



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

**September 2, 2021**

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 September 2, 2021.

**CALL TO ORDER** –CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for September 2, 2021 at 7:00 p.m.

Lori Kosmatka called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray  
James Gaskill  
Frank Loscuito  
Ken Shaw  
Jennifer Vargas

Absent Plan Commissioners:

Angela Gatto  
Eduardo Mani  
Greg Maniatis  
Kehla West

Village Officials and Staff:

Dan Ritter, Senior Planner  
Lori Kosmatka, Associate Planner

Petitioners:

Ty Angelus, representing Lippert Components, Inc.  
Mark D. Mathewson, Mathewson Right of Way Company  
Eric Wesel, Project Manager, Will County Department of Transportation

Members of the Public:

None

**COMMUNICATIONS** – There were no communications from Village Staff.

**APPROVAL OF MINUTES** - Minutes of the August 19, 2021 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER LOSCUITO to approve the August 19, 2021 minutes as presented. CHAIRMAN GRAY 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 SEPTEMBER 2, 2021 REGULAR MEETING**

**ITEM #1 PUBLIC HEARING – LIPPERT COMPONENTS, INC., 18801 OAK PARK AVENUE  
SPECIAL USE FOR A SUBSTANTIAL DEVIATION**

Consider recommending that the Village Board grant Lippert Components, Inc. (tenant) a Substantial Deviation from the Planned Unit Development with Exceptions from the Zoning Ordinance to permit two signs on each of the north and south elevations where only one is permitted and larger than the 120 sq. ft. maximum size at 18801 Oak Park Avenue in the M-1 PUD (General Manufacturing, First Industrial/Tinley Park Corp. Center Planned Unit Development).

Present Plan Commissioners: Chairman Garrett Gray  
James Gaskill  
Frank Loscuito  
Ken Shaw  
Jennifer Vargas

Absent Plan Commissioners: Angela Gatto  
Eduardo Mani  
Greg Maniatis  
Kehla West

Village Officials and Staff: Dan Ritter, Senior Planner  
Lori Kosmatka, Associate Planner

Petitioners: Ty Angelus, representing Lippert Components, Inc.

Members of the Public: None

CHAIRMAN GRAY asked for a motion to open the Public Hearing. Motion made by COMMISSIONER LOSCUITO, seconded by COMMISSIONER SHAW. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY stated he received proof of the Notice of Publication for this Public Hearing.

CHAIRMAN GRAY invited staff to start with the presentation of this item.

Lori Kosmatka, Associate Planner, summarized the Staff Report for the Commission. This included background information, existing conditions, regulations, and the four proposed signs. The building is over 915,000 sq. ft., and is the largest structure in the Village. There is a bermed landscape bufferyard adjacent to I-80 and Oak Park Ave. The attached single-family homes are separated from the subject property by the bufferyard, I-80, and other landscaped right-of-way areas. The CarMax property to the west received a variation for signage in 1998 which included a 287 sq. ft. wall sign. The site is part of the First Industrial PUD, which does not have a specific sign plan, but regulates that all wall signs must meet the Zoning Ordinance and be no larger than 120 sq. ft. This includes any wall signs adjacent to I-80. She reviewed the Zoning and Substantial Deviation regulations. She described the location and placement of the proposed signs, and their relation to the building. She showed photo renderings, which provided a perspective of the building's length and sign placement. The purpose of the signs will be to help identify the building from multiple access points and assist with traffic flow. She stated staff feels the proposed signage is appropriate to the scale and proportion of the building. Village staff recommended a condition that approval of additional signage

and quantities and size shall only apply to a single tenant occupancy of the property, due to the uniqueness of the property size occupied by only one tenant. She clarified the approval will run with the land, and not the tenant.

CHAIRMAN GRAY asked if the applicant had anything to add.

The Petitioner, Ty Angelus, was sworn in. He introduced himself as the Director of Logistics for Lippert Components, Inc. He is in charge of handling the business at the subject property as the business continues to open up and hire people. He noted that when coming from I-80, only the top of the building is visible. He mentioned that the wall signs will help truckers find the business, and identify the Lippert name to the general public.

CHAIRMAN GRAY stated he would invite the Commissioners to ask questions.

COMMISSIONER LOSCUITO asked if this will be a store or just a distribution facility.

The Petitioner answered it is currently just distribution. They haven't decided if they want to put aftermarket products in yet. Currently the facility will have raw materials to go to their manufacturing facilities in Indiana. This will be Lippert's 1<sup>st</sup> building in Illinois, and they are growing.

COMMISSIONER GASKILL asked why Lippert feels they need so many signs and so large.

The Petitioner answered the signs are to match the scale of the building and to be visible. The truckers will know where the business is as they come around the exit. He also noted the building next door is half the size and has six signs. Lippert just wants one sign at each corner. He echoed staff's comment that when at one end of the building, you can't really see the other end due to the building's size.

COMMISSIONER SHAW asked staff to confirm if the Special Use Permit goes with the land.

Lori Kosmatka answered yes.

COMMISSIONER SHAW asked about different scenarios. He asked if at some point, Lippert vacates and another single use tenant comes in, if they would need to apply for their own Special Use Permit.

Lori Kosmatka answered if it is a single tenant the existing Special Use Permit would still apply.

Dan Ritter noted a new single tenant could have the same size signs as we are granting here today. The circumstances would have to be the same. The Village cannot regulate content, including what company name.

COMMISSIONER SHAW asked if the Special Use goes with PUD, not the individual tenant.

Dan Ritter answered yes. PUD approvals and deviations are the only Special Uses that run with the land. Other types of Special Uses are specific to the tenant.

COMMISSIONER SHAW asked what the consequences would be if the building were to be subdivided into two. He asked if we put a condition of single-tenant only, then it falls back to the original 120 SF maximum.

Dan Ritter responded yes. If Lippert left, and two tenants come in, then they would just each have their own signs per the normal zoning code. If Lippert remains and breaks out a portion of the building, then Lippert would have to take down two of the signs. He reminded the Commissioners this is the biggest building in Tinley Park. The Village's zoning code was not particularly written with a million square foot building in mind. The scale of the building is a unique circumstance that not everyone could request.

COMMISSIONER SHAW noted each of these requests stands on its own so he is not concerned about precedent being set for other properties. He feels it is clear that what is being requested is very consistent with what would be seen under the regular zoning code anywhere else in the Village.

