



**AGENDA FOR REGULAR MEETING  
VILLAGE OF TINLEY PARK  
ZONING BOARD OF APPEALS  
June 9, 2016 – 7:30 P.M.  
Council Chambers  
Village Hall – 16250 S. Oak Park Avenue**

**Meeting Called to Order**

**Pledge of Allegiance**

**Roll Call Taken**

**Approval of Minutes – May 26, 2016 Regular Meeting**

**Public Hearing #1:**

**ENGLEHART – 8667 MONAGHAN DRIVE – VARIATION FROM THE  
REQUIRED FRONT YARD SETBACK – FENCE**

Consider recommending that the Village Board grant a Variation to the Petitioner, Matthew Englehart, that would allow for a fence replacement, including:

1. A ten foot (10') Variation from the front yard setback requirement of twenty feet (20') (per the regulations of the Brookside Glen Planned Unit Development)

This Variation would allow the Petitioner to install a six foot (6') tall vinyl fence at a ten foot (10') setback on the south (Fairfield Lane) side of this corner lot at 8667 Monaghan Drive in the R-2 PD (Brookside Glen Planned Unit Development) Zoning District and within the Brookside Glen subdivision. Note that the PUD allows a twenty-five foot (25') front yard setback requirement for the west side of the property and a twenty foot (20') front yard setback requirement for the south side of the property.

**Close Public Hearing #1**

**Public Hearing #2:**

**CRAIG – 17004 ODELL AVENUE – VARIATION FROM THE REQUIRED  
FRONT YARD SETBACK – FENCE**

Consider recommending that the Village Board grant a Variation to the Petitioners, Kenneth and Sherry Craig, that would allow for a fence replacement, including:

1. A twenty-five foot (25') Variation from Section V.B. Schedule II (Schedule of District Requirements) for a fence where the front yard setback requirement is twenty-five feet (25').

This Variation would allow the Petitioners to replace an existing fence with a four foot (4') tall open-style wood fence at a zero foot (0') setback on the north (170<sup>th</sup> Place) side of this corner lot at 17004 Odell Avenue in the R-4 (Single-Family Residential) Zoning District and within Tinley Heights Subdivision.

**Close Public Hearing #2**

**Public Hearing #3:**

**VRDOLYAK LAW – 7711 159<sup>TH</sup> STREET – VARIATION FROM THE ALLOWABLE NUMBER OF SIGNS AND TOTAL ALLOWABLE SIGN AREA – WALL SIGNAGE**

Consider recommending that the Village Board grant two (2) Variations to the Petitioner, David B. Sosin of Sosin, Arnold & Schoenbeck, Ltd. on behalf of EPS Holdings, LLC and Vrdolyak Law, that would allow for new wall signage to be installed, including:

1. A Variation from Section IX.D.1.c. of the Zoning Ordinance to allow a total of three (3) wall signs where one (1) sign shall be allowed for each principal building; and
2. A one hundred forty-two (142) square foot Variation from Section IX.D.3.b. of the Zoning Ordinance where seventy-four (74) square feet is the total sign area allowed for the Subject Property.

These Variations would allow the Petitioner to construct a total of three (3) wall signs on the building, comprising a total of two hundred sixteen (216) square feet of sign face area at 7711 159<sup>th</sup> Street in the B-3 (General Business and Commercial) Zoning District and within the P.T.L. Resubdivision.

**Close Public Hearing #3**

**Good of the Order**

**Receive Comments From the Public**

**Adjournment**



## MINUTES OF THE ZONING BOARD OF APPEALS

### VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

**MAY 26, 2016**

The regular meeting of the Zoning Board of Appeals was held in the Council Chambers of Village Hall on May 26, 2016 at 7:30 p.m.

#### **ROLL CALL**

Present and responding to roll call were the following:

Zoning Board Chairman: Chris Verstrate

Zoning Board Members: Michael Fitzgerald  
Paul Lechner  
Bob Paszczyk  
David Samuelson  
Steve Sepessy  
Jennifer Vargas

Village Officials and Staff: Paula Wallrich, Interim Community Development Director  
Stephanie Kisler, Planner I  
Dominick Lanzito, Village Attorney  
Debra Kotas, Commission Secretary

#### **CALL TO ORDER**

A motion was made by ZONING BOARD MEMBER PASZCZYK, seconded by ZONING BOARD MEMBER SEPESSY to open the regular meeting of the Zoning Board of Appeals at 7:31 p.m. ZONING BOARD CHAIRMAN VERSTRATE declared the Motion approved. The Pledge of Allegiance was recited.

#### **APPROVAL OF MINUTES**

Minutes of the March 24, 2016 meeting of the Zoning Board of Appeals were presented for approval. A motion was made by ZONING BOARD MEMBER PASZCZYK seconded by ZONING BOARD MEMBER SEPESSY to approve the Minutes as presented. THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. ZONING BOARD CHAIRMAN VERSTRATE declared the motion approved.

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

**FROM: VILLAGE OF TINLEY PARK ZONING BOARD OF APPEALS**

**SUBJECT: MINUTES OF THE MAY 26, 2016 MEETING**

**RE: PUBLIC HEARING #1  
INTERNATIONAL KIA – 8301 159<sup>TH</sup> STREET – VARIATION FROM THE  
ALLOWABLE NUMBER OF SIGNS AND TOTAL ALLOWABLE SIGN AREA –  
WALL SIGNAGE**

Consider recommending that the Village Board grant two (2) Variations to the Petitioner, Erin Livingston of All-Right Sign, Inc. on behalf of Pattison Sign Group and International Kia, that would allow for additional wall signage including:

1. A Variation from Section IX.D.1.c. of the Zoning Ordinance to allow a total of three (3) wall signs where one (1) sign shall be allowed for each principal building; and,
2. A fifty-four (54) square foot Variation from Section IX.D.3.b. of the Zoning Ordinance where one hundred (100) square feet is the total sign area allowed for the subject property.

These Variations would allow the Petitioners to construct a total of three (3) wall signs on the building, comprising a total of one hundred seventeen (117) square feet of sign face area (in addition to an existing thirty-seven (37) square foot freestanding sign) at 8301 159<sup>th</sup> Street in the B-5 (Automotive Service) Zoning District and within the Gray Properties 159<sup>th</sup> Street Commercial Subdivision.

Present were the following:

Zoning Board Chairman: Chris Verstrate

Zoning Board Members:  
Michael Fitzgerald  
Paul Lechner  
Bob Paszczyk  
David Samuelson  
Steve Sepessy  
Jennifer Vargas

Village Officials and Staff:  
Paula Wallrich, Interim Community Development Director  
Stephanie Kisler, Planner I  
Dominick Lanzito, Village Attorney  
Debra Kotas, Commission Secretary

Guest(s): Brittany Bowen, All-Right Sign, Inc.

A motion was made by BOARD MEMBER SAMUELSON, seconded by BOARD MEMBER PASZCZYK to open the Public Hearing at 7:33 p.m. THE MOTION WAS APPROVED by voice call. ZONING BOARD OF APPEALS CHAIRMAN VERSTRATE declared the Motion approved.

ZONING BOARD CHAIRMAN VERSTRATE reviewed the Public Hearing process. He explained the Petitioner(s) will be allowed to present evidence in support of the Variation request. He stated they have already provided the written Findings of Fact to support the Variance request and it will be their obligation to provide a burden of proof with facts and evidence to support the Findings that this Board requires before a Variance can be granted. He explained the Village Staff will present their report with any objectors or interested parties being allowed to question both the Petitioner and Village Staff. He stated the Zoning Board will then deliberate and vote on the petition. He confirmed Village Staff provided confirmation that appropriate notice regarding the public hearings were published in the local newspaper in accordance with State law and Village requirements and to the surrounding area.

CHAIRMAN VERSTRATE requested the Petitioner(s) and anyone present who wished to give testimony, comment, engage in cross-examination or ask questions during any of the public hearings being held this evening stand and be sworn in.

CHAIRMAN VERSTRATE introduced the Petitioner's request for Variations as noted above.

BRITTANY BOWEN of All-Right Sign, Inc. on behalf of International Kia, presented the request for two (2) Variations. She explained Kia is seeking a Variance to allow three (3) wall signs, where only one (1) is allowed, and a Variance to exceed the allotted area for wall signs for a total of 117 square feet of total sign face area.

MEMBER PASZCZYK inquired if the signage would have any back lighting. MS. BOWEN stated all signs will be front lit.

STEPHANIE KISLER, Planner I, presented the Staff Report. She stated the Petitioner is seeking a total of three (3) walls signs and a fifty-four (54) square foot Variation for total sign area allowed. She explained the existing, previously approved freestanding square footage is included in this request since the Ordinance does not differentiate between wall and freestanding signs, therefore, the Variance request accounts for it all.

MS. KISLER reviewed the images of the current building and various elevations showing the locations of the proposed signs. She reported the dealership is also in the process of façade changes, which have been permitted, but have not yet begun showing the temporary banners currently covering the previous Mini Cooper dealership signs.

MS. KISLER showed existing signage at several surrounding Tinley Park and Orland Park dealerships noting the Petitioner's request is consistent with other dealerships having multiple wall signs. She explained the proposed "Service" sign is considered more of a directional sign distinguishing the service area from the sales area.

MS. KISLER reviewed the following draft Findings of Fact prepared by Staff for Standards for Variations:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
  - The property would be at a competitive disadvantage with other car dealerships in the 159<sup>th</sup> Street corridor if the Petitioner were permitted to have only one wall sign. Other car dealerships in this area have multiple wall signs.
  - As stated by the Petitioner, the dealership would be out of compliance with corporate standards if the Petitioner was not allowed to have multiple wall signs.
2. The plight of the owner is due to unique circumstances.
  - The request is unique to car dealerships but not to this property owner alone. Other car dealers in the immediate vicinity have multiple wall signs.

3. The Variation, if granted, will not alter the essential character of the locality.
  - The character of the locality will not be altered because other automotive businesses in the area have multiple wall signs. This is consistent with what Staff has seen with other dealerships on 159<sup>th</sup> Street.
4. The Zoning Board of Appeals can add any findings or discuss any standards based on whether there are practical difficulties or particular hardships, and can be added to the record or have the Petitioner address.

MEMBER VARGAS requested clarification regarding letter (h) of the Findings of Fact submitted by the Applicant indicating the wall sign “WILL cause congestion of the public street.” MS. BOWEN explained that was a typographical error and the signage will NOT affect traffic congestion.

There being no further questions or comments, a motion was made by MEMBER FITZGERALD, seconded by MEMBER PASZCZYK to close the Public Hearing at 7:46 p.m. for deliberation.

MEMBER PASZCZYK found all signage is consistent with other Kia dealerships.

CHAIRMAN VERSTRATE stated due to the competition of so many dealerships on 159<sup>th</sup> Street with the same amount, if not more signage, there appears to be a practical hardship.

MEMBER SEPESSY stated a precedent has been set.

A MOTION WAS MADE BY MEMBER LECHNER, SECONDED BY MEMBER SEPESSY to recommend the Village Board grant the Petitioner Variations. CHAIRMAN VERSTRATE clarified the Motion as follows:

A Motion to consider recommending that the Village Board grant the Petitioners a Variation from Section IX.D.1.c. of the Zoning Ordinance to allow a total of three (3) wall signs where one (1) sign shall be allowed for each principal building, and, a fifty-four (54) square foot Variation from Section IX.D.3.b. of the Zoning Ordinance where one hundred (100) square feet is the total sign area allowed for the subject property. These variations would allow the Petitioners to construct a total of three (3) wall signs on the building, comprising a total of one hundred seventeen (117) square feet of sign face area (in addition to an existing thirty-seven (37) square foot freestanding sign) at 8301 159<sup>th</sup> Street in the B-5 (Automotive Service) Zoning District and within the Gray Properties 159<sup>th</sup> Street Commercial Subdivision.

AYE: Zoning Board Members Michael Fitzgerald, Paul Lechner, Bob Paszczyk, David Samuelson, Steve Sepessy, Jennifer Vargas, and Chairman Chris Verstrate

NAY: None

THE MOTION WAS APPROVED by voice vote. ZONING BOARD OF APPEALS CHAIRMAN VERSTRATE declared the Motion approved.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK ZONING BOARD OF APPEALS**  
**SUBJECT: MINUTES OF THE MAY 26, 2016 MEETING**  
**RE: PUBLIC HEARING #2**

FAMILY HYUNDAI – 8101 159<sup>TH</sup> STREET – VARIATION FROM THE ALLOWABLE NUMBER OF SIGNS, TOTAL ALLOWABLE SIGN AREA, AND MAXIMUM ALLOWABLE HEIGHT FOR A FREESTANDING SIGN – WALL AND FREESTANDING SIGNAGE

Consider recommending that the Village Board grant three (3) Variations to the Petitioner, Bret Skirvin of Site Enhancement Services on behalf of Watson Family Hyundai, that would allow for additional wall and freestanding signage including:

1. A Variation from Section IX.D.1.c. of the Zoning Ordinance to allow a total of five (5) signs where one (1) sign shall be allowed for each principal building; and,
2. A four hundred thirty-three (433) square foot Variation from Section IX.D.3.b. of the Zoning Ordinance where one hundred seventeen (117) square feet is the total sign area allowed for the subject property; and,
3. An eight foot (8') Variation from Section IX.D.4.a.(2) of the Zoning Ordinance where the maximum height for a freestanding sign is ten feet (10').

These Variations would allow the Petitioner to construct a total of four (4) wall signs on the building, comprising three hundred ninety-four (394) square feet and one (1) freestanding sign comprising one hundred fifty-six (156) square feet for a total of five hundred fifty square feet (550) of signage, and allow for an existing eighteen foot (18') tall sign to be refaced to match current brand standards at 8101 159<sup>th</sup> Street in the B-5 (Automotive Service) Zoning District.

