



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

January 19, 2023 – 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 January 5, 2023 Regular Meeting

**ITEM #1 PUBLIC HEARING – ARCOS ENVIRONMENTAL SERVICES, INC.,
18500 SPRING CREEK DRIVE – SPECIAL USE PERMIT**

Consider recommending that the Village Board grant the Petitioner, Aaron Villegas of Arcos Environmental Services, Inc. a Special Use Permit to operate a Contractor's Office and Shop at 18500 Spring Creek Drive in the ORI-PD (Office and Restricted Industrial, North Creek Business Center PUD).

**ITEM #2 PUBLIC HEARING – 7413 DUVAN LLC, 7405-7417 DUVAN DRIVE –
MASONRY VARIATION AND SITE PLAN/ARCHITECTURAL APPROVAL**

Consider recommending that the Village Board grant the Petitioner, Saul Zenkevicius of 7413 Duvan LLC a Variation from the Zoning Ordinance to permit masonry below the required 75% of the two face brick facades at 7405-7417 Duvan Drive in the MU-1 (Mixed Use Duvan Drive Overlay) Zoning District. Site Plan and Architectural Approval is also being requested for all facades of the building.

***Requested to continue to 2/2/2023 meeting.*

Receive Comments from the Public

Good of the Order

Adjourn Meeting



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

January 5, 2023

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on December 1, 2022.

CALL TO ORDER –ACTING CHAIR SHAW called to order the Regular Meeting of the Plan Commission for January 5, 2023 at 7:05 p.m.

Lori Kosmatka, Associate Planner called the roll.

Present and responding to roll call were the following:

Acting Chair Ken Shaw
James Gaskill
Angela Gatto
Terry Hamilton
Andrae Marak
Brian Tibbetts
Kurt Truxal

Absent Plan Commissioners:

Garrett Gray
Eduardo Mani

Village Officials and Staff:

Dan Ritter, Interim Community Development Director
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners:

Eugene Grzynkowicz, representing Pete's Fresh Market

Members of the Public:

Phil Lorenzi of 16127 Lake Villa Avenue
Lynese (no last name or address provided)

COMMUNICATIONS – Lori Kosmatka, Associate Planner, noted CHAIRMAN GRAY was absent. COMMISSIONER SHAW served at Acting Chair. She also noted the Village has a new Staff member who will be further introduced in the Good of the Order.

APPROVAL OF THE MINUTES - Minutes of the December 1, 2022 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER TRUXAL, seconded by COMMISSIONER TIBBETTS to approve the December 1, 2022 minutes as presented. ACTING CHAIR SHAW asked for a voice vote; all were in favor. He declared the motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JANUARY 5, 2023 REGULAR MEETING

**ITEM #1: PUBLIC HEARING – PETE’S FRESH MARKET, 16300 HARLEM AVE –
SPECIAL USE FOR PUD DEVIATION AND SITE PLAN AMENDMENT**

Consider recommending that the Village Board grant Petros Drimonas, Pete’s Fresh Market, on behalf of 163rd & Harlem LLC (property owner) a Special Use for a Substantial Deviation of the Park Place Planned Unit Development (89-O-048 and 21-O050) with Exceptions to the Village Zoning Ordinance located at 16300 S. Harlem Avenue, Tinley Park. The granting of this request will allow for drive aisle realignment and reduction in parking count and extend the deadline of the grocery store occupancy in relation to the warehouse/distribution use to May 15, 2024.

Present and responding to roll call were the following:

Acting Chair Ken Shaw
James Gaskill
Angela Gatto
Terry Hamilton
Andrae Marak
Brian Tibbetts
Kurt Truxal

Absent Plan Commissioners: Garrett Gray
Eduardo Mani

Village Officials and Staff: Dan Ritter, Interim Community Development Director
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners: Eugene Grzynkowicz, representing Pete’s Fresh Market

Members of the Public: Phil Lorenzi of 16127 Lake Villa Avenue
Lynese (no last name or address provided)

ACTING CHAIR SHAW introduced Item #1. COMMISSIONER GATTO made a motion to open the public hearing. Second was made by COMMISSIONER GASKILL. ACTING CHAIR SHAW requested a voice vote. Hearing no opposition, the motion was declared carried.

ACTING CHAIR SHAW confirmed that he received certification of public legal notice being posted. He invited staff to present their report.

Lori Kosmatka, Associate Planner, presented the staff report.

ACTING CHAIR SHAW confirmed the Petitioner was present and requested he speak at the dais is any questions needed to be answered.

ACTING CHAIR SHAW asked the Commissioners if they had any questions or comments, beginning with COMMISSIONER GASKILL.

COMMISSIONER GASKILL asked what was the purpose of reducing parking.

The Petitioner, Eugene Grzynekowicz was sworn. He stated that high volume drive-thru establishments need site plan adjustments to allow for proper stacking. The proposed Chick-fil-A quick service restaurant needed more space to accommodate its drive-thru stacking needs, so the developer shifted the drive aisle between the outlots and the Pete's Fresh Market grocery store to the west.

Dan Ritter, Interim Community Development Director, clarified that more land was added to the Chick-fil-A outlot which reduced parking. He stated that the developer would have to come in for final approval on the Chick-fil-A and the goal for that approval would be accommodating shared parking. He stated there would be shared parking, where grocery store customers and restaurant customers can park in either parking lot.

Mr. Grzynekowicz further explained that the parking reduction will not affect the grocery store operations.

Dan Ritter reminded the Commission that the Village gets parking reduction requests all the time because the parking requirements in the Zoning Ordinance are high as they were established in 1978. The 6.5 parking number was meant for Black Friday type situations, which is overparking and not meeting today's situation. We rely on developers to come before the Village to state what actually works. Things may change in the future. We don't want to make it so specific to a tenant. Anything above four has generally worked out well with retail at this point.

COMMISSIONER MARAK asked Dan Ritter if the shift to lower parking numbers is a function of the prevalence of online shopping.

Dan Ritter stated that online shopping plays a role, however it is likely that the parking requirements in the Zoning Ordinance were always too high. The Black Friday rushes are not the same as they once were. He stated that grocery stores do not have the same peak demand as other retail uses. He stated that when we plan for the worst case scenario, excessive parking is built. Staff anticipates to re-look at the code's parking numbers.

COMMISSIONER TRUXAL had the same question as COMMISSIONER GASKILL about the parking reduction. (Lori Kosmatka changed the slides back and forth to offer a comparison of the previously approved and proposed site plans). COMMISSIONER TRUXAL stated that he understood the response given and had no further concerns. He stated that the additional stacking space for the proposed Chick-fil-A drive-thru looks good as the drive-thru will be busy.

Dan Ritter elaborated that the Chick-fil-A will go through a final approval to confirm the specifics about the site plan, but that the restaurant was shown on the proposed grocery store site plan to illustrate why the drive aisle needed to move. He stated that it was also useful to see the drive-thru design to ensure there is space for sufficient stacking within that outlot.

COMMISSIONER GATTO questioned the need to extend the previously approved occupancy deadline and asked whether site planning issues were the cause of the requested extension.

Mr. Grzynkowicz stated that the extension request is due to the limited availability of materials needed to build and operate the grocery store. He stated that relocation of an existing gas line on site has been challenging. He stated that it is difficult to get contractors to commit to dates to perform work and the proposed date of May 15, 2024 is a conservative estimate that Pete's is comfortable with.

Dan Ritter confirmed that the opening estimate is conservative. He added that Chick-fil-A coming in later required adjusting the site plan, which may have further delayed the opening date.

COMMISSIONER TIBBETTS stated that he has no comments and that he understands the issues with building material availability and costs.

COMMISSIONER HAMILTON stated that he had no questions.

ACTING CHAIR SHAW stated that he agreed that the Villages parking standards are excessive. He said that he never has a problem with parking reductions. He questioned the draft site plan for Chick-fil-A, asking if the concept was based on Chick-fil-A's standards.

Mr. Grzynkowicz confirmed that the Petitioner has been working with Chick-fil-A for months and that the site plan is an accurate depiction of the proposed site plan. Pete's is enforcing that because they have conditions regarding bottleneck of traffic, and this was the only plan that would be allowed.

Dan Ritter noted it's good to have Pete's as the property owner furthering the interest of a good plan, otherwise sometimes the Village has to be the party to stop a bad plan. Pete's did a lot of the work here without having to get staff involved on stacking and access points. Staff has not done a full analysis on this yet, but it seems a lot of the concerns are already addressed here. That will make the process hopefully a lot quicker.

ACTING CHAIR SHAW noted that is good to have the reality of the developments considered with how Chick-fil-A would design as well. This is only relevant because his concern would be if we got to the next phase and realized there was still not enough space requiring another adjustment.

Mr. Grzynkowicz stated they went through multiple rounds of discussion, including a preliminary discussion with the Village to get a feel for it. He also noted that Chick-fil-A's proposal has 39 parking stalls.

ACTING CHAIR SHAW noted that this helps the current Pete's proposal, and hopefully the forthcoming Chick-fil-A proposal when it comes in.

Mr. Grzynkowicz noted they moved Chick-fil-A's egress so as you come in, you have more of a 45 degrees to turn with an easier lane to turn in off of the drive lane on Harlem. As you have more people getting into the Chick-fil-A site, you'll have more queuing area.

Dan Ritter noted it straightens that drive aisle as well. Staff looked at whether this makes sense overall, notably if Chick-fil-A ends up not developing at the outlot. Staff feels that regardless of the use in the outlot, the drive aisle realignment improves that site to be a little more usable overall. The proposed straightening of the drive aisle improves the overall site area whether Chick-fil-A comes or not.

ACTING CHAIR SHAW agreed with Staff. This is one of the better secondary access areas that we have. He then noted the small triangular piece being created. He noted that the proposal is down 37 parking spaces, but he is not looking for extra spaces as he is fine with the proposal. He struggled with looking at this part of the site, but didn't see any other better functional use for it. It should look great if landscaped.