COMMISSIONER VARGAS noted she had the same question on what would happen if the building breaks into two tenants. She stated her question was already answered.

CHAIRMAN GRAY noted if there were two tenants, the building would be allowed to have four signs. He recalled about 4 or 5 years ago to the site to review a turning radius for the previous tenant M Block. He mentioned he had to study the map to understand where he was since there were no signs on the building, and you cannot really see the far end of the building. He felt that if he were a trucker trying to locate the site, he would want signs to identify the building. He felt that the area of the signs relative to the building's facades at 1.5% is appropriate.

Lori Kosmatka reviewed the draft Standards of Approval on these requests, summarizing the Special Use for Substantial Deviation as indicated in the Staff Report.

CHAIRMAN GRAY asked if anyone from the public wished to speak. Hearing none, he entertained a motion to close the Public Hearing.

Motion made by COMMISSIONER SHAW, seconded by COMMISSIONER GASKILL. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

There was one motion for this item.

Motion 1-Special Use for a Substantial Deviation:

COMMISSIONER SHAW made a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation with Exceptions from the Zoning Ordinance to the Petitioner, Lippert Components, Inc. (tenant), to permit two signs on the north elevation and two signs on the south elevation where only one per elevation is permitted, with a maximum size of 288 sq. ft. each at 18801 Oak Park Avenue in the M-1 PUD zoning district (General Manufacturing, First Industrial/Tinley Park Corp. Center Planned Unit Development), in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the September 2, 2021 Staff Report, with the condition that the approval of additional signage quantities and size shall only apply to a single-tenant occupancy of the property.

Motion seconded by COMMISSIONER LOSCUITO. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY noted the request will be reviewed by the Village Board.

Dan Ritter clarified the Village Board meeting will be Tuesday, September 7<sup>th</sup>. Staff is trying to expedite this for the Petitioner. He thanked the Petitioner regarding their understanding of the delay of the meeting due to the newspaper's error with not publishing the legal notice.

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

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

**SUBJECT: MINUTES OF THE SEPTEMBER 2, 2021 REGULAR MEETING**

**ITEM #2 PUBLIC HEARING – 80<sup>TH</sup> AVENUE WIDENING WILL COUNTY TAKINGS, 7979 183<sup>RD</sup> St., 8001-8101 183<sup>RD</sup> St., 7950 185<sup>TH</sup> St., AND 18900 PANDUIT DR.  
SPECIAL USE FOR A SUBSTANTIAL DEVIATION & SITE PLAN APPROVAL**

Consider recommending that the Village Board grant Mark Mathewson, on behalf of Will County Highway Department of Transportation, for a Special Use Permit for a Substantial Deviation from three (3) Planned Unit Developments (Hickory Creek, Tinley Crossings and Panduit Corp. Headquarters) for changes to approved lots, ground sign setbacks, and landscaping requirements. The changes are the result of regulatory takings by Will County related to the widening of 80th Avenue. Properties are located in the ORI (Office and Restricted Industrial) and M-1 (General Manufacturing) zoning districts.

Present Plan Commissioners: Chairman Garrett Gray  
James Gaskill  
Frank Loscuito  
Ken Shaw  
Jennifer Vargas

Absent Plan Commissioners: Angela Gatto  
Eduardo Mani  
Greg Maniatis  
Kehla West

Village Officials and Staff: Kimberly Clarke, Director of Community Development  
Lori Kosmatka, Associate Planner

Petitioners: Mark D. Mathewson, Mathewson Right of Way Company  
Eric Wesel, Project Manager, Will County Department of Transportation

Members of the Public: None

CHAIRMAN GRAY asked for a motion to open the Public Hearing. Motion made by COMMISSIONER LOSCUITO, seconded by COMMISSIONER GASKILL. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY stated he received proof of the Notice of Publication for this Public Hearing. He invited staff to start with the presentation of this item.

Dan Ritter, Senior Planner, summarized the Staff Report for the Commission. This included a review of the site's background and proposal. This is a unique project mostly involving the widening of 80<sup>th</sup> Avenue from 183<sup>rd</sup> to 191<sup>st</sup> Street, but also replacing the bridge, turn lanes, light signals, and pedestrian improvements. The project will take multiple jurisdictions into account (Will County, IDOT, and Tinley Park), and is being led by Will County Department of Transportation. At the project's completion, the road will belong to Tinley Park. The project will include takings, a forced giving of property for public purposes with compensation in return. The Tinley Crossings, Hickory Creek, and Panduit PUDs will all be affected. Certain deviations to the sites affected include lot sizes, setbacks from property lines, signage, and landscaping bufferyards and planting totals. These elements are just being related to what land is being taken. The affected properties will all be considered at one time with this proposal, so that going forward they will have a legal lot setup and not be coming in individually for the requests. The proposal is set with some looser allowances than usual with these requests because some of the properties do not have specific plan details set. The

Village also does not have final plats for each lot yet, which usually come at the completion of the project after the takings occur. If something changes in the field with the project, the flexibility in the approvals will help avoid needing to go back through this process. He showed some of the available plans including landscaping. They will not be held directly to these plans. He stated that a blanket 2' setback is proposed for ground signs, with exception of one multitenant sign setback 1.5'. The owners of that property would like to reuse the existing sign. Two feet can act as a buffer from vehicles and pedestrians. 1.5' may work in the one exception as that location does not appear to cause any major visibility issues. He noted the Petitioner is here as well as the project manager for Will County.

The Petitioner, Mark Mathewson, was sworn in. He stated they are in the process of negotiating settlements with the property owners. The owners would like the surety of knowing the proposed remediations are approved for cost purposes.

CHAIRMAN GRAY appreciated that all the properties are being looked at now versus 26 properties each coming in at different times. He asked if the other Commissioners had any comments for discussion.

COMMISSIONER VARGAS noted that there were properties the proposal didn't have information on. She asked if any of those included residential.

Dan Ritter responded they are just commercial properties. It does not include the residents on the north side.

The Petitioner, Mark Mathewson, noted the residents on the north side would not need variances.

COMMISSIONER SHAW asked if this amounts to a tidying up.

Dan Ritter responded yes. This will ensure that going forward the properties will not be nonconforming.

COMMISSIONER SHAW appreciated this is being done for all properties at one time. He asked if this was not being done, if the properties would then be legal nonconforming.

