



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

August 7, 2025 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the July 17, 2025 Regular Meeting

**ITEM #1 PUBLIC HEARING – RESIDENTIAL DWELLING UNIT CONVERSION (MIXED-USE)
– 16532 OAK PARK AVENUE – SPECIAL USE FOR A DWELLING TO THE REAR OF
A PRINCIPAL USE AND SITE PLAN/ARCHITECTURAL APPROVAL**

Consider recommending that that the Village Board grant Dr. Jason Crescenzo on behalf of Tinley Park Medical Property LLC and Amazing Smiles a Special Use for a Dwelling located to the rear of a principal commercial use, and Site Plan / Architectural Approval at 16532 Oak Park Avenue in the B-3 (General Business and Commercial) zoning district.

**ITEM #2 PUBLIC MEETING – GAS N WASH – 18301 LA GRANGE ROAD – SITE
PLAN/ARCHITECTURAL APPROVAL**

Consider approving the revised plans relating to retaining wall finish treatments and landscaping enhancements at 18301 LaGrange Road in the B-3 (General Business and Commercial) zoning district.

Receive Comments from the Public

Good of the Order

Adjourn Meeting



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

July 17, 2025

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on July 17, 2025.

CALL TO ORDER – CHAIRMAN GRAY called to order the regularly scheduled meeting of the Plan Commission on July 17, 2025 at 7:05 p.m.

Michael O. Whalen, Associate Planner, called the roll.

Present Plan Commissioners: James Gaskill
Terry Hamilton
Eduardo Mani
Andrae Marak
Amanda Martinez
Edgar Montalvo
Steve Sepessy
Chairman Garrett Gray

Absent Plan Commissioners: Angela Gatto

Village Staff: Michael Coleman, Interim Community Development Dir.
Michael O. Whalen, Associate Planner

Petitioners: Mike Hackett, Gas N Wash
Chris Kalischefski, WT Group

Members of the Public: Carlos Williams

COMMUNICATIONS – Michael Whalen noted that Item 2 on the agenda was noticed as a public hearing to amend the Special Use Permits granted in 2023, but that the item would actually be heard as a public meeting for Site Plan/Architectural Approval by the Plan Commission.

APPROVAL OF THE MINUTES – Minutes of the July 3, 2025 Plan Commission meeting were presented for approval. CHAIRMAN GRAY requested a motion to approve the minutes. COMMISSIONER MONTALVO made a motion to approve the minutes of the July 3, 2025 Plan Commission meeting. COMMISSIONER SEPESSY seconded the motion. All were in favor. Motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 17, 2025 REGULAR MEETING

ITEM 1: PUBLIC HEARING – DOWNTOWN CORE STREETScape MASTER PLAN

Consider recommending that the Village Board approve the proposed 2025 Downtown Streetscape Master Plan.

Present Plan Commissioners: James Gaskill
Terry Hamilton
Eduardo Mani
Andrae Marak
Amanda Martinez
Edgar Montalvo
Steve Sepessy
Chairman Garrett Gray

Absent Plan Commissioners: Angela Gatto

Village Staff: Michael Coleman, Interim Community Development Dir.
Michael O. Whalen, Associate Planner

Petitioners: none

Members of the Public: none

CHAIRMAN GRAY introduced item #1. He noted the item was requested to be continued to the August 21, 2025 meeting.

CHAIRMAN GRAY requested a motion to continue the public hearing for Item 1. COMMISSIONER MANI made the motion to continue the hearing. COMMISSIONER GASKILL seconded the motion. Voice Vote. All were in favor. Motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 17, 2025 REGULAR MEETING

ITEM 2: PUBLIC MEETING – GAS N WASH – 18301 LA GRANGE ROAD – SITE PLAN/ARCHITECTURAL APPROVAL

Consider approving the revised plans relating to retaining wall finish treatments and landscaping enhancements at 18301 LaGrange Road in the B-3 (General Business and Commercial) zoning district.

Present Plan Commissioners: James Gaskill
Terry Hamilton
Eduardo Mani
Andrae Marak
Amanda Martinez
Edgar Montalvo
Steve Sepessy
Chairman Garrett Gray

Absent Plan Commissioners: Angela Gatto

Village Staff: Michael Coleman, Interim Community Development Dir.
Michael O. Whalen, Associate Planner

Petitioners: Mike Hackett, Gas N Wash
Chris Kalischefski, WT Group

Members of the Public: none

CHAIRMAN GRAY introduced Item 2.

Michael O. Whalen, Associate Planner, presented the staff report.

CHAIRMAN GRAY invited the petitioner to speak.

Mike Hackett of Gas N Wash said that the location opened in December, which was too late in the season to do anything with the wall. He said the material that they approved was form-liner concrete. He said that the team was concerned with the maintenance and longevity of the concrete, which is how they determined to use the masonry coating. He added that Gas N Wash takes pride in their locations and keeps them very clean. He said that the coating, in addition to the proposed landscaping, would improve the appearance of the wall.

Chris Kalischefski of WT Group said that the walls on the toll roads were crumbling. He said that Gas N Wash takes care of its facilities. He said the proposed coating would improve the appearance

of the wall. He said the proposed landscaping would reduce the visibility of the wall. He said the proposed coating was high end, and that they would use a high-nap roller to apply the coating to give a textured finish. He presented renderings of the effect of the landscaping. He noted the wall is 502 feet long and up to 12 feet tall.

CHAIRMAN GRAY read the condition about the wall from the 2023 approval. He asked the Petitioner what materials were indicated in the permit documents for the wall. Chris Kalischefski said, at the time, they did not know if the engineering of the site would merit the use of retaining walls. CHAIRMAN GRAY noted the Petitioner's insistence during the 2023 entitlement process that the gas station be located as close to the corner as possible, which would require reversing the natural grade of the site. Chris Kalischefski said they determined a wall would be required about six months after the zoning approval was received. Mike Hackett confirmed this timeline. Chris Kalischefski stated that stormwater from the north side of 183rd Street had to be conveyed through the Gas N Wash site and into the stormwater pond. He said the Village's engineering consultant required that this water be conveyed by overland flow across the pavement of 183rd Street, rather than below the street in pipes. He said this engineering decision required substantially increasing the overall height of the retaining wall.

Chris Kalischefski asserted that cost was not a concern in designing the retaining wall.

CHAIRMAN GRAY asked who made the decision that the wall would be a concrete cast in place retaining wall. Chris Kalischefski said the wall had to be cast in place concrete because of site engineering constraints. He said that only the northwest corner of the site was raised so that the site would be level.

CHAIRMAN GRAY again asked who made the decision on the wall's design and construction. He again noted the condition from the 2023 approval. He also asked if and when the Village was informed about the chosen construction method and final design finish of the retaining wall. He said he understood that the wall could not be demolished and rebuilt to meet the condition of the 2023 approval, but said that, when a contractor makes a mistake or deviates from the plans approved by the Village, the Village requires that issues be addressed, sometimes by demolishing completed work and rebuilding to match approved plans.

Mike Hackett said the Village was involved and was aware of the construction method. He asserted that it was not Gas N Wash's decision to use that construction method or the final finish of the wall. Chris Kalischefski asserted that the plans and designs for the wall construction and its final finish were on the plans which were approved by the Village and the Village's engineering consultant. He added that outside approvals from other agencies prolonged the permitting process. Chris Kalischefski said that, if engineering constraints related to stormwater conveyance had not necessitated an increase in height of the retaining wall, they would have used landscape pavers and the wall would have been about seven feet tall. He said this would have also been much cheaper.

COMMISSIONER MANI said the wall was not aesthetically pleasing at all. He said the wall is horrible. He said that, as an architect, he is familiar with the process of determining which products to use for his projects. He said that he spoke to a representative from Sherwin Williams who

confirmed that the proposed coating will not create a smooth finish over rough concrete. He said that all the product will do is change the color of the wall but that the roughness from the cast lines will still be visible. He said he rejects the proposal to use the proposed coating because it will do nothing to improve the visual appearance of the wall. He said the wall should be clad in masonry as was agreed to during the 2023 approval.

Chris Kalischefski said that Gas N Wash's gas stations are nice and clean. He said that the proposed landscaping would eventually conceal the wall. He said they are not proposing a clean, flat finish on the wall. COMMISSIONER MANI stated that his conversation with the Sherwin Williams representative made it clear the product would not do anything to the appearance other than changing the color. Chris Kalischefski said they also spoke with a representative from Sherwin Williams who recommended the proposed coating to seal the concrete.

CHAIRMAN GRAY asked about the thickness of the coating relative to the thickness of a coat of paint. He noted that he has been approached by several people in the Village that have commented on the appearance of the wall. He said that he agrees that Gas N Wash does a good job of maintaining its properties, but stated that this wall is unique from all the other Gas N Wash gas stations that he's been to. He said that he understands the coating may be necessary to protect and seal the concrete.

COMMISSIONER MANI again stated that the wall should be clad in thin brick.

COMMISSIONER HAMILTON said that sometimes bare, flat concrete is used for surfaces. He said that it is sometimes used as an architectural design choice and may be textured to give a uniform finish.

CHAIRMAN GRAY said that a painted pattern on the concrete could improve the appearance.

COMMISSIONER SEPESSY said the wall is unsightly. He said he is okay with the proposed landscaping.

COMMISSIONER MARTINEZ said this was not an ideal situation for the Village. She said that it sounded like the Petitioner was attempting to scapegoat the Village's engineering consultant, when engineers would not typically give input regarding designed finishes. She said that the site engineering might have dictated the height of the wall and the need for a structurally engineered solution as opposed to stacked landscape pavers. She noted that one of the standards listed in the Plan Commission's standards for Site Plan/Architectural approval is that architectural finishes are required. She said that not only does the proposal not fulfill the requirement imposed by the condition in the 2023 approval, but it also does not comply with these standards. She said it seemed there were several missed opportunities to plan better to create a better finish on the wall. She added that the landscaping will not conceal the wall for a long time while the trees and shrubs grow. She said that even the rendering presented by the Petitioner shows large sections of the wall. She said that she agreed with COMMISSIONER MANI that applying a coating to the concrete was not sufficient. She said that thin brick or some other veneer to match the brick construction of the buildings on site is what the Plan Commission was trying to get at.

COMMISSIONER MANI asked staff if had discussed the retaining wall finish with the Petitioner prior to the issuance of the temporary certificate of occupancy. Michael Whalen said that the wall issue was regularly discussed with the Petitioner. He also noted that all permits issued by the Village for the project listed conditions relating to the design finish of the retaining wall. He said that the mass grading permit requested by the Petitioner explicitly included a condition regarding the wall finish. Michael Coleman, Interim Community Development Director noted that the mass grading permit scope was only to move dirt to get the site more level. He said that there were about ten concrete inspections which observed the structural elements of the wall before the concrete was poured. He added that one of the conditions on the temporary certificate of occupancy was that a masonry material finish was required for the retaining wall. Michael Coleman said that staff was encouraging the application of a thin brick with a stainless-steel screed to match the contour of the land. He said that the Petitioner was very concerned with the cost of this option. COMMISSIONER MANI stated that it was just the cost of doing business. He added that the Petitioner must be held accountable.