Present were the following:

Zoning Board Chairman: Chris Verstrate

Zoning Board Members: Michael Fitzgerald  
Paul Lechner  
Bob Paszczyk  
David Samuelson  
Steve Sepessy  
Jennifer Vargas

Village Officials and Staff: Paula Wallrich, Interim Community Development Director  
Stephanie Kisler, Planner I  
Dominick Lanzito, Village Attorney  
Debra Kotas, Commission Secretary

Guest(s): Graham Watson, Family Hyundai

A motion was made by MEMBER SAMUELSON, seconded by MEMBER PASZCZYK to open the Public Hearing at 7:49 p.m. THE MOTION WAS APPROVED by voice call. ZONING BOARD OF APPEALS CHAIRMAN VERSTRATE declared the Motion approved.

CHAIRMAN VERSTRATE introduced the Petitioners request for variations as noted above.

GRAHAM WATSON with Family Hyundai, requested Variations for additional signage, total sign area, and maximum height for a monument sign. He explained the existing five signs will be replaced and modified with the company's new branding. He explained they will replacing one monument sign and four wall signs. He reported the signs will be lit with a bronze color having a mirrored metallic appearance. He noted the façade work has already begun and is scheduled to be completed by the end of June. He explained the signage will also provide more clarification of the location of the service department vs. the sales area.

MEMBER SAMUELSON inquired about the existing temporary signage. MR. WATSON reported the temporary banners will be removed; however, the automobile overhang is a distinct look since the building was built around it and will remain.

STEPHANIE KISLER, Planner I, presented the Staff Report. She reviewed the three separate Variation requests for ground sign and wall signage as follows:

1. A Variation to allow a total of five (5) signs where one (1) sign is allowed for each principal building. She explained the current sign regulations do not clarify between ground signs and wall signs; and,
2. A four hundred thirty-three (433) square foot Variation for overall signage, including ground and wall signs, where the maximum of allowed is one hundred seventeen (117) square feet in order to replace the same amount of signage with the new branding; and,
3. An eight foot (8') Variation for the height of the freestanding ground sign.

MS. KISLER showed photographs of the current site comparing it with a rendering showing the upgraded corporate branding. She reviewed each of the five proposed signs. She reviewed the history of the existing monument sign. She explained the sign existed at the dealer's previous location and when the dealership relocated to Tinley Park in 2007, it was part of an inducement agreement that allowed it to relocate it from a different community, therefore, no formal Variance was obtained. She noted the sign will remain the same height but is eight feet (8') taller than allowed by the Zoning Ordinance. She reported the sign is consistent with other Variances granted by the Village of Tinley Park. She also noted that car dealerships are allowed 18' monument signs across the street in Orland Park.

Using aerial photographs, MS. KISLER showed that the Hyundai dealership is set further back and the wall sign on the west façade is for increased visibility. She also showed the exposure is unique since the adjacent property to the west is a Com Ed easement where Hyundai currently leases space for inventory. She reviewed existing signage at other dealerships in Tinley Park that were previously granted variations and Staff found the Petitioner's request to be consistent.

MS. KISLER explained Village Code requires extensive landscaping around the base of a sign. In lieu of ripping up cement pavers surrounding the sign and reducing room for inventory, Staff is recommending planters be placed at the base of the sign, thus meeting the intent of Code.

MS. KISLER reviewed the following draft Findings of Fact prepared by Staff for Standards for Variations:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
  - The property would be at a competitive disadvantage with other car dealerships in the 159<sup>th</sup> Street corridor if the Petitioner were permitted to have only one wall sign. Other car dealerships in this area have multiple wall signs.

- As stated by the Petitioner, the dealership would be out of compliance with corporate standards if the Petitioner was not allowed to have multiple wall signs.
  - The Petitioner has an existing 18' tall freestanding sign and is proposing to rebrand the existing sign. The existing sign is not out of character with other car dealerships signs along 159<sup>th</sup> Street.
2. The plight of the owner is due to unique circumstances.
    - The request is unique to car dealerships. Other car dealers in the immediate vicinity have multiple wall signs and freestanding signs that exceed 10' in height.
  3. The Variation, if granted, will not alter the essential character of the locality.
    - The character of the locality will not be altered because other automotive businesses in the area have multiple wall signs and freestanding signs that exceed 10' in height.
  4. The Zoning Board of Appeals can add any additional findings to the record.

MEMBER SAMUELSON expressed concerns regarding the increasing amounts of total sign area for dealerships. He inquired if Variations or permits had been obtained. MS. KISLER reported permits were obtained; however, no formal Variance was obtained believing it was part of the inducement agreement for this particular dealership.

MEMBER FITZGERALD reported driving by the site and stated the Variance request for variance is fair. He requested clarification regarding the types of planters that will be placed at the base of the monument sign. MR. WATSON explained the planters will have seasonal material assuring there will be no empty planters.

MEMBER VARGAS inquired if the dealership would be using any more temporary signage. MS. KISLER explained they are permitted to have temporary signage on a 30-day basis. Because of dealerships having to adhere to strict corporate standards, she reported Staff is working on update to the Sign Regulations, specifically a temporary sign policy for car dealerships.

A motion was made by MEMBER SEPESSY, seconded by MEMBER FITZGERALD to close the Public Hearing at 8:14 p.m. for deliberation.

MEMBER PASZCZYK requested the Motion include recommendation by Staff regarding the planters.

There being no further questions or comments, a motion was made by MEMBER LECHNER, seconded by MEMBER PASZCZYK to grant the Petitioners request with the condition that planters be provided at the base of the freestanding sign. CHAIRMAN VERSTRATE clarified the Motion as follows:

Consider recommending that the Village Board grant Watson Family Hyundai the following Variations:

1. A Variation to allow a total of five (5) signs where one (1) sign shall be allowed for each principal building; and,
2. A four hundred thirty-three (433) square foot Variation where one hundred seventeen (117) square feet is the total sign area allowed for the subject property; and,
3. An eight foot (8') Variation where the maximum height for a freestanding sign is ten feet (10').

These Variations would allow the Petitioners to construct a total of four (4) wall signs on the building, comprising three hundred ninety-four (394) square feet and one (1) freestanding sign comprising one hundred fifty-six (156) square feet for a total of five hundred fifty square feet (550) of signage, and allow for an existing

eighteen foot (18') tall sign to be refaced to match current brand standards at 8101 159<sup>th</sup> Street in the B-5 (Automotive Service) Zoning District with the following conditions:

1. That planters be provided at the base of the freestanding sign in order to meet the intent of the Zoning Ordinance where "extensive landscaping around the base of the sign so as to screen the base of the sign from view from the adjoining street and adjoining properties" is required.

AYE: Zoning Board Members Michael Fitzgerald, Paul Lechner, Bob Paszczyk, David Samuelson, Steve Sepessy, Jennifer Vargas, and Chairman Chris Verstrate

NAY: None

THE MOTION WAS APPROVED by voice vote. ZONING BOARD OF APPEALS CHAIRMAN VERSTRATE declared the Motion approved.

DRAFT

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

**FROM: VILLAGE OF TINLEY PARK ZONING BOARD OF APPEALS**

**SUBJECT: MINUTES OF THE MAY 26, 2016 MEETING**

**RE: PUBLIC HEARING #3  
BROWN – 17600 70<sup>TH</sup> AVENUE – VARIATION FROM THE REQUIRED FRONT YARD  
SETBACK – FENCE**

Consider recommending that the Village Board grant a Variation to the Petitioners, Helen and Laurence Brown, that would allow for a fence replacement including:

1. A sixteen foot, six inch (16'6") variation from Section V.B. Schedule II (Schedule of District Requirements) for a fence where the front yard setback requirement is twenty-five feet (25').

This Variation would allow the Petitioners to construct a six foot (6') tall wood fence at a eight foot, six inch (8'6") setback on the north (176<sup>th</sup> Street) side of this corner lot at 17600 70<sup>th</sup> Avenue in the R-4 (Single Family Residential) Zoning District and within the Barrett Brother's Subdivision.

Present were the following:

Zoning Board Chairman:	Chris Verstrate
Zoning Board Members:	Michael Fitzgerald Paul Lechner Bob Paszczyk David Samuelson Steve Sepessy Jennifer Vargas
Village Officials and Staff:	Paula Wallrich, Interim Community Development Director Stephanie Kisler, Planner I Dominick Lanzito, Village Attorney Debra Kotas, Commission Secretary
Guest(s):	Helen Brown, Petitioner

A motion was made by MEMBER FITZGERALD, seconded by MEMBER PASZCZYK to open the Public Hearing at 8:17 p.m. THE MOTION WAS APPROVED by voice call. ZONING BOARD OF APPEALS CHAIRMAN VERSTRATE declared the Motion approved.

CHAIRMAN VERSTRATE introduced the Petitioners request for the Variation as noted above.

HELEN BROWN, 17600 70<sup>TH</sup> Avenue, reported purchasing her home in 2001 with the existing 6' wood fence unaware the fence was not in compliance. She and her husband are seeking to replace the fence due to its deteriorating condition. She stated they are seeking to replace the fence with another wood fence in its same location at its same height. She explained to move the fence inward into the property would result in a substantial cost.

STEPHANIE KISLER, Planner I, presented the Staff Report regarding the Petitioner's request for an 8'6" setback to replace an existing fence with another wood privacy fence of the same height in order to improve the appearance of their property. She showed various photographs of the property and existing fence. She noted extensive landscaping would need to be redone if the fence is required to be moved inward. She reported no safety concerns or visibility issues with the location of the fence.

MS. KISLER reviewed the history of the existing fence. She reported the fence was initially installed in 1996 at which time the ZBA granted the previous homeowner a 10' Variation from the setback. Following granting of the Variance, she reported a permit was applied for that showed the fence coming 10' from the house. Following review of the minutes from that meeting, she stated the intent was granting the Variance from the house not the setback. She also noted that the fence had been installed seven inches (7") further toward the north property line than the permit allowed. She also reviewed fences of neighboring properties that had also been granted Variations.

MS. KISLER reviewed the following draft Findings of Fact prepared by Staff for Standards for Variations:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
  - To meet district regulations the fence would need to be relocated 6' south from the corner of the house because the house was built at a 19' setback on the north side of the property rather than the required 25' setback, which would impact existing landscaping.
  - As stated by the Petitioner, the dealership would be out of compliance with corporate standards if the Petitioner was not allowed to have multiple wall signs.
  - The Petitioner has an existing 18' tall freestanding sign and is proposing to rebrand the existing sign. The existing sign is not out of character with other car dealerships signs along 159<sup>th</sup> Street.
2. The plight of the owner is due to unique circumstances.
  - The request is unique to the home because it is nonconforming with respect to the required front yard setback (19' existing vs. 25' required) and is nonconforming with respect to the required lot width (58.5' existing vs. 75' required). Additionally, there is already a fence existing in the proposed location.
3. The Variation, if granted, will not alter the essential character of the locality.
  - The character of the locality will not be altered because the proposed fence would replace an existing fence at the same location which was erected in 1996. In fact, since the existing fence is in deteriorating condition, the proposed fence would be an aesthetic improvement to the locality.

A motion was made by MEMBER LECHNER, seconded by MEMBER PASZCZYK to close the Public Hearing at 8:31 p.m. for deliberation.

There being no questions or comments, a motion was made by MEMBER LECHNER, seconded by MEMBER FITZGERALD to grant the Petitioners request. CHAIRMAN VERSTRATE clarified the Motion as follows:

Consider recommending that the Village Board grant a Variation to the Petitioners, Helen and Laurence Brown, a sixteen foot, six inch (16'6") variation for a fence where the front yard setback requirement is twenty-five feet (25'). This Variation would allow the Petitioners to construct a six foot (6') tall wood fence at a eight foot, six inch (8'6") setback on the north (176<sup>th</sup> Street) side of this corner lot at 17600 70<sup>th</sup> Avenue in the R-4 (Single-Family Residential) Zoning District and within Barrett Brother's Subdivision.

AYE: Zoning Board Members Michael Fitzgerald, Paul Lechner, Bob Paszczyk, Steve Sepessy, Jennifer Vargas, and Chairman Chris Verstrate

NAY: None

ABSTAIN: Zoning Board Member David Samuelson

THE MOTION WAS APPROVED by voice vote. ZONING BOARD OF APPEALS CHAIRMAN VERSTRATE declared the Motion approved.

### **GOOD OF THE ORDER**

On behalf of CHAIRMAN VERSTRATE and other Board Members, MEMBER PASZCZYK commended and thanked Staff for providing thorough preparation and presentation of materials and information.

### **PUBLIC COMMENT**

A resident expressed concerns regarding the Zoning Board granting Variations because of situations where a property owner may not have obtained a proper Variance in the past and therefore, should not be “grandfathered” in. He stated if something is not within Code, it should not be allowed.

### **ADJOURNMENT**

A motion was made by MEMBER SEPESSY, seconded by MEMBER PASZCZYK to close the regular meeting of the Zoning Board of Appeals of May 26, 2016 at 8:44 p.m. THE MOTION WAS APPROVED by voice call. ZONING BOARD OF APPEALS CHAIRMAN VERSTRATE declared the Motion approved.