Dan Ritter responded yes. They would be able to exist, but if they wanted to make changes or the buildings burned down, there would be issues. The current proposal would make the properties legal and conforming.

COMMISSIONER SHAW noted that without all the details, it appears some administrative flexibility was written in. He asked if the work goes beyond the limits of the approval as worded, then the work would either need to be scaled back or seek reconsideration.

Dan Ritter responded yes. Staff built flexibility into the language, but if the work goes beyond those allowances, they would need to return for reconsideration.

COMMISSIONER SHAW noted the unincorporated northeast corner of I-80 and 80<sup>th</sup> is contiguous with Mokena. He asked if the Village had any existing boundary agreements

Dan Ritter responded that you cannot annex diagonally, and that parcel would eventually come into Tinley Park. He confirmed that the parcel is currently unincorporated.

COMMISSIONER SHAW noted that the parcel would then be within Tinley Park's planning boundary. He asked if it came in, would it then essentially be new property.

Dan Ritter responded yes. When it gets annexed in, the Village would make it conforming at that point.

Eric Wesel, the project manager, asked to speak, and was sworn in. He explained that parcel was purchased as a whole, and that it will be a detention basin along with right-of-way for the roadway project. He noted when the roadway is going to be turned over to the Village along with the road, then it will automatically become Village of Tinley Park property.

CHAIRMAN GRAY asked if the entire parcel would be a detention basin and not developed.

Eric Wesel responded yes, it won't be developed.

COMMISSIONERS GASKILL and LOSCUITO had no comment.

CHAIRMAN GRAY asked how much land is being taken on the east and west sides of the corridor.

The Petitioner Mark Mathewson responded the distance varies. Intersections involve more land due to turning lanes, signals, and then it narrows out. He didn't think there was a standard width.

Eric Wesel responded they are trying to achieve a total of 120 feet of right-of-way, nominal, along the corridor until reaching each intersection.

CHAIRMAN GRAY acknowledged the width will flare out at the intersections. He asked on average how much land is being lost for the properties.

Eric Wesel responded approximately five to ten feet.

CHAIRMAN GRAY noted this project will improve the bridge as well. The effects of the widening will not be the fault of any of the owners. This proposal of "tidying up" will help prevent the properties from becoming nonconforming, and save headaches and money down the line. He noted every property owner has unique circumstances. He referenced the single instance where a sign setback would be 1.5' versus the 2.0' minimum requirement elsewhere. If there is an exception on a property then they would have to come back for reconsideration.

CHAIRMAN GRAY asked if anyone from the public had any questions or comments. Hearing none, he entertained a motion to close the Public Hearing.

Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER LOSCUITO. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

Dan Ritter reviewed the draft Standards of Approval on this request, as outlined in the Staff Report.

There were two motions for this item.

#### Motion 1-Site Plan Approval:

COMMISSIONER GASKILL made a motion to grant the Petitioner, Mike Mathewson, on behalf of Will County Highway Department of Transportation, Site Plan Approval in accordance with the plans submitted and listed in the September 2, 2021 Staff Report to make site and landscape changes related to regulatory takings by Will County resulting from the widening and improvement of 80th Avenue. The properties are located at 7979 18rd St, 8001-8101 183rd St, 7950 185th St, and 18900 Panduit Dr and are located in the M-1 (General Manufacturing) and ORI (Office & Restricted Industrial) zoning districts.

Motion seconded by COMMISSIONER SHAW. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

#### Motion 2- Special Use for Substantial Deviation:

COMMISSIONER LOSCUITO made a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Tinley Crossings PUD, Hickory Creek PUD, and Panduit Corporate Headquarters PUD with and Exceptions from the Zoning Ordinance to the Petitioner, Mike Mathewson, on behalf of Will County Highway Department of Transportation, to permit site changes associated with roadway takings for the expansion of 80th Avenue, in accordance with the plans submitted, exceptions listed, and adopt the Findings of Fact as proposed in the September 2, 2021 Staff Report. The properties are located at 7979 18rd St, 8001-8101 183rd St, 7950 185th St, and 18900 Panduit Dr and are located in the M-1 (General Manufacturing) and ORI (Office & Restricted Industrial) zoning districts.

Motion seconded by COMMISSIONER VARGAS. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY noted the request will be reviewed by the Village Board at their September 21<sup>st</sup> meeting.

**GOOD OF THE ORDER –**

Dan Ritter noted The Boulevard has Phase II in for permit, and all apartments from Phase I have been leased. The first business tenant, a popcorn shop, is advertising their location in the development. He commented this business will add to the increasing number of family-friendly businesses in the downtown area. Burlington is getting close to opening at Tinley Park Plaza. They are finishing last minute work on site. The Smoothie King development and the sign variation for Faith United Presbyterian Church are going to Village Board on September 7<sup>th</sup>. The Village is close to hiring a Building Official, which will help the department's turnaround time for permits and improve customer service.

**COMMENTS FROM THE PUBLIC** – CHAIRMAN GRAY asked if there were comments from the public. Hearing none, he asked to adjourn the meeting.

**CLOSE MEETING -**

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER SHAW to adjourn the September 2, 2021 Plan Commission meeting.

CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried and adjourned the meeting at 7:50 P.M.



# PLAN COMMISSION STAFF REPORT

September 2, 2021 – Public Hearing

## Petitioner

Ty Angelus of Lippert  
Components, Inc.

## Property Location

18801 Oak Park Avenue

## PIN

31-06-400-004-0000

## Zoning

M-1 PD (General  
Manufacturing, First  
Industrial/Tinley Park  
Corp. Center PUD)

## Approvals Sought

Special Use Permit for a  
Substantial Deviation

## Project Planner

Lori Kosmatka  
Associate Planner

## Lippert Components, Inc. Wall Sign Deviation

18801 Oak Park Avenue



## EXECUTIVE SUMMARY

The Petitioner, Lippert Components, Inc., is requesting a Special Use for a Substantial Deviation from the Planned Unit Development with an Exception from the Zoning Ordinance to permit two signs on the north and south elevations where only one is permitted and larger than the 120 square foot maximum size on the property at 18801 Oak Park Avenue in the M-1 PD (General Manufacturing, First Industrial/Tinley Park Corp. Center PUD) zoning district.

