trying to meet the intent of the landscaping requirements by incorporating additional landscaping in the front yard by removing the asphalt and planting shade trees and bushes. The existing wall pack lights are being replaced with a full cut off lights and the owner has agreed to provide a 25' easement in the rear of the property for a future alley.
- 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.
Little can be done to improve the ingress and egress and circulation from the site. The owner plans to repair the parking lot and a condition of site plan approval is to relocate the handicap parking stall on private property. To meet the intent of the Legacy Code, the owner has agreed to provide a 25' easement in the rear of the property for a future alley.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
The site plan proposes removing the asphalt in the front of the building and installing a five (5) foot concrete sidewalk that will connect to the public sidewalk along Oak Park Avenue.
- 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 owner is attempting to improve the landscaping where possible without further reducing the parking or impede access around the site. The front yard will be enhanced with the addition of shade trees and removal of the asphalt in the front lawn area. Additional planters will be placed on the north side of the building to provide for foundation planting.
- f. That all outdoor trash storage areas are adequately screened.
There is an existing trash enclosure located at the northeast corner of the site that is screened with a privacy fence. The location of the trash enclosure is in the way of the future alley that is proposed per the Legacy Plan however, there are no immediate plans at this time to construct the alley.

ADDITIONAL LEGACY CODE STANDARDS

In addition to any other specific standards set forth herein the Plan Commission shall not recommend a Special Use, variance, appeal, or map amendment from the regulations of this ordinance unless it shall have made findings of fact, based upon evidence presented to it, in each specific case that:

- a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
Granting the Variation to allow the owner to exceed the maximum threshold of 50% of voluntary site improvements will allow an existing business to remain and contribute to the economic welfare of the overall district. In addition, the improvements may attract a new business in the vacant unit which has been vacant for a few years.
- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties;
The exterior improvements will improve the curb appeal from Oak Park Avenue and compliment the improvements the commercial building to the north (Bailey's Restaurant and Bar).
- c. Any improvement meets the architectural standards set forth in the Legacy Code.
The proposed ribbed metal rooftop screen will enhance the curb appeal of the property from Oak Park Avenue by screening the several rooftop HVAC units that are currently visible from the street. The painting of the building will give it a uniform look and tie into the overall color scheme of the improvements.
- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
The proposed improvements will help to make the site a viable commercial space while still protecting the character of the site. The existing business can remain and expand and the improvements will attract a new business in the remaining vacant unit.

STANDARDS FOR A VARIATION

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

2. 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 Veterinarian Clinic has been operating out of this location for approximately nine (9) years. The other remaining tenant spaces have had businesses come and go. The Veterinarian Clinic can continue to operate as is and the remaining vacant spaces can be leased by other commercial uses. The Variation to exceed the maximum 50% of site improvements will allow more freedom for the Veterinarian Clinic to improve their space and improve the exterior of the building. In addition, a condition of the Veterinarian Clinic's loan for purchasing the property is they are required to occupy at least 50% of the building. This will allow the clinic to expand their services and provide for the better care of their animals but will require significant investment into the property.

3. The plight of the owner is due to unique circumstances.

The Heritage site status and limitation to the percentage of site improvements is not unique to this property. Many properties within the Legacy Plan were rezoned to Neighborhood General and are subject to the same restrictions.

4. The Variation, if granted, will not alter the essential character of the locality.

The Variation will not alter the essential character of the locality. The Veterinarian Clinic has been operating out of this location for approximately nine (9) years and is looking to expand within the existing footprint of the building. The proposed exterior improvements will update the building's curb appeal and screen the existing unsightly HVAC units on the roof. There are existing commercial uses to the north and west that have been existing along with this property with no issues. The property is located at the end of the block and if it were to remain as a commercial property, it would not interfere with the rest of the block's ability to redevelop following the code requirements.

5. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:

- a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
- c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
- d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;

- e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Additional Standards Specific to a Parking Variance: The number of off-street automobile and/or bicycle parking spaces required in all districts may be reduced by a variance reviewed by the Plan Commission and approved by the Village Board following the variance standards in Section 3.C and when all of the following standards are met:

- a. The development does not have the benefit of shared or collective parking;
The property is benefiting from the on-street parking on 178th Street. If that parking were to be removed by the Village in the future, the property owner would need to enter into a shared parking agreement with the adjacent property to the north, which is Bailey's Restaurant & Bar or the Tinley Center office complex to the west across the street. Based on statements from the owner at the workshop, there currently is an informal agreement with the property to the north but it is not formal.
- b. The applicant proves that adequate parking exists for such use, based on the unique number, type and use characteristics (i.e., peak hour or day) of those businesses or residences that currently use such a lot;
The parking for the existing veterinarian clinic is adequate however once they expand; they will be reliant on the on-street parking provided on 178th Street for customers. There may be future issues when the vacant unit is leased. This future tenant will need to demonstrate that the site provides adequate parking based on their hours of operation, number of employees and operation of the business.
- c. A municipal or commuter parking lot exists within 300 feet of the development that has adequate parking to accommodate all or a portion of the number of required spaces for the use;
There are ten (10) on-street parking stalls on the south side of the property on Village's right-of-way. The owner will be required to enter into a parking use agreement with Village. They will be responsible for maintaining these parking stalls.
- d. The owner of the building makes a payment equal to \$1,000 per required automobile and bicycle parking space that cannot be provided on the subject lot. The fees collected for the payment in lieu of parking will be used only for the acquisition of land or construction of municipally owned or leased off street parking facilities for automobiles or bicycles; landscape or streetscape; bike trails, lanes, or paths; or maintenance or illumination of off-street parking facilities.
A condition of approval will be for the owner to enter into a parking agreement with the Village to continue to use the on-street parking along 178th Street.

MOTION TO CONSIDER

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

Motion #1 "...make a motion to grant the Petitioner, Cynthia M. Cecott of Veterinary Clinic of Tinley Park, Site Plan Approval for the property located at 17745-177-49 Oak Park Avenue in accordance with the plans submitted and listed herein, subject to the following conditions:

1. *The Petitioner prepares a plat of easement to provide a 25' wide alley in the rear of the property for future ingress/egress to be approved by Village Board and Recorded with the Cook County Recorder of Deeds prior to issuance of any permits.*
2. *A final landscape plan shall be submitted and reviewed by Staff.*
3. *The Petitioner enters into a parking use agreement with the Village.*
4. *The Petitioner removes all nonconforming exterior building light fixtures and submits cut-sheets of light fixtures to confirm they conform to the Villages regulations for glare.*

[any other conditions the Plan Commission would like to add]

Motion #2 "...make a motion to grant the Petitioner, Cynthia M. Cecott of Veterinary Clinic of Tinley Park, Variations from the Legacy Code, as listed in the October 4th, 2018 Staff Report, for the property located at 17745-177-49 Oak Park Avenue in the NG (Neighborhood General) Zoning District in accordance with the plans submitted and listed herein, and adopt Findings of Fact submitted by the Applicant and as proposed by Village Staff, and as may be amended by the Plan Commission at this meeting.

Subject to the following condition(s):

1. *A Variation from Section XII.2.D.10.b to allow the Heritage Site Standards to exceed 50% of the property's market value in site improvements.*
2. *A nineteen (19) parking stall Variation from Section XII.2.D.10.c. (Table 2.D.7) to reduce the required number of street-level commercial parking to eight (8) parking stalls where the required number is twenty-seven (27) parking stalls with the condition if parking issues arise based on the existing use or any change of uses; the owner is to enter into a shared parking agreement with adjacent properties or supply an alternative parking plan.*

[any other conditions the Plan Commission would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Plat of Survey		9-15-01
A0.1	Existing Site Plan	LG	7-17-18
A-1.0	Existing Floor Plan	LG	5-22-18
A-4.0	Existing Elevations	LG	5-22-18
A-0.1	Proposed Site Plan	LG	7-17-18
A1.0	Preliminary Floor Plan	LG	7-17-18
A-4.0	Preliminary Elevations	LG	7-17-18