Dan Ritter commented that most people will not see the property lines, and probably assume that it will be part of the old Applebee's, now becoming Ascend Cannabis dispensary currently under construction. It's along the drive aisle and now really available for parking for Pete's or Chick-fil-A. It's not really usable space.

ACTING CHAIR SHAW asked if there will be any concerns over property maintenance with the property line going diagonally through that landscaped area.

Dan Ritter responded it's mostly just grass with a couple trees, not heavily landscaped. It is good that Pete's owns it and if there's an issue, it can be resolved.

Mr. Grzynkowicz noted Pete's can make it clear of that property line's boundary with that property owner. Pete's also handles their own landscaping. The property will be maintained well.

Dan Ritter noted it's a unique situation with Ascend and Pete's moving forward making sure they're connected. There's a need for coordination during construction times. Eugene Grzynkowicz and the Ascend manager will have contact. He believes they already have each other's contact information.

ACTING CHAIR SHAW noted the recommendation was to exclude a few items including the landscaping and photometrics. He wanted to confirm that as part of that, those items are conditioned and subject to staff review and approval.

Dan Ritter confirmed it would be reviewed with the permits. They just do not have the plans right now. They'll have to meet the code requirements except for the slight reduction being seen in the end islands. What staff approves with the permits will become part of the approved plans. He advised that if this is something that the Commission is uncomfortable with, then the Commission may ask for these plans and continue this item.

ACTING CHAIR SHAW noted he's comfortable with the exclusion. He asked if any of the other Commissioners had any concerns. Hearing none, he noted that there were members of the public

present. He offered Mr. Grzynkowicz the opportunity to address or answer any of the public's concerns.

Phil Lorenzi of 16127 Lake Villa Avenue of Park Place Villas Subdivision was sworn in. He is a resident of Park Place Villas and a member of its HOA. Several of the constituents living toward south, near the Pete's, have expressed concerns about noise from loading dock operations. He noted a Village ordinance stating it is a violation to operate a loading dock by actively performing loading and or unloading functions in relation thereto between 10pm to 6am in any place within the Village in which the majority of the buildings within a radius of 300 feet are used exclusively for residential purposes. That would include Park Place Villas. He did not expect the Petitioner to move the buildings farther away. He would like to see some form of sound mitigation or barrier to reduce the noise of loading dock operations if they're going to occur between 10pm and 6am. He's aware it's not allowed per Village ordinance, but using a golf range finder from his house to Sam's Club, a current loading dock warehouse, he's 160 feet away. They operate their loading dock extensively between 10pm and 6am. Residents have made occasional calls to the non-emergency Police line. There has been some response, but there is no stopping Sam's Club from running their forklifts which made a loud banging noise. Currently there is a six-foot cedar fence and a line of pine trees which are useless for mitigating noise. For the current proposal, he suggests getting ahead of this to address sound mitigation. He believes Pete's is a great development for the Village rather than it be dead property, but the residents need sleep. He asked the Petitioner to take note of his concerns to see what can be done to mitigate the sound.

Mr. Grzynkowicz noted we had this discussion before in previous public hearings. He stated that Pete's deliveries operates from 7am to 5pm at the latest. There are no overnight deliveries. Also Pete's docks are enclosed.

Phil Lorenzi noted that noise doesn't occur inside the enclosure, but rather from a forklift running over the dock plate which extends from the dock.

Mr. Grzynkowicz reiterated the times and that usually, apart from holidays, they are done by 3pm.

Phil Lorenzi appreciated this and noted that he would relay that to his fellow residents.

Dan Ritter noted this previously was an extensive discussion which went through the same public hearing process, which went over the entire site, a lot more substantial than the request here today. There was discussion with about 4-6 residents here. Loading times, fence, and buffering of landscaping and parking lot were discussed. Noise information was also provided for the rooftop HVAC units. He offered to take their information so that Staff could forward the staff reports and approved site plans.

ACTING CHAIR SHAW asked if Staff or the Petitioner could address overnight parking and noise from trucks running.

Mr. Grzynkowicz responded that they purposely moved the building forward to give more of a buffer for the residents. The back area is for the employees and overflow.

Phil Lorenzi appreciated this and noted it was not so much concern of the distance as it was the hours. He noted the existing ordinance which is difficult to get compliance with.

Dan Ritter noted that Sam's Club has a long history which involves part of the reason the ordinance exists today. The Village couldn't enforce the ordinance they put in retroactively. He believes some residents sued prompting some changes. The Village wanted to protect residents. He offered to talk outside of this meeting on what the Village can do about that issue.

Phil Lorenzi confirmed he didn't have anything further to comment.

Lynese (no last name or address provided) was sworn in. She stated she is also a resident of the Park Place Villas. She didn't understand some of the language of the petition. She sees the piles of dirt. She asked for clarification on if the old K-mart was the warehouse, and that the Pete's Market and Chick-fil-A would also be built. Hearing a verbal confirmation, she noted it seems close to their fence.

ACTING CHAIR SHAW noted the Petitioner spoke to the placement of Pete's Market. The warehouse already exists.

Mr. Grzynkowicz provided visual reference per the site plan. He noted Parcels 4 & 5 will be the Chick-fil-A, and the gray shaded areas will be the parking lot with the building shown in white, and buffer zone with the building moved forward to the east about 150 feet of distance.

Lynese expressed concern about the parking adjacent to the residents. She felt insecure.

Mr. Grzynkowicz clarified that area is largely for the employees parking and trucks coming in. It is not really meant for the patrons coming to visit the store. He noted the curb line has not changed from the way K-Mart had it. We are leaving the curb line and putting our employees here with putting the patrons up in front. We moved the building forward to give that distance. We are also providing a new fence.

Lynese appreciated the Petitioner's clarification.

Dan Ritter noted while construction is not ideal, it is temporary. It will likely be a year for the Pete's Market building, and subject to our construction times.

Lynese asked when the Amazon business will open.

Dan Ritter noted they (Amazon) haven't responded much. Everybody's hope is that it will open sometime this year. It is basically finished on the inside. Amazon doesn't typically share plans as noted throughout the country. There might be struggles similar to other stores including employees or materials.

ACTING CHAIR SHAW asked if anyone else from the public wished to speak. Hearing none, he thanked the Petitioner for answering questions. He asked if there were any renderings for the Pete's Market, and if so, that perhaps they could be shared somewhere for the public.

Dan Ritter responded it's on the Village website under the Current Projects page. He offered to additionally share it and a copy of the original approvals so everyone is more familiar with the

overall project. Tonight we were more just focused on what is changing from the previous approval.

ACTING CHAIR SHAW asked if there were any more questions or comments from the Commissioners. Hearing none, he entertained a motion to close the public hearing. COMMISSIONER GASKILL made a motion to close the public hearing. Second was made by COMMISSIONER TRUXAL. ACTING CHAIR SHAW requested a voice vote. Hearing no opposition, the motion was declared carried. He asked Staff to present the Standards.

Lori Kosmatka presented the Standards.

ACTING CHAIR SHAW asked the Commissioners if there were any concerns on how the standards may or may not be met. Hearing none, he stated he believed that the result of the public hearing wouldn't result in any changes to the proposed motion.

Lori Kosmatka confirmed this.

There were two motions for this item.

ACTING CHAIR SHAW entertained Motion #1.

Motion 1-Special Use Permit (Substantial Deviation to the PUD)

COMMISSIONER GASKILL made a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Park Place PUD, to the Petitioner, Petro Drimonas of Pete's Fresh Market, on behalf of 163rd & Harlem LLC (property owner), to permit site plan changes including parking reduction and drive aisle reconfiguration and extension of the grocery store occupancy deadline per Ordinance 20-O-061 Section 4.1 from September 1, 2022 to May 15, 2024 at 16300 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the January 5, 2023 Staff Report.

Motion seconded by COMMISSIONER GATTO. Vote taken by Roll Call; all in favor.

Present and Voting in the affirmative:

COMMISSIONER GASKILL
COMMISSIONER GATTO
COMMISSIONER HAMILTON
COMMISSIONER MARAK
COMMISSIONER TIBBETTS
COMMISSIONER TRUXAL
ACTING CHAIR SHAW

ACTING CHAIR SHAW declared the motion carried.

Motion 2-Site Plan Approval

COMMISSIONER TRUXAL made a motion to grant the Petitioner, Petros Drimonas of Pete's Fresh Market on the behalf of 163rd & Harlem LLC, Final Site Plan Approval for various site changes including a realignment of the east drive aisle at 16300 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district, in accordance with the plans submitted and subject to the following conditions as listed in the Motions to Consider section of the January 5, 2023 Staff Report:

1. *Site Plan Approval is subject to the approval of the Special Use for a Substantial Deviation from the PUD by the Village Board.*
2. *Site Plan Approval is subject to final engineering plan review and approval including truck turning throughout the site.*
3. *Site Plan Approval is subject to Final Approval of the Plat of Subdivision and Site Plan for the adjacent outlot development east of the property.*
4. *Site Plan Approval is does not include approval of any landscaping or lighting plans. Site Plan Approval is subject to review and approval of updated Landscaping and Lighting plans at permit submittal. Lighting shall conform with all applicable Village codes and regulations. Landscaping shall comply with all code requirements, except for allowing for end island reductions as shown on the plans.*

Motion seconded by COMMISSIONER GASKILL. Vote taken by Roll Call; all in favor.

Present and Voting in the affirmative:

COMMISSIONER GASKILL
COMMISSIONER GATTO
COMMISSIONER HAMILTON
COMMISSIONER MARAK
COMMISSIONER TIBBETTS
COMMISSIONER TRUXAL
ACTING CHAIR SHAW

ACTING CHAIR SHAW declared the motion carried.

Lori Kosmatka noted this item is anticipated to go to Village Board on January 17, 2023.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JANUARY 5, 2023 REGULAR MEETING

**ITEM #2 PUBLIC HEARING – MESSAGE ESTABLISHMENTS – ZONING
ORDINANCE TEXT AMENDMENT**

Consider recommending that the Village Board adopt a proposed text amendment to the Tinley Park Zoning Ordinance amending Section II and Section V defining massage establishment uses and designating them as a Special Use within certain zoning districts.