CHAIRMAN GRAY said that he agreed with COMMISSIONER MARTINEZ that the Petitioner did not take care to follow the conditions of approval. He added that the Plan Commission recently required that the proposed Tru by Hilton hotel immediate south of the Gas N Wash must comply with the Village's masonry standards. He said that there must be consistency. He said he agreed with COMMISSIONER MANI's comment that it was just the cost of doing business. He said that the masonry finish should have been installed when the wall was constructed.

Michael Whalen presented the standards.

Michael Whalen noted that the proposed motion for Site Plan/Architectural approval would strike the condition regarding the retaining wall from the 2023 approval, which would allow the Petitioner to instead apply the proposed coating and install additional landscaping. COMMISSIONER MARAK asked if the proposed motion could be modified before a vote was taken. Michael Whalen confirmed that it could.

CHAIRMAN GRAY asked if any of the Commissioners would like to modify the proposed motion. COMMISSIONER MANI said he would not like to allow the Petitioner to use the proposed coating. He said he wants to see an alternate proposal.

COMMISSIONER MARTINEZ asked the Petitioner if he would be amenable to continuing the discussion to the next meeting so that the Plan Commission would not have to vote to deny the proposal during this meeting. Mike Hackett said not necessarily. He said he was frustrated. He said that since the engineering changed, it was not their fault that the wall was so large. CHAIRMAN GRAY said he disagreed and said that the Petitioner was responsible for the wall. COMMISSIONER MARAK said that, regardless of the height of the wall, the condition stipulated the wall must have masonry to match the buildings. He said that the proposed coating does not meet the Plan Commission standards for approval. COMMISSIONER MARTINEZ said that the engineers are not responsible for the architectural finish of structures, only the actual engineering. She said she does not think any engineer would tell them that the wall should look as it does.

Chris Kalischefski said the product is high end. He said the team was open to adding more trees to screen the wall. He said that he was concerned about the maintenance burden of cladding the wall in thin brick. He said bricks will pop out. He said that his client was not concerned with the cost of the project.

COMMISSIONER MANI said that the main issue is with the community's standards which generally require masonry. Chris Kalischefski said he feels the proposal exceeds the community's standards. COMMISSIONER MANI said that, based on his conversation with the Sherwin Williams representative, he disagrees. Chris Kalischefski asked COMMISSIONER MANI to provide the contact information of the representative he spoke with.

Mike Hackett said they discussed the project with several paint manufacturers and determined the proposed coating was the best product available. He reiterated that they are not concerned with cost and said that the owner of Gas N Wash visits this location multiple times per day. He said the owner is very concerned with the appearance of his gas stations.

COMMISSIONER MANI said that if cost is not a factor, they should clad the wall in brick.

CHAIRMAN GRAY said that regardless of all other factors, this was a condition on the original approval in 2023 that they were well aware of.

Chris Kalischefski said that he felt the condition would be fulfilled by painting the wall beige since that color is present on small architectural accents throughout the site.

COMMISSIONER MARTINEZ said the condition did not stipulate anything about color, only the actual material. CHAIRMAN GRAY said that paint would not be considered a material.

COMMISSIONER MARTINEZ asked about the maintenance schedule of the proposed coating versus the maintenance of brick cladding. Chris Kalischefski said that they would generally repaint every six years. He said the brick finish on the toll roads is falling apart. CHAIRMAN GRAY disagreed that the environment on the toll roads was not the same as the environment on La Grange.

COMMISSIONER GASKILL said the weather causes veneer finishes to heave.

CHAIRMAN GRAY said that if a masonry veneer is installed properly to eliminate the risk of water infiltration, there is a much lower risk of heaving.

Michael Coleman said that the materials installed on the toll roads also deal with constant vibration from vehicles and further degradation from road salt exposure. He asked the Petitioner what the plan was to keep the wall clean from dirt and debris because the Village will receive calls if the wall is dirty. He also asked if there was any cost analysis done to assess the difference between thin brick veneer and the proposed coating.

Chris Kalischefski said they will get a cost analysis to staff. He said that the proposed coating is self-cleaning. He reiterated that cost is not a factor.

COMMISSIONER MANI said that if cost is not a factor, they should fulfill the condition and clad the wall in masonry.

CHAIRMAN GRAY asked if the Petitioner investigated adding thin brick and the maintenance burden of the material in the context of the site. He said that he couldn't imagine products being sold in this region that cannot withstand even one winter cycle. Mike Hackett said the director of construction at Gas N Wash spoke with several distributors and determined that the material will fail and bricks will pop off. He said the free-thaw cycle and snowplows projecting snow, slush, and salt onto the wall as they clear the road are major issues. CHAIRMAN GRAY asked if there was a recommended maintenance schedule for brick veneer. Mike Hackett said he did not know, but said that they felt the material just will not hold up over time. He added that there would be no cleaning issue with the proposed coating. He also added that IDOT approved the landscaping. Chris Kalischefski said they are willing to add more landscaping.

COMMISSIONER HAMILTON asked if it would be possible to apply some sort of pattern while applying the coating, which could reduce the appearance of the cast lines on the concrete. Mike Hackett said he will look into it. CHAIRMAN GRAY said that some sort of pattern could trick the eye.

CHAIRMAN GRAY said the main issue is that the proposal does not fulfill the condition.

COMMISSIONER HAMILTON said that, based on the discussion, it sounds like the petitioner feels that installing thin brick would be a mistake.

CHAIRMAN GRAY said that a routine maintenance schedule could reduce the risk of water infiltration.

COMMISSIONER MANI said that the longevity of thin brick installations all comes down to the skill of the installer. He said that he has designed projects in the region that use thin brick and has not had any issues with bricks popping off because his projects use skilled masons. He said that the water infiltration that causes bricks to pop can be avoided by using skilled labor.

COMMISSIONER GASKILL said the old Granite City restaurant in Orland Park has several bricks missing. CHAIRMAN GRAY said that building is vacant, so it isn't being actively maintained. COMMISSIONER GASKILL said the brick was falling apart before they closed.

Chris Kalischefski asked about the implications and procedure if the Plan Commission does not approve the request.

Michael Whalen said that the Plan Commission has final authority to approve or deny Site Plan/Architectural petitions. He added that if the Plan Commission denies the request, the Petitioner can then appeal the decision to the Village Board, which has the authority to overturn the disapproval or refer the petition back to the Plan Commission.

COMMISSIONER MARTINEZ asked if the minutes of this meeting would be forwarded to the Village Board should the Petitioner appeal the decision. Michael Whalen said yes.

COMMISSIONER MARTINEZ then asked if a disapproval would impact the temporary certificate of occupancy. Michael Whalen said that the final certificate of occupancy cannot be issued until all items and conditions on the temporary certificate of occupancy are complete. He said the temporary certificate of occupancy can be extended beyond its expiration in August. Michael Coleman said that he has the authority to grant up to two 90-day extensions on a temporary certificate of occupancy. He added that since there are no life safety issues, he would extend the occupancy permit if needed. He also said that the Village Board has no interest in closing a business for an issue like this.

CHAIRMAN GRAY agreed that no one wants to shut them down over this. He asked if the Petitioner was sure they did not want to request a continuance. Mike Hackett requested the item be continued.

Chris Kalischefski asked what would happen in the event of a tie vote. One of the Commissioner said that would not be an approval.

COMMISSIONER MONTALVO said that he has worked with cast concrete in the past. He said that applying a finish once the concrete is cured is very costly and creates maintenance issues. He said that the most cost-effective option to achieve the desired effect would have been to lay the bricks against the forms before pouring the concrete. He said he is personally okay with the proposal.

COMMISSIONER MANI said that if there are concerns with a thin brick veneer, a rainscreen wall could be installed where water infiltration would occur between the existing concrete wall and the brick structure, which would eliminate infiltration into the brick itself and reduce maintenance issues. He said that since the petitioner stated several times that cost is not a factor, they should finish the wall in masonry, and there are multiple ways of doing so.

CHAIRMAN GRAY said he has concerns with the coating, even though it will look better than nothing.

COMMISSIONER GASKILL said the Petitioner did not say the proposed coating would give a smooth, uniform finish. He said the wall will not be noticeable with the landscaping.

COMMISSIONER MANI said all it will do is change the color.

Mike Hackett asked to clarify the potential outcomes of the vote. He asked what would happen in the event of a tie. CHAIRMAN GRAY said a tie would be the same thing as a no vote. CHAIRMAN GRAY said if the motion does not pass, they would have an option to appeal the decision to the Village Board. Mike Hackett asked if the Plan Commission continued the item to the next meeting, would they expect them to explore other options. CHAIRMAN GRAY said yes. Mike Hackett said he did not know what those options would be, but that he would work on it.

Michael Whalen asked the Commissioners if there was anything specific they wanted the Petitioner to bring to the next meeting, should they vote to continue the item. CHAIRMAN GRAY said he wanted to see something to indicate the viability and maintenance of thin brick.

Mike Hackett said that he received a text message during the discussion from a member of his construction team that said that cladding the wall in masonry would likely last about two years before issues could come up.

CHAIRMAN GRAY said he would like to see that thin brick is not viable and see if there are any other alternatives available.

Mike Hackett said he would explore other options.

CHAIRMAN GRAY requested a motion to continue the item. COMMISSIONER GASKILL made the motion to continue. COMMISSIONER MANI seconded. Voice vote. All were in favor. Motion carried.

Michael Whalen confirmed the next meeting is August 7th.

Good of the Order

Michael Coleman said that the grand opening of Harmony Square was the next day. He said there were a few inspections scheduled. He said the project took 14 months.

Pete's is proceeding with installation of rooftop mechanicals and paving the parking lot.

The Magnuson apartment project was switching to site build construction so they could move more quickly.

Westpoint townhouses would be beginning construction soon.

Jack-in-the-Box would be open during the first week of August.

Receive Comments from the Public

Carlos Williams said the wall at Gas N Wash was ugly and he hoped to see it improved.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER SEPESSY made a motion to adjourn the meeting. COMMISSIONER MARTINEZ seconded the motion. CHAIRMAN GRAY requested a voice vote; all were in favor. The meeting adjourned at 8:24 p.m.

Petitioner

Dr. Jason Crescenzo on
behalf of Tinley Park
Medical Property LLC
and Amazing Smiles

Property Location

16532 Oak Park Avenue

PIN

28-19-302-009-0000

Zoning

B-3 General Business &
Commercial

Approvals Sought

Special Use Permit
Site Plan Approval

Project Planner

Lori Kosmatka, AICP,
Associate Planner

PLAN COMMISSION STAFF REPORT

August 7, 2025 – Public Hearing

Residential Dwelling Unit Conversion (Mixed-Use)

16532 Oak Park Avenue

**EXECUTIVE SUMMARY**

The Petitioner, Dr. Jason Crescenzo on behalf of Tinley Park Medical Property LLC and Amazing Smiles is proposing to convert a portion of existing commercial tenant space into a residential dwelling unit, located in the rear of an existing principal commercial use at 16532 Oak Park Avenue in the B-3 (General Business & Commercial) zoning district. The proposal requires Site Plan Approval and a Special Use Permit for a residential dwelling to the rear of principal use.

The residential dwelling unit (apartment) is proposed as an 885 sq. ft. one bedroom unit and will feature a separate main entry and outdoor space. Proposed changes to the building include conversion of an existing commercial/medical tenant space, an awning to cover the residential dwelling unit's main entry, and a patio with railing for the outdoor space. Aside from these proposed changes, there are no proposed building additions nor any site or landscaping changes. Dedicated parking signage will be provided for two parking stalls immediately adjacent to the residential dwelling unit's main entry.