## ZONING BOARD OF APPEALS STAFF REPORT

June 9, 2016

### ENGLEHART (8667 Monaghan Drive)

Variation from the Required Front Yard Setback for a Fence

#### Petitioner

Matthew Englehart

#### Property Address

8667 Monaghan Drive

#### PIN

19-09-11-311-012-0000

#### Parcel Size

0.27 acres ±  
(11,779 square feet)

#### Zoning

R-2 PD (Single-Family  
Residential, Planned Unit  
Development)

#### Subdivision

Brookside Glen

#### Publication

Daily Southtown  
(May 22, 2016)

#### Project Planner

Stephanie Kisler,  
Planner I

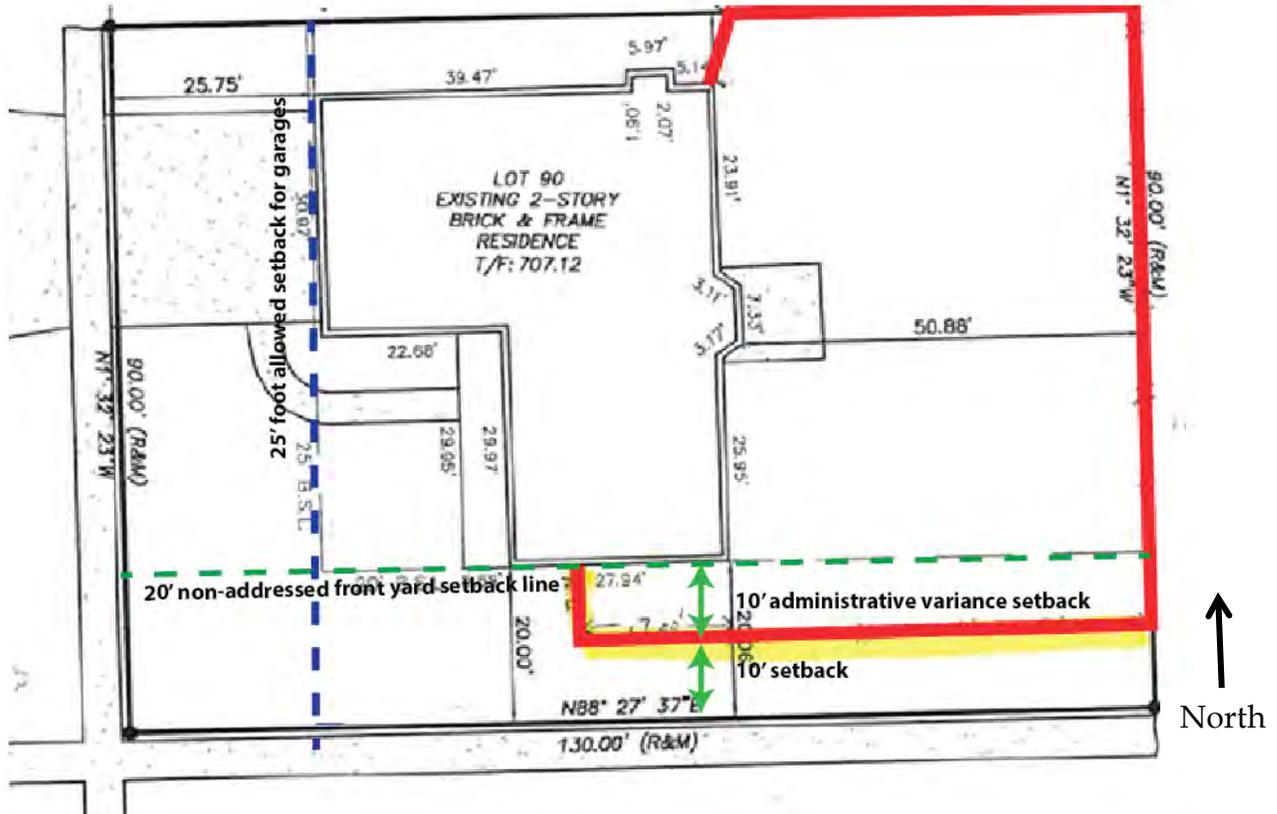


### SUMMARY OF VARIATION REQUEST

The Petitioner, Matthew Englehart, requests a ten foot (10') Variation from the front yard setback requirement for property located in the Brookside Glen Planned Unit Development. This Planned Unit Development is unique from other property zoned R-2 in that corner lots in Brookside Glen are allowed a reduction in the required non-addressed front yard (sometimes referred to as a 'side yard street frontage on a corner lot) from thirty feet (30') to twenty feet (20'). Additionally, in Brookside Glen, garages are allowed a 5' encroachment into the primary front yard thereby reducing the setback of the garage to 25'. The Petitioner is requesting the ten foot (10') Variation on the non-addressed front yard which would allow for the installation of a six foot (6') tall vinyl fence at a ten foot (10') setback from the south property line (since the non-addressed front yard setback is twenty foot (20') in Brookside Glen, a ten foot (10') Variation results in a ten foot (10') setback).

**FOR YOUR INFORMATION**

Per recent conversations with the Village Attorney, this Variation request can be approved administratively rather than through the public process for Variations (which includes a Public Hearing and recommendation from the Zoning Board of Appeals and final consideration by the Village Board). However, since the request had already been noticed for a Public Hearing, Staff is providing the information for Board’s review.



*Proposed Fence Location*

Per the Village Attorney, Section III.H.1. allows the Zoning Administrator the authority to grant an administrative Variation of up to ten feet (10’) into the required setback within the non-addressed front yard and this should not be any different for subdivisions that have legally reduced setbacks through the terms of the Planned Unit Development. Therefore, this particular request does not need to be heard by the Zoning Board of Appeals.

In addition to the information above, the Zoning Board of Appeals should be aware that Staff routed the Variation request to Engineering, Public Works, Fire, and Police Departments for staff review. Reviewing departments indicated that they had no issues with the proposed fence.

Staff will handle approval of the requested Variation administratively through the building permit process once the Petitioner applies for a fence permit.



## ZONING BOARD OF APPEALS STAFF REPORT

June 9, 2016

### CRAIG (17004 Odell Avenue)

Variation from the Required Front Yard Setback for a Fence

#### Petitioners

Kenneth and Sherry Craig

#### Property Address

17004 Odell Avenue

#### PIN

27-25-220-001-0000

#### Parcel Size

0.23 acres ±  
(10,056 square feet)

#### Zoning

R-4 (Single-Family  
Residential)

#### Subdivision

Tinley Heights

#### Publication

Daily Southtown  
(May 22, 2016)

#### Requested Action

Consider making a motion  
to recommend the  
requested Variation to the  
Village Board

#### Project Planner

Stephanie Kisler,  
Planner I



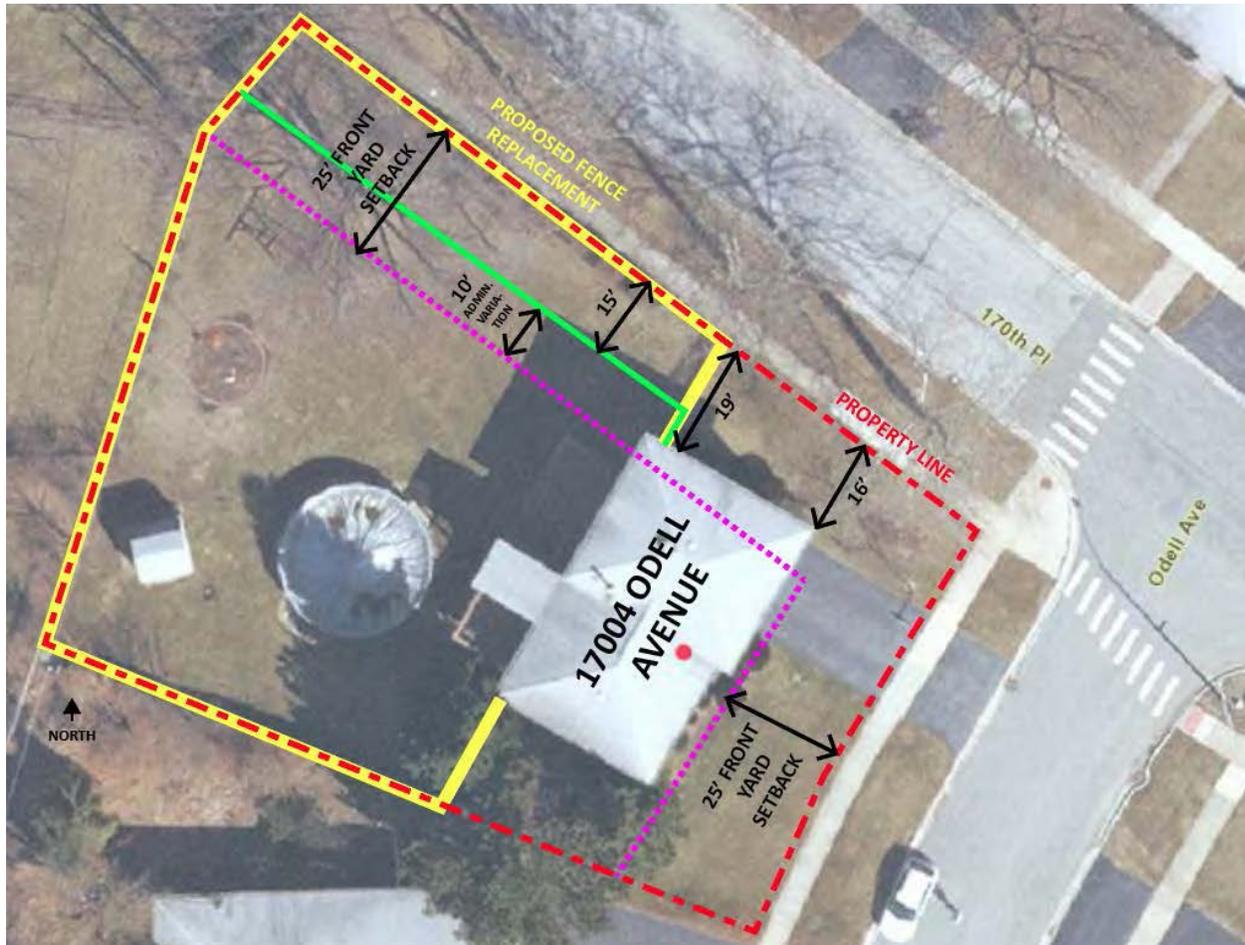
### SUMMARY OF VARIATION REQUEST

The Petitioners, Kenneth and Sherry Craig, a twenty-five foot (25') Variation from Section V.B. Schedule II (Schedule of District Requirements) for a fence where the front yard setback requirement is twenty-five feet (25').

This Variation would allow the Petitioners to replace an existing fence with a four foot (4') tall open-style wood fence at a zero foot (0') setback on the north (170<sup>th</sup> Place) side of this corner lot at 17004 Odell Avenue in the R-4 (Single-Family Residential) Zoning District and within Tinley Heights Subdivision.

## VILLAGE STAFF COMMENTS

Staff has reviewed the petition for a Variation from the required front yard setback for replacement of an existing fence at 17004 Odell Avenue. The graphic below displays the required twenty-five foot (25') setback in a **pink dashed line** and the proposed fence replacement in **yellow**. A possible alternative of a ten foot (10') administrative Variation is shown in **green**. The area in need of a Variation is the area nearest the property line along 170<sup>th</sup> Place where the **yellow** line extends beyond the **pink** setback requirement line.

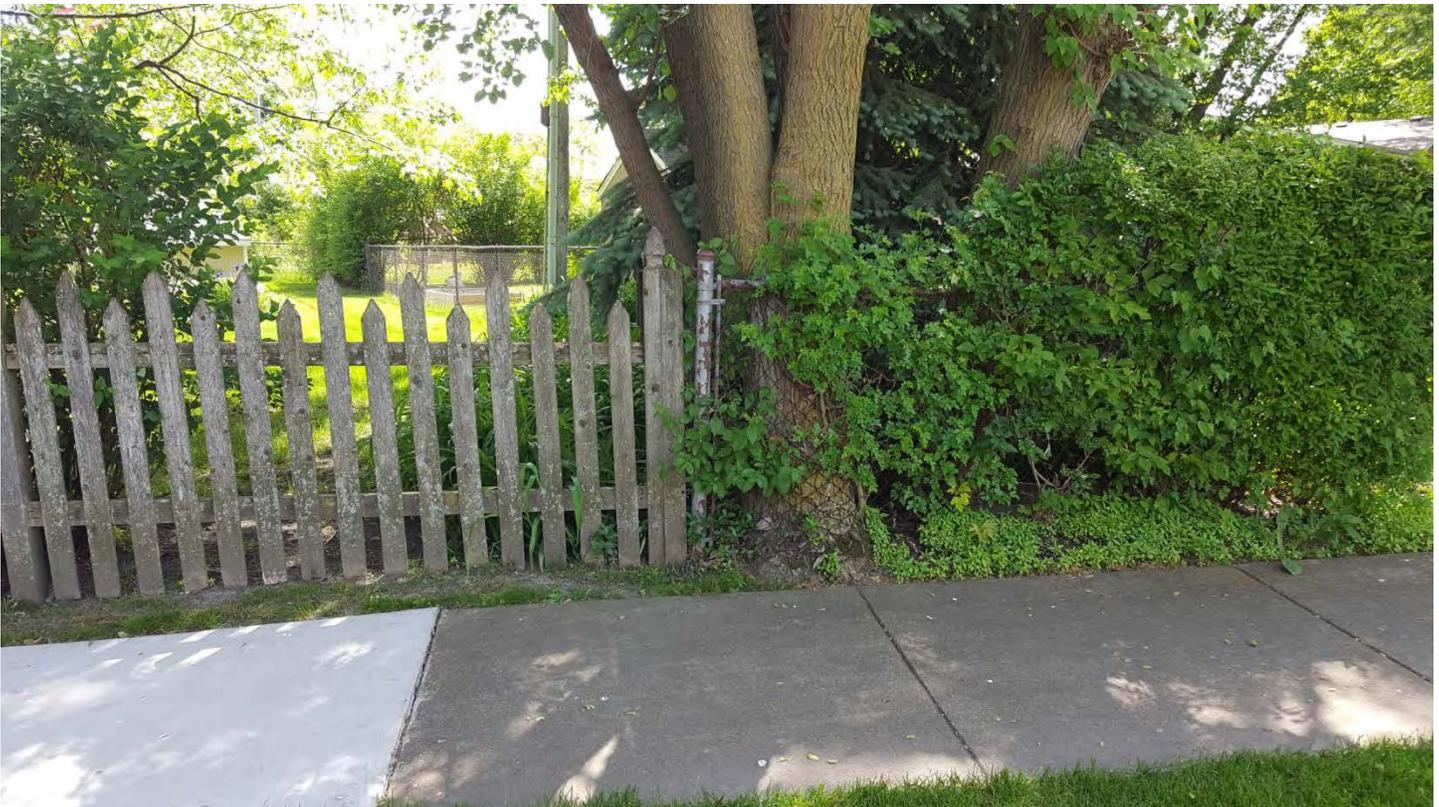


It is important to note that this is a uniquely-shaped corner lot and that the existing home is nonconforming to the required front yard setback. The northeast corner of the house (nearest the intersection of Odell Avenue and 170<sup>th</sup> Place) is only setback about sixteen feet (16') and the north corner of the home is setback about nineteen feet (19'). As seen in the graphic above, if the Petitioners installed the fence per the required setback (**pink dashed line**), it would actually have to be brought inward six feet (6') or so to comply with the current front yard setback requirement.