The building on the property is very large at over 915,000 sq. ft. in size with over 1,600 feet of frontage along I-80. The building is the largest single structure within the Village. The site was initially developed as a “speculative” building without specific tenants in mind. It is currently occupied by a single tenant, Lippert Components, Inc.

A total of four non-illuminated 288 sq. ft. wall signs are proposed near each of the building’s four corners. Two signs are proposed on the north frontage, and two on the south frontage. The signs were designed to be within the scale of the building and visible from the adjacent roadways.

## EXISTING SITE & ZONING

The subject property is a 51-acre (2,231,418 sq. ft.) parcel located at the southeast corner of I-80 interstate and Oak Park Avenue. The property abuts the heavily traveled I-80 interstate to the north.

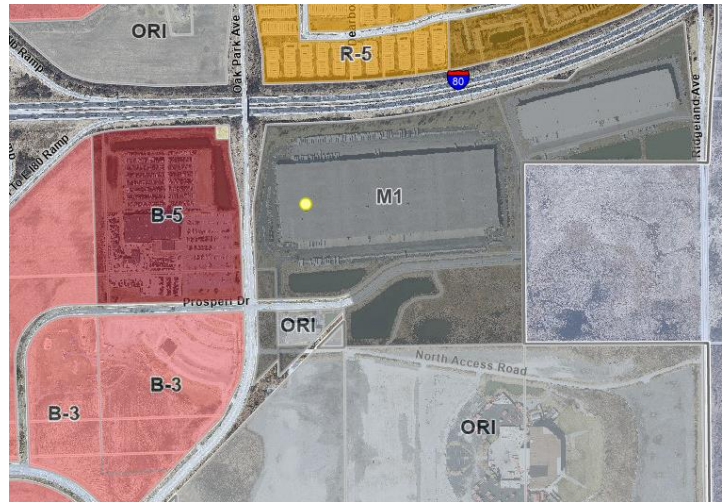
The property was developed in 2007 as a Planned Unit Development (PUD) through Ordinance 2007-O-007. The PUD contained the subject building (915,643 sq. ft.) and a second building (300,784 sq. ft.) to the northeast (constructed in 2018). Both Buildings were intended for warehouse, office, and distribution center activities. No sign plans were supplied because it was unknown how many tenants there would be, so the sites were limited to 120 square feet maximum size for wall signs as a default, which is the same as the regulations in the Zoning Ordinance.



*Location Map*

The subject building was built in 2008 as a symmetrical pre-cast one-story structure originally intended for multiple tenants. The entire buildings was initially occupied by M. Block and Sons (a supplier of Keurig k-cups) until 2020. M. Block had little desire to have wall signs visible while they occupied the building and none currently exist on the building. The property is now occupied by another single tenant, Lippert Components, Inc., a supplier of RV components.

The property is within the M-1 (General Manufacturing) zoning district. It is immediately adjacent to the ORI zoning district to the south, and unincorporated (Cook County) property to the east. CarMax is located to the west across from Oak Park Avenue and located in the B-5 (Automotive Service) zoning district. Across the I-80 interstate to the north are attached single family residences in the R-5 (Low-Density) zoning district. The building is surrounded by parking lots and loading docks, and is separated from Oak Park Avenue and the I-80 interstate by a bermed landscape bufferyard. The building is 1,604 feet long, and approximately 400 feet from the south side of the interstate right-of-way. The neighboring CarMax business to the west received sign variations in 1998 (Ord. #98-O-016) to permit additional wall signage, including a 297 square foot sign on the northwest wall of that building.



*Zoning Map*





*View of North Elevation Toward West*



*View of I-80 Looking North Toward West*

## SUBSTANTIAL DEVIATION

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The sign is subject to the terms of the PUD as well as the sign regulations within the Zoning Ordinance. The PUD mirrors the Zoning ordinance regulations by limiting wall and/or building signs to a maximum of 120 square feet in size.

Section IX.H.1 of the Zoning Ordinance limits one wall sign per tenant frontage, with a maximum allowable sign face area of one sq. ft. per two linear feet of lot frontage not to exceed 120 sq. ft. It is also worth noting that Section IX.K.1 provides an additional allowance of maximum allowable sign face area of one sq. ft. per one linear foot of building/tenant frontage facing I-80, however the more restrictive 120 sq. ft. maximum size per the Planned Unit Development supersedes that code provision. If the north signs were not limited by the 120 sq. ft. PUD provision, the maximum size permitted would be 1,604 sq. ft. Also, if the building were to have two tenants, the quantity of four signs on the two facades would be allowed. Absent the 120 sq. ft. maximum size, signs are permitted 1 sq. ft. of signage for every 2 lineal feet of tenant building frontage. This would allow up to 802 sq. ft. of signage on each façade if there were multiple tenants in the building.

Since the Petitioner's four proposed wall signs will not meet the sign regulations in the PUD or Zoning Ordinance, it requires a Special Use for a Substantial Deviation with an Exception from the Zoning Ordinance to be permitted. Deviations from the Village's Zoning Ordinance are considered Exceptions rather than Variations when located within a PUD. Exceptions are looked at in terms of their conformance to their overall PUD's design and goals instead of the standards for a Variation (for example having a physical hardship). The Petitioner is requesting a Substantial Deviation with Exceptions from the PUD to permit the wall signs to increase from 120 sq. ft. to 288 sq. ft., and from the Zoning Ordinance Section IX.H.1 (Dimensional Regulations for Wall Signs) to permit two wall signs per tenant frontage.

## PROPOSED SIGNAGE

The Petitioner proposes to install four non-illuminated rectangular 288 sq. ft. wall signs on the building. The two signs on each façade will help identify the building from multiple access points. The Petitioner has noted the multiple signs will assist with effective flow of traffic in the immediate vicinity.