EXISTING SITE & HISTORY

The subject property is located at 16532 Oak Park Avenue, which is an existing multi-tenant commercial building with medical uses.

The subject property has an existing two-story masonry building, approximately 11,000 sq. ft. (60'x93' footprint). The property has a parking lot with 49 stalls. The building currently has the following tenants: on the first floor there is a urologist's office, an optometrist's office, and vacant space. A dental office (Amazing Smiles) occupies the entire second floor and basement. The Petitioner stated Suite 102 (west part of the first floor) been vacant since January 2024.

The Petitioner has provided operation details for the current commercial/medical tenants: The urologist's office has two employees and one patient, present one day a week from 5am to 1pm. The optometrist's office also has two employees and one patient, present one day a week from 9am to 2pm. The dental office has six exam rooms, two surgical rooms, and six hygienist rooms. At a given time, the dental office uses seven rooms with seven patients, two receptionists and three doctors present.



Location Map



Zoning Map

ZONING & NEARBY LAND USES

The subject property is in the **B-3 General Business & Commercial zoning district**. The Zoning Ordinance states that the B-3 Zoning District is “*designed to accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists. This district is intended to include those uses which would not be compatible in a neighborhood or community-type shopping center*”. Despite the commercial nature of this district, it should be noted the subject property is at the edge of this zoning district.

The neighborhood's context includes a variety of residential uses that surround the north and west adjacent properties, as well as to the east across Oak Park Avenue. They include detached single-family homes along with the Bremetowne Villas Subdivision/s single-family attached dwellings/townhomes (immediately west on Winston Drive). The commercial use to the south is for a funeral home.

Direction	Zoning	Land Use
North	R-1 (Single-Family Residential)	Single-family detached dwellings
East	R-4 (Single-Family Residential)	Single-family detached dwellings
South	B-3 (General Business & Commercial)	Brady Gill Funeral Home
West	R-6 (Medium-Density Residential)	Single-family attached residential development (townhomes), Bremetown Villas Subdivision.

SPECIAL USE PERMIT APPROVAL

The establishment of a residential unit (apartment) above or to the rear of a principal commercial use requires the approval of a Special Use Permit. This special use allowance has existed in the B-1, B-2, and B-3 districts since 2005. The change was made to better align with current planning development trends towards mixed-use properties. Additionally, the mix of surrounding uses and the site layout is important to consider when evaluating the request for mixed uses to ensure noise, pollution, smells, glare, or other nuisances won't affect the proposed residential unit.



View from Oak Park Avenue showing Northeast Corner of Building (by Staff)

PROPOSED USE

The Petitioner proposes to subdivide an existing larger tenant space into two smaller spaces, one of which as a conversion into an 885 sq. ft. one-bedroom residential dwelling unit (apartment) located at the southwest corner of the building to the rear and on the first floor. The use for the remainder of the existing space is yet to be determined. The Petitioner states the dwelling unit will reduce the taxes on the building. The proposed dwelling unit will have a separate dedicated entrance on the west / rear façade of the building, which will include an awning. The dwelling unit will also have a small outdoor space on the south / side façade of the building, which will consist of a 40 sq. ft. concrete patio with railing.

The size of the dwelling unit complies with the zoning code's requirements for Usable Floor Area Per Dwelling (Sec. V.C.2.), which requires a minimum of 800 square feet for an efficiency or one bedroom dwelling unit. The proposed location of the dwelling unit complies with the zoning code's requirements that a Residence be located above or to the rear of a principal use (Sec. V.B.Schedule 1.).

The proposal will provide an additional housing unit to the neighborhood's housing stock.

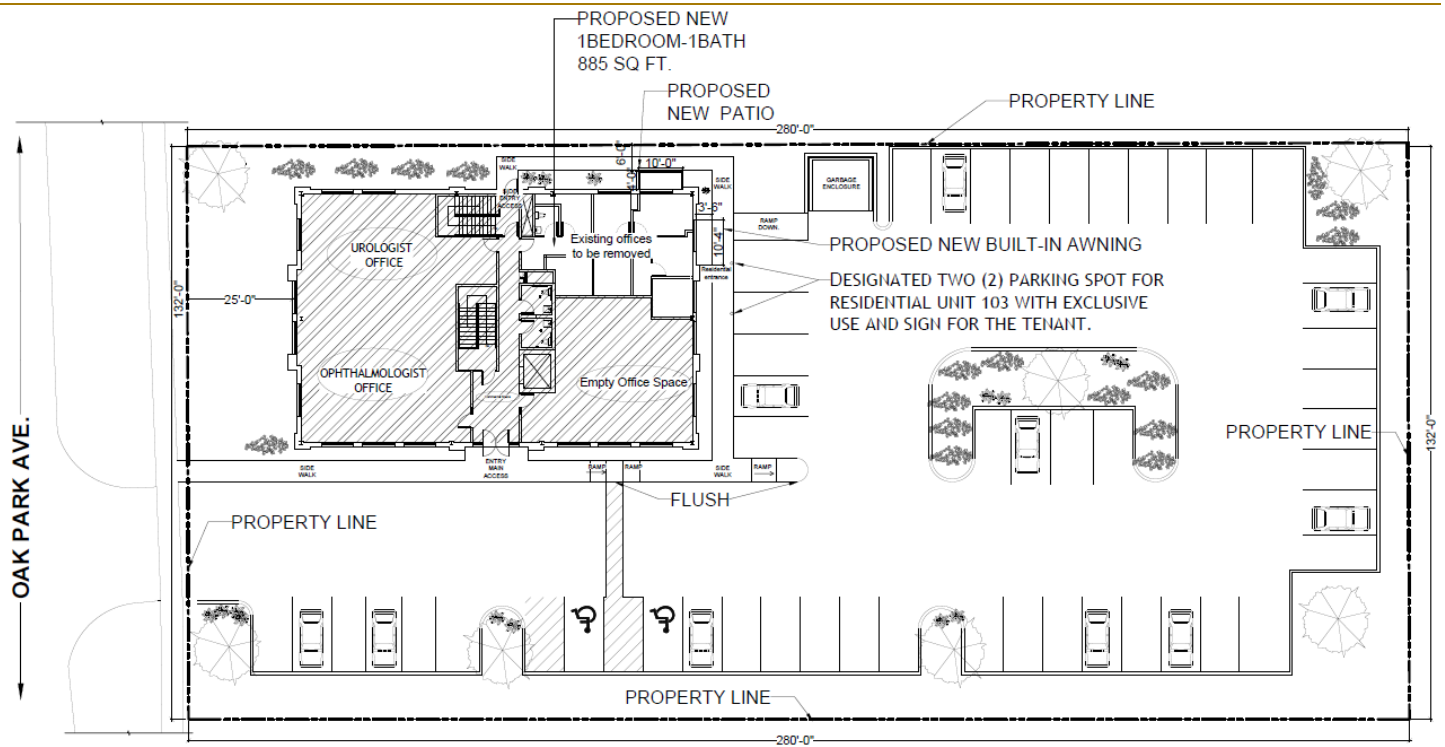


Existing South Elevation Photos (by Petitioner)



Existing West Elevation Photos (by Petitioner)

SITE PLAN



Site Plan (note North is down)

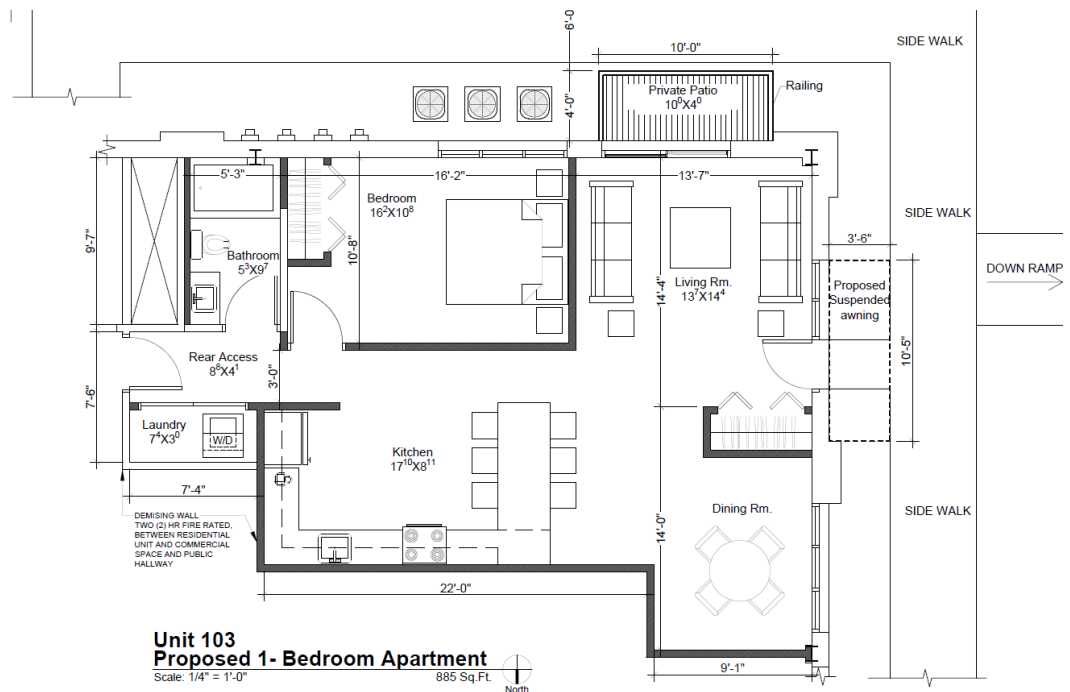
There are minimal proposed changes to the site and building. The Petitioner has provided a site plan of the property (*north is indicated as down*) as well as proposed floor plan for the residential dwelling unit.

A 40 sq. ft. patio with a railing is proposed on the south side of the building, within the buildable area. The location of the patio is proposed six feet from the side lot line, which complies with the zoning code requirement of meeting the minimum five foot distance

to any property line. The patio will terminate adjacent to an existing internal walkway providing secondary side entry access to the building tenants (commercial as well as the proposed residential dwelling unit). The main entry to the commercial tenants is located on the other side of the building, on the north façade.

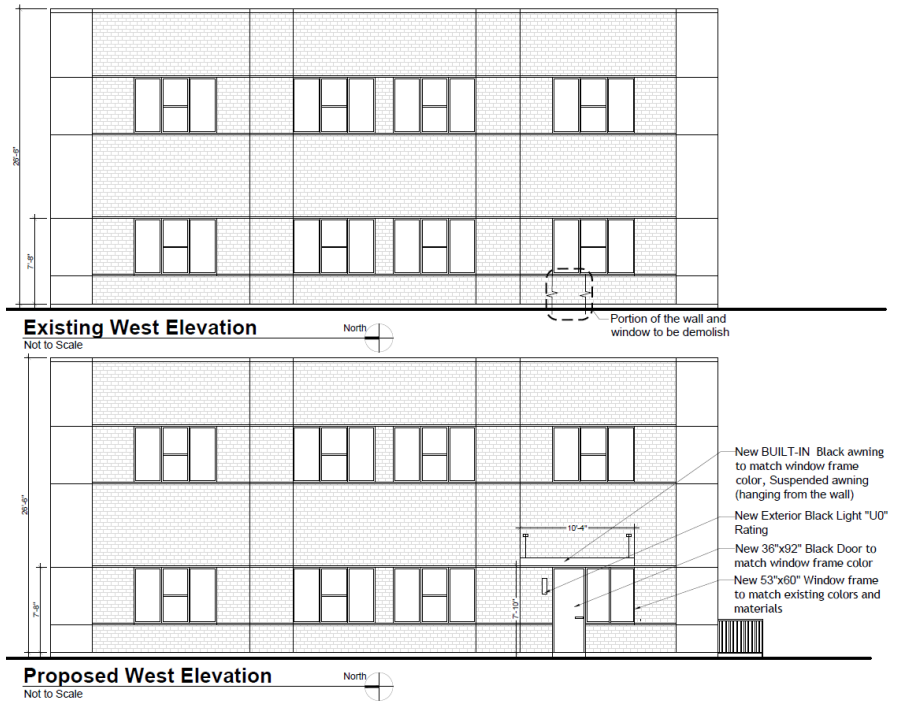
An awning is proposed over the dwelling unit dedicated entrance. Aside from the patio and awning, there are no building additions nor any other changes to the site.