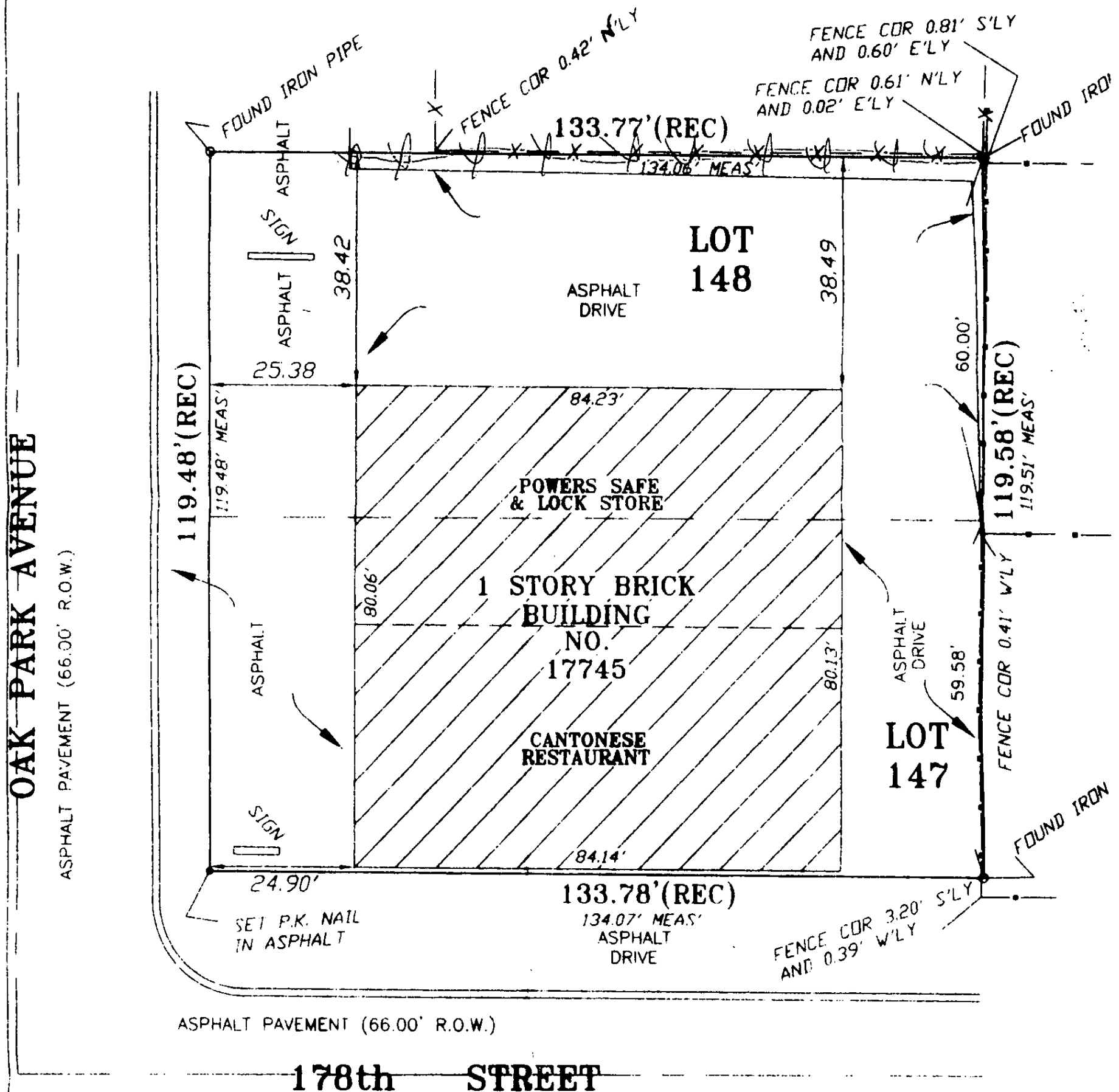
CERTIFICATE OF SURVEY

8441 W. 191ST. STREET UNIT #5
MOKENA, ILLINOIS 60448

BY
MARSURCO, INC
LAND SURVEYORS
REGISTERED ILLINOIS LAND SURVEYORS

1-815-464-7070

LOTS 147 AND 148 IN O. REUTER AND COMPANY'S TINLEY PARK GARDENS, A SUBDIVISION OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



GENERAL NOTES:

- 1) ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- 2) BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS OR FENCES, FIELD MONUMENTATION SHOULD BE ESTABLISHED.
- 3) COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES AND EASEMENTS.
- 4) NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.

FIELD WORK COMPLETED: 9/15/2001

SURVEY NO. 01-17473M

ORDERED BY CHEN.

SCALE 1" = 20'