Per Section III.H.1. of the Zoning Ordinance, Staff is able to administratively grant a Variation of up to ten feet (10') from the required setback. This would allow the Petitioner to maintain a setback of fifteen feet (15') from the property line nearest 170<sup>th</sup> Place for the fence. The Petitioner, however, is requesting a Variation for the full twenty-five feet (25') in order to keep the fence at the same location (a zero foot (0') setback) as the existing fence. The Petitioner was also concerned with the location of some large trees in the yard having an impact on a possible relocation for the fence.

Staff was unable to locate previous permits or a Variation for the existing fence that runs along the north property line. The Petitioners wish to replace the existing fence with a similar open-style wood fence because they feel that the existing fence is deteriorating and is in need of repair. Staff notes that the fence is in alignment with the fence that is located to the northwest of the Petitioner's property at 7341 170<sup>th</sup> Place. Staff was also unable to find records of previous permits or a Variation for the fence at 7341 170<sup>th</sup> Place.



*Comparison of the Petitioner's Existing Wood Fence (left) to the Neighbor's Existing Chain Link Fence (right)*

In order to replace the fence in the same location, the Petitioners have requested a twenty-five foot (25') Variation so that the fence will have a zero foot (0') setback from their north property line. The Petitioners are not asking to drastically change the character of the fence that currently exists today but instead to replace it in kind with a new fence.



*Panoramic View of the Petitioner's Existing Fence*

The Planning Department notes that there are no concerns with this Variation request with respect to line-of-sight since there are no intersections (street, sidewalk, or driveway) directly adjacent to the fence. However, the fence is a short distance from the sidewalk and could potentially be a hazard for people traversing the sidewalk, especially if the fence is deteriorating in condition.

Historically, Variation requests that would allow fences at a zero foot (0') setback on front property lines have been difficult to support unless the property line is abutting a relatively major thoroughfare (ex. 183<sup>rd</sup> Street, Harlem Avenue, 167<sup>th</sup> Street, Ridgeland Avenue, etc.). In this instance, 170<sup>th</sup> Place is a minor residential street.

Staff notes that the typical fence conditions for corner lots along 170<sup>th</sup> Place in the Tinley Heights and Fairmont Village subdivisions include: having no fence, having fences that meet the required setback, having fences that have utilized the ten foot (10') administrative Variation so that fifteen feet (15') of the required front yard setback remains unfenced, and having fences installed at a zero foot (0') setback such as the Petitioners' existing fence. Staff noted the quantity of fences by category in the table below to show the typical characteristics based on the aerial image provided with the Village's Geographic Information System (GIS) (Note: This aerial is from Spring 2012 and does not reflect fences that have been altered/installed since then).

<b>Fence Location</b> (As of 2012 Aerial Image)	<b>Number of Corner Lots</b> <b>Along 170<sup>th</sup> Place</b> (Tinley Heights/Fairmont Village Subdivisions)
No Fence	19
Fence Meets Required Setback (25' unfenced)	2
Administrative Variation (15' unfenced)	3
Fence on Property Line (0' unfenced)	4



Out of twenty-eight (28) corner lot properties along 170<sup>th</sup> Place observed in the aerial image, nineteen (19) had no fence and four (4) properties had fences at a zero foot (0') setback on a front property line. Staff would like to point out that the Petitioners' property was one of these four properties. The Zoning Board of Appeals should consider the effect of setting a precedent for the location of fences on corner lots within this area since the majority of corner lots along 170<sup>th</sup> Place do not have fences and few currently do not meet the required setback.

Staff routed the Variation request to Engineering, Public Works, Fire, and Police Departments for staff review. Reviewing departments indicated that they had no issues with the proposed fence replacement. However, following discussion with the Building Department, it was noted that properties that have pools are required by code to have fences a minimum of five feet (5') tall. The Petitioner will need to amend their plans to accommodate meeting this aspect of the Village code. Staff has added this condition within the appropriate motion at the end of the report.

## **DRAFT FINDINGS OF FACT AS PREPARED BY STAFF**

---

Per Section X.G.4. of the Zoning Ordinance, the Zoning Board of Appeals shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. Staff has prepared draft responses for the Findings of Fact (listed in bullet points) based on the information supplied by the Petitioner and the information researched by Staff as of June 4, 2016. The Zoning Board of Appeals may accept, delete, or amend the following findings based on information provided during the Public Hearing and enter them as part of the record.

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.**
  - The property in question can yield a reasonable return if the fence conforms to Village regulations or the Petitioners seek relief in the form of an administrative Variation to allow for up to ten feet (10') of a reduction in the required setback for the fence. The Petitioners can still utilize their yard and maintain safety within the property.
  
- 2. The plight of the owner is due to unique circumstances.**
  - The plight of the owner is not due to unique circumstances. The Village could not locate any past permits or Variation for the fence location as it exists today. While the shape of the lot is unique, it is still able to allow a fence to be installed in such a manner that it does not require a twenty-five foot (25') setback Variation. The location of the existing fence is actually unique to the vicinity since many other corner lots along 170<sup>th</sup> Place either do not have fences, have fences installed to meet the setback requirement, or have ten foot (10') administrative Variations. There are only three (3) other corner lots along 170<sup>th</sup> Place that have fences along the front property line, two (2) of which are abutting Harlem Avenue.
  
- 3. The Variation, if granted, will not alter the essential character of the locality.**
  - The Variation, if granted, will alter the essential character of the locality and further will set a precedent for other similar properties in the vicinity. The existing fence location is not consistent with the fence location on other corner lots along 170<sup>th</sup> Place. However, the proposed fence would replace an existing fence at the same location. In fact, since the existing fence is in deteriorating condition, the proposed fence would be an aesthetic improvement to the property.
  
- 4. Additionally, the Zoning Board of Appeals shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:**
  - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
  - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
  - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
  - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;

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

## APPROPRIATE MOTION

---

If the Zoning Board of Appeals wishes to make a motion, the following motion is written in the affirmative for the Board's consideration:

"...make a motion to consider recommending that the Village Board grant the Petitioners, Kenneth and Sherry Craig, a twenty-five foot (25') Variation from Section V.B. Schedule II (Schedule of District Requirements) for a fence where the front yard setback requirement is twenty-five feet (25'). This Variation would allow the Petitioners to replace an existing fence with a four foot (4') tall open-style wood fence at a zero foot (0') setback on the north (170<sup>th</sup> Place) side of this corner lot at 17004 Odell Avenue in the R-4 (Single-Family Residential) Zoning District and within Tinley Heights Subdivision."

...With the following conditions:

1. *That the fence height be raised to five feet (5') to meet Village code for the required height of a fence when the property has a swimming pool.*
2. *[any conditions that the Zoning Board of Appeals would like to recommend.]*

...Based on the evidence provided at this hearing and the following:

1. That the Petitioners have provided evidence establishing that they have met the standards for Variations contained in Section X.G.4. of the Zoning Ordinance.
2. *[any other facts or unique circumstances that the Zoning Board of Appeals would like to mention.]*

**VILLAGE OF TINLEY PARK**  
**APPLICATION FOR ZONING ORDINANCE VARIANCE**

The undersigned hereby Petitions the Village of Tinley Park Zoning Board of Appeals and/or Plan Commission to consider a Variation from the terms of the Zoning Ordinance as follows:

**PETITIONER INFORMATION**

Name: Kenneth E. Craig

Mailing Address: 17004 S. Odell

City: Tinley Park State: IL Zip: 60477

Day Phone: [REDACTED] Evening Phone: [REDACTED]

Cell Phone: [REDACTED] Fax Number: \_\_\_\_\_

Email Address: [REDACTED]

Nature of Petitioner's Interest in the property and/or relationship to the owner:  
(Applications received on behalf of the owner of record must be accompanied by a signed letter of authorization).

**PROPERTY INFORMATION**

Street Address: 17004 S. Odell

Owners: Kenneth + Sherry Craig

**SPECIFIC TYPE OF VARIANCE REQUESTED (See Examples Below):**

*A 25 foot variance to the required set-back of 25 feet to replace a fence on the property line 4 foot tall open style fence (wood). North side of property on 170th Pl.*

Examples of Specific Type of Variance Requested:  
This refers to the exact number of feet, the exact dimensions of a structure, exact height/type of fence.  
For example:

"A 15 foot Variance to the Front Yard Setback on the East side of the property to allow for a 6-foot tall cedar fence on this corner lot."

"A 180 square foot variance to the 720 square foot maximum allowable size of an accessory structure to allow for a 30 foot or 900 square foot garage on this residential property."

"A 10 foot variance to the 10 foot maximum allowable height for a sign to allow for a 20 foot high monument sign on this commercial property."

**REASON THAT THE VARIANCE IS NEEDED:** (See Examples below)

To replace a rotting fence at the same location it has been since buying the property in 1986  
No variance was on file

**Examples of Reasons that the Variance is needed:**

"We would like to extend our fence 15 feet toward the street from the front corner of the house so that we can enclose a pool, swing set, shed, landscaping, trees, side entrance, etc., and provide a safe area for our children to play"

"We would like to build an oversized garage on our property so that we may store our antique vehicle, snow mobiles, riding lawn mower, etc., inside, as well as our two other cars, which are currently parked in the driveway"

The Petitioner certifies that all of the above statements and other information submitted as part of this Application and Findings of Fact are true and correct to the best of his or her knowledge:

Signature:  Date: 4-29-16

Printed Name: KENNETH L. CRAIG

**OFFICE USE ONLY:**

Current Zoning on Property \_\_\_\_\_ Present Use \_\_\_\_\_

Notes

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

## FINDINGS OF FACT

### ADDITIONAL INFORMATION TO BE PRESENTED TO SUPPORT A VARIATION REQUEST FROM THE TERMS OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following questions with facts and information to support the requested Variation:

- A. Describe the difficulty that you have in conforming with the **current** regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

*In order to conform to current regulations, the replacement fence would need to be moved 25 feet south of the property line which would put the fence within inches of our current deck, interfere with current landscaping, loss of a substantial portion of usable backyard and diminish the current curb appeal of the neighborhood.*

- B. Describe any difficulties or hardships that **current** zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.

*Using current zoning regulations, the new replacement fence would prohibit our fence to be in line with our neighbor's current fence. The aesthetic appearance would be drastically changed from that of the rest of the neighborhood.*

- C. Describe how the above difficulty or hardship was created.

*It was created when the house was built due to the shape of the lot, placement of the home, and no 25 foot set-back.*

## FINDINGS OF FACT (CONTINUED)

- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

*Putting the replacement fence according to current regulations would deface the neighborhood aesthetically and put the fence well into the backyard coming directly from the deck.*

- E. Explain how this Variance **would not** be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

*We are replacing the fence solely to protect others from gaining access to our pool and improve the curb appeal of our property*

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located: (Example: fencing will not obstruct view of automobile traffic).

*It will <sup>offer</sup> clear visibility to both foot and vehicle traffic*

- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality:

*The character of the neighborhood will be the same*

## FINDINGS OF FACT (Continued)

H. Describe how the requested Variance **will not**:

1. Impair an adequate supply of light and air to adjacent properties.

*There will be no impact on light and air to adjacent properties*

2. Substantially increase the congestion of the public streets.

*There will be no increased congestion*

3. Increase the danger of fire.

*It will decrease the danger of fire, because the wood will not be old and brittle*

4. Impair natural drainage or create drainage problems on adjacent property.

*The replacement fence will be on the property as it is now, which enables water to drain properly.*

5. Endanger the public safety.

*It will actually enhance safety, because it will be a stronger fence and keep people away from our pool.*