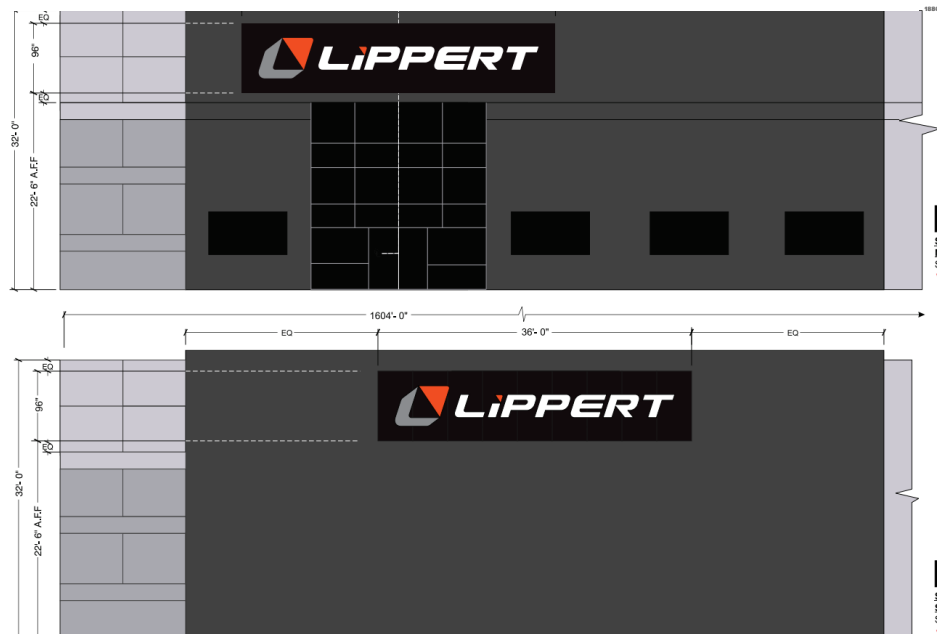
Each sign will be 36 ft. wide by 8 ft. high. Two signs are proposed on the north frontage, and two on the south frontage. The proposed signs on the north face of the building will be approximately 360 (at west) and 412 feet (at east) from the south edge of the I-80 interstate roadway pavement, with a berm at the north edge of the property. The residences to the north are further separated by approximately 135 feet of I-80 roadway and 90 feet of heavily landscaped right-of-way north of that.



*Sign Location Diagram (signs in red, approximate scale)*

The Petitioner is centering the signs with respect to architecture. Each of the signs will be located near the building's corners and mounted 22'-6" high. Mounting signs on building corners is typical of larger industrial and office buildings. The signs will not conflict with architectural elements of the building. The two south signs are proposed to be centered over the doorways on a dark gray wall panel, and the two north signs are proposed to be centered over the blank dark gray wall panel.

The scale of the signs is proportionally appropriate to the large size of the building's façade. The area of two signs combined (576 sq. ft.) on each of the long 1604 ft. façades would amount to



*Sign Location on Architecture*

less than 1.5% of the building's façade area. If there were multiple tenants in the building, there could be more signage than what is proposed on the buildings. Also, the building's scale and length affect signage visibility. If only one sign was placed at one end of the building, it would be difficult to see the sign at the other end of the building. When originally designed, the developer and Village did not know how many or what tenants would occupy the buildings. With over 900,000 sq. ft. it was not expected that the entirety of the building would be one tenant. The PUD



regulations were chosen to stay with the Zoning Ordinance as a default and the developer noted they would come back later if changes needed to be made once a tenant was found. The original building tenant (M. Block & Sons) did not have much of a desire for wall signage, so it was not requested at that time.

Staff recommends a condition that the approval of additional signage quantities and size shall only apply to a single-tenant occupancy of the property. This is due to the uniqueness of the size of property being occupied by only one tenant. The approval, as part of a modification to the PUD, will run with the land, and not the particular tenant.



*Proposed Sign Renderings*

## STANDARDS FOR A SPECIAL USE

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Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff drafted Findings of Fact are provided below for the Commission's review and approval. These may be adjusted by the Commission as they choose prior to supplying a recommendation to the Village Board.

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 wall signs will not be detrimental to public health, safety, morals, comfort, or general welfare. The wall signs will be sufficiently distanced from residences in order to limit visibility and proportionate to the building's overall size and scale.***
- 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 wall signs will have limited visual impact to surrounding properties. The proposed signs are proportionate to the scale of the building and will be harmonious with and complementary to existing uses of property along the I-80 interstate corridor.***
- 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 wall signs will not impede the normal and orderly development and improvement of surrounding properties. The property within this area along the I-80 interstate corridor is already developed for commercial purposes. The proposed wall signs will help identify the building when accessing the property from its multiple access points.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;  
***The proposed wall signs will not require changes or additional utilities, access roads, drainage, or other necessary facilities.***
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and  
***The proposed wall signs will help assist with effective flow of traffic in the immediate vicinity. The proposed wall signs will help identify the building when accessing the site from its multiple access points.***
- 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 Special Use conforms to all other applicable regulations of the Planned Unit Development and the Village's 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 proposed wall signs will help identify the business which will indirectly contribute to the economic development of the community as a whole.***

## 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, it simply brings the requested motion forward for a vote. Any conditions listed below are recommended by staff, but can be added to, changed, or removed by the Commission based on their discussion and what they wish to approve or recommend to the Village Board.

### Special Use Permit:

*"...make a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation with Exceptions from the Zoning Ordinance to the Petitioner, Lippert Components, Inc. (tenant), to permit two signs on the north elevation and two signs on the south elevation where only one per elevation is permitted, with a maximum size of 288 sq. ft. each at 18801 Oak Park Avenue in the M-1 PUD zoning district (General Manufacturing, First Industrial/Tinley Park Corp. Center Planned Unit Development), in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the September 2, 2021 Staff Report, with the condition that the approval of additional signage quantities and size shall only apply to a single-tenant occupancy of the property.*

## LIST OF REVIEWED PLANS

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Submitted Sheet Name		Prepared By	Date On Sheet
	Application, Narrative, Response to Standards	Robert Damrat & Ty Angelus of Lippert Components, Inc.	7/14/21
	ALTA/NSPS Land Title Survey	Manhard Consulting	7/21/17
	Proposed Sign Design Drawing and Renderings	North American Signs	4/6/21





# PLANNING & ZONING COMMISSION STAFF REPORT

September 2, 2021 – Workshop/Public Hearing

## Petitioner

Mike Mathewson, on  
behalf of Will County  
Highway Department of  
Transportation

## Property Location

7979 183rd St  
8001-8101 183rd St  
7950 185th St  
18900 Panduit Dr

## PINs

19-09-02-205-010-0000,  
19-09-02-205-029-0000,  
19-09-01-101-007-0000,  
19-09-01-101-009-0000,  
19-09-01-301-001-0000,  
19-09-02-205-023-0000

## Zoning

Office and Restricted  
Industrial (ORI) and  
General Manufacturing  
(M-1)

## Approvals Sought

Special Use Permit for a  
Substantial Deviation

## Project Planner

Daniel Ritter, AICP  
Senior Planner

## 80<sup>th</sup> Avenue Widening Takings – PUD Deviations

7979 183rd St, 8001-8101 183rd St, 7950 185th St, and 18900 Panduit Dr



## EXECUTIVE SUMMARY

Mike Mathewson, on behalf of Will County Highway Department of Transportation, is requesting a Special Use Permit for a Substantial Deviation from three Planned Unit Developments (Hickory Creek, Tinley Crossings, and Panduit Corporate Headquarters) for changes to the approved lots, structure setbacks, ground sign setbacks, and landscaping requirements. The affected properties are located in the ORI (Office and Restricted Industrial) and M-1 (General Manufacturing) zoning districts.