Present and responding to roll call were the following:

Acting Chair Ken Shaw
James Gaskill
Angela Gatto
Terry Hamilton
Andrae Marak
Brian Tibbetts
Kurt Truxal

Absent Plan Commissioners: Garrett Gray
Eduardo Mani

Village Officials and Staff: Dan Ritter, Interim Community Development Director
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners: None.

Members of the Public: None.

ACTING CHAIR SHAW introduced Item #2. COMMISSIONER GATTO made a motion to open the public hearing. Second was made by COMMISSIONER GASKILL. ACTING CHAIR SHAW requested a voice vote. Hearing no opposition, the motion was declared carried.

ACTING CHAIR SHAW confirmed that he received certification of public legal notice being posted. He invited staff to present their report.

Lori Kosmatka, Associate Planner presented the staff report.

ACTING CHAIR SHAW stated that the insertion the Legacy Zoning District is the only change from the Plan Commission Workshop and reminded the Commissioners to address that if desired.

He asked the Commissioners if they had any questions or comments, beginning with COMMISSIONER GATTO.

COMMISSIONER GATTO stated she did not have any questions and that she was in line with the staff report.

COMMISSIONER TIBBETTS stated that he had no concerns.

COMMISSIONER HAMILTON stated that he had no comments.

COMMISSIONER TRUXAL stated that he agreed that making Massage Establishments a Special Use was a good idea and that he was in line with the staff report.

ACTING CHAIR SHAW called on COMMISSIONER MARAK for comment and stated that COMMISSIONER MARAK had good comments at the Workshop.

COMMISSIONER MARAK asked about the location of the Legacy District.

ACTING CHAIR SHAW stated the Legacy District is applied a little north and a little south of downtown.

Dan Ritter confirmed the district is generally along Oak Park Avenue between 167th Street and 183rd Street.

COMMISSIONER MARAK stated that regulation is preferable to prohibition and that he was in favor of making Massage Establishments a Special Use.

COMMISSIONER GASKILL stated that he had no comments.

ACTING CHAIR SHAW stated that he agreed with the rest of the Commission and that discussion occurred during the workshop. He stated the inclusion of the Legacy District and the clarification of usable floor area were helpful. He stated that the Legacy District did not need any special treatment of the Massage Establishments use.

ACTING CHAIR SHAW stated that the addition of Massage Establishments as a Special Use serves as a good template for other uses that may be problematic in the future.

COMMISSIONER MARAK interjected that gambling and cannabis were good examples.

COMMISSIONER GATTO interjected that tobacco and smoke shops was another good example.

Dan Ritter stated that the Village does not want to prohibit uses and that the Special Use application is a good way to handle problematic uses. He explained that the Special Use approval standards are broad enough to handle issues with Special Use uses, including regulating the number of specific potentially problematic uses within the Village. He stated the flexibility allows businesses to operate while also allowing the Village to place restrictions in specific situations. He gave moral issues,

legal issues, parking issues and traffic issues as examples. He stated that the Village wants to be permissive so that there are productive commercial districts with few vacancies.

ACTING CHAIR SHAW stated that it was helpful that the addition of the Massage Establishments use as a special use was specific so as to not target a broad class of uses and that he agreed with the Village's approach.

ACTING CHAIR SHAW asked for public comment on Item #2. No one was present to give public comment. Hearing none, he requested a motion to close the public hearing.

COMMISSIONER GATTO made a motion to close the public hearing. Motion seconded by COMMISSIONER GASKILL.

ACTING CHAIR SHAW requested a voice vote. Hearing no opposition, the motion was declared carried. He requested a motion on Item #2.

COMMISSIONER GATTO made a motion to recommend the Village Board amend Sections II.B. (Definitions), Section V.B.1. Schedule 1 (Schedule of Permitted Uses – By Use Type), and Section XII, Section 3.A., Table 3.A.2. (Legacy Code – Special Uses) of the Zoning Ordinance as described in the January 5, 2023 Staff Report and drafted Ordinance by defining and regulating massage use establishments “to allow Massage Use Establishments as a Special Use in the B-1 (Neighborhood Shopping), B-2 (Community Shopping), B-3 (General Business and Commercial), B-4 (Office and Service Business), and Legacy Zoning Districts.

Motion seconded by COMMISSIONER GASKILL. Vote taken by Roll Call; all in favor.

Present and Voting in the affirmative:

COMMISSIONER GASKILL
COMMISSIONER GATTO
COMMISSIONER HAMILTON
COMMISSIONER MARAK
COMMISSIONER TIBBETTS
COMMISSIONER TRUXAL
ACTING CHAIR SHAW

ACTING CHAIR SHAW declared the motion as carried unanimously. The item goes to the Village Board on January 17, 2023.

Dan Ritter confirmed the first reading of the ordinance will occur on the 17th.

Receive Comments from the Public

- None

Good of the Order

Lori Kosmatka introduced Michael O. Whalen as a new Associate Planner. Michael Whalen noted he was originally from Chicago, previously worked for county government in Florida and expressed his interest in working at the Village.

Dan Ritter stated that with the new employee, staff will have capacity to work on some outstanding items like the Active Transportation Plan and fence regulations. ACTING CHAIR SHAW asked if the department is fully staffed. Dan Ritter stated one position is still unfilled.

Dan Ritter noted the recent fence Variation went to Village Board for first reading. Village Board takes the Plan Commission's recommendations seriously. The Board directed staff to alter the ordinance to alter the fence's location. The item will go again to Village Board on January 17th.

ACTING CHAIR SHAW appreciated the Commission receiving this feedback, and if the Board goes another direction it is good to get some guidance or direction. It's important for everyone to feel appreciated.

Dan Ritter noted corner fence variations may appear miniscule but does have a large overall effect. It can be challenging to find a middle ground.

ACTING CHAIR SHAW brought up the parking requirements. He noted there are various methods of analysis, where some communities measure via peak demand (Black Friday) and visiting shopping centers to count vehicles.

Dan Ritter noted it's valuable to look at the bigger picture. As a built-out community, resources such as developable land are getting harder to find. Menards parking lot is a good example where a majority of the parking lot now is not used. It's possible that an outlot building could fit there. The parking lot was previously designed for uses including the old shopping mall. Some land may be more valuable to develop rather than remain as unused parking lot space. He noted that more end islands were recently added around the Floor & Décor.

COMMISSIONER HAMILTON noted that the market may help dictate the parking spaces per square footage of building.

Dan Ritter noted that it may also depend on the use (warehouse, etc.).

Dan Ritter noted Odyssey has been paused at Village Board due to concerns with the HOA. It's currently unclear if what they're proposing was what the PUD was approved as. It was unrelated to the specific request, but the Village wants to make sure the HOA concerns are resolved. If there is no resolution soon, it may get remanded back to the Plan Commission.

Lori Kosmatka noted the following:

- The Village's residential online permitting is active and residents can now submit online. Commercial permitting is anticipated to go live in the next month or so.
- Gas N Wash will be resubmitting soon with republishing notice.
- Chipotle at 159th & 71st and the Marriott hotel are in the permitting process.

- Loyola is moving along quickly with construction, exterior facades up.
- Ascend Cannabis is also under construction.
- Crumbl Cookies is opening tomorrow.

COMMISSIONER MARAK made a motion to adjourn the Meeting. Second by COMMISSIONER GASKILL. ACTING CHAIR SHAW requested a voice vote. Hearing no opposition, he declared the Meeting Adjourned at 8:40PM.

DRAFT



Petitioner

Aaron Villegas, Arcos Environmental Services, Inc.

Property Location

18500 Spring Creek Drive

PIN

19-09-01-201-020-0000

Zoning

ORI-PD (Office and Restricted Industrial, North Creek Business Center PUD)

Approvals Sought

Special Use Permit

Project Planner

Michael O. Whalen,
Associate Planner

Lori Kosmatka,
Associate Planner

PLAN COMMISSION STAFF REPORT

January 19, 2023 – Public Hearing

Arcos Environmental Services, Inc. Special Use

18500 Spring Creek Drive



Google Streetview of 18500 Spring Creek Drive

EXECUTIVE SUMMARY

The Petitioner, Aaron Villegas, on the behalf of Arcos Environmental Services, Inc. (Arcos), is requesting a Special Use Permit to operate a *Contractors' Office and Shop* within the ORI-PD (Office and Restricted Industrial) zoning district in the North Creek Business Center PUD. This request allows the Petitioner to relocate Arcos' operation from their existing facility in the Village to the proposed location.

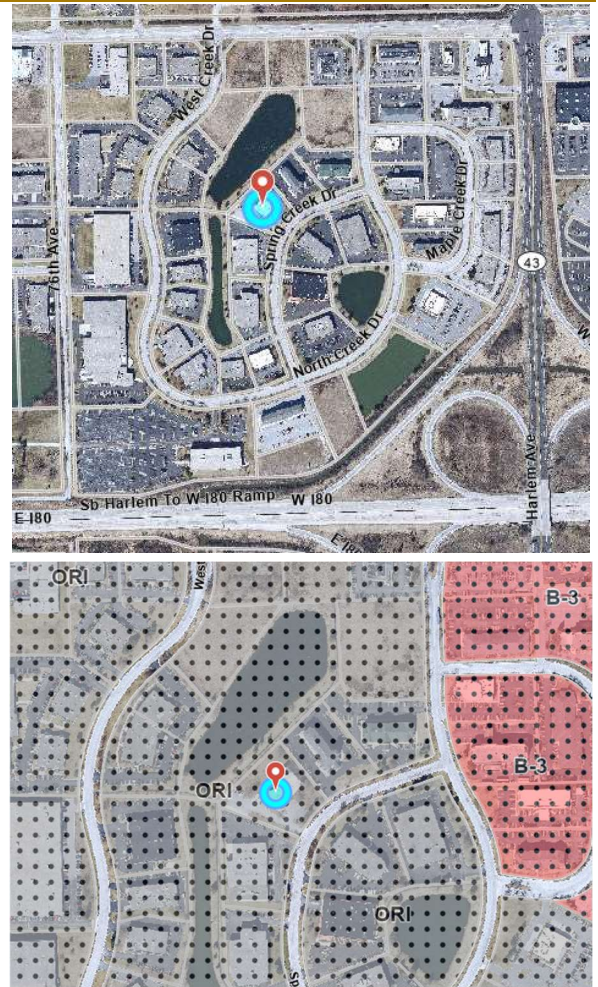
A Special Use Permit is required to operate a Contractor's Office and Shop in the ORI zoning district. The North Creek Business Center PUD maintains Special Use status for the Special Uses within the ORI zoning district. No changes are proposed to the site's architecture; landscaping; parking and access; or lighting.