6. Substantially diminish or impair property values within the neighborhood.

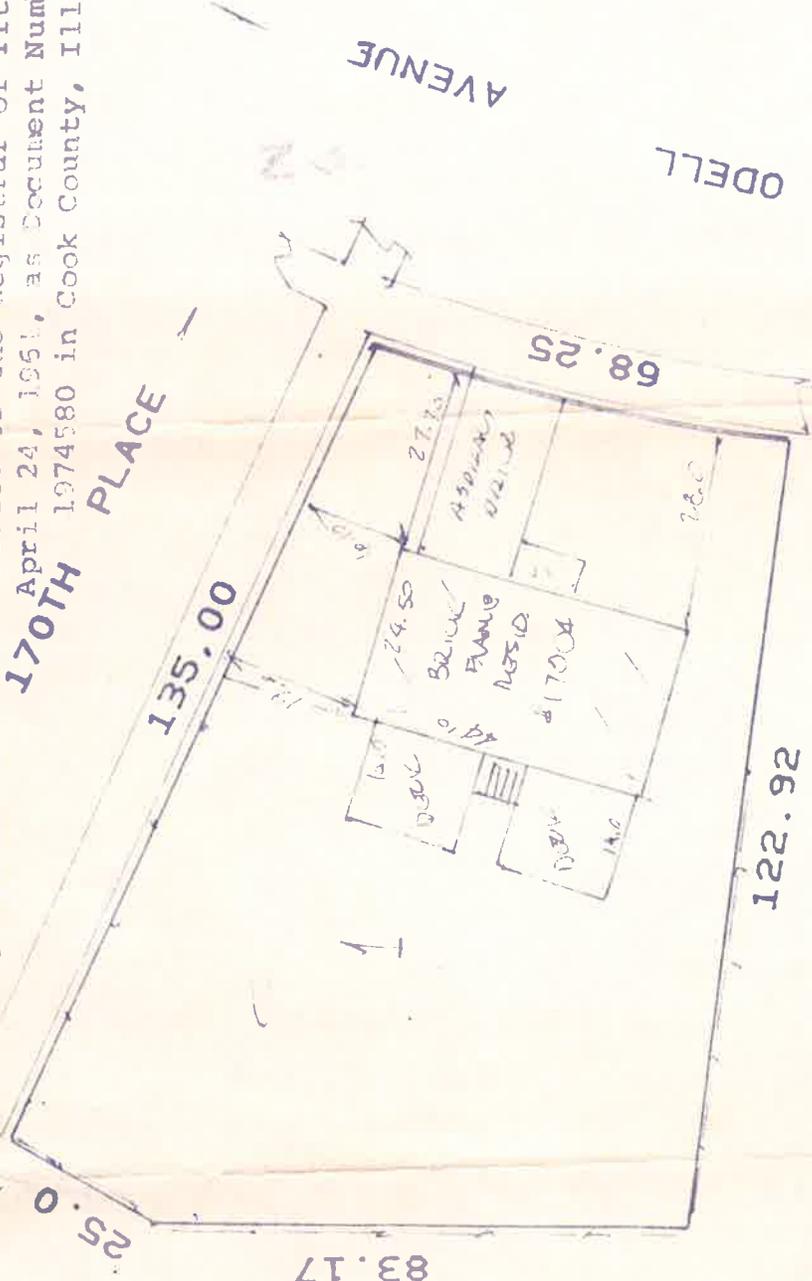
*By keeping the replacement fence where it is, we are in line with the neighbor's fence, and keeping with the look of the neighborhood, thus maintaining property values.*

# CERTIFICATE OF SURVEY

JOSEPH P. KNIGHT & ASSOC. LTD.  
REGISTERED PROFESSIONAL ENGINEER  
REGISTERED LAND SURVEYOR

OF Lot 1 in Block 17, in Tinley Heights Unit Five (5) being a Subdivision in the Northeast 1/4 of Section 25, Township 36 WEST in the Office of the Registrar of Titles of Cook County, Illinois, on April 24, 1951, as Document Number 170TH PLACE in Cook County, Illinois.

PHONE 312-398-6483  
12054 S. CENTRAL AVE.  
PALOS HEIGHTS ILLINOIS 60463



State of Illinois ss  
County of Cook

I, Joseph P. Knight, hereby certify that I have surveyed the above described tract of land and that this plat is a correct representation of said survey.

*Joseph P. Knight*

IRLS #2102

Dimensions are given in feet and decimal parts thereof and corrected to 62° Fahrenheit. Compare all points before building and report at once if any difference exists between the points shown hereon. For easement and building line restrictions consult deed or title policy. Survey is for mortgage inspection purpose only unless lot has been restaked. Surveyor's liability limited to cost of survey.

Date May 14, 1986

Order No. 510-C8173

Survey For Craig



Date of Application 4-14-16

Permit # BL-2016-04-16601

### Village of Tinley Park

Residential Permit Application

16250 Oak Park Avenue, Tinley Park, IL 60477

(708) 444-5100 Fax (708) 444-5199

Name(s) of Property Owner(s) KENNETH + SHERRY CRAIG Phone 

Address of Project: 17004 ODELL

Description of Project: (please provide all dimensions, materials: for example: wooden shed 10ft L x 10ft W x 15 H)  
FENCE REPLACEMENT

Total Cost of Project: \$ 2600

### CONTRACTOR INFORMATION

PLEASE PROVIDE NAME, ADDRESS AND PHONE NUMBERS

**General** K-BROTHERS FENCE  
 Address: 19008 WOLF RD  
 City MAKENA State IL  
 Phone 708 479 0414

**Carpentry** \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_  
 Phone \_\_\_\_\_

**Concrete** \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_  
 Phone \_\_\_\_\_

**Drywall** \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_  
 Phone \_\_\_\_\_

**Electric** \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_  
 Phone \_\_\_\_\_

**Excavator** \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_  
 Phone \_\_\_\_\_

**HVAC** \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_  
 Phone \_\_\_\_\_

**Masonry** \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_  
 Phone \_\_\_\_\_

**Paving** \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_  
 Phone \_\_\_\_\_

**Plumbing** \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_  
 Phone \_\_\_\_\_

**Roofing** \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_  
 Phone \_\_\_\_\_

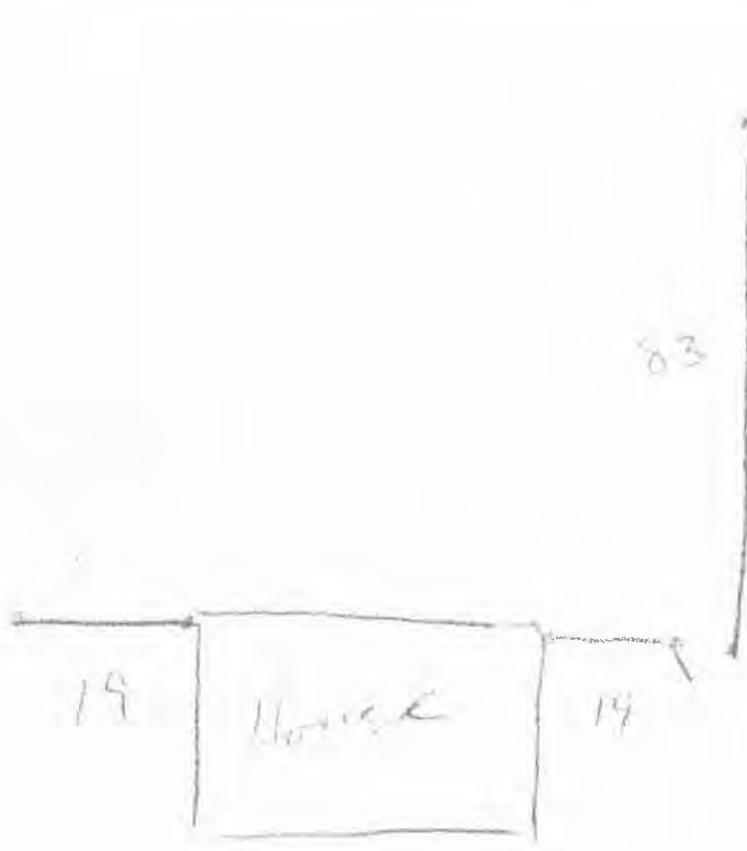
**Sewer** \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_  
 Phone \_\_\_\_\_

Signature of Applicant(s) 

Please check if applicant is owner  or contractor

## PROPOSAL

Owner Sherry Craig + Ken Craig Date 4/7/16  
 Address 17004 D 2nd Phone [REDACTED]  
Towley Park Attn: \_\_\_\_\_  
 Job Location \_\_\_\_\_



Approx 120' of  
 4' high red cedar  
 traditional picket  
 with 1/2" cover board  
 1 walk gate Arched  
 \$3550.00  
 \* option: dirt  
 removal add \$150.00  
 Top runner board  
 add \$50

CONTRACT PRICE \$2600.00  
 DOWN-PAYMENT 2  
 BALANCE UPON COMPLETION \_\_\_\_\_

CUSTOMER ACCEPTED: [REDACTED]  
 K-BROTHERS, INC. BY: [Signature]

**ALL POSTS SET IN CONCRETE**  
**ALL WORK GUARANTEED 5 YRS.**

**Thank you for the opportunity to estimate your fencing needs.**

Customer is to establish and be responsible for property lines and grade of fence and will remove all obstructions that interfere with installation. If any construction permits are required by local ordinances Customer agrees to secure and pay for said permit. Customer also agrees that the Company will not be held responsible or liable for any damage of any nature to underground lines or obstructions. More or less material other than amount contracted for will be debited or credited at current rate acceptance. The above proposal when accepted by the Company becomes a contract between two parties. In case payment is not made as specified in this contract the Customer is liable for a service charge of 1 1/2% per month after due date and all legal and court costs for collection. For acceptance of proposal Customer agrees that the above prices, specifications and conditions are satisfactory and hereby authorized K Brothers Fence, Inc. to do the work as specified. All materials remain the property of K Brothers Fence, Inc. until payment is made in full. For acceptance of proposal Customer agrees that the above prices, specifications and conditions are satisfactory and hereby authorize K Brothers Fence, Inc. to do the work as specified.

# CERTIFICATE OF SURVEY

JOSEPH P. KNIGHT & ASSOC. LTD.  
 REGISTERED PROFESSIONAL ENGINEER  
 REGISTERED LAND SURVEYOR

PHONE 312-396-6463  
 12034 S. CENTRAL AVE.  
 PALOS HEIGHTS, ILLINOIS 60463

OF Lot 1 in Block 17, in Tinley Heights Unit Five (5) being a Subdivision in the Northeast 1/4 of Section 25, Township 36 WEST registered in the Office of the Registrar of Titles of Cook County, Illinois, on April 24, 1961, as Document Number 170TH PLACE, 1974580 in Cook County, Illinois.



State of Illinois ss  
 County of Cook

I, Joseph P. Knight, hereby certify that I have surveyed the above described tract of land and that this plat is a correct representation of said survey.

*Joseph P. Knight*

Dimensions are given in feet and decimal parts thereof and corrected to 62° Fahrenheit. Compare all points before building and report at once if any difference exists between the points shown hereon. For easement and building line restrictions consult deed or title policy. Survey is for mortgage inspection purpose only unless lot has been restaked. Surveyor's liability limited to cost of survey.

Date May 14, 1986  
 Order No. 510-C8173  
 Survey For Craig

IRLS #2102



## ZONING BOARD OF APPEALS STAFF REPORT

June 9, 2016

### VRDOLYAK LAW (7711 159<sup>th</sup> Street)

Variations from the Sign Regulations Related to Wall Signage

#### Petitioner

David B. Sosin of Sosin,  
Arnold & Schoenbeck, Ltd.  
on behalf of EPS Holdings,  
LLC and Vrdolyak Law

#### Property Address

7711 159<sup>th</sup> Street

#### PIN

27-24-101-037-0000

#### Parcel Size

0.79 acres ±  
(34,809 square feet)

#### Zoning

B-3 (General Business and  
Commercial)

#### Subdivision

P.T.L. Resubdivision

#### Publication

Daily Southtown  
(May 22, 2016)

#### Requested Action

Consider making a motion  
to recommend the  
requested Variation to the  
Village Board

#### Project Planner

Stephanie Kisler,  
Planner I



*Current View of the North Façade of the Petitioner's Building*

### SUMMARY OF VARIATION REQUESTS

The Petitioner, David B. Sosin of Sosin, Arnold & Schoenbeck, Ltd. on behalf of EPS Holdings, LLC and Vrdolyak Law, requests the following Variations concerning signage on an existing building located at 7711 159<sup>th</sup> Street, Tinley Park, Illinois:

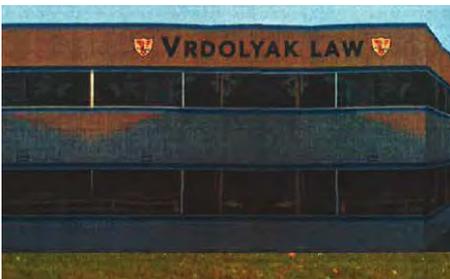
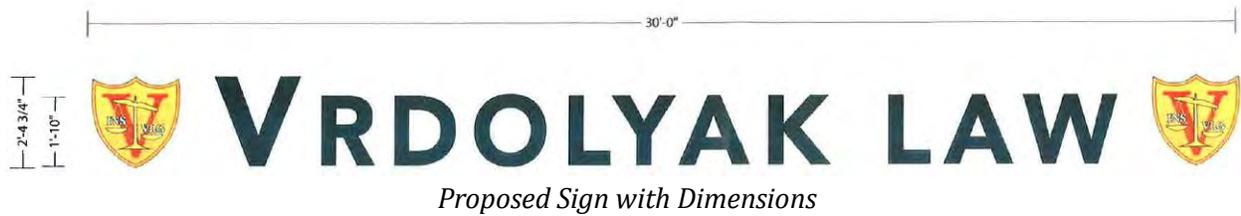
1. A Variation from Section IX.D.1.c. of the Zoning Ordinance to allow a total of three (3) wall signs where one (1) sign shall be allowed for each principal building.
2. A one hundred forty-two (142) square foot Variation from Section IX.D.3.b. of the Zoning Ordinance where seventy-four (74) square feet is the total sign area allowed for the Subject Property.

These Variations would allow the Petitioner to construct a total of three (3) wall signs on the building, comprising a total of two hundred sixteen (216) square feet of sign face area at 7711 159<sup>th</sup> Street in the B-3 (General Business and Commercial) Zoning District and within the P.T.L. Resubdivision.

## SIGN ANALYSIS

Staff has reviewed the proposed sign plan for 7711 159<sup>th</sup> Street for compliance with the Sign Regulations (Section IX of the Zoning Ordinance). The Petitioner has requested three (3) identical wall signs totaling two hundred sixteen (216) square feet of sign area where seventy-four (74) square feet of sign area is permitted for this particular building. Each sign is identical at 2'4.75" x 30' (72 sq.ft.) and is proposed for three (3) different façades of the building (north, east, and west).

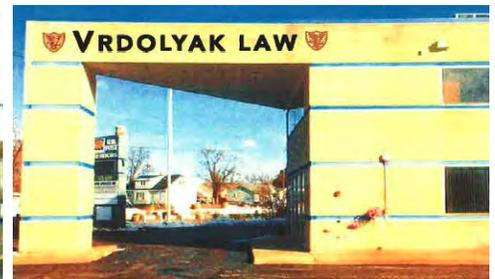
The proposed signage is not in compliance with Section IX.D.1.c. (Number of Signs) and IX.D.3.b. (Sign Face Area).