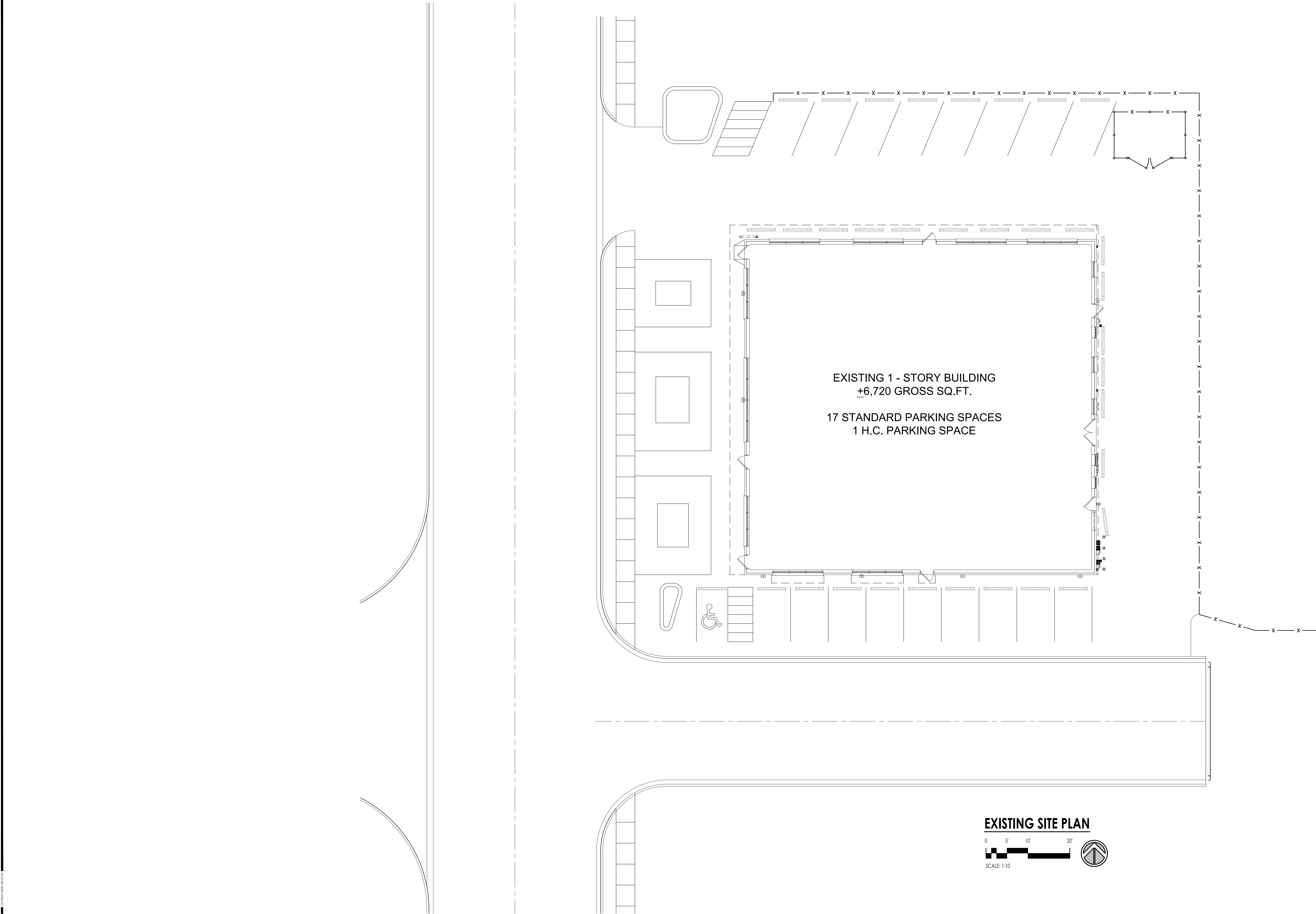
STATE OF ILLINOIS
COUNTY OF WILL } SS:

WE, MARSURCO, INC LAND SURVEYORS, DO HEREBY CEI
THAT WE HAVE SURVEYED FOR THE ABOVE DESCRIBED TRAC
LAND AND THAT PLAT IS A CORRECT REPRESENTATION (C
SURVEY

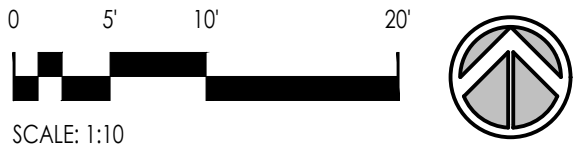
GIVEN UNDER MY HAND AND SEAL THIS 18TH
DAY OF SEPTEMBER, A.D. 2001

ILLINOIS LAND SURVEYOR NO. 35-3054

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EXISTING SITE PLAN



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

RWE MANAGEMENT
COMPANY
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Burr Ridge, IL 60527
(630) 734-0883
JASON@RWE MANAGEMENT.COM