Arcos provides energy audits, weatherization, insulation, HVAC installation and maintenance services as well as limited residential remodeling. There will be no testing, hazardous materials, or chemicals on-site. All service work is at the customers' homes and customers rarely visit the property. No materials or products are picked up by customers. All storage of materials will happen inside of the building.

EXISTING SITE, NEARBY LAND USES, & ZONING

The subject property at 18500 Spring Creek is an existing building that is approximately 12,000 sq. ft. on the north side of Spring Creek Drive. The site is part of the North Creek Business Center PUD, approved in 1991 by Ordinance (Ord. 91-O-083), and within the underlying ORI (Office and Restricted Industrial) zoning district. The PUD is northwest of Harlem and I-80, southeast of 183rd St. & 76th Avenue. The PUD was modified several times to grant Special Use Permits and Exceptions for other specific properties within the PUD. The PUD is mostly built out, with only two vacant parcels near Woodspring Suites remaining.

The Zoning Ordinance states that the ORI Office Restricted Industrial Zoning District is intended to provide land for medium to large office buildings, research activities, and non-objectionable industrial activities which are attractively landscaped and designed to create a “park-like” setting. The low intensity and limiting restrictions are intended to provide for permitted uses which will be compatible with adjacent residential and commercial developments. Parcels to the north, south, east, and west are all zoned ORI-PD within the same planned unit development. Immediately to the north is a retention pond with walking path; immediately to the east is a hotel; immediately to the south is an insurance agency; and immediately to the west is a labor union’s office. The general character of uses in the PUD is light industrial and office uses as well as several hotels. Commercial uses within the PUD are located along 183rd Street.



Location map (top) & zoning map (bottom)

SPECIAL USE PERMIT APPROVAL

The Petitioner is requesting a Special Use Permit to operate a Contractor’s Office and Shop in the ORI (Office and Restricted Industrial) zoning district. The Zoning Ordinance does not provide a definition for Contractors’ Offices and Shops.

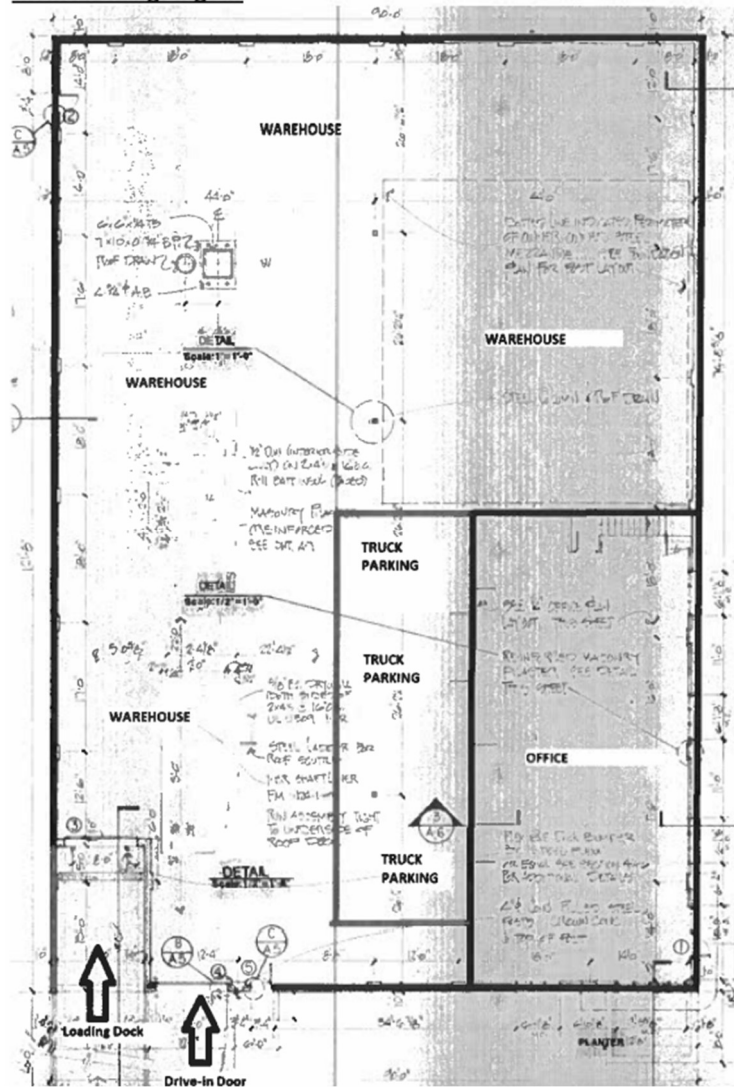
The Contractors’ Offices and Shops use is not addressed in the PUD and requires a Special Use Permit in the underlying ORI (Office and Restricted Industrial) zoning district. Contractors’ Offices and Shops is a permitted use in the M-1 (General Manufacturing) and MU-1 (Mixed Use Duval Drive Overlay) zoning districts. The Special Use Permit will only apply to the proposed business based on its business plan and information submitted with the request and does not run with the land. Potential concerns with this use include that the business may begin to store large amounts of materials and equipment on-site that is be more befitting of manufacturing or industrial districts as opposed to the ORI district.

PROPOSED USE

Arcos provides energy audits, weatherization, insulation, HVAC installation, and maintenance services. The company also conducts limited residential remodeling, primarily of windows and doors. The company was founded in 2002 and relocated to Tinley Park in 2009. It participates in the Illinois Weatherization Program which provides low-income households with grants to improve home energy efficiency. The company has service agreements with Cook, Kankakee, and Will Counties agencies to provide households with energy efficiency improvement services. Finally, Arcos participated in a program with Nicor Gas to improve energy efficiency of homes within the Nicor service area. The company is licensed in Tinley Park, several other suburban municipalities, and the City of Chicago. It holds an Illinois State license for Lead Paint Abatement. The business is fully insured.

The company does not conduct testing or store hazardous materials and chemicals on site. All service work is performed at customers' homes, and customers rarely visit the office. No materials or products are picked up by customers. The Petitioner's operation will store insulation and HVAC materials, like ductwork components, in the building. Arcos owns seven box trucks (four 16', two 10', and one light duty 10') and will store them inside the existing building, except during loading and unloading via the loading dock. The Petitioner states that there are currently twenty-three employees, with seven of those being office employees and sixteen being field employees. Staff is anticipated to be on site from 8:00 a.m. - 4:30 p.m. Monday through Friday.

Interior Parking Diagram



Interior building schematic depicting indoor parking area.

PARKING

Seven office employees will park on-site every day. Four of sixteen the field employees will park on-site and drive the business's vehicles to client sites. The remaining field employees travel directly to client sites and generally do not park at the office. The Petitioner states that nine to eleven cars will be parked at the office each day, and there is adequate parking for these vehicles. Trucks will be stored indoors, except during loading and unloading activities. No vehicles will be on-site outside of business hours. Customers will rarely, if ever, come to the office.

STANDARDS FOR A 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.

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 special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The proposed special use is safe for the public, employees, and neighboring properties.*
- 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 proposal will not be injurious to the use and enjoyment of other property in the immediate vicinity nor substantially diminish and impair property values within the neighborhood. There will be no outdoor storage, nor will there be activity during nights and weekends. The special use will allow a Tinley Park business to relocate and grow within Tinley Park.*
- 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;
 - *Neighboring properties are already developed and the proposal will not negatively affect any future development or redevelopment of neighboring properties.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The site is already developed with adequate utilities and no additional utilities are needed.*
- 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 site is already developed with a driveway and parking areas. Traffic impacts will be minimal.*
- 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.
 - *All other Village code requirements will be met.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *The proposal will keep an existing Tinley Park business in Tinley Park. The business is relocating to an owner-occupied space and will directly pay property taxes.*

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.

MOTION TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's request, the appropriate wording of the motion is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan. The Commission may choose to modify, add, or delete from the recommended motions and recommended conditions:

Special Use Permit:

"...make a motion to recommend that the Village Board grant the Petitioner, Aaron Villegas of Arcos Environmental Services, Inc. a Special Use Permit to operate a Contractor's Office and Shop at 18500 Spring Creek Drive in the ORI-PD (Office and Restricted Industrial, North Creek Business Center PUD), according to the submitted plans and adopt the Findings of Fact as listed in the January 19, 2023 Staff Report."

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Application (Redacted)	Petitioner	12/23/22
	Narrative	Petitioner	12/27/22
	Site and Floor Plan	Petitioner	12/27/22
	Special Use Addendum	Petitioner	12/27/22
	Title Survey	Petitioner	01/09/23



Village of Tinley Park
Community Development Dept.
36250 S. Oak Park Ave.
Tinley Park, IL 60477
708.444.5100

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☒ **Special Use for:** Contractor's Office Use in ORI Zoning District
- ☐ **Planned Unit Development (PUD)** ☐ **Concept** ☐ **Preliminary** ☐ **Final** ☐ **Deviation**
- ☐ **Variation** ☐ **Residential** ☐ **Commercial** for _____
- ☐ **Annexation**
- ☐ **Rezoning (Map Amendment) From** _____ **to** _____
- ☐ **Plat (Subdivision, Consolidation, Public Easement)** ☐ **Preliminary** ☐ **Final**
- ☐ **Site Plan**
- ☐ **Landscape Change Approval**
- ☐ **Other:** _____

PROJECT & PROPERTY INFORMATION

Project Name: Arcos

Project Description: Special Permit for a New Owner Occupant that is in process of Buying the Real Estate

Project Address: 18500 Spring Creek Dr. **Property Index No. (PIN):** 19-09-01-201-020-0000

Zoning District: ORI **Lot Dimensions & Area:** 220'X300' irregular 1.54 ac.