*Proposed Signage on East Façade*



*Proposed Signage on North Façade*



*Proposed Signage on West Façade*



*Current East Façade*



*Current North Façade*



*Current West Façade*

## VILLAGE STAFF COMMENTS

Staff notes that the site was recently purchased and previous signage was removed from the façade of the building. The building is a unique trapezoid shape and is setback about sixty feet (60') south from 159<sup>th</sup> Street. There is also an existing ground sign at the property (shown in yellow on the graphic below).

The Vrdolyak Law Firm currently is located in the building just west of 7711 159<sup>th</sup> Street and has one (1) wall sign and signage on a multi-tenant ground sign nearest 159<sup>th</sup> Street. This building is setback about ninety feet (90') south from 159<sup>th</sup> Street.

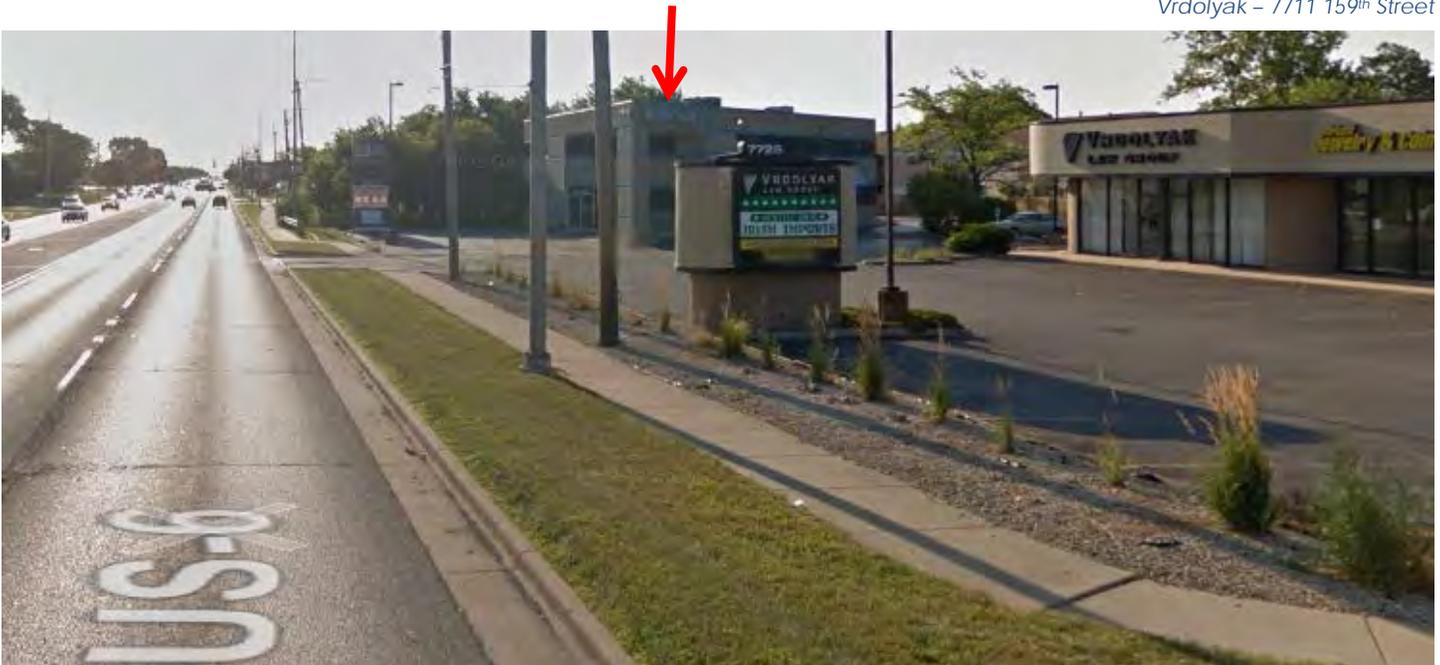


*View Looking South on 159<sup>th</sup> Street Toward North Façade of the Petitioner's Building (Google)*

### **Variation #1: Number of Signs**

The Zoning Ordinance's Sign Regulations (Section IX.D.1.c.) currently allow one (1) sign for interior lots and two (2) signs for corner lots. The subject property is not a corner lot. It is also not an outlot of a larger commercial development (which has been given consideration for additional signage in the past as part of a Planned Unit Development). The subject property is an interior lot not unlike the adjacent parcel to the west that currently houses the Vrdolyak Law Firm (7725-7757 159<sup>th</sup> Street). It is interesting to note that this adjacent parcel functions with one (1) wall sign and has a greater setback from 159<sup>th</sup> Street than the subject parcel (90' vs. 60').

The Petitioner is requesting three (3) identical signs in order to improve visibility for the law office at 7711 159<sup>th</sup> Street. Staff suggests that the unique shape of the building actually decreases visibility for the requested sign on the west façade since that sign would face in a southwest direction – angled away from 159<sup>th</sup> Street (see photo on next page). Images from Google Streetview indicate that signage existed on three (3) sides of the building in the past; however, Staff was unable to find Variations for the previous signage. Regardless, any past Variations would be specific to the signage that was displayed at the time and would not be applicable to the Petitioner's proposed signage.



*View from Eastbound 159<sup>th</sup> Street Toward West Façade of the Petitioner's Building (Google)*

The proposed sign for the east façade is facing 159<sup>th</sup> Street but does not pose any greater hardship than any other structure on an interior lot. The Petitioner has actually increased the visibility of this building and any signage proposed for the façade by removing the trees that lined the creek to the east. The photo below shows the previous landscaping around the creek and how signage at this location was not very visible to westbound traffic on 159<sup>th</sup> Street. A photo of the current conditions is also included below.



*View from Westbound 159<sup>th</sup> Street Toward East Façade of the Petitioner's Building (Google)*



*Current View Looking East from the Edge of the Front Parking Lot to Show Current Landscaping Near Creek*

It is important to note that the building at 7711 159<sup>th</sup> Street actually has one of the smaller setbacks from 159<sup>th</sup> Street (about sixty feet (60') from 159<sup>th</sup> Street) that most other buildings on the south side of 159<sup>th</sup> Street (between 80<sup>th</sup> Avenue and 76<sup>th</sup> Avenue); the typical setback is approximately eighty feet (80'). Therefore the building has an advantage over other structures on 159<sup>th</sup> Street and is more easily visible to the traffic along 159<sup>th</sup> Street based on a lesser setback alone.

Staff notes that no other interior lot buildings that are zoned B-3 along 159<sup>th</sup> Street between 80<sup>th</sup> Avenue and 76<sup>th</sup> Avenue have multiple wall signs for a single tenant. The Petitioner's request may alter the character of this particular area due to this fact.

### **Variation #2: Allowable Sign Area**

The Petitioner is also requesting a Variation from the allowable area for a wall sign. Per the Village Zoning Ordinance (Section IX.D.3.b.) one (1) square foot per frontage foot of tenant frontage facing the main public street is allowed for buildings up to one hundred feet (100') long. The frontage of the subject building is approximately seventy-four feet (74'); therefore, the Petitioner is allowed seventy-four (74) square feet of signage. The proposed signs are seventy-two (72) square feet each, with a total of two hundred sixteen (216) square feet of sign face area for all three signs.

### **Alternative to Meet the Sign Regulations (Section IX)**

If the Petitioner installed one (1) of the requested wall signs, it would be in compliance with the regulations of the Zoning Ordinance and would not need a Variation. It would also be more aesthetically compatible with the existing signage in the immediate vicinity and within the B-3 Zoning District. If the requested Variations were to be granted, it would establish a precedent for many other businesses requesting increased quantities and area of signage, which would be out of character for the Village and defy the purpose of the Sign Regulations (Section IX.A.).

## **DRAFT FINDINGS OF FACT AS PREPARED BY STAFF**

---

Per Section X.G.4. of the Zoning Ordinance, the Zoning Board of Appeals shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. Staff has prepared draft responses for the Findings of Fact (listed in bullet points) based on the information supplied by the Petitioner and the information researched by Staff as of May 20, 2016. The Zoning Board of Appeals may accept, delete, or amend the following findings based on information provided during the Public Hearing and enter them as part of the record. The Petitioner has also provided Findings of Fact, which are attached for the Board's review.

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.**
  - The property in question can yield a reasonable return if the sign proposal conforms to Village regulations. A conforming wall sign on the north façade would have increased visibility over other adjacent properties in that it has less setback from 159<sup>th</sup> Street. In addition, the wall sign is proposed to be located at the top of the building, which is one of a few two (2) story buildings in the area.
- 2. The plight of the owner is due to unique circumstances.**
  - The plight of the owner is not unique. It is an interior lot not unlike adjacent properties. The shape of the building is unique but does not pose any significant burden for sign visibility. Other

businesses in this vicinity and in the same zoning district have conformed to the Sign Regulations within the Zoning Ordinance and achieve sufficient visibility and successful businesses.

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

- The Variation, if granted, will alter the essential character of the locality and further will set a precedent for other similar properties in the vicinity. The additional number of signs and increased sign face area is inconsistent with other buildings in the vicinity and within the same zoning district.

**4. Additionally, the Zoning Board of Appeals shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:**

- a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
- c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
- d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
- e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

## APPROPRIATE MOTION

---

If the Zoning Board of Appeals wishes to make a motion, the following motion is written in the affirmative for the Board's consideration:

"...make a motion to consider recommending that the Village Board grant the Petitioner, David B. Sosin of Sosin, Arnold & Schoenbeck, Ltd. on behalf of EPS Holdings, LLC and Vrdolyak Law, the following Variations concerning signage on an existing building located at 7711 159<sup>th</sup> Street, Tinley Park, Illinois:

1. A Variation from Section IX.D.1.c. of the Zoning Ordinance to allow a total of three (3) wall signs where one (1) sign shall be allowed for each principal building.
2. A one hundred forty-two (142) square foot Variation from Section IX.D.3.b. of the Zoning Ordinance where seventy-four (74) square feet is the total sign area allowed for the Subject Property.

These Variations would allow the Petitioner to construct a total of three (3) wall signs on the building, comprising a total of two hundred sixteen (216) square feet of sign face area at 7711 159<sup>th</sup> Street in the B-3 (General Business and Commercial) Zoning District and within the P.T.L. Resubdivision."

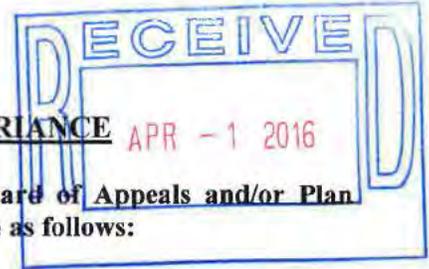
...With the following conditions:

1. *[any conditions that the Zoning Board of Appeals would like to recommend.]*

...Based on the evidence provided at this hearing and the following:

1. That the Petitioners have provided evidence establishing that they have met the standards for Variations contained in Section X.G.4. of the Zoning Ordinance.
2. *[any other facts or unique circumstances that the Zoning Board of Appeals would like to mention.]*

**VILLAGE OF TINLEY PARK**  
**APPLICATION FOR ZONING ORDINANCE VARIANCE**



The undersigned hereby Petitions the Village of Tinley Park Zoning Board of Appeals and/or Planning Commission to consider a Variation from the terms of the Zoning Ordinance as follows:

**PETITIONER INFORMATION**

Name: David B. Sosin, Attorney for EPS Holdings, LLC, an Illinois Limited Liability Company

Mailing Address: 9501 W. 144th Place, Suite 205

City: Orland Park State: IL Zip: 60462

Day Phone: 708-448-8141 Evening Phone: [REDACTED]

Cell Phone: [REDACTED] Fax Number: 708-448-8140

Email Address: [REDACTED]

Nature of Petitioner's Interest in the property and/or relationship to the owner:  
(Applications received on behalf of the owner of record must be accompanied by a signed letter of authorization).  
Attorney for Owner

**PROPERTY INFORMATION**

Street Address: 7711 W. 159th Street

Owners: EPS Holdings, LLC, an Illinois limited liability company

**SPECIFIC TYPE OF VARIANCE REQUESTED (See Examples Below):**

A request is made for two wall signs in excess of the maximum number of wall signs permitted.

**Examples of Specific Type of Variance Requested:**

This refers to the exact number of feet, the exact dimensions of a structure, exact height/type of fence.  
For example:

"A 15 foot Variance to the Front Yard Setback on the East side of the property to allow for a 6-foot tall cedar fence on this corner lot."

"A 180 square foot variance to the 720 square foot maximum allowable size of an accessory structure to allow for a 30 foot or 900 square foot garage on this residential property."

"A 10 foot variance to the 10 foot maximum allowable height for a sign to allow for a 20 foot high monument sign on this commercial property."



## FINDINGS OF FACT

### ADDITIONAL INFORMATION TO BE PRESENTED TO SUPPORT A VARIATION REQUEST FROM THE TERMS OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following questions with facts and information to support the requested Variation:

- A. Describe the difficulty that you have in conforming with the **current** regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

The current zoning ordinance would not allow three wall signs for a building with poor visibility. Petitioner seeks to impart information to the public and its customers as to its location.

- B. Describe any difficulties or hardships that **current** zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.

The building has been purchased out of foreclosure. There is substantial work to be done and difficulty in attracting businesses. Owner will occupy a majority of the space.

- C. Describe how the above difficulty or hardship was created.

The Village ordinance is restrictive. In the past the Village has permitted similar signs to increase visibility for businesses located in the Village.

## FINDINGS OF FACT (CONTINUED)

- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

The architecture, location and orientation continue to be major objections to potential lessors.