The properties are subject to governmental takings by Will County as part of a road-widening project for 80<sup>th</sup> Avenue. The widening will allow for more efficient and safer movement through the area and include improvements to the bridge over I-80. Once completed, the improved roadway will be transferred to the Village of Tinley Park as part of a multi-jurisdictional agreement on the overall project.

The takings will make the properties that are losing land along the roadways non-conforming with certain requirements outlined in their original Planned Unit Development (PUD) approvals. The regulations include the defined lots, building setbacks, landscaping, and signage. The request is being led by the Will County Department of Transportation (WCDOT) on behalf of the affected property owners so that it can be handled under one request and not each property owner. The property owners have limited alternative options since it is a result of a physical property taking for a public roadway. However, they wish to ensure their properties remain in full conformance with PUD and Village regulations.



## EXISTING SITES AND HISTORY

Will County is moving forward with plans for widening 80<sup>th</sup> Avenue, which also includes improvements near its intersections with 183<sup>rd</sup> Street and 191<sup>st</sup> Street. Will County and IDOT together plan to spend more than \$30 million to widen and reconstruct 80<sup>th</sup> Avenue from 183<sup>rd</sup> Street to 191<sup>st</sup> Street. The project includes building a barrier median, installing a traffic signal at 185<sup>th</sup> Street, modernizing traffic signals, bridge replacement, and adding noise abatement walls. The work and project include agreements between Will County, Cook County, IDOT, and the Village of Tinley Park. Once the project is complete, the Village of Tinley Park will take jurisdictional control of the 80<sup>th</sup> Avenue roadway from Will County. Utility relocation has begun and roadway work is expected to commence in 2022.

As part of the project, Will County has initiated a takings process that will allow for a widening of the roadway for additional lanes and medians, as well as sufficient area needed for the parkway and public sidewalks. Most of the affected properties are around the intersection of 183<sup>rd</sup> Street and 80<sup>th</sup> Avenue where additional turn lanes are being added to the roads that allow for better traffic flow.