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

[Redacted Owner Information]

APPLICANT INFORMATION

☐ **Same as Owner of Record**

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant:

Relation To Project:

Street Address:

E-Mail Address:

[Redacted Applicant Information]



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized representative.

I hereby authorize Aaron Villegas (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: _____

Property Owner Name (Print): _____

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: _____

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print):

Aaron Villegas

Date:

12/23/2022



About Arcos Environmental

In 2002, Aaron Villegas, started Arcos Environmental Services, Inc. In 2009, the business relocated headquarters to Tinley Park where it has been based since. Arcos provides energy savings opportunity to their residential customers by providing energy audits, weatherization, insulation, and heating and air conditioning (HVAC) installation and maintenance services. Arcos also offers limited residential remodeling (mostly windows and doors).

The business concentrates on *HUD's Healthy Homes Initiative* and focuses field work toward reducing energy use and property safety in single family homes for low-income families through various grant programs. One such program, *Illinois Weatherization*, provides services such as furnace, air conditioning and water heater replacement, attic and wall insulation installation, and health and safety measures to help reduce a home's energy burden and maintain property upkeep.

Currently Arcos has servicing agreements with (3) Illinois counties: Cook (*CEDA* and *Elevate*, formerly *CNT Energy*), Kankakee (*Kankakee County Community Services, Inc.*) and Will (*Will County Center for Community Concerns*), to provide emergency furnace repair/replacement programs along with the Illinois Weatherization Assistance Program. In the past Arcos has partnered with DuPage, Kane, and Kendall counties, and more recently worked with Nicor Gas, on a pilot program, assisting homes throughout the Nicor servicing territory.

The business is licensed in Tinley Park (license B-11551, File 626-454-1) and is also a licensed General Contractor in the City of Chicago, is licensed in several other suburban municipalities, and holds an Illinois State license for Lead Paint Abatement. The business is fully insured and has an excellent reputation with top customer satisfaction.

Reason for Special Use

The 12,000 SF building on 1.54 acres (real estate only) is currently being sold by the current owner to the applicant, for owner occupancy use by the applicant's business. The ORI Zoning district requires a Special Use Permit for the applicant's contractor office and shop use.

Normal Business Hours

8 a.m. to 4:30 pm Monday thru Friday

Closed Saturday and Sunday

Number of Employees

Currently 23 employees – 7 office employees and 16 field employees

Business Vehicles

ALL TRUCKS AND SERVICE VEHICLES WILL BE PARKED INSIDE AFTER BUSINESS HOURS AND WHEN NOT IN USE

Office: (708) 444-0500

Fax: (708) 444-0502

7413 Duvan Suite 2

Tinley Park, IL 60477



The business currently has (7) seven service vehicles

- (4) Four -16' Box - 6.2T –(F-Plates)
- (2) Two - 10' Box - 5T- (C-Plates)
- (1) One - 10' Box - 4.3T- (B-Plate)

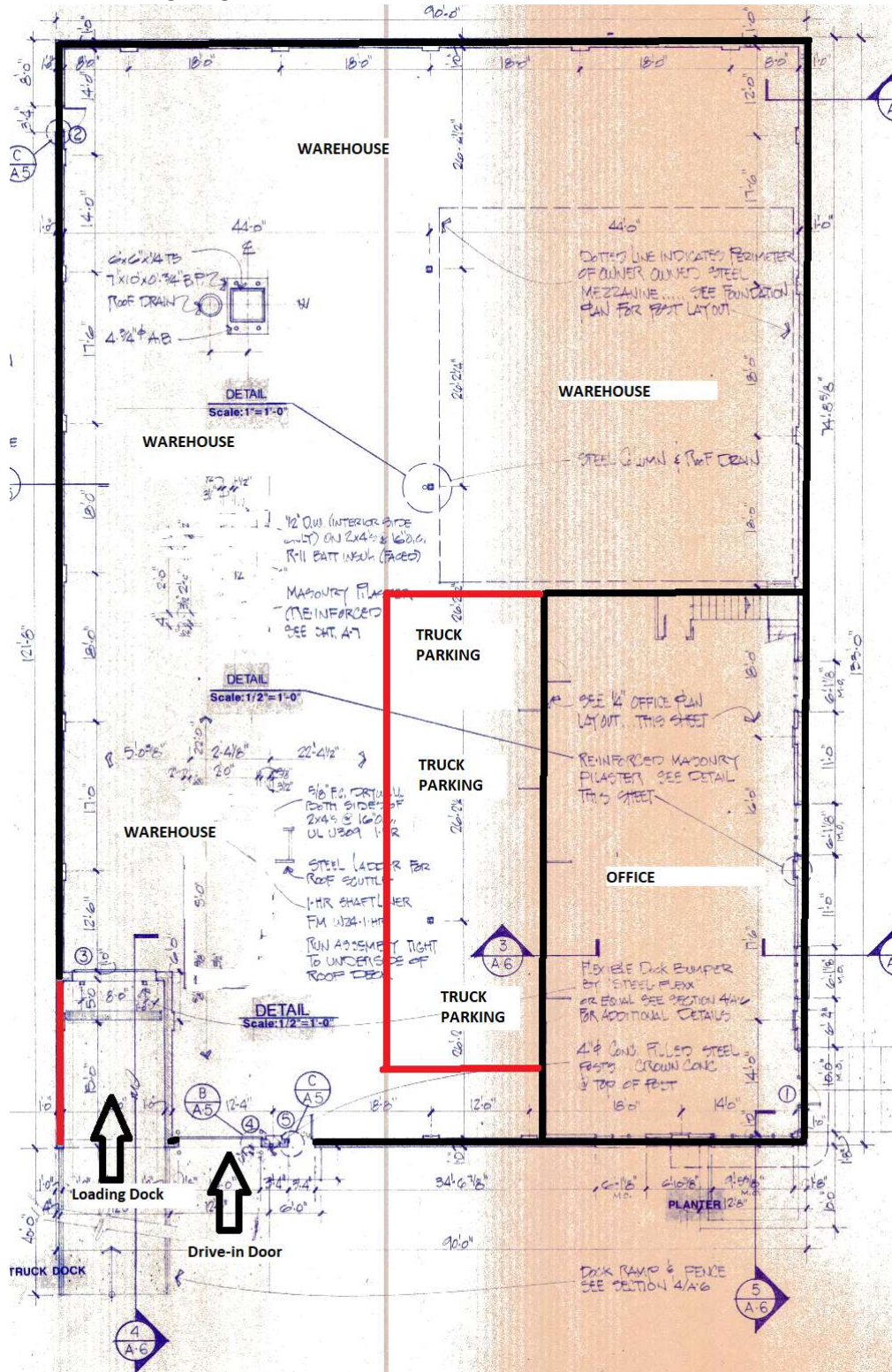
Office: (708) 444-0500

Fax: (708) 444-0502

7413 Duvan Suite 2

Tinley Park, IL 60477

Interior Parking Diagram



Office: (708) 444-0500

Fax: (708) 444-0502

7413 Duval Suite 2

Tinley Park, IL 60477



QUESTIONS FROM ZONING ADMINISTRATOR

Provide additional information on the physical operations of the property and business.

What products, materials, and/or equipment if any will be stored on the property and/or transported on/off the property?

The following supplies are inventoried on a regular basis:

- Thermax Sheathing – rigid board insulation – gas-fiber infused polyisocyanurate – foam core laminated between 1.0 mil smooth reflective aluminum – approximately 3,000 sf
- Extruded polystyrene – Pink foam board – approximately 500 sf
- Non-combustible—fully-fiberized cellulose insulation treated with borate—1000 bags—approximately 3,000 cf (trailer load delivery)
- Standard Drywall ½” – 10 sheets
- 2 Part Spray Foam Kits – 20 kits
- 1”X10”X8’ lumber – 20 pieces
- New HVAC Units – 10 units max (1 to 2 weeks supply)
- Sheet metal for duct work – 6 bundles
- Fiberglass roll bat insulation – 5 rolls
- Non-combustible blown fiberglass – 30 to 60 bales – 25 lbs each
- Acrylic water-based DAP caulk – 7 cases
- Inert Dry resin mix to be mixed with soapy water solution - as needed

Aside from the trucks already listed, here is additional equipment that will be stored in the building:

- Tools used in trade – ladders, hand tools, electric cords
- Force 2 – cellulose insulation blower units – used to blow insulation in attics and walls – 5 units – approximate size of 55-gallon drum each
- Some trucks have compressors mounted inside
- Foam machine mounted in 1 truck
- Office furniture and supplies

Office: (708) 444-0500

Fax: (708) 444-0502

7413 Duvan Suite 2

Tinley Park, IL 60477



2. Are customers visiting the property? If so, for what purpose? Are they picking up materials/products?

All service work is onsite at the customer's home. It is extremely rare a customer will visit the property and if they do it is usually to drop off a payment. No materials or products are picked-up by customers.

3. Employees that utilizes the trucks, do they park their personal vehicles on site and then use the trucks during business hours? Service Trucks and Exterior Parking.

Only 4 supervisors leave and return to the property with trucks each day. Only these 4 supervisor field employees leave their personal cars at the property during the day. The remaining field employees leave their homes, drive their personal cars, and meet the trucks at the customer's house which is the job site. The office employees do park their cars at the property during the day. Only 9 to 11 cars average are parked at the property each day. All trucks are parked inside unless loading and unloading or leaving or returning. There are no vehicles outside after business hours.