There are no proposed changes to landscaping.



ARCHITECTURE

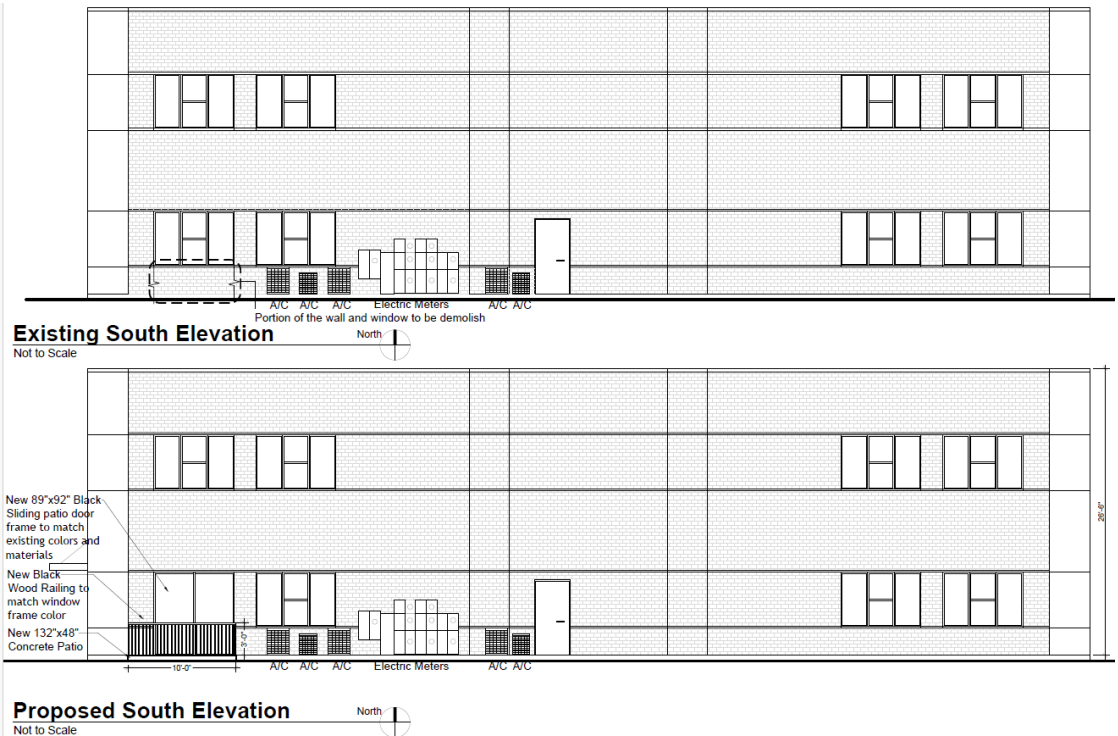
The Petitioner's narrative provides a scope of work to the property. The Petitioner has also provided exterior elevation plans with call-out notes on the proposed changes to the building's west and south facades. The main entry for the proposed apartment on the west will include a black awning (10'-4" x 3'-6") and conversion of windows to a black door and new windows. The outdoor space on the south will include a black sliding patio door with concrete patio and 3'-0" high black wood railing. The plans state these proposed features will match existing colors and materials for the building. The Petitioner's narrative states there is no new proposed ground or roof mounted equipment. All equipment is currently existing.



PARKING

The only proposed change to parking is to include designated signage at two parking spots adjacent to the residential dwelling unit's front entrance, which will state the spaces are to be exclusively used by the residential tenant. No changes are proposed to the layout of the existing 49-stall parking lot.

Parking intensity an 885 sq. ft. space being used as an residential dwelling unit is considered less intense of a use versus use as a medical tenant with exam rooms and employees. The zoning code's parking requirements in Section VIII state that multiple-family and two-family dwellings require two parking spaces (identified in the Required Parking Spaces Table in Sec. VIII.A.10 as 2 ½ spaces for each dwelling unit,



with partial stall amounts are rounded down by code), and single-family dwellings as three parking spaces. Conversely, if the tenant space were used for a medical or dental office, it would require two spaces for each office, exam room, or treatment room, plus one space for each employee. The site plan shows existing offices to be removed with demolition wall lines indicating at least four partitioned offices, which if two employees were present, would require eight parking spaces by code. The proposal to convert medical office space into a residential dwelling unit thus would decrease the parking intensity for the entire property.

In addition to on-site parking, public transportation is currently provided near the proposed residential dwelling unit. This portion of Oak Park Avenue being serviced by Pace Bus #386 and bus stop located one property to the north.

LIGHTING

The only exterior lighting change the Petitioner is proposing is to add one wall sconce located at the residential dwelling unit's main entry (west façade). The light will be a black light fixture rated "U0" (no uplighting), which complies with the zoning code's Performance Standards on Glare. The light appears to meet zoning code requirements for maximum foot candles at the property line which state they shall not exceed 0.10 foot candles between residential and non-residential (non-residential being the funeral home adjacent to the south). The light is located approximately 25 feet from that property line.

STANDARDS FOR SITE PLAN /ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan and Architectural Review approvals. Specific findings are not required, however the proposed site plan and building architectural design shall be used by the Commission to review the proposal and ensure compliance with the standards.

Architectural

- a. **Building Materials:** The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with “Building Articulation” (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it’s the appearance if used on large, blank walls.
- b. **Cohesive Building Design:** Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. **Compatible Architecture:** All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. **Color:** Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. **Sustainable architectural design:** The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. **Defined Entry:** Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. **Roof:** For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. **Building Articulation:** Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial

buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.

- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

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

STANDARDS FOR A SPECIAL USE

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

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - ***The public health, safety, morals, comfort, or general welfare will not be negatively impacted by the proposed residential dwelling use. The primary entry of the dwelling will be separately dedicated for its use so that everyday operations of the commercial use continues. The dwelling also provides an outdoor space. The dwelling's location meets the Village's location and usable area zoning requirements.***
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

- ***The proposed dwelling use will not be injurious to the use and enjoyment of other surrounding properties and not impair property values in the neighborhood. The proposal is complementary to the residential developments abutting the north and west sides of the property and the principal commercial use of the property.***
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- ***The proposed dwelling unit is a conversion of existing commercial tenant space, and thus will not impede the normal and orderly development of surrounding properties. The dwelling use will fit in with the existing surrounding residential developments, and provide an additional housing unit to the neighborhood's housing stock.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
- ***Adequate utilities will be provided in the conversion of tenant space within the existing building. Access roads and other necessary facilities are already existing with no changes proposed.***
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- ***Adequate measures have been taken to provide ingress and egress. The property's parking lot with access to Oak Park Avenue is already developed. No additional vehicle circulation will be required.***
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
- ***The Petitioner has indicated that the proposal will conform to all other applicable codes and regulations.***
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
- ***The proposal will indirectly contribute to the economic development of the community by providing an additional resident to the neighborhood which in turn anticipates additional patronizing of businesses in the community.***

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

MOTIONS TO CONSIDER

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

Motion 1 (Site Plan/Architectural Approval):

"...make a motion to grant the Petitioner Dr. Jason Crescenzo on behalf of Tinley Park Medical Property LLC and Amazing Smiles, Site Plan and Architectural Approval at 16532 Oak Park Avenue in the B-3 (General Business and Commercial) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the August 7, 2025 Staff Report, subject to the following conditions:

1. *Approval is subject to approval of the requested Special Use Permit by the Village Board.*

Motion 2 (Special Use Permit):

"...make a motion to recommend that the Village Board grant Dr. Jason Crescenzo on behalf of Tinley Park Medical Property LLC and Amazing Smiles a Special Use for a Dwelling located to the rear of a principal commercial use, at 16532 Oak Park Avenue in the B-3 (General Business and Commercial) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the August 7, 2025 Staff Report.

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Application (Redacted)	Petitioner	6/20/2025, Received 6/27/2025
	Response to Standards	Petitioner	Undated, Received 6/27/2025
	Narrative	Petitioner	Undated, Received 7/29/2025
	Plans (Site Plan, Floor Plan, Exterior Elevations), and Photographs of Existing Conditions,	Petitioner	Undated, Received 7/29/2025
	Plat of Survey	R.W. Soderquist	8/19/2022



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

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

- ☒ Special Use for: MIX USE
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☐ Variation ☐ Residential ☒ Commercial for MIX USE
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☒ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: PROPOSED 1 BEDROOM RESIDENTIAL UNIT.

Project Description: _____

Project Address: 16532 S. OAK PARK Property Index No. (PIN): 28-19-302-009-0000

Zoning District: COMMERCIAL B-3 Lot Dimensions & Area: 132' x 280'; 36,960 sqft.

Estimated Project Cost: \$ 50,000

OWNER OF RECORD INFORMATION

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

Name of Owner: Dr. Jason Crescenzo Company: Amazing Smiles / Tinley Park

Street Address: 16532 Oak Park Ave Ste 200 City, State & Zip: Tinley Park, IL 60477 medical property LLC

E-Mail Address: _____ Phone Number: _____

APPLICANT INFORMATION

- ☒ Same as Owner of Record

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

Name of Applicant: _____ Company: _____

Relation To Project: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____



Village of Tinley Park
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16250 S. Oak Park Ave.
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VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: _____

Property Owner Name (Print): _____

Jason R Crescenzo

Acknowledgements

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

Property Owner Signature: _____

Property Owner Name (Print): _____

Jason Crescenzo

Applicant Signature:
(If other than Owner) _____

Applicant's Name (Print): _____

Date: _____

6-30-25



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

VILLAGE OF TINLEY PARK, ILLINOIS

SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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

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

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

STANDARDS AND CRITERIA FOR A SPECIAL USE

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

- A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

No.

- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

No.

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

No.

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

Yes

- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Yes

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

Yes

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

Yes.



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

VILLAGE OF TINLEY PARK, ILLINOIS SITE PLAN ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review or meeting dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting Site Plan approval. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

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

☒ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).

☒ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied. All beneficiaries of a property must be disclosed.

☐ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on existing conditions, any parking requirements, property changes, landscaping, building design, proposed uses/tenants, public improvements or any other site design details should be described. Any additional requests such as a Special Use or Variation should be indicated in the narrative as well.

☒ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.

☐ Plans and Surveys including all details listed on the Site Plan checklist (next page).