Veterinary Clinic
of Tinley Park
17745 - 17749 Oak Park Ave.
Tinley Park, IL

DRAWN DESCRIPTION
DATE

2018-0044
PROJECT NUMBER

FILE NUMBER
5-22-2018
DATE

DRAWN BY

FINAL REVIEW

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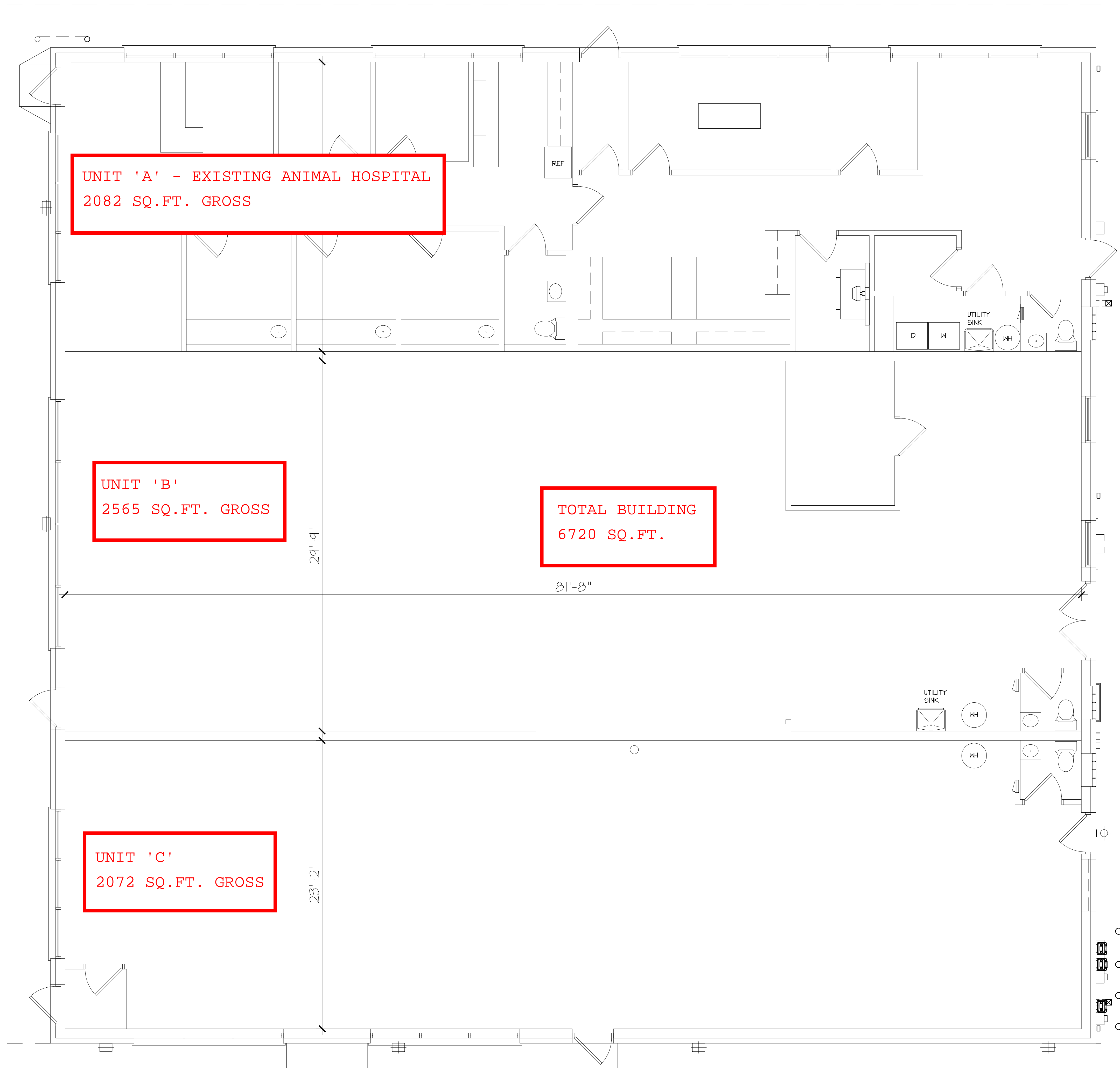
EXISTING SITE

SHEET NAME

A-0.1
SHEET

SHEET OF

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EXISTING FLOOR PLAN

0 2' 4' 8'

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



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
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**Veterinary Clinic
of Tinley Park**
17745 - 17749 Oak Park Ave.
Tinley Park, IL