On-Site Operations and Use

There is no on-site testing. There will be no hazardous materials or chemicals on-site. All service work is performed at the client's house in the field. There is no on-site manufacturing or fabrication or any use that would be considered intensive in nature. The applicant's use is not loud or noisy or disruptive.



STANDARDS AND CRITERIA FOR A SPECIAL USE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record, will be discussed in detail during the public meetings and will be provided to any interested party requesting a copy. Please provide factual evidence that the proposed Special Use meets the statements below. If additional space is required, you may provide the responses on a separate document or page.

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 owner and business have been in operation for over 20 years, and this is a licensed, insured, and professionally managed business operation. The use will be primarily office, warehouse of Class A building materials, and a specialized contractor's headquarters. There is no dangerous on-site activities or processes, no loud noise production, and occupancy will be by the owner's residential service business. Occupant will take all safety measures, adhere to all safety precautions, and will maintain a safe environment. No manufacturing or fabrication will occur at the location.**

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 use is compatible with existing surrounding uses. There will be no unsightly outside storage. New owner and occupant will maintain the property and improve it, as necessary. There will be no activity at night or on the weekends. The occupant's operation is not noisy and low-key. The operator runs a first-class business with excellent employees and equipment.**

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 use is light and low-key and not disruptive. The use is compatible with surrounding uses. Most of the activity will be inside the building (aside from some loading and unloading during normal business hours) and the outside will be maintained and kept attractive and sightly.**

D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided. **All utilities and facilities are sufficient and currently service the site. Drainage is existing, adequate, and sufficient. The property is in a master-planned, PUD business park setting.**

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.

Approved ingress and egress access points to the building and site already exist. The business's traffic flow in and out will be routine (mornings and late afternoon), not disruptive, and during normal business hours. Parking is sufficient and traffic flow non-congestive. Field employees do not park at the office during the day and meet trucks in the field. Rarely do customers visit the office, and if they do it is to drop off a payment. No products are sold out of the building. In and out traffic is in the mornings and late afternoons during business hours.

Office: (708) 444-0500

7413 Duvan Suite 2

Fax: (708) 444-0502

Tinley Park, IL 60477

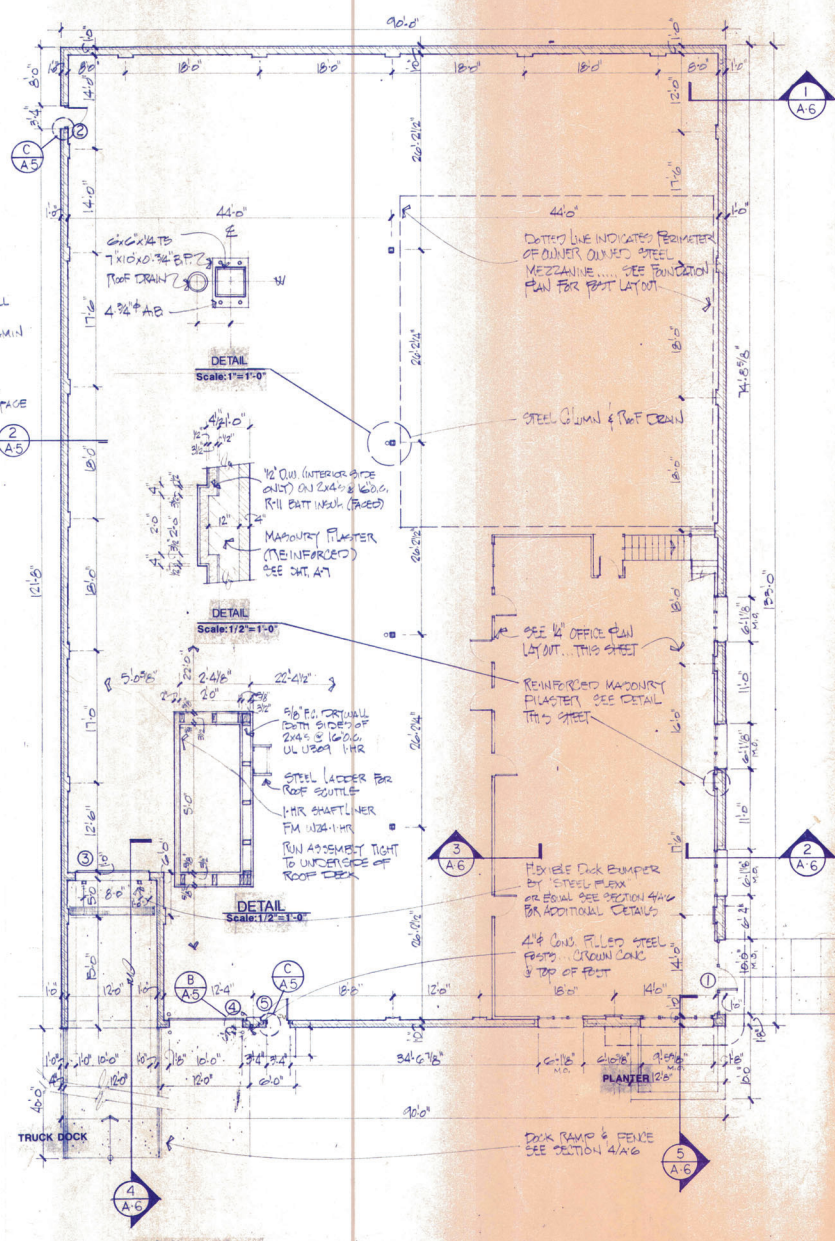
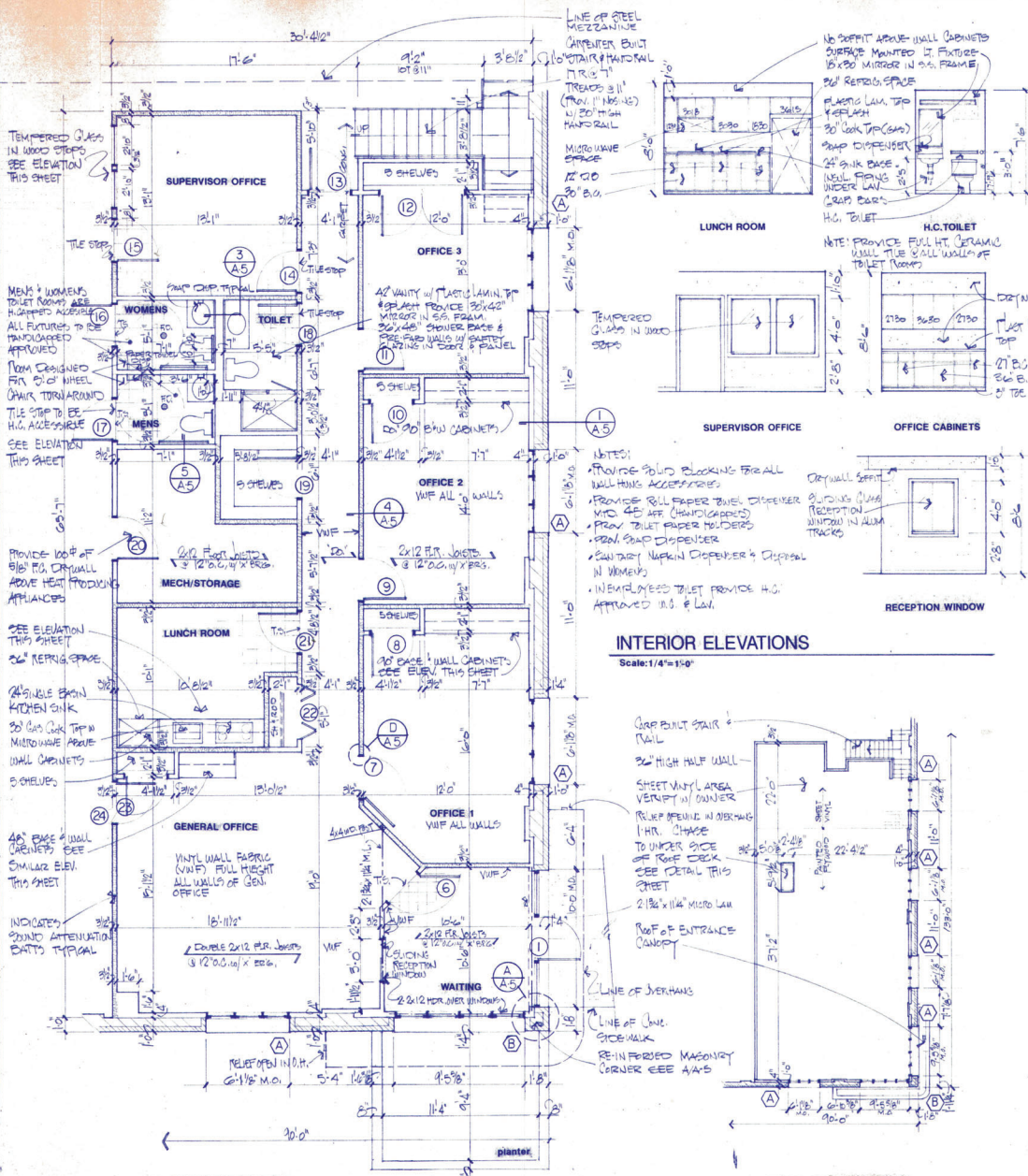


F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

The current ORI Zoning District designation allows applicant's use as a contractor's office and shop permissible by special permit. The use is also compatible with the PUD (Planned Unit Development). The contractor's operation is not considered intense or disruptive.

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

This is a relocation of an existing business that has been headquartered and located in Tinley Park since 2009 (13 years). This business offers energy savings and environmentally friendly services to the benefit of the community. The business is a great service provider to clients and community and is a stable and excellent employer. The applicant is purchasing the building for owner occupancy and will keep the property maintained and pay real estate taxes. The occupant is relocating from a leased space.