☒ Submit all applications, plans and documents stated above electronically via email/USB drive/ShareFile upload to Community Development Staff (Note: Village email attachment size is limited to 10MB. Please utilize ShareFile if your submission exceeds 10MB). Staff may also request up to three (3) paper copy of full-size Arch D (24" x 36") plans.

☒ Site Plan Fee: Site Plan Review (Non-Residential & Multi-Family) - \$500 New/First Approval, \$300 Amendment

☐ Engineering Review Fees: Administrative Fee - \$250 (0-5 acres), \$50 (5.01-40 acres), \$2,000 + \$20/acre over 40 acres. (40.01+ acres) and Concept/Preliminary Review Fee - \$300 (0-2 acres), \$600 (2.01-4 acres), \$900 (4.01-9 acres), \$1,500 (9.01 acres+)

Required Plan Submittal Items	Applicant Submitted	Village Received
1. Site Plan Approval Application	☒	☐
2. Complete list and contact information for all project staff and design professionals (Architect, Engineer, Landscape Architect, etc.)	☐	☐
3. Plat of Survey, including: a. Existing conditions and dimensions; b. Legal Description; c. Surveyor information; and d. Date of completion.	☒	☐
4. Site Plan, including: a. Fully-dimensioned property boundaries; b. All building elements and physical improvements; c. Setbacks from all property lines; d. Identification as to whether all elements are "Existing" or "Proposed"; e. Dimensioned parking spaces and drive aisles per Section VIII of the Zoning Ordinance; f. Dimensioned sidewalks (within rights-of-way and interior to the site); g. Trash enclosure location and screening/gate materials; h. Loading spaces as required by Section VIII of the Zoning Ordinance; i. Fire hydrant locations as required by the Village Fire Prevention Bureau; j. Lighting standard locations; and k. Ground signs with setbacks noted.	☒	☐
5. Zoning Analysis Table a. Showing existing, proposed, and required zoning conditions for all Lot and Bulk Regulations of the Zoning Ordinance, including but not limited to: i. Land area in acres and square feet (exclusive of rights-of-way); ii. Building area in square feet (including a breakdown by use for parking calculation); iii. Setbacks; iv. Floor Area Ratio (FAR); v. Lot coverage; vi. Height of all buildings and structures (see definition of height in Zoning Ordinance); vii. Percentage of greenspace; and viii. Parking spaces (with calculations).	☒	☐
6. Landscape Plan, including: a. Bufferyards (please include a table indicating required and proposed plant units); b. Parking lot landscape islands; c. Screening/fencing locations; d. Berms (if proposed); e. Plant lists, including: i. Latin and common names ii. Number of each planting material to be provided iii. Size at planting	☐	☐
7. Photometric Plan, including: a. Location of light fixtures; b. A cut sheet of light fixtures with indication of cut-offs or shielding; and c. Indicating lighting levels in foot-candles at the following locations: i. Interior of the subject property; ii. At the property lines (contact staff about maximum light levels); and iii. Ten (10) feet beyond the property lines.	☐	☐

8. Floor Plans, including: a. Preliminary floor plan layout of all buildings; b. Labels for the type of use of the area; and c. Labels for square footage of the area and types of uses.	☒	☐
9. Preliminary Engineering Plans, including but not limited to: a. Drainage and water flow patterns or routes; b. On-site detention; c. Existing and proposed roadway configurations (adjacent public streets and interior roadways/driveways); d. Utility connections and locations; e. Future roadway or access connections (if necessary); and f. Cross access easement(s).	☐	☐
10. Signage Plans, including: a. Dimensioned color elevations of ground, wall and directional signage b. A diagram showing the location of the proposed signage with setbacks from property lines and internal drive aisles or parking lots; and c. Include description of sign materials and method of illumination.	☐	☐
11. Elevations and Renderings a. Building elevations showing all four sides of all buildings. i. Elevations should be fully-dimensioned including height, width, and depth of all major building elements and components, and identify all building materials; and b. Color renderings or 3D model of site. c. Elevation of trash enclosure area with building materials identified (if applicable).	☒	☐
12. Building Material Samples <i>(may be submitted after initial Staff Review, but prior to placement on a Plan Commission agenda)</i> a. Samples of proposed materials including, but not limited to: i. Wall materials such as bricks, stone, and siding; ii. Roofing; iii. Light fixtures; and iv. Windows, moldings, shutters, and awnings. b. Provide final information on all building materials with vendor, color, and sizes, where relevant, in a table format.	☐	☐
13. Preliminary Plat(s) <i>(if applicable)</i>	☐	☐

The above information is intended as an outline of the Submission Requirements for Site Plan Approval and is neither mutually exclusive nor inclusive. The Village's Zoning Ordinance, Landscape Ordinance, Building Codes, and Subdivision Regulations can be found online at the Village website at <http://www.tinleypark.org>. Questions about Site Plan Approval and other Planning processes may be directed to the Planning Department at:

Village of Tinley Park
Planning Department
16250 S. Oak Park Avenue
Tinley Park, IL 60477
Phone: (708) 444-5100
Email: planning@tinleypark.org



To whom it may concern:

I'm attaching a narrative for the proposed apartment for 16532 Oak Park Ave. Please consider my narrative for the buildout.

The goal is to subdivide first floor suite 102, that is existing commercial space, and build out the back approximately 885 sq ft. of the space to turn that into a residential condo to reduce the taxes on the building. See the proposed space and docs on PDF . Attached you will find the:

- 1) Proposed site plan
- 2) Proposed one bed apartment
- 3) Existing and proposed elevations & Pictures of the building
- 4) plat of survey
- 5) Planning and zoning application and special use addendum.
- 6) Window frames to match existing colors and materials.
- 7) Black awning to match window frame color
- 8) Patio railing to match window frame color
- 9) Door black to match window frame color
- 10) Proposed address would be 16532 Oak Park Ave Suite 103 Tinley Park, Il 60477
- 11) The first floor has:
 - Urologist office in Suite 100. They work 1 day a week from 5 am to 1 pm. They have one (1) exam room and two (2) employees, the Dr and his receptionist and one (1) patient. Total of three (3) Occupants
 - Optometrist office is in Suite 101. They work on Tuesdays from 9 am to 2 pm. and they have one (1) exam room and one (1) receptionist and one (1) patient at a time. Total of three (3) Ocupants
 - Suite 102 is empty.
 - Suite 200, which is the entire 2nd floor is a Dental office. We have two (2) receptionists, We do have six (6) exam rooms and two (2) surgical rooms and six (6) OP hygienist room. We use seven (7) rooms with seven (7) patients at a time. With four (4) hygienists and three (3) Doctors working at a given time. To clarify we have twenty (20) people in the entire the second floor at a time.
 - The basement has one (1) person.



12) The apartment entry at the west far south end is solely for the apartment. It's most proximate stalls are not near the business entry on the north, thus parking use conflict is not anticipated.

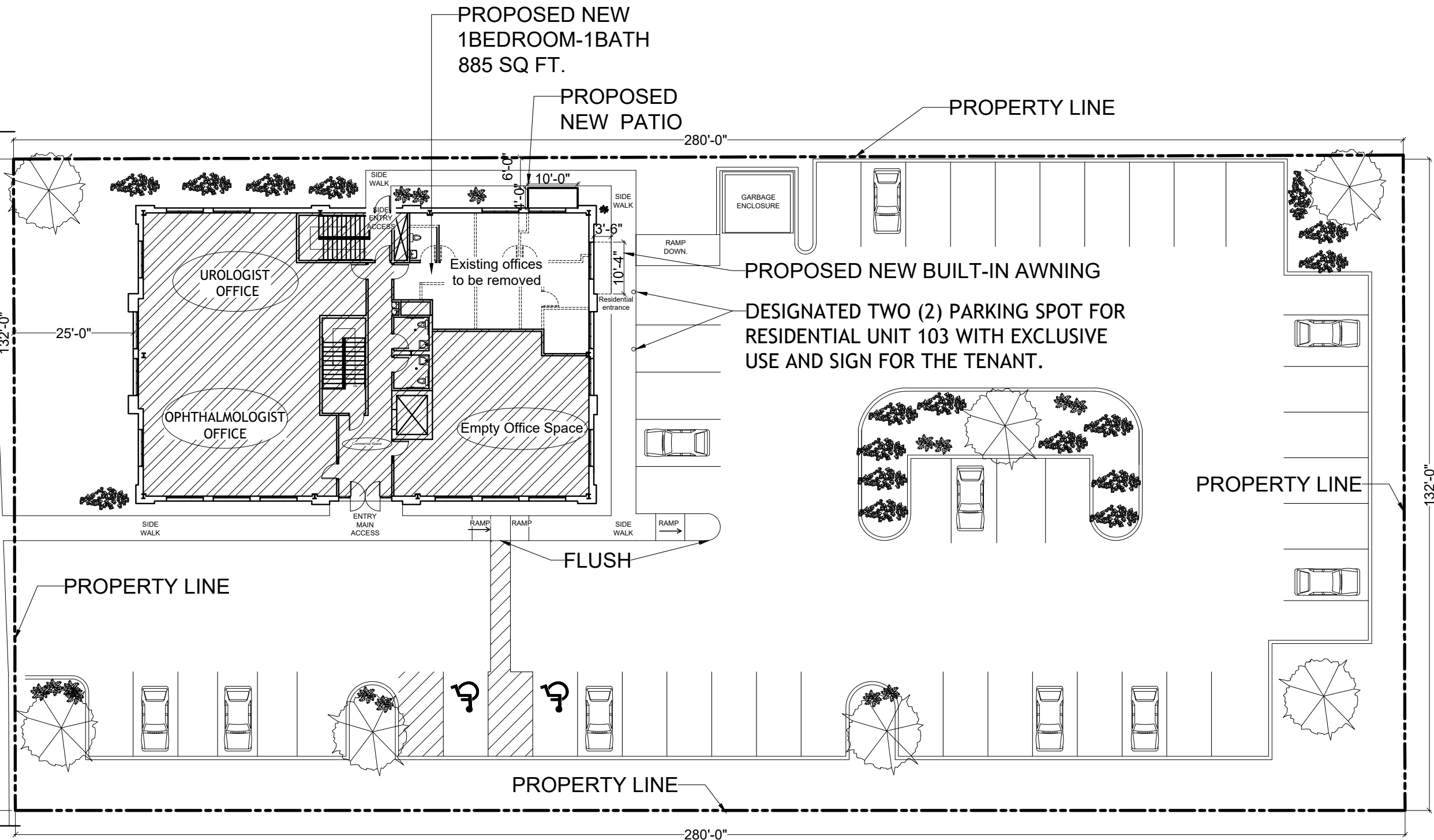
13) There will be no other changes to the site parking, lighting, or landscaping.

14) There is no proposed ground mounted equipment or RTU roof mounted mechanical equipment. All equipment is currently existing. We are not installing any new equipment.

Sincerely,

Jason R. Crescenzo

OAK PARK AVE.