- E. Explain how this Variance **would not** be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

The signs proposed would provide information for clients and customers of the medical facilities and law offices occupying the premises.

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located: (Example: fencing will not obstruct view of automobile traffic).

Past sign relief granted has not been detrimental to the public. The current size sign dimensions would be maintained in the existing monument sign. Signage, lighting and improvements will improve the current appearance of the building.

- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality:

The variance and associated improvements can only improve the appearance of the building and area.

## **FINDINGS OF FACT (Continued)**

H. Describe how the requested Variance **will not**:

1. Impair an adequate supply of light and air to adjacent properties.

Light is not applicable, in the opinion of Petitioner.

2. Substantially increase the congestion of the public streets.

159th Street is a major street. No change will occur if the variations requested are granted.

3. Increase the danger of fire.

The signs proposed are wall signs and not electric.

4. Impair natural drainage or create drainage problems on adjacent property.

Not applicable to signage.

5. Endanger the public safety.

Similar signs of this size have not affected safety, and will improve safety.

6. Substantially diminish or impair property values within the neighborhood.

LEGEND

---	PROPOSED RIGHT OF WAY LINE
- - - -	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	OUTLINE
---	CENTERLINE
---	EDGE OF CONCRETE
---	LOT LINE
---	ROW LINE
---	RAILROAD TRACKS
(XXXX)	ROUND DIMENSION
○	LIGHT POLE
○	UTILITY POLE
○	FOUND IRON
○	IRON TO BE SET

OFFICE  
12159 MEADOWLAND DR.  
HOMER GLEN,  
ILLINOIS 60491

Subdivisions, Town Sites  
Laid Out, Railroad Lines  
Located, Drainage and  
Irrigation Work.  
Lot Surveys

# Surveyor's Plat

## R. W. SODERQUIST

### PROFESSIONAL LAND SURVEYOR

PHONE  
(708) 301-0650

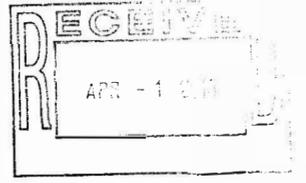
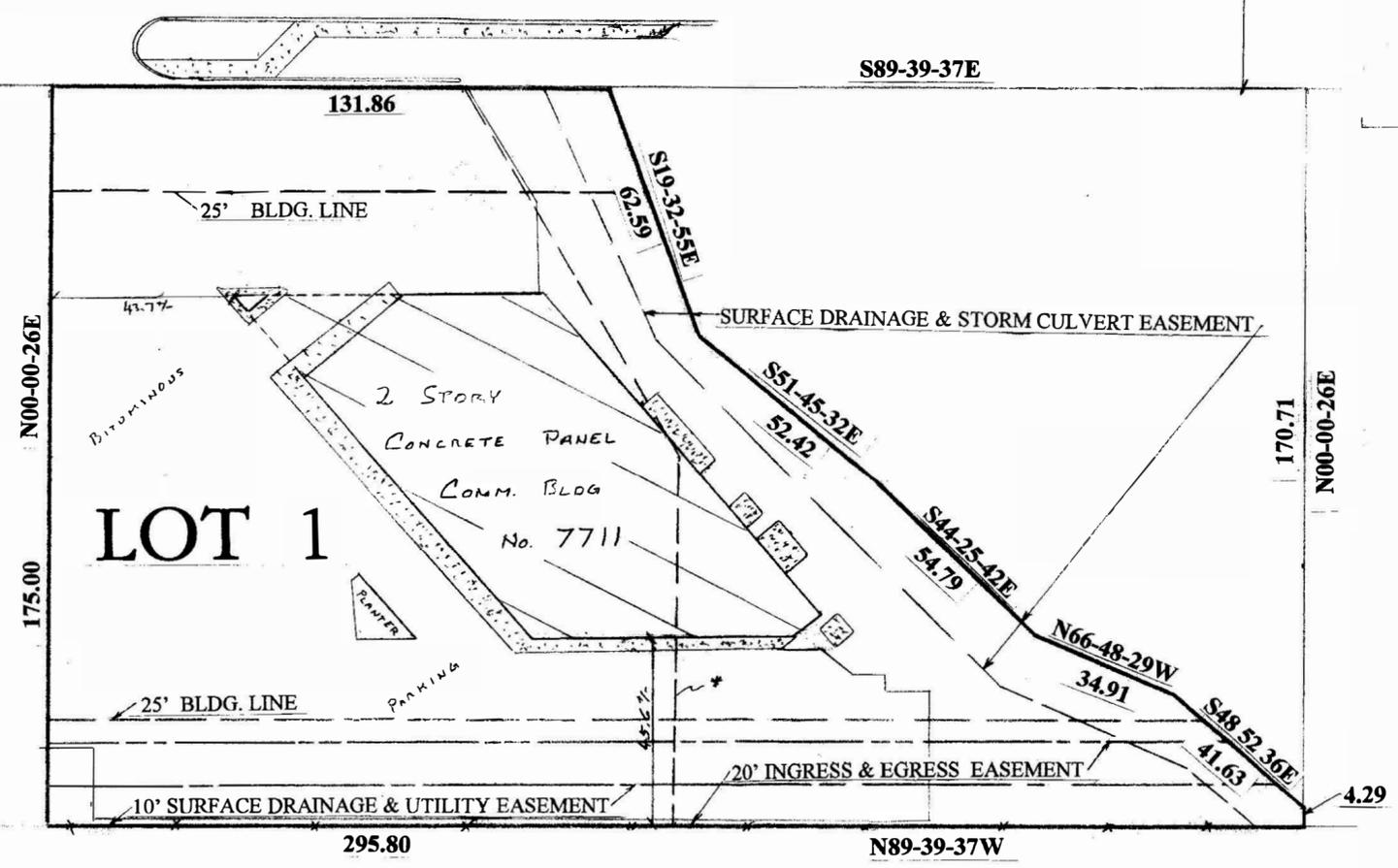
Quantities and  
Excavations Estimated  
Test Borings  
Reports Made on  
Settlement of  
Buildings

Scale 1" =



# 159<sup>TH</sup> STREET

LOT 1 IN P.T.L. RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 2 AND 3 IN P.T.L. SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 12, 2006, AS DOCUMENT 0601218096 IN COOK COUNTY, ILLINOIS



Notes:  
\*Denotes a line drawn on the original plat of subdivision and not identifies other than by legend as a building setback line.

Boundary surveys are based upon the recorded subdivision plats in cases of regular subdivision lots. Boundary surveys of properties not a part of regular subdivisions are based upon title information provided by the party requesting the survey. Boundary survey plats reflect information discovered by the surveyor in the normal course and does not necessarily show every possible condition affecting the property. Easements, servitudes, building ordinances, zoning, and other legal encumbrances may exist. Consult a title attorney if you wish to discover all of the legal issues and encumbrances attached to or affecting any property.

Order No. 5 1115-002  
Book 1027 Page \_\_\_\_\_  
Ordered by DREW

Field work completed: 11-22-15  
License expires: November 30, 2016

This Plat Not Valid Without Impressed Seal.  
Member: Illinois Professional Land Surveyors Association  
CORNERS TO BE SET.

STATE OF ILLINOIS  
COUNTY OF WILL

I, RONALD W. SODERQUIST, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND HAVE PLATTED THE RESULTS PURSUANT TO THAT SURVEY. THIS SURVEY CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY

Date 11-23-15  
*Ronald W. Soderquist*  
I.P.L.S. No. 7722



7711 West 159 Street		
SCALE: 1" = 30'	APPROVED BY: <i>RW</i>	DRAWN BY: <i>RW</i>
DATE: 11-23-15		REVISED
		DRAWING NUMBER 1 of 1

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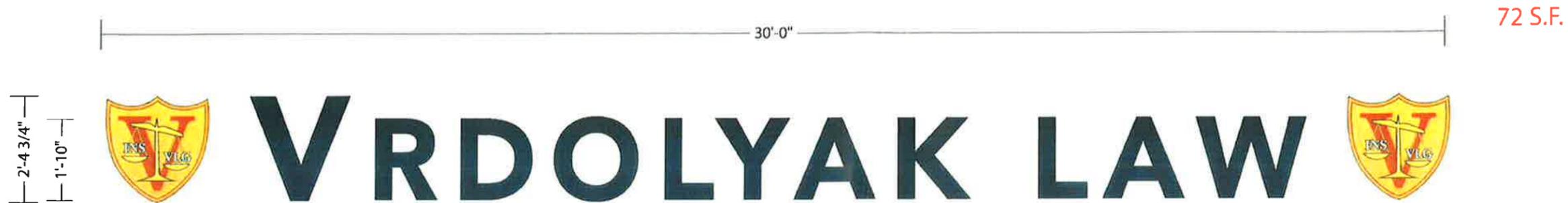
IF REQUIRED: Landlord Acceptance SIGNATURE DATE

L.S.G SALES INITIALS DATE

**Landmark Sign group**

7424 Industrial Avenue  
 Chesterton, IN 46304  
 phone 219.762.9577  
 fax 219.762.4259  
[www.landmarksign.com](http://www.landmarksign.com)

# North Elevation



Front View - 3/8" = 1'-0"

▶ **ONE SET OF PLEX FACE CHANNEL LETTERS/ INTERNALLY ILLUMINATED WITH LED's/ MOUNTED FLUSH TO DRYVIT BUILDING FASCIA**

- **LETTER FACES** = WHITE PLEX with BLACK PERF VINYL
- **LOGO FACE** = WHITE PLEX with TRANSLUCENT DIGITAL PRINT
- **TRIMCAP** = 1" BLACK
- **4" RETURNS** = MAP BLACK
- **ILLUMINATION** = WHITE LED's



**PRINT #**  
**RB-22737-1B**

**RANDY BENNETT**  
 LSG SALES REPRESENTATIVE

**01.18.16**  
 DATE

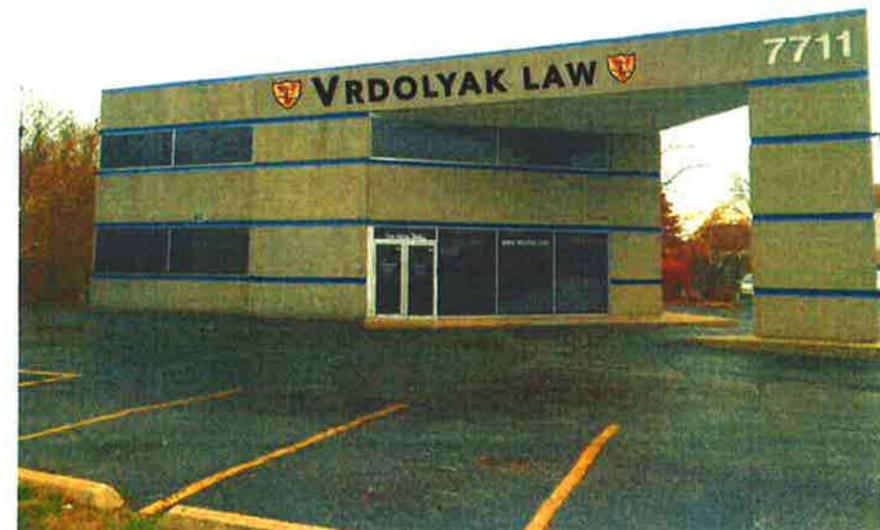
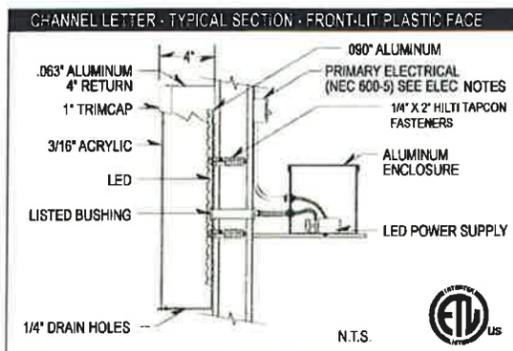
**VRDOLYAK LAW GROUP**  
 CLIENT NAME

**7711 WEST 159TH TINLEY PARK, IL**  
 JOB LOCATION

JL 3/8" = 1'-0"

DRAWN BY SCALE

**REVISIONS:**  
 1.ADD SECOND SHIELD AND CHANGE SIZE  
 01.20.15 JL



North Elevation View - N.T.S.