LINDEN GROUP INC.
ARCHITECTS LAND PLANNERS

WILLIAM F. MATTHEWS
(708) 789-4400

MARTIN S. FRANCIS
HOMewood, ILLINOIS 60430

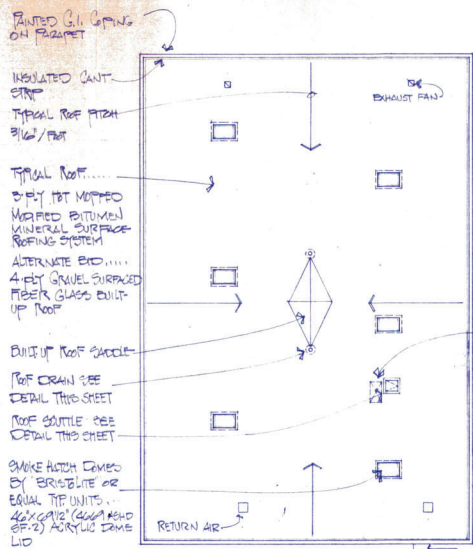
REVISIONS	Drawn	Remarks

CORTURE

Date: APRIL 9, 1993
 Drawn: MES
 Prelim: 4-2-93
 Final Check:

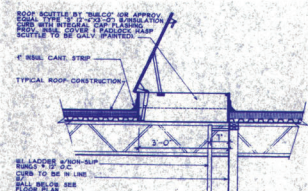
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 Index: C
 Plan: 246-92
 File:

Sheet: A-4
 of 7



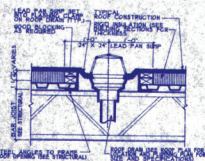
ROOF PLAN

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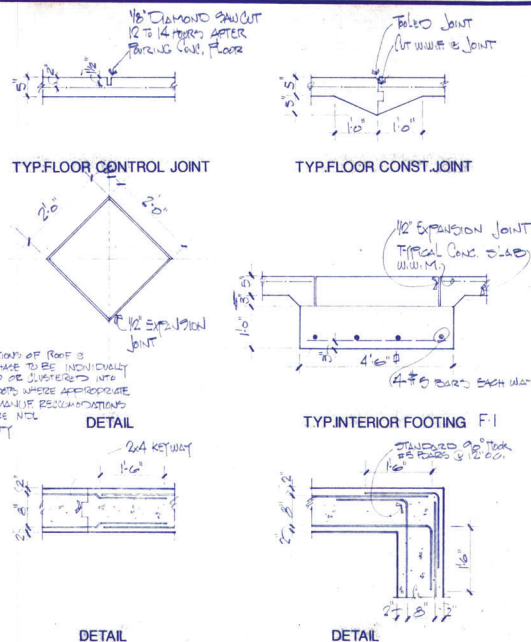
ROOF SCUTTLE OPPOSITE HAND

Scale: 1/2" = 1'-0"



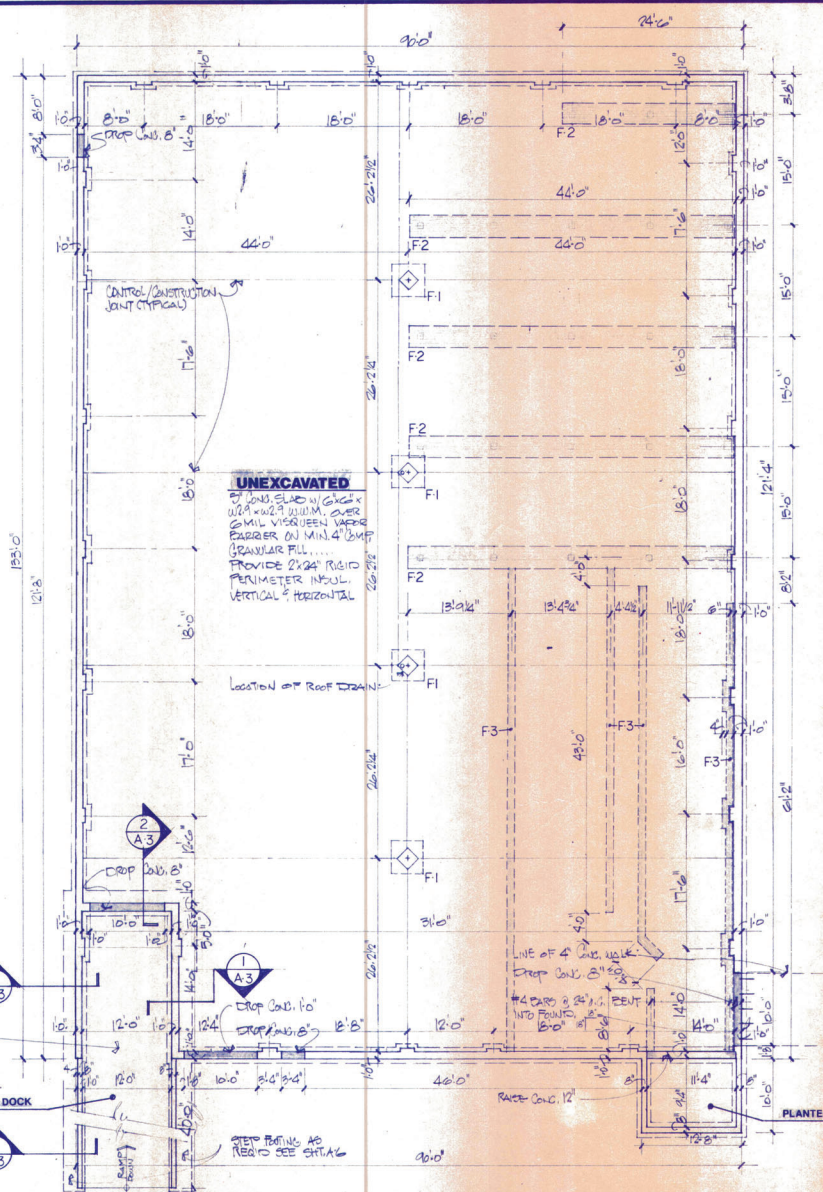
ROOF DRAIN

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FOUNDATION DETAILS

Scale: 3/4" = 1'-0"



FOUNDATION PLAN

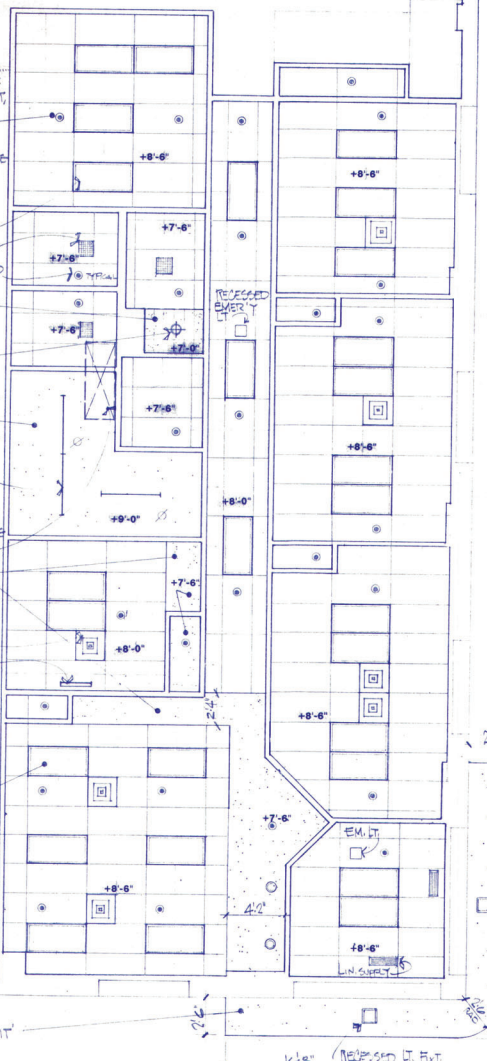
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REVISIONS	Drawn	Remarks

CORTURE
Date APRIL 9, 1993
Drawn MES
Prelim 4-2-93
Final Check

Phase	Index
4	C
Plan	246-92
File	
Sheet	A-3
of	7

ROOF ENTRANCE
CANOPY OF DRYVIT

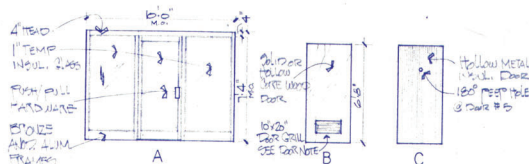


REFLECTED CEILING PLAN OFFICE
Scale: 1/4" = 1'-0"

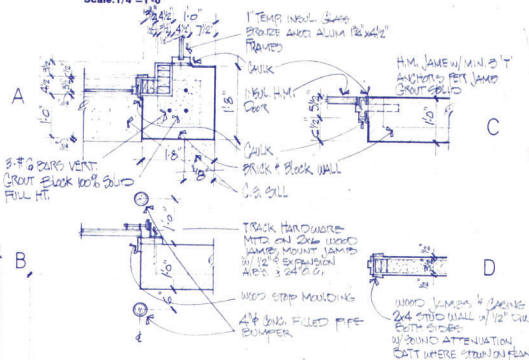
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NO.	SIZE	DESCRIPTION	CLOSER	REMARKS				
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2	100x200x100x100	Reinforced Beam	Yes	Reinforced, 100x200x100, 100x200x100				
3	100x200x100x100	Reinforced Beam	Yes	Reinforced, 100x200x100, 100x200x100				
4	100x200x100x100	Reinforced Beam	Yes	Reinforced, 100x200x100, 100x200x100				
5	100x200x100x100	Reinforced Beam	Yes	Reinforced, 100x200x100, 100x200x100				
6	100x200x100x100	Reinforced Beam	Yes	Reinforced, 100x200x100, 100x200x100				
7	100x200x100x100	Reinforced Beam	Yes	Reinforced, 100x200x100, 100x200x100				
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35	100x200x100x100	Reinforced Beam	Yes	Reinforced, 100x200x100, 100x200x100				
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37	100x200x100x100	Reinforced Beam	Yes	Reinforced, 100x200x100, 100x200x100				
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100	100x200x100x100	Reinforced Beam	Yes	Reinforced, 100x200x100, 100x200x100				