Proposed Site Plan

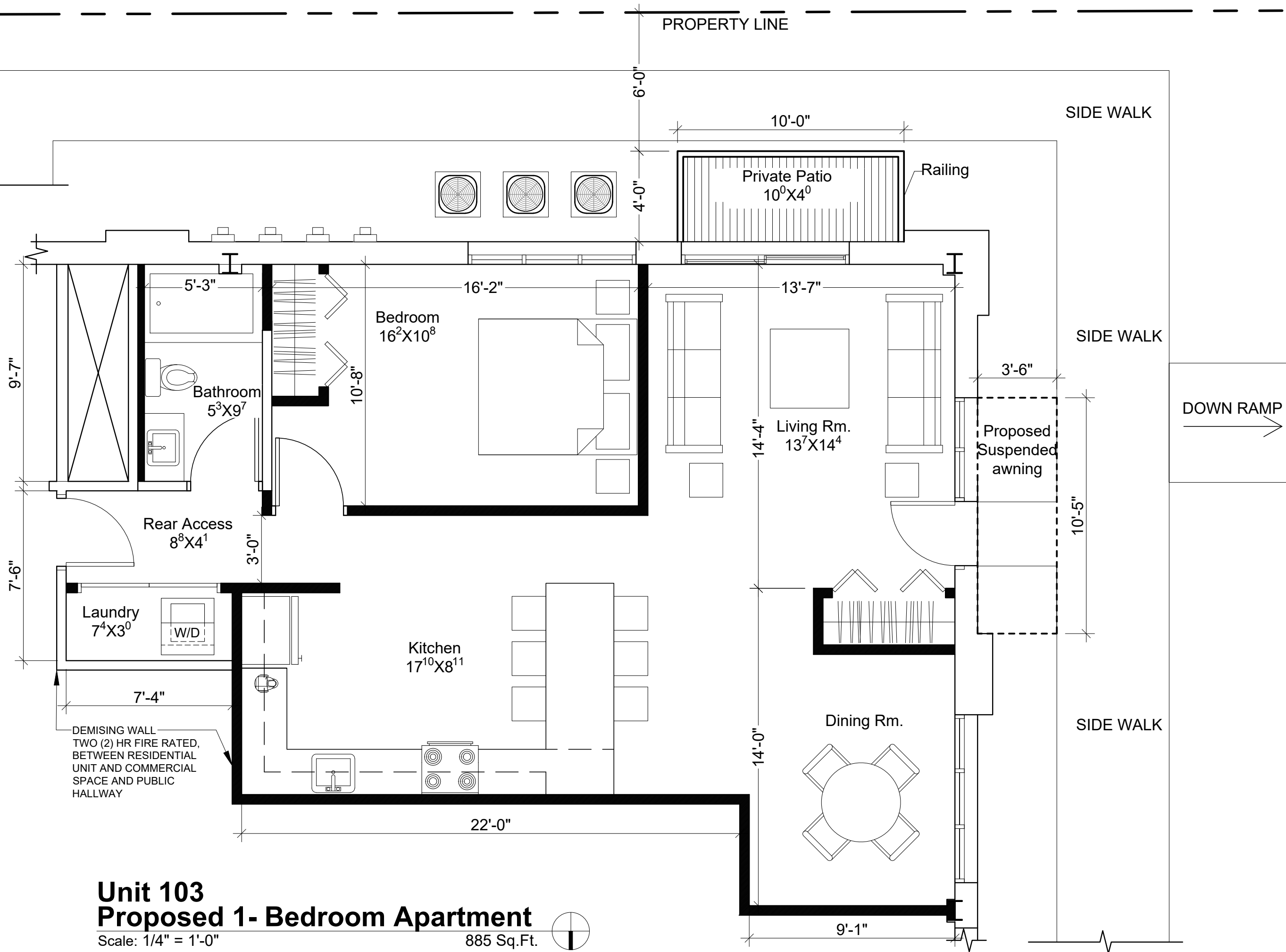
Not to Scale



7-24-2025

PROPOSED 1 BEDROOM RESIDENTIAL UNIT
16532 S. OAK PARK AVE. Unit 103
TINLEY PARK, ILLINOIS

This drawing indicates the general scope of the building in terms of its layout. Contractors shall field verify any critical dimensions prior to construction. This drawing has been prepared by Gensburg, Ltd. Architecture/Design, 105 Revere Dr., Suite G, Northbrook, Illinois 60062. Tel. (847) 715-9591.



Unit 103
Proposed 1- Bedroom Apartment

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

885 Sq.Ft.



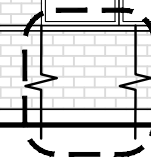
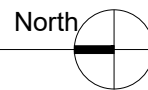
PROPOSED 1 BEDROOM RESIDENTIAL UNIT
16532 S. OAK PARK AVE. Unit 103
TINLEY PARK, ILLINOIS

This drawing indicates the general scope of the building in terms of its layout. Contractors shall field verify any critical dimensions prior to construction. This drawing has been prepared by Gensburg, Ltd. Architecture/Design, 105 Revere Dr., Suite G, Northbrook, Illinois 60062. Tel. (847) 715-9591.



Existing West Elevation

Not to Scale

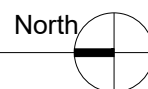


Portion of the wall and window to be demolish



Proposed West Elevation

Not to Scale



- New BUILT-IN Black awning to match window frame color, Suspended awning (hanging from the wall)
- New Exterior Black Light "U0" Rating
- New 36"x92" Black Door to match window frame color
- New 53"x60" Window frame to match existing colors and materials

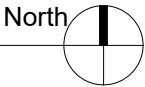
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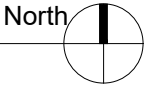
Existing South Elevation

Not to Scale



Proposed South Elevation

Not to Scale



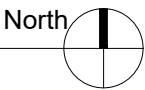
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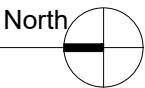
Existing South Elevation Pics.

Not to Scale



Existing West Elevation Pics.

Not to Scale



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16532 S. OAK PARK AVE. Unit 103
TINLEY PARK, ILLINOIS

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OFFICE
12159 MEADOWLAND DR.
HOMER GLEN,
ILLINOIS 60491

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

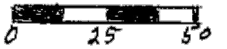
Surveyor's Plat

PHONE
312-523-3638

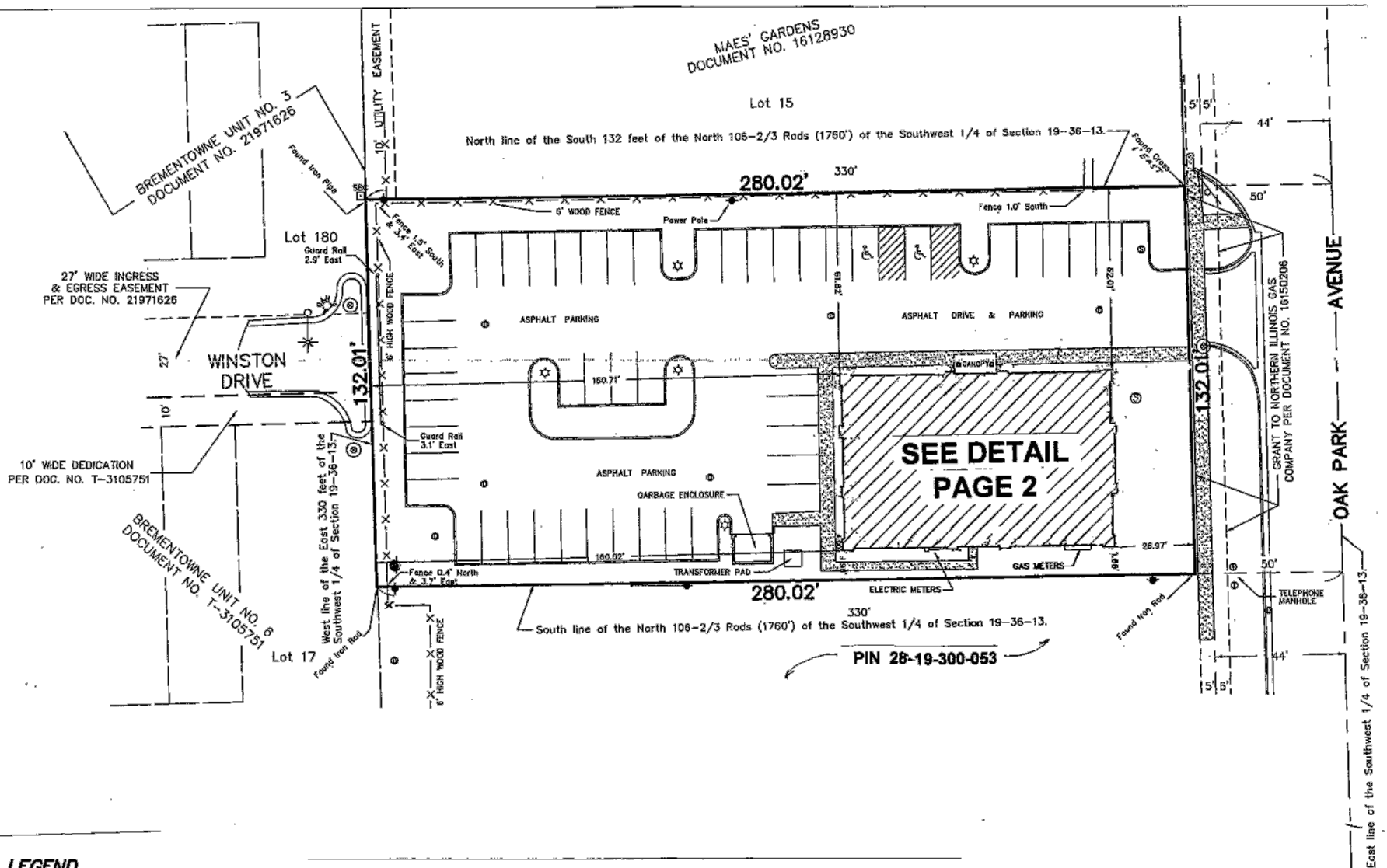
Quantities and
Excavations Estimated
Test Borings
Reports Made on
Settlement of
Buildings

R.W.SODERQUIST ALTA / NSPS LAND TITLE SURVEY

1"=50'



THE SOUTH 132 FEET OF THE EAST 330 FEET (EXCEPT THE EAST 50 FEET TAKEN AND USED FOR OAK PARK AVENUE) OF THE NORTH 106 2/3 RODS OF THE SOUTHWEST QUARTER (1/4) OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN COOK COUNTY, ILLINOIS.



LEGEND

- DRAINAGE STRUCTURE
- END SECTION
- SANITARY STRUCTURE
- FIRE HYDRANT
- VALVE VAULT
- B-BOX
- TRAFFIC LIGHT
- STREET LIGHT
- POWER POLE
- LIGHT POLE
- IBT PEDESTAL
- MAIL BOX
- BOUNDARY LINES
- UNDERLYING LOT LINE
- EASEMENT LINES
- BUILDING LINES
- FENCE

NOTES:

- 1) THERE ARE 49 PARKING SPACES ON PREMISES, 2 OF WHICH ARE RESERVED AS HANDI-CAPPED
- 2) THIS SURVEY IS PREPARED PURSUANT TO ITEMS CONTAINED IN ATTORNEY'S TITLE GUARANTEE FUND, INC. , ORDER NO. 220465500005, DATED JULY 15, 2022.

PAGE 1 OF 2



Notice: Boundary surveys are based upon the recorded subdivision plat in cases of regular subdivision lots. Boundary surveys of properties not a part of a regular subdivision 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 of work 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.

Field work completed :
License expires: November 30, 2022

Order No. 5

Book 1029-A Page 23

Ordered by COHEN, DOVITZ, MAKOWKA, LLC.

This Plat Not Valid Without Impressed Seal.