DRAWN DESCRIPTION
DATE

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FINAL REVIEW

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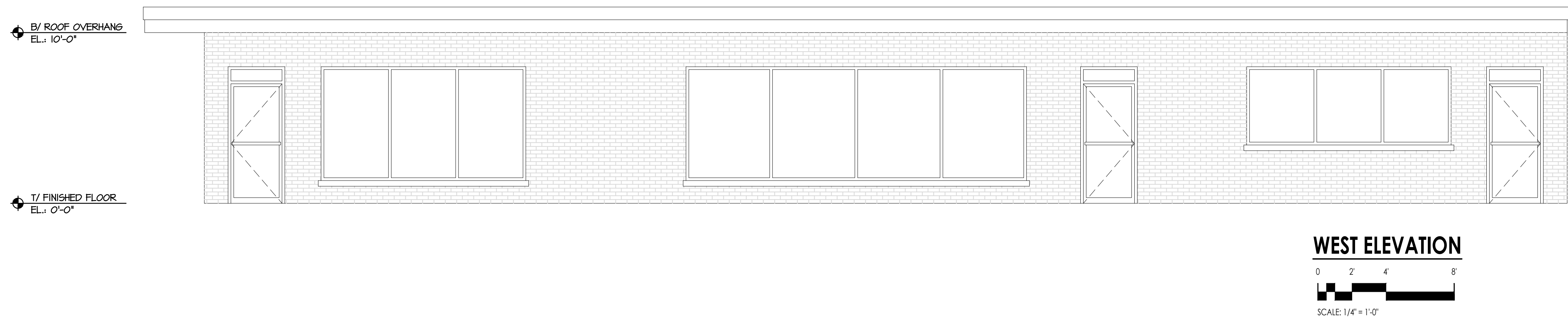
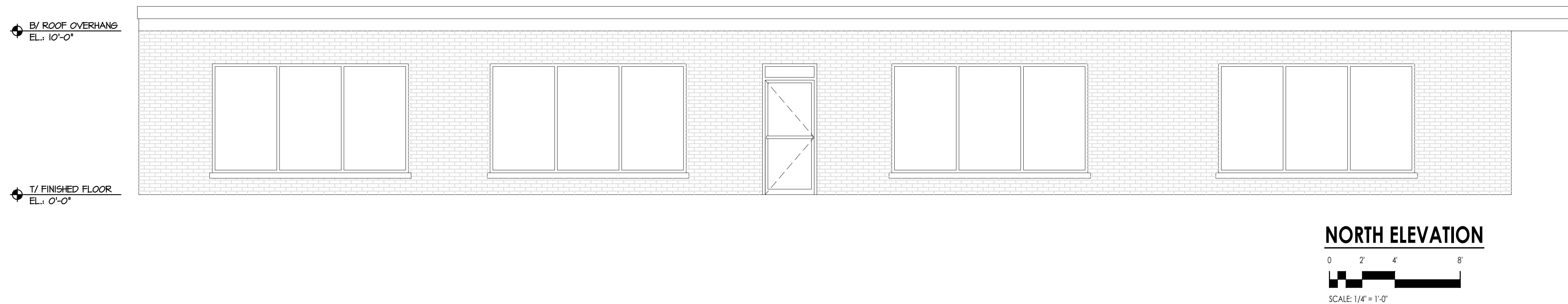
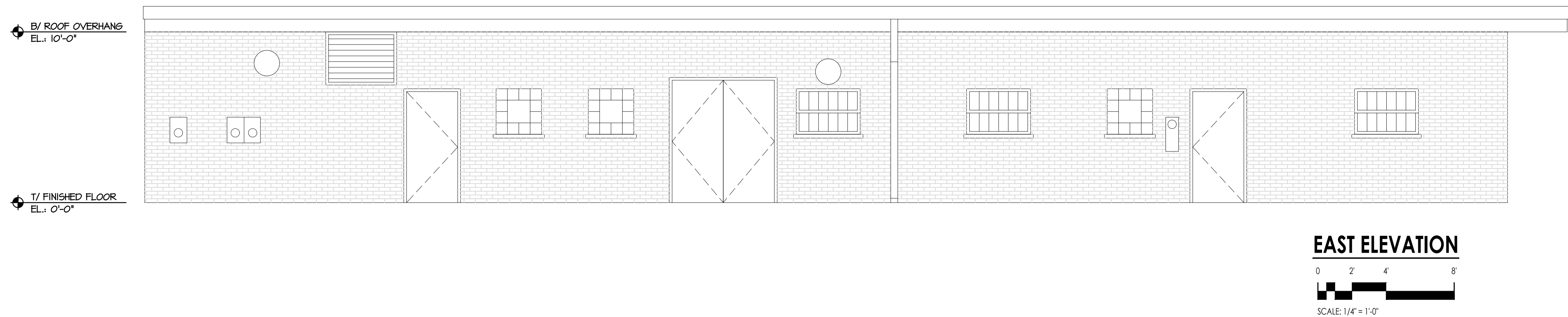
EXISTING PLANS

SHEET NAME

A-1.0
SHEET

SHEET OF

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ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
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JAS@RWEPMANAGEMENT.COM

**Veterinary Clinic
of Tinley Park**
17745 - 17749 Oak Park Ave.
Tinley Park, IL

DRAWN DESCRIPTION

DATE

2018-0044

PROJECT NUMBER

FILE NUMBER

5-22-2018

DATE

DRAWN BY

FINAL REVIEW

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**EXISTING BUILDING
ELEVATIONS**