**Designed for 110 Volts**  
 Electrical Connection will be Visible within 5 Ft. at time of Installation;  
 Second Trip will be Charged at Time & Material

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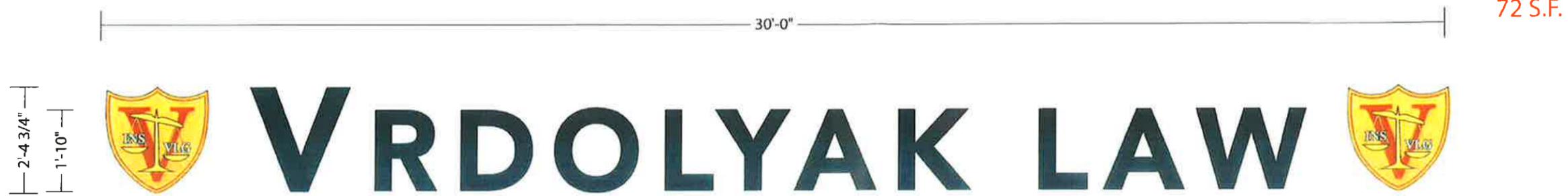
**IF REQUIRED: Landlord Acceptance SIGNATURE** **DATE**

**L.S.G SALES INITIALS** **DATE**

**Landmark Sign group**

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**West Elevation**



Front View - 3/8" = 1'-0"

▶ **ONE SET OF PLEX FACE CHANNEL LETTERS/ INTERNALLY ILLUMINATED WITH LED's/ MOUNTED FLUSH TO DRYVIT BUILDING FASCIA**

- **LETTER FACES** = WHITE PLEX with BLACK PERF VINYL
- **LOGO FACE** = WHITE PLEX with TRANSLUCENT DIGITAL PRINT
- **TRIMCAP** = 1" BLACK
- **4" RETURNS** = MAP BLACK
- **ILLUMINATION** = WHITE LED's

**PRINT #**

**RB-22737-2B**

**RANDY BENNETT**  
 LSG SALES REPRESENTATIVE

**01.18.16**  
 DATE

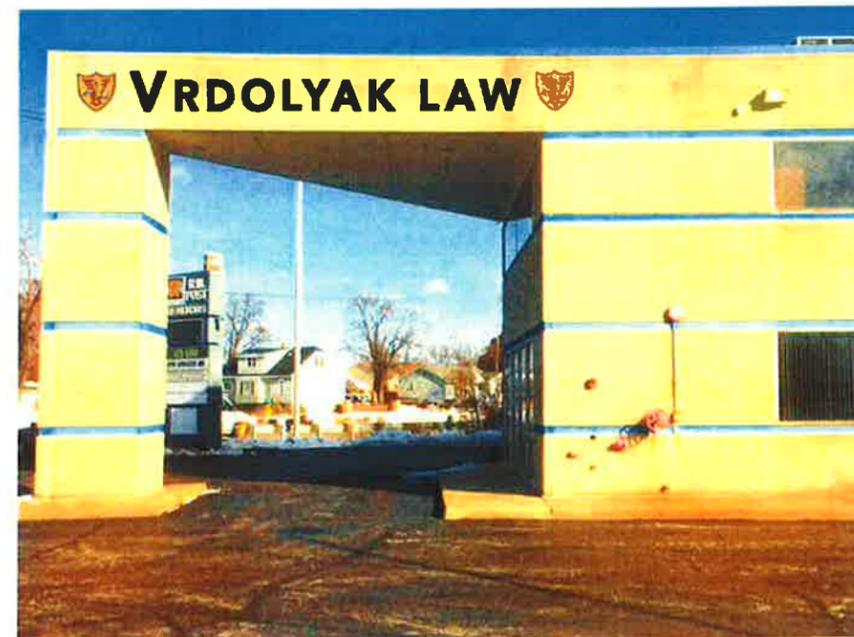
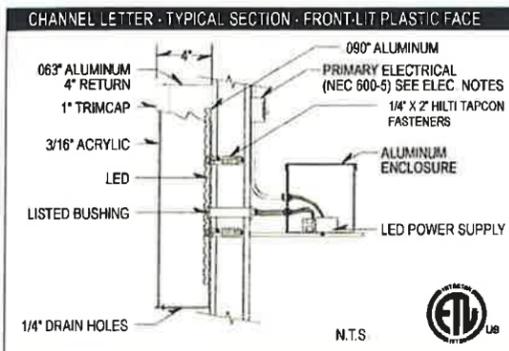
**VRDOLYAK LAW GROUP**  
 CLIENT NAME

**7711 WEST 159TH TINLEY PARK, IL**  
 JOB LOCATION

JL 3/8" = 1'-0"

**DRAWN BY** **SCALE**

**REVISIONS:**  
 1.ADD SECOND SHIELD AND CHANGE SIZE  
 01.20.15 JL



West Elevation View - N.T.S.

**Designed for 110 Volts**  
 Electrical Connection will be Visible within 5 Ft. at time of Installation;  
 Second Trip will be Charged at Time & Material

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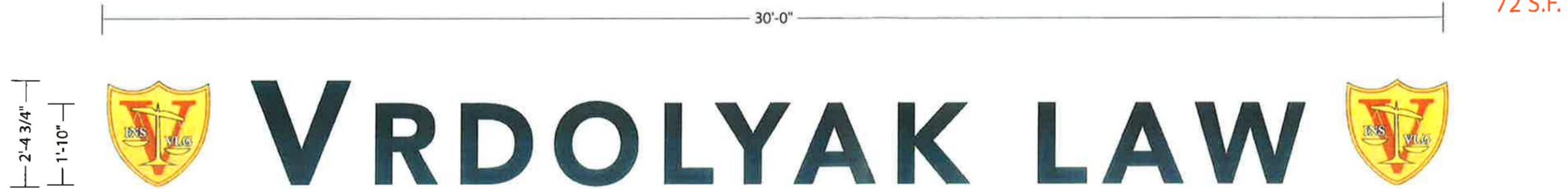
**IF REQUIRED: Landlord Acceptance SIGNATURE** DATE

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**East Elevation**



Front View - 3/8" = 1'-0"

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- **LETTER FACES** = WHITE PLEX with BLACK PERF VINYL
- LOGO FACE** = WHITE PLEX with TRANSLUCENT DIGITAL PRINT
- TRIMCAP** = 1" BLACK
- 4" RETURNS** = MAP BLACK
- ILLUMINATION** = WHITE LED'S

**PRINT #**

**RB-22737-3B**

**RANDY BENNETT**  
 LSG SALES REPRESENTATIVE

**01.18.16**  
 DATE

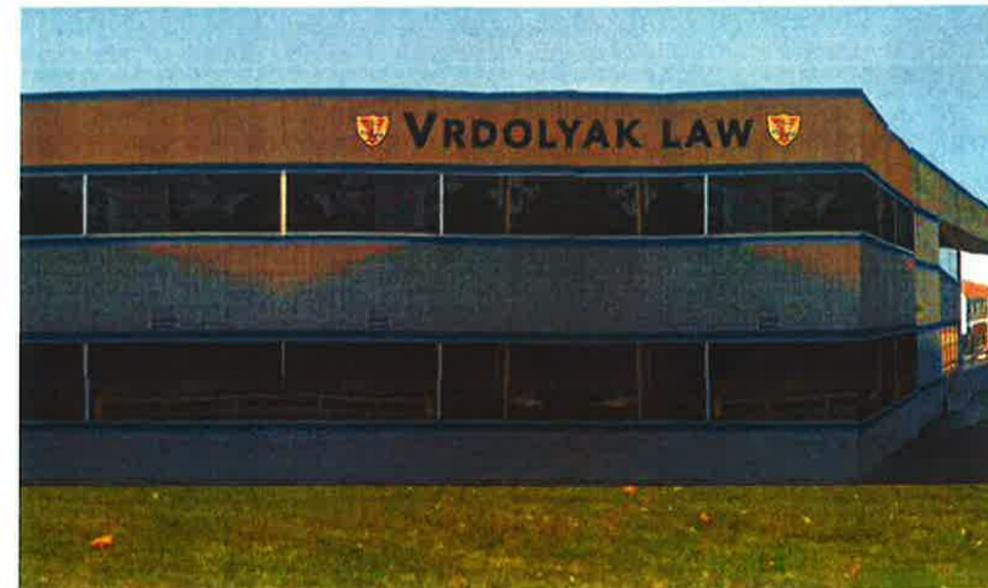
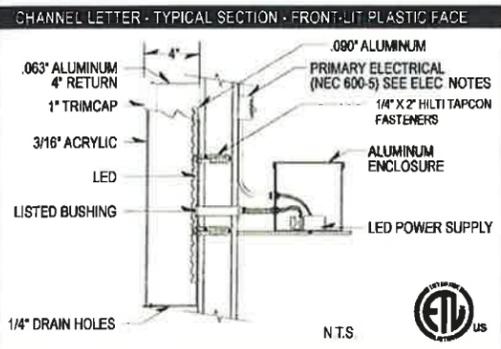
**VRDOLYAK LAW GROUP**  
 CLIENT NAME

**7711 WEST 159TH TINLEY PARK, IL**  
 JOB LOCATION

JL 3/8" = 1'-0"

**DRAWN BY** SCALE

**REVISIONS:**  
 1.ADD SECOND SHIELD AND CHANGE SIZE  
 01.20.15 JL



East Elevation View - N.T.S.

**Designed for 110 Volts**  
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**Customer Acceptance SIGNATURE** \_\_\_\_\_

DATE \_\_\_\_\_

**X**

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**L.S.G SALES INITIALS** \_\_\_\_\_

DATE \_\_\_\_\_

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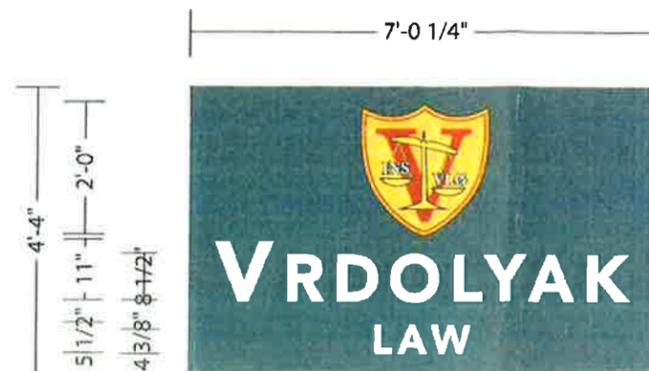
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**Pylon**



Existing Pylon - 3/8" = 1'-0"



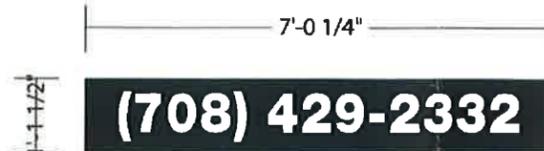
Front View - 3/8" = 1'-0"

▶ **TWO (2) REPLACEMENT FACES/ ROUTED with 1" ACRYLIC PUSH-THRU LETTERS and LOGOS/ TRANSLUCENT DIGITAL PRINT ON LOGO FACES**

- **BKGD** = MAP TO MATCH CURRENT DARK GREY COLOR "TBD"
- **LETTER FACES** = 1" CLEAR ACRYLIC WITH WHITE TRANS VINYL ON FACES
- **LOGO FACE** = 1" CLEAR ACRYLIC with TRANSLUCENT DIGITAL PRINT ON FACES

LED Time & Temperature Unit	
Character Ht:	<input type="radio"/> 24"
Color:	<input type="radio"/> AMBER
Cabinet Ht:	<input type="radio"/> 2'-5"
Cabinet Length:	<input type="radio"/> 3'-4"

REMOVE AND REPLACE WITH TWO (2) NEW WATCHFIRE AMBER TIME & TEMP UNITS with FILLER PANELS



▶ **TWO (2) REPLACEMENT FACES/ WHITE LEXAN with 230-22 BLACK TRANCLUCENT VINYL and REVERSED PHONE NUMBER**

- **BKGD** = 230-22 BLACK TRANSLUCENT VINYL
- **COPY** = WHITE LEXAN

RE-PAINT EXISTING T-BARS and RETAINERS/ REPAIR and REPLACE MISSING OR DAMAGED T-BARS and RETAINERS/ REPLACE WITH WHITE LEXAN FACES

RE-PAINT ENTIRE STRUCTURE TO MATCH EXISTING COLOR "TBD"



Proposed - N.T.S.

**PRINT #**  
**RB-22737-4B**

**RANDY BENNETT**  
 LSG SALES REPRESENTATIVE

**01.18.16**  
 DATE

**VRDOLYAK LAW GROUP**  
 CLIENT NAME

**7711 WEST 159TH TINLEY PARK, IL**  
 JOB LOCATION

JL 3/8" = 1'-0"

**DRAWN BY** \_\_\_\_\_ **SCALE** \_\_\_\_\_

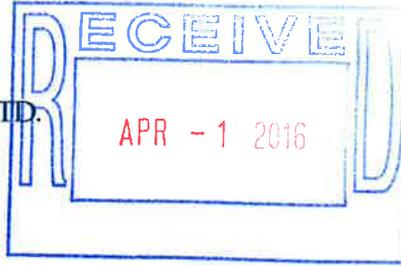
REVISIONS:
1.

**Designed for 110 Volts**  
 Electrical Connection will be Visible within 5 Ft. at time of Installation;  
 Second Trip will be Charged at Time & Material

**THIS DRAWING IS THE PROPERTY OF LANDMARK SIGN GROUP, INC. NO REPRODUCTIONS OR EXHIBITIONS ARE PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDMARK SIGN GROUP, INC. AN ASSESSMENT OF UP TO \$2500.00 WILL BE CHARGED FOR ANY MISUSE OF THIS DRAWING.**



SOSIN,  
ARNOLD &  
SCHOENBECK LTD.  
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DAVID B. SOSIN  
dsosin@sosinarnold.com

April 1, 2016

VIA HAND DELIVERY

Ms. Paula Wallrich  
Deputy Planning Director  
Village of Tinley Park  
16250 S. Oak Park Avenue  
Tinley Park, IL 60477

**Re: 7711 W. 159<sup>th</sup> Street**

Dear Paula,

Enclosed please find an Application for Zoning Ordinance Variance regarding the signage on the above property. Also enclosed are the following supporting documents:

1. Authorization letter from owner of property
2. Copy of 2015 Tax Bill
3. Owner's Title Policy of Title Insurance
4. Survey
5. Drawings prepared by Landmark Sign Group
6. Our check no. 2000 in the amount of \$200 for application fee

If you should have any questions or need anything further, please contact me.

Very truly yours,

SOSIN, ARNOLD & SCHOENBECK, LTD.

David B. Sosin

DBS/smf  
Enclosures

# EPS HOLDINGS

9618 S. Commercial Avenue  
Chicago, Illinois 60617  
(773) 731-3311  
(773) 731-6919 facsimile



March 31, 2016

Mr. David B. Sosin  
Sosin, Arnold & Schoenbeck, Ltd.  
9501 West 144<sup>th</sup> Place, Suite 205  
Orland Park, Illinois 60462

Re: Sign Application

Dear Mr. Sosin:

Please allow this letter to serve as authorization from EPS Holdings to the law firm of Sosin, Arnold & Schoenbeck, Ltd. to file for a sign variation with the Village of Tinley Park regarding property located at 7711 West 159<sup>th</sup> Street

Very truly yours,

EPS HOLDINGS

By: Peter T. Vrdolyak

PTV:cc