Member: Illinois Professional Land Surveyors Association

Contractors or builders should be notified to carefully test and compare the points, measurements, etc., as noted in this Plat with the stakes, points, etc., given on the property before building by the same, and at once report any seeming or apparent inconsistencies between the same to the Surveyor so that misunderstandings, displacement of points, etc., may be corrected before damage is done.

A plat of survey made before the construction of a building cannot be taken as a guarantee that the structure will be built in strict accordance therewith. In important cases a RE-SURVEY should be made after the foundations are started, and a plat then given as to the actual location and elevation of the building or sidewalk.

Consult Deed for the building line restrictions. No dimensions should be assumed by scale measurements upon this Plat.

TO: ATTORNEY'S TITLE GUARANTEE FUND, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAILS REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 7A AND 9 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 19, 2022.

DATE OF PLAT OR MAP: AUGUST 22, 2022

Ronald W. Soderquist
RONALD W. SODERQUIST (No. 2722)

OFFICE
12159 MEADOWLAND DR.
HOMER GLEN,
ILLINOIS 60491

Subdivisions, Town Sites
Laid Out, Railroad Lines
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Surveyor's Plat

R.W.SODERQUIST

PROFESSIONAL LAND SURVEYOR

PHONE
312-523-3638

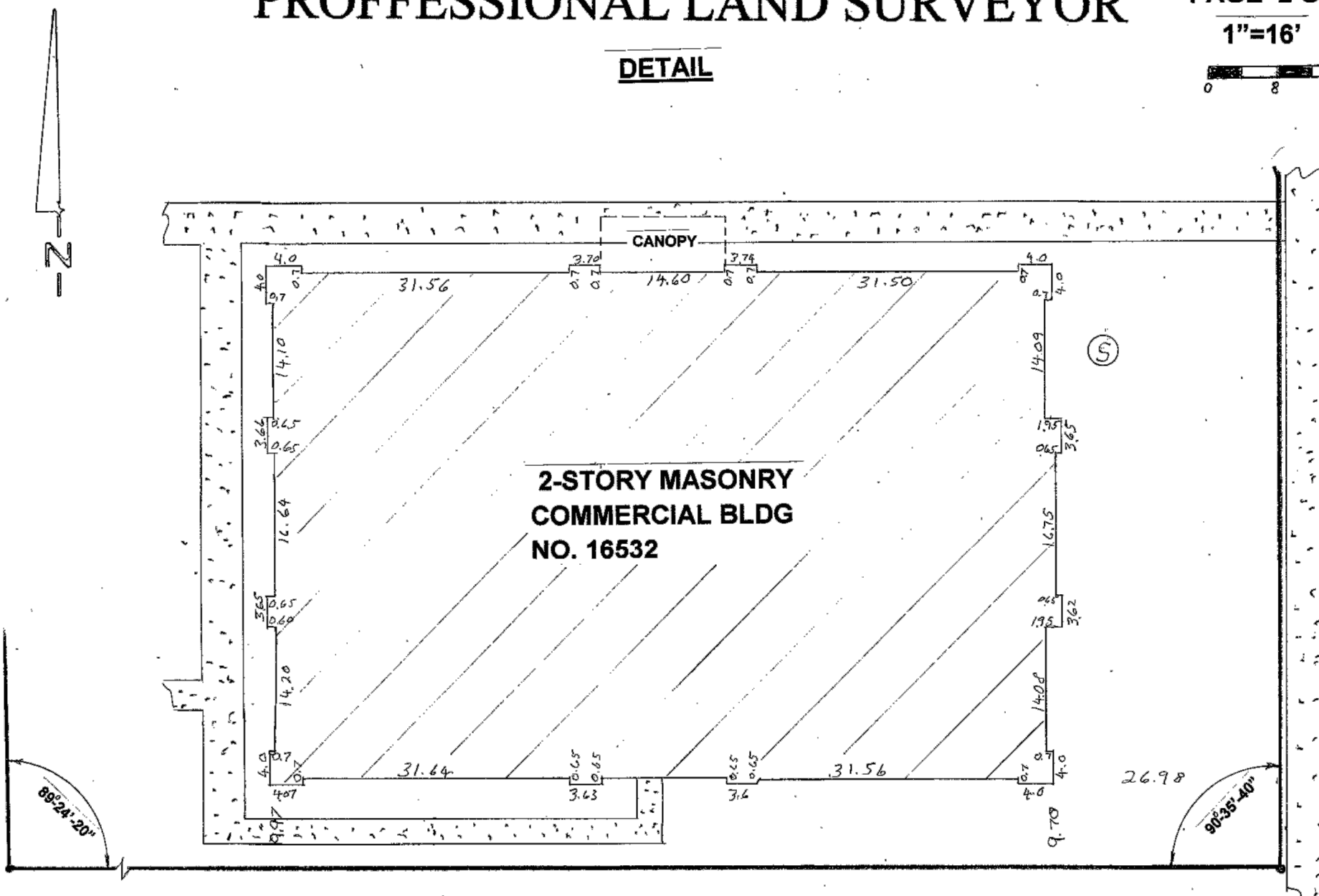
Quantities and
Excavations Estimated
Test Borings
Reports Made on
Settlement of
Buildings

PAGE 2 OF 2

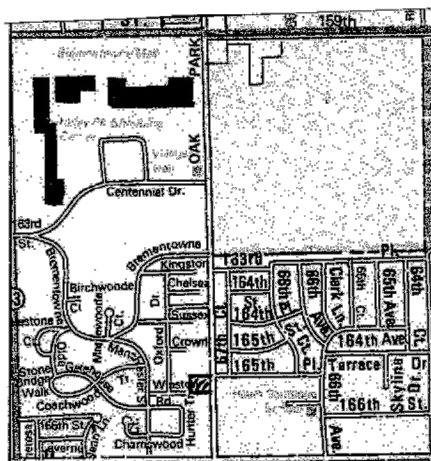
1"=16'



DETAIL



VICINITY MAP



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License expires: November 30, 2022

Order No. 5

Book Page

Ordered by

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Village of Tinley Park

Memo

Date: August 1, 2025

To: Plan Commission

From: Jason Engberg
Planning Manager

Subject: Item 2 – Gas N Wash

Item 2 on the meeting agenda for the Site Plan/Architectural Approval was continued from the July 17, 2025 Plan Commission meeting. The Plan Commission requested that the Petitioner provide an analysis of all available options to address the aesthetic appearance of the retaining wall along La Grange Road.

The Petitioner did not provide any additional communications or exhibits at the time this agenda packet was published. The Petitioner expressed via a telephone call that they would like to proceed with their current proposal.

The staff report and attachments for this item from the July 17 Plan Commission meeting are attached here for reference.



PLAN COMMISSION STAFF REPORT

August 17, 2022 – Public Meeting

Petitioner

Leonard McEnery, on behalf of Lenny's Gas N Wash Tinley Park, LLC

Property Location

18301 La Grange Rd

PIN

27-33-401-013-0000

Zoning

B-3 (General Business and Commercial)

Approvals Sought

Site Plan/Architectural Approval

Project Planner

Michael O. Whalen, AICP
Associate Planner

Gas N Wash La Grange Road

18301 La Grange Road



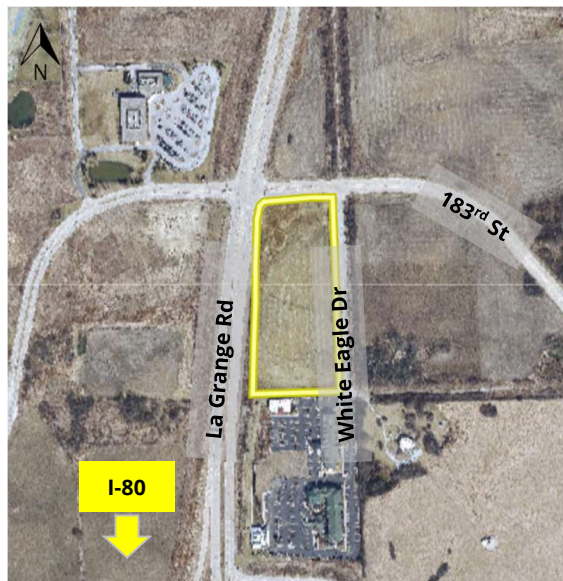
EXECUTIVE SUMMARY

The Gas N Wash fueling station and car wash at 18301 La Grange Road have been fully operational for several months. The business has been operating with a temporary Certificate of Occupancy while outstanding building, landscaping, and zoning items are addressed. The final outstanding item to be addressed is the treatment and finish of the retaining wall along La Grange Road.

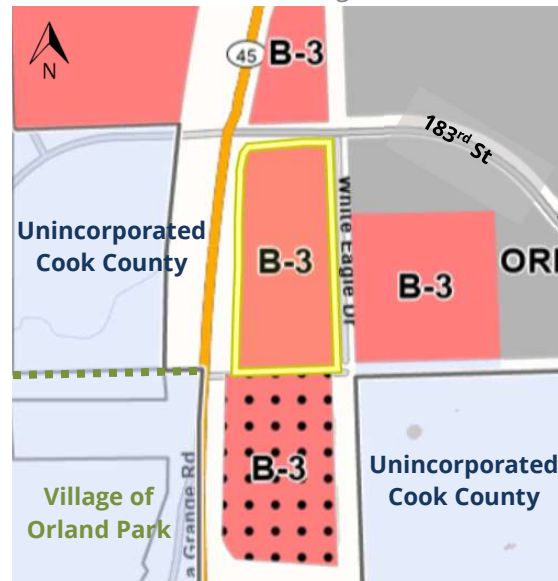
On August 17, 2023, the Plan Commission granted Site Plan and Architectural approval to the Petitioner, Leonard McEnery on behalf of Lenny's Gas N Wash Tinley Park, LLC. This approval stipulated that *"Any retaining wall proposed by the Petitioner at the Final Engineering phase of the project must be constructed of materials substantially compatible to the buildings and fueling canopies."* The intention of this condition was to require that any retaining walls be constructed of or clad in the same brick used for the convenience store, fueling canopy columns, and the carwash building.

The retaining walls were instead constructed with cast concrete and each range respectively up to seven and twelve feet in height.

The Petitioner now proposes applying a weather-resistant, waterproof masonry coating to the retaining walls that is the same color as the color used on architectural accents on the site. The Petitioner is also proposing adding additional landscaping along the retaining wall near the intersection of La Grange Road and 183rd Street.



Location Map



Zoning Map

EXISTING SITE & HISTORY

The subject property is located at the southeast corner of the 183rd Street/La Grange Road intersection and is bound along its eastern lot line by White Eagle Drive. The Plan Commission granted Site Plan/Architectural approval for the site on August 17, 2023, and also recommended the approval of Special Use Permits, Variations, and a Final Plat. The Village Board approved these Special Use Permits, Variations, and Final Plat on September 5, 2023 via Ordinance Nos. 2023-O-049, 2023-O-050, and Resolution No. 2023-R-102, respectively.

The Gas N Wash fueling station and car wash have been fully operational for several months, operating with a temporary Certificate of Occupancy while outstanding items are addressed. The final outstanding item to be addressed is the treatment and finish of the retaining wall along La Grange Road. The Site Plan and Architectural approval stipulated that *"Any retaining wall proposed by the Petitioner at the Final Engineering phase of the project must be constructed of materials substantially compatible to the buildings and fueling canopies."* The intention of this condition was to require that any retaining walls be constructed of or clad in the same brick used for the convenience store, fueling canopy columns, and the carwash building.