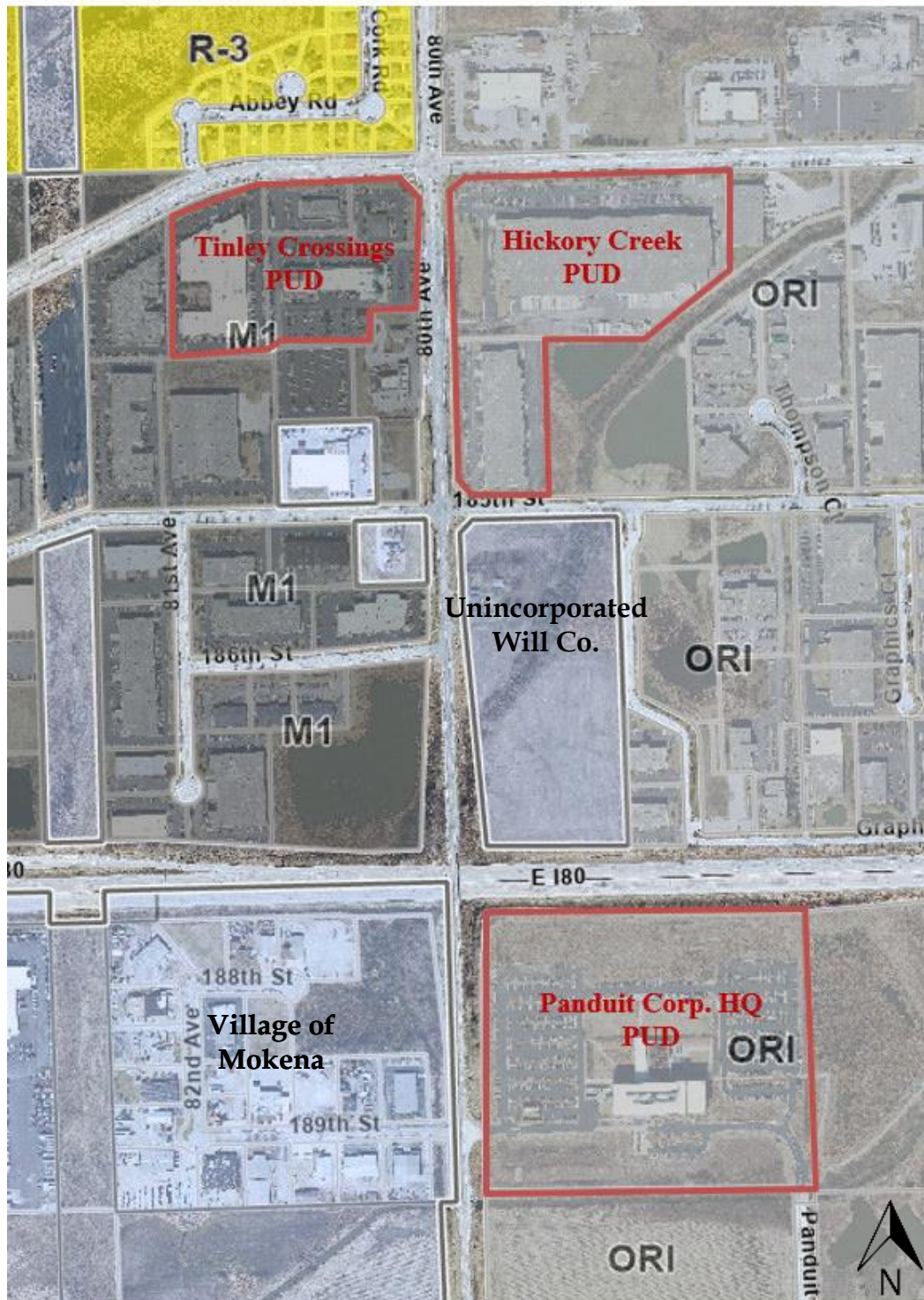


The properties affected by the takings that are located in Tinley Park's boundaries are shown on the map above. These properties are located in three approved Planned Unit Developments (PUDs): Tinley Park Crossings (SW Corner of 183<sup>rd</sup> St & 80<sup>th</sup> Ave), Hickory Creek (SE Corner of 183<sup>rd</sup> St & 80<sup>th</sup> Ave), and Panduit Corporate Headquarters (NE Corner of 191<sup>st</sup> Street and 80<sup>th</sup> Ave). Each of these PUDs regulate the overall development and included specific regulations for the development area. Each PUD functions as a small zoning code over the specific development area. Most notably a Preliminary or Final Plat of Subdivision regulates how the lots may be subdivided along with specific setbacks approved on each property. Other requirements in PUDs include site layouts, landscaping, architecture, signage, allowable uses, and many other development-related aspects.



## ZONING

The subject sites are located in their respective PUDs as indicated on the zoning map below. The Hickory Creek and Panduit Corporate Headquarters PUDs are located in the ORI (Office and Restricted Industrial) zoning district and the Tinley Crossings PUD is located in the M-1 (General Manufacturing) zoning district. It should be noted that while the Tinley Crossings PUD is zoned M-1, it also allows for business-related (traditionally viewed as B-3) uses at the intersection of 80<sup>th</sup> Avenue and 183<sup>rd</sup> Street that benefit the overall development and area as part of the PUD approval.



## SPECIAL USE FOR A SUBSTANTIAL DEVIATION

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In PUDs, any “substantial” changes to approved plans require a Special Use Permit for a Substantial Deviation from the approved PUD. Deviations from Village’s Zoning Ordinance not covered by the existing PUD regulations, are considered “Exceptions” rather than “Variations”. Exceptions do not require the standard Findings of Fact as required with a Variation. A PUD Exception is typically viewed more specifically to how it relates to the goals and context of that specific PUD, rather than a Variation, which looks at a “hardship” that can affect requirements for all properties in the Village.

The proposal includes allowing changes to the lots, structure setbacks, site plan/landscaping, and ground sign setbacks. These changes result from the roadway takings outlined below and the changes will be permitted legally as part of the PUD regulations going forward. The alternative to approving these changes is to leave the properties as “legal non-conforming” properties. However, issues can come up in the future with sales, change of uses, and insurance when a property is non-conforming in any way. The Petitioner, in consultation with staff, believes that the best route was to preemptively “clean up” the properties and make them legal to avoid completing a separate process for each property in the future.

Proposed PUD Changes and Exceptions as a result of the 80<sup>th</sup> Avenue widening takings include:

1. Lots - Permit a reduction in lot width, depth, and overall size as compared to the original plat.
2. Setbacks - Permit reduced front and side yard structure setbacks resulting from the taking of land along the roadway frontages.
3. Landscape Bufferyard Width - Permit landscaping bufferyard width reductions directly as a result of a roadway taking.
4. Bufferyard Planting Totals - Permit reduction in overall landscaping and trees if the previously approved landscaping totals cannot be planted within the remaining public right-of-way or private frontage space. Owners shall work to meet the code as much as possible and with staff approval for any reductions.
5. Sign Setbacks - Permit a reduction of ground sign setback to be as little as 1.5 feet from the property line. The setback shall be maximized as much as possible while also maintaining safe setback from internal drive aisles, parking, and pedestrian walkways. This allowance is only for the relocation of existing signs. If a sign is widened in the future, it may not get any closer than the sign that is approved at this time.

***Open Item #1: Review overall proposal for Site Plan and code exceptions related to the county roadway taking.***

## LANDSCAPING

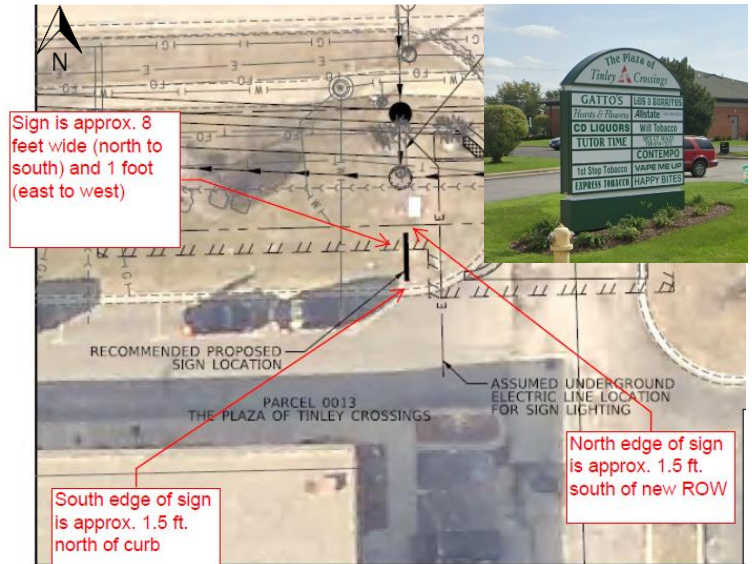
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Plans indicating the areas of takings and landscape changes are attached to the Staff Report. These sites have largely replaced what is being removed but in some cases, there is not enough space left in the bufferyard to cover all of the plantings. In these situations, staff has worked with the petitioner to come as close to the code as possible and help meet the intent of it by creating an attractive front bufferyard with trees, shrubs, bushes and other planting materials. On sites that have not submitted specific sign or landscape changes, they will be subject to similar changes. The preference is to have the same amount of landscaping as before the takings, but staff can work with these sites similarly to come up with an approved plan. These plantings, regardless of location on the private frontage or the new public right-of-way, will be the responsibility of the property owners and would take place once the project is fully completed by Will County Department of Transportation.