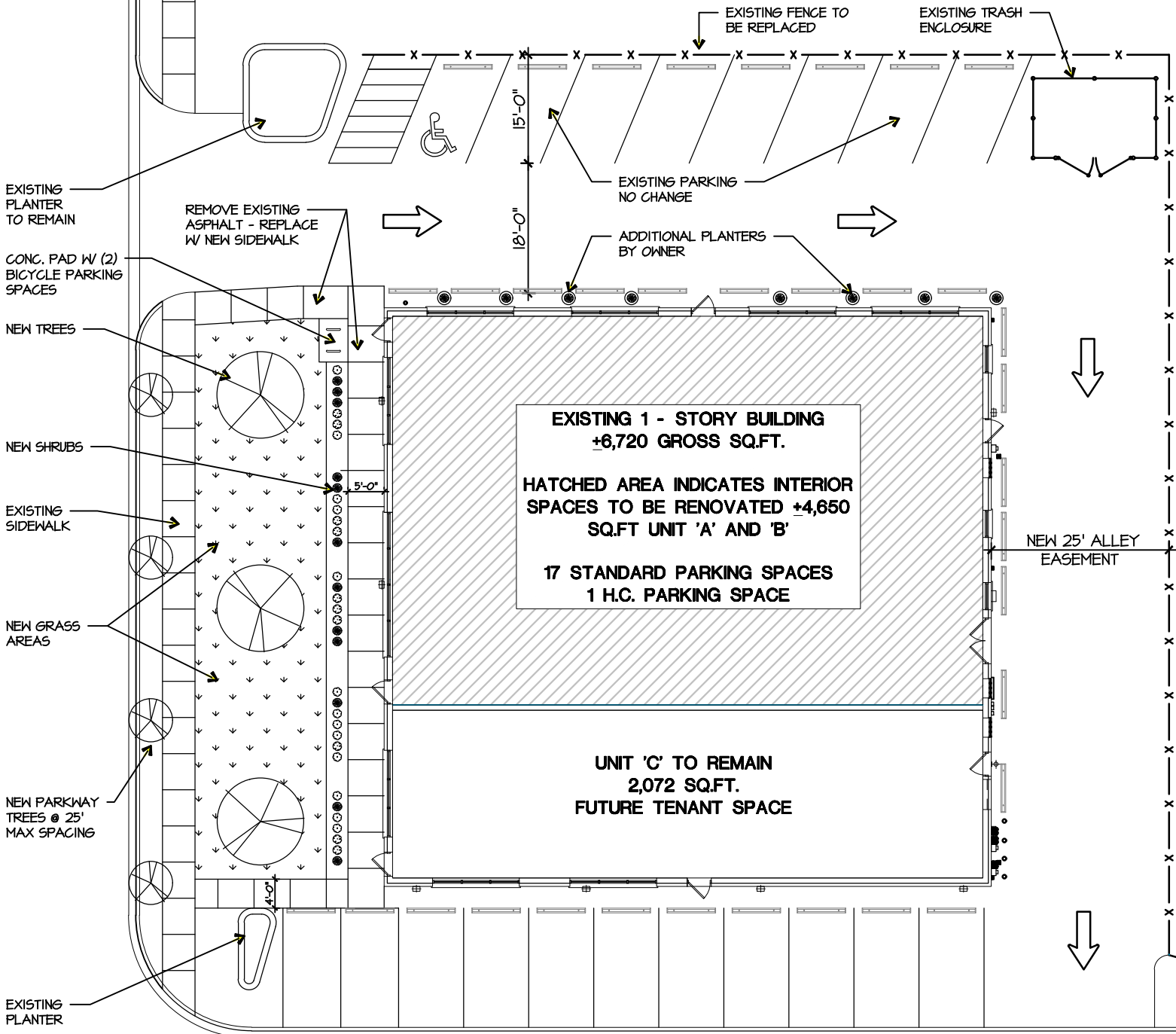
SHEET NAME

A-4.0

SHEET

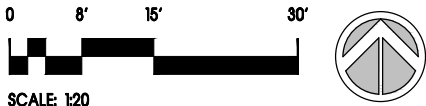
SHEET OF

OAK PARK AVE.



NOTE: LANDSCAPE PLAN TO BE VERIFY AND FINALIZED DURING PERMITTING.

EXISTING SITE PLAN



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

RWE MANAGEMENT COMPANY
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Burr Ridge, IL 60027
(630) 734-0883
JACOB@RWE.COM

Veterinary Clinic
of Tinley Park
17745 - 17749 Oak Park Ave.
Tinley Park, IL

DRAWN DESCRIPTION
BH ZONING
DATE 07-17-18
2018-0044
PROJECT NUMBER
07-17-2018
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PRELIMINARY
SITE PLAN

SKETCH SHEET
A-0.1
REFERENCE DET. / SHEET

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LINDEN GROUP ARCHITECTURE, INC.