WINDOW SCHEDULE	
NO.	SIZE
A	C35 (gar-muni)
B	SW25-2 (connect)
C	1662 ASDU ST
	Smoke Hatch Power by "Bristolite Industrial Products" or equal

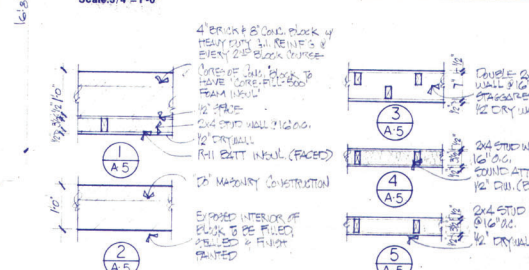
NOTE:
DOORS G, 9, 11, 14*21
TO HAVE A 10"x20" Door
CALL



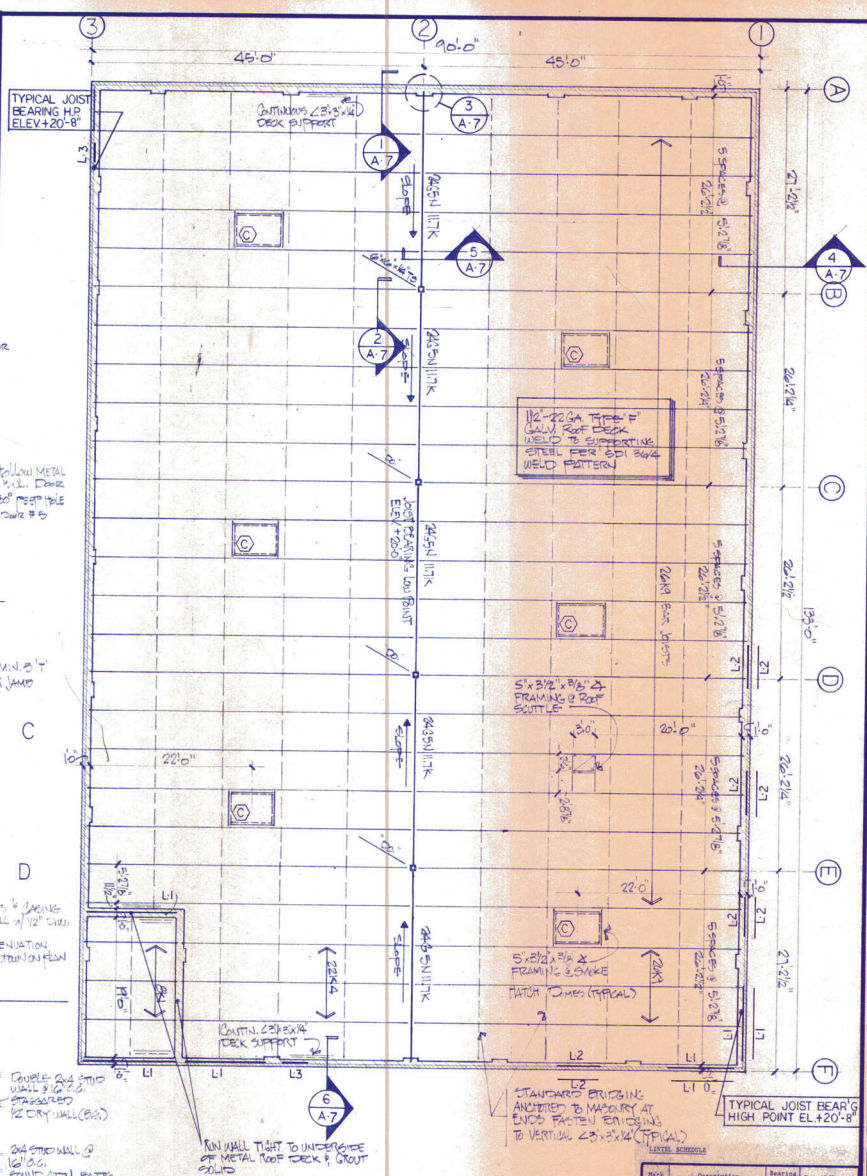
DOOR TYPES
Scale: 1/4" = 1'-0"



JAMB DETAILS



WALL TYPES
Scale: 3/4" = 1'-0"



ROOF FRAMING PLAN

Mark	Description	Bearing Ls. End	Detail/No.
01	W8x24+FL3/16x6"-11"	6"	A
02	W8x18+L-5x3FL3/16"	6"	B
03	3L'x 3FL3FL3/16"	5"	C

NOTE: Grout masonry solid two block courses under lintel brg.

VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Special Use** permit from the terms of the Zoning Ordinance (Section 5-B). This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback on any concept plans prior to making a submittal.

- ☒ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☒ Purchase Agreement between Seller and Buyer provided when finalized.
Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed. Deed and trust docs attached.
New titlework will be ordered as process of sale-will provide upon receipt.
- ☒ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.
- ☒ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated.
New ALTA survey will be ordered as process of sale-will provide upon receipt.
- ☒ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.
- ☒ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).
- ☒ \$500 Special Use hearing fee.

STANDARDS AND CRITERIA FOR A SPECIAL USE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record, will be discussed in detail during the public meetings and will be provided to any interested party requesting a copy. Please provide factual evidence that the proposed Special Use meets the statements below. If additional space is required, you may provide the responses on a separate document or page.

- 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.**

see attached

- 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.**

see attached

- 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.**

see attached

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

see attached

- 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.**

See attached

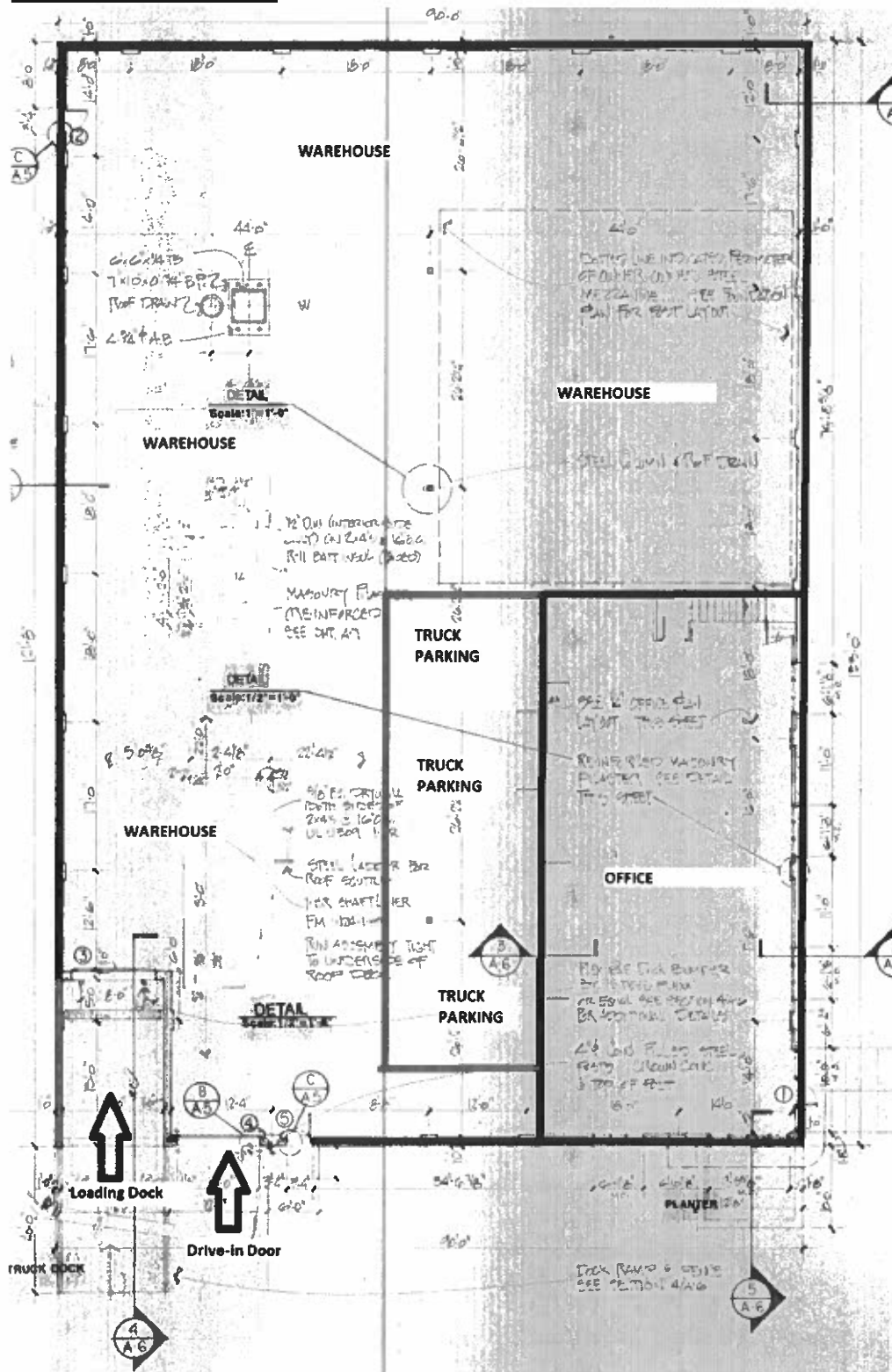
- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.**

See attached

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

See attached

Interior Parking Diagram



Office: (708) 444-0500

Fax: (708) 444-0502

7413 Duvan Suite 2

Tinley Park, IL 60477



Village of Tinley Park

Memo

Date: January 19, 2023

To: Plan Commission

From: Lori Kosmatka, Associate Planner

Subject: Continuation of Item 2 – 7405-7417 (7413) Duvan Drive Masonry Variation

Item 2 on the meeting agenda for a public hearing for the masonry variation at 7405-7417 (also known as 7413) Duvan Drive has been requested for a continuation by the Petitioner. They continue to work through coordinating the submittal. Continuation is requested to the February 2, 2023 Plan Commission meeting.