## GROUND SIGN SETBACKS

There will be changes to various ground signs that will have a smaller setback or need to be physically moved altogether. One property (8005-8021 183<sup>rd</sup> Street – The Plaza of Tinley Crossings) did submit specific plans as they will have a total of 3 feet of space between the property line and parking lot when relocating the existing sign. They are proposing it to be located 1.5 feet from the property line (and 1.5 feet from the drive aisle and parking lot) as shown on the right.

Other properties have not submitted specific sign plans yet, but it is expected that others will have similar setback concerns. Staff has proposed allowing for allowing as little as a 2-foot setback on any other properties subject to the land taking. However, it is noted that the setback shall be maximized as much as possible to meet the Zoning Code requirement of a 10-foot minimum setback. Vehicle and pedestrian visibility requirements for line of sight will remain as well as review with any permits for sign relocations. A minimum 2-foot setback was chosen because it has been a standard width that has been held for sign setback variations on existing or infill sites. Recent examples of setbacks of 2 feet were approved at the 7-Eleven gas station (171<sup>st</sup> St and Harlem Ave) and Smoothie King (159<sup>th</sup> St and Oak Park Ave) redevelopment/infill sites. Since this situation and the reduced setbacks are at no fault of the owners, the reduction will help alleviate the need for properties to reconstruct an entirely new sign in a new location. In some situations, a sign being setback 10 feet from the new property lines would be too narrow to read, or likely not possible at all (as with the Tinley Crossings Shopping Center).



## OTHER SITE CHANGES

Changes are limited in scope to the front bufferyard areas located along 80<sup>th</sup> Avenue and 183<sup>rd</sup> Street. There are no changes to the interior of the subject sites proposed including parking, roadway access, lighting, or the general use of the properties.



## STANDARDS FOR A SPECIAL USE

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Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has drafted the following Findings of Fact for the Commission to consider. These may be adjusted by the Commission as they choose prior to supplying a recommendation to the Village Board.

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 overall lot, landscaping, and sign setback changes are safe for the public by meeting all building and life safety code requirements. The roadway improvements overall that are the cause of these requests is an overall benefit to the general public.*
- 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 lot, landscaping, and sign setback changes do not affect neighboring property enjoyment or impair property values. They come as close to the code requirements as possible on existing and previously developed lots.*
- 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 the neighboring properties.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - *The sites are already developed with adequate utilities and are otherwise designed to support the existing sites.*
- 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
  - *Site circulation is designed to allow for safe circulation by trucks, employees, and the general public. The roadway improvements causing this request will allow for even better traffic flow to and from the sites.*
- 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 not addressed with the Deviation 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 changes that are a result of the county completing a taking that results in improved roadway access through the area making it overall more appealing and successful. The approval allows the sites to remain legal and conforming with respect to the PUD and Village regulations.*

## STANDARDS FOR SITE PLAN APPROVAL

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Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review and approval from the Plan Commission. Only the Site Design standards are listed below as there are no changes proposed with the architecture of the existing buildings.

### Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

## MOTIONS TO CONSIDER

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If the Plan Commission wishes to act on the Petitioner's requests, the appropriate wording of the motions 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, it simply brings the requested motion forward for a vote. Any conditions listed below are recommended by staff, but can be added to, changed, or removed by the Commission based on their discussion and what they wish to approve or recommend to the Village Board.

### **Motion 1 (Site Plan Approvals):**

*"...make a motion to grant the Petitioner, Mike Mathewson, on behalf of Will County Highway Department of Transportation, Site Plan Approval in accordance with the plans submitted and listed in the September 2, 2021 Staff Report to make site and landscape changes related to regulatory takings by Will County resulting from the widening and improvement of 80<sup>th</sup> Avenue. The properties are located at 7979 18rd St, 8001-8101 183rd St, 7950 185th St, and 18900 Panduit Dr and are located in the M-1 (General Manufacturing) and ORI (Office & Restricted Industrial) zoning districts."*

### **Motion 2 (Special Use for Substantial Deviation):**

*"...make a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Tinley Crossings PUD, Hickory Creek PUD, and Panduit Corporate Headquarters PUD with and Exceptions from the Zoning Ordinance to the Petitioner, Mike Mathewson, on behalf of Will County Highway Department of Transportation, to permit site changes associated with roadway takings for the expansion of 80<sup>th</sup> Avenue, in accordance with the plans submitted, exceptions listed, and adopt the Findings of Fact as proposed in the September 2, 2021 Staff Report. The properties are located at 7979 18rd St, 8001-8101 183rd St, 7950 185th St, and 18900 Panduit Dr and are located in the M-1 (General Manufacturing) and ORI (Office & Restricted Industrial) zoning districts."*

## LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
<b>Tinley Crossings PUD</b>			
12 of 21	Plat of Highways Plat for Tinley Crossings (Job No. R-55-001-97)	RT&A	12/18/19
13 of 21	Plat of Highways Plat for Tinley Crossings/Comcast (Job No. R-55-001-97)	RT&A	12/18/19
Pg. 40	Sign Exhibit (C) – The Plaza at Tinley Crossings	HLR	n/a
L1.0	Landscape Plan – The Plaza at Tinley Crossings (8021 183 <sup>rd</sup> St)	Terra	8/25/21
<b>Hickory Creek PUD</b>			
8 of 21	Plat of Highways Plat for Hickory Creek (Job No. R-55-001-97)	RT&A	12/18/19
9 of 21	Plat of Highways Plat for Tinley Crossings (Job No. R-55-001-97)	RT&A	12/18/19
	Landscaping - 80 <sup>th</sup> Avenue Removals	DW&P	4/28/21
	Landscaping - 80 <sup>th</sup> Avenue Proposed Plantings	DW&P	4/28/21
	Landscaping - 183 <sup>rd</sup> Street Removals	DW&P	4/28/21
	Landscaping - 183 <sup>rd</sup> Street Proposed Plantings	DW&P	4/28/21
<b>Panduit Corporate HQ PUD</b>			
6 of 21	Plat of Highways Plat for Tinley Crossings (Job No. R-55-001-97)	RT&A	6/22/21
	Landscape Plan – Panduit R.O.W. Redesign	DW&P	5/4/21

RT&A = Ruettiger, Tonelli & Associates, Inc. (Engineers, Planners, etc.)

HLR = Hampton, Lenzini and Renwick, Inc (Engineer/Surveyor)

Terra = Terra Engineering LTD.

DW&P = Daniel, Weinback & Partners (Landscape Architects)