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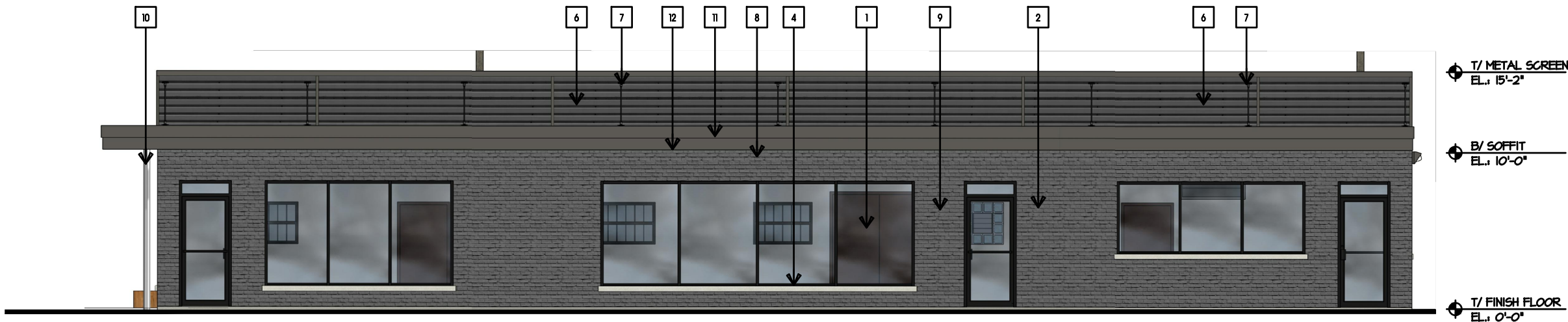
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PRELIMINARY
ELEVATIONS

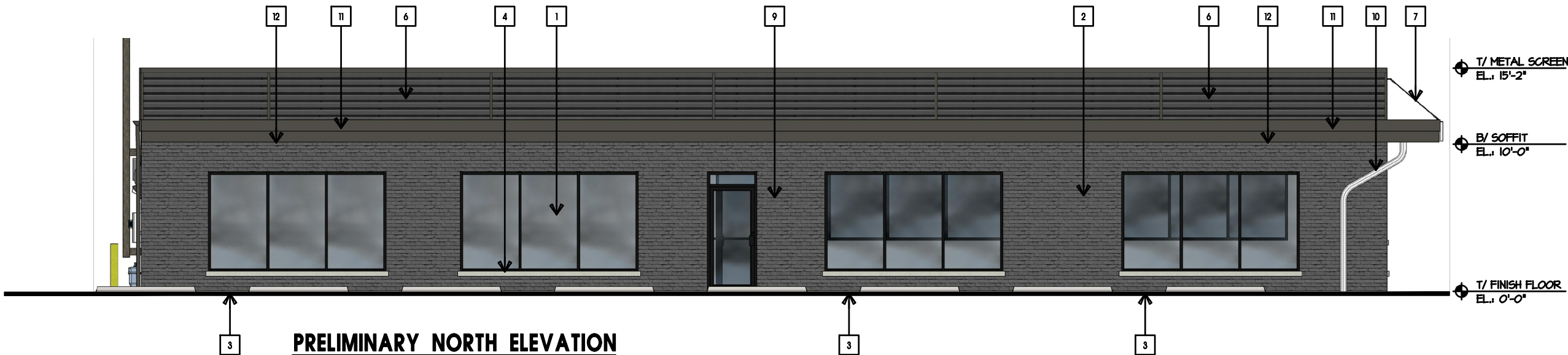
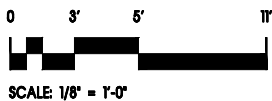
SKETCH SHEET
A-4.0
REFERENCE DET. / SHEET

ELEVATION KEYNOTES

- | | | | |
|---|--|----|---|
| 1 | EXISTING STOREFRONT WINDOWS - REPAINT AS REQUIRED. | 7 | NEW ARCHITECTURAL METAL TIE RODS (NON STRUCTURAL) |
| 2 | EXISTING BRICK TO BE PAINTED DARK GRAY - VERIFY COLOR SELECTION W/ OWNER | 8 | EXISTING LIGHT FIXTURE TO REMAIN |
| 3 | NEW PLANTER BOX | 9 | NEW ARCHITECTURAL LIGHT FIXTURE |
| 4 | EXISTING STONE SILL TO REMAIN - TYP. | 10 | EXISTING ROOF DRAIN |
| 5 | NOT USED | 11 | NEW METAL FASCIA - COLOR: DARK GRAY |
| 6 | NEW RIBBED METAL ROOFTOP SCREEN - VERIFY COLOR SELECTION W/ OWNER | 12 | NEW WOOD SOFFIT |



PRELIMINARY WEST ELEVATION



PRELIMINARY NORTH ELEVATION