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ZONING & NEARBY LAND USES

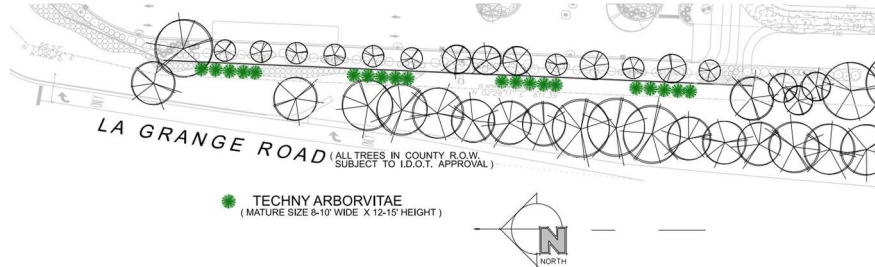
The subject property is located within the **B-3 General Business and Commercial Zoning District** and is also located in the **UD-1 Urban Design Overlay District**. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	B-3 General Business and Commercial District	Undeveloped Land
East	B-3 General Business and Commercial District ORI Office Restricted Industrial District	Future Marriott Hotels Site Undeveloped Land
South	B-3 General Business and Commercial District	Mid-Continent PUD Hotels and Restaurants WLS Radio Transmission Tower
West	B-3 General Business and Commercial District R1 Single-Family Residence District (Cook County)	Advocate Health Care Facility Undeveloped Land

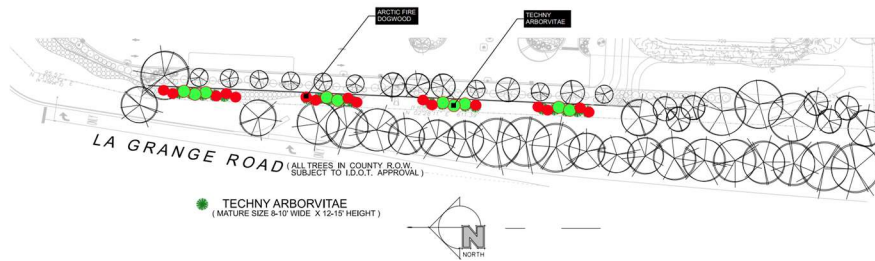
The B-3 zoning district is designed to accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists. The UD-1 overlay district is intended to promote specific design standards concerned with the character and placement of non-residential buildings as well as the role and nature of the spaces between the buildings and the public streets.

LANDSCAPE

The Petitioner proposes adding additional landscaping to soften the visual impact of the retaining wall near the southeast corner of 183rd Street and La Grange Road. The Petitioner proposes four clusters of Techny Arborvitae in a linear pattern along the wall.

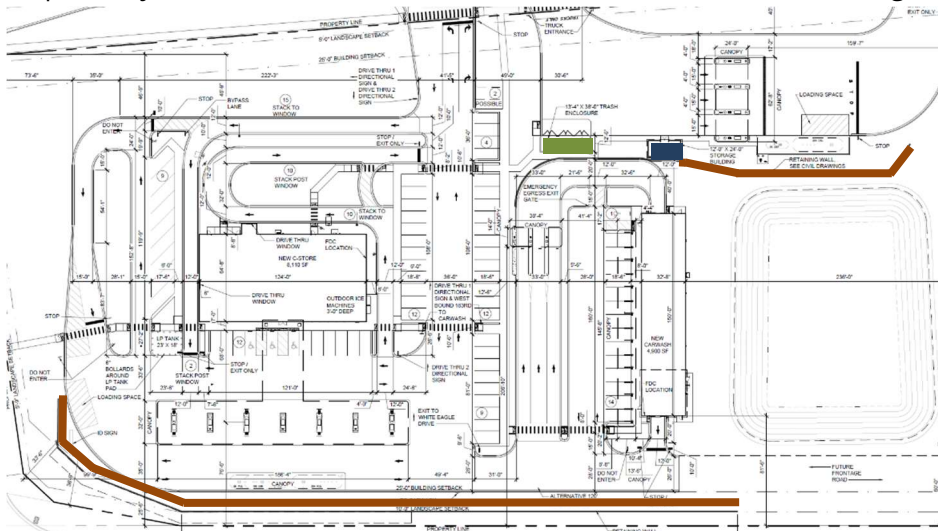


The Village's landscape architect, Farnsworth Group, recommends using the Techny Arborvitae and supplementing it with Artic Fire Dogwood, in a more organic planting pattern. These plants will do well in the frequently damp soil at the bottom of the ditch.



ARCHITECTURE

There are two retaining walls on the site—one between the truck fueling area and the stormwater pond, and one along the west property line along La Grange Road. The walls are approximately seven feet and twelve feet tall respectively. The walls are constructed of cast concrete, which left a rough, unfinished appearance once complete.



LIGHTING & SIGNAGE

No changes are proposed.

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

Architecture.

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with "Building Articulation" (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it's the appearance if used on large, blank walls.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of "attention getting" or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as "belly-bands" (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design.

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

MOTION TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's requests, the appropriate wording of the motion is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan, it only moves the request to a vote. The conditions listed below are recommended by staff but can be added to, changed, or removed by the Commission based on their discussion of the approval of recommendation.

Motion 1 (Site Plan/Architectural Approval)

"...make a motion to grant Site Plan/Architectural Approval to the Petitioner, Leonard McEnery of Gas N Wash, to modify the previous Site Plan/Architectural approval granted by the Plan Commission on August 17, 2023 to remove condition e) stating "Any retaining wall proposed by the Petitioner at the Final Engineering phase of the project must be constructed of materials substantially compatible to the buildings and fueling canopies" at 18301 La Grange Road in accordance with the plans submitted and adopt the Findings of Fact as proposed in the July 17, 2025 staff report.

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Application	Petitioner	5/29/2025
2	Narrative	Petitioner	6/10/2025
3	Survey	WT Group	4/15/2025
4	Landscape Plan Detail	Petitioner	5/7/2025
5	Landscape Recommendation	Farnsworth Group	5/9/2025
6	SW Luxon XP Spec Sheet	Sherwin-Williams	4/1/2025



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

VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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

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

- ☒ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☒ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☒ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.
- ☒ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.
- ☒ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.
- ☒ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).
- ☒ \$400 Special Use hearing fee.

STANDARDS AND CRITERIA FOR A SPECIAL USE

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

A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

The carwash is a complementary use to the remainder of the development and is an integral part of the business plan. Gas N Wash has an outstanding Maintenance record and operation at all of their existing facilities. The request of special use for automobile car washes at this property will continue to provide a clean, safe, respectful relationship with the public.

B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The use of high-quality material i.e. masonry bearing buildings, high architectural detail will enhance the area and the aesthetic of the property. Market value studies done at other Gas N Wash locations have shown an improved impact in surrounding neighborhood areas. In fact, Gas N Wash has received letters of support from village mayors stating that "Gas N Wash" has been a great business for the community.

C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The proposed establishment will not impede the normal and orderly development and improvements of the surrounding properties. In fact, the development will allow the surrounding properties and public to gain with the additional services provided such as fueling, food products, car wash, which add to the convenience of service.

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

Our proposed establishment will provide adequate access to patrons via the existing roads. We have provided adequate access to the facility that will allow for proper circulation. Civil engineering has adequately provided proper drainage and utilities for the proposed establishment.

E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The circulation as designed allows for cars and trucks to safely maneuver within the facility. We have also used directional signage to aid our patron and the public to safely enter and exit the facility. We believe that we have provided adequate measures to provide a functional and safe ingress and egress to minimize traffic and congestion in the public streets.

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

The request for special use for automobile washes shall conform to the applicable regulations as set forth in the district and will comply within reason to the condition as set forth by the plan commission.

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

Car washes used in today's high pace living society contribute to the economic development of the community in such that the car wash provides a high quality car wash and assist in providing a needed service that saves time and natural resources.



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

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

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

- ☒ **Special Use for:** GAS STATION, CAR WASH, DRIVE UP FOOD S
☐ **Planned Unit Development (PUD)** ☐ **Concept** ☐ **Preliminary** ☐ **Final** ☐ **Deviation**
☐ **Variation** ☐ **Residential** ☐ **Commercial** for _____
☐ **Annexation**
☐ **Rezoning (Map Amendment) From** _____ **to** _____
☐ **Plat (Subdivision, Consolidation, Public Easement)** ☐ **Preliminary** ☐ **Final**
☐ **Site Plan**
☐ **Landscape Change Approval**
☐ **Other:** _____

PROJECT & PROPERTY INFORMATION

Project Name: Lenny's Gas N Wash SE Tinley Park, LLC
Project Description: Gas station Convenience store car wash
Project Address: 18301 Lagrange Road **Property Index No. (PIN):** 27-33-401-013-0000
Zoning District: B-3 **Lot Dimensions & Area:** 6,309
Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: Lenny's Gas N Wash SE Tinley Par **Company:** Gas N Wash
Street Address: 8200 185th St. Unit K **City, State & Zip:** Finley Park, IL 60487
E-Mail Address: KFarbak@gasnwash.net **Phone Number:** 708-444-0117 EXT 101

APPLICANT INFORMATION

☒ **Same as Owner of Record**

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

Name of Applicant: _____ **Company:** _____
Relation To Project: _____
Street Address: _____ **City, State & Zip:** _____
E-Mail Address: _____ **Phone Number:** _____

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: _____

Property Owner Name (Print): _____

Acknowledgements

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

Property Owner Signature: _____

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

Development Narrative

183RD & Lagrange – Lenny's Gas N Wash

This narrative is in regards to the Gas N Wash project at 183rd & LaGrange Road Tinley Park, IL. Per Village board meeting packet for September 5, 2023 Plan Commission staff report August 17, 2022 public hearing five conditions were listed (a-e) for Motion 3 (Site Plan/Architectural Approval).

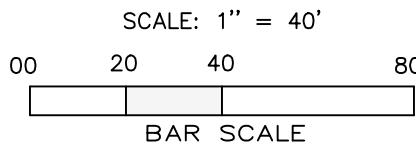
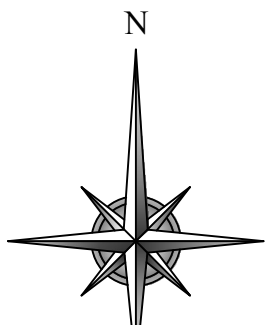
The fifth condition was listed as follows:

(e) "Any retaining wall proposed by the Petitioner at the Final Engineering phase of the project must be constructed of materials substantially compatible to the buildings and fueling canopies."

The retaining wall is receiving a high build coating that provides excellent flexibility, durability and weather resistance. The product is Sherwin-Williams Loxon XP SW 6149 Relaxed Khaki and matches the color of the height arches, carwash pay canopy columns, CFL canopy columns, the base color of the buildings' wainscot and all of the bollards throughout the site. Therefore enhancing the overall design consistency and cohesion.

ALTA / NSPS
LAND TITLE SURVEY

LOT 1 IN WHITE EAGLE DRIVE SUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33 TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 24th, 2024 AS DOCUMENT NUMBER 2402410012 IN COOK COUNTY, ILLINOIS



BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.



LOCATION MAP

TITLE NOTES:

SURVEY WAS PREPARED WITH THE AID OF A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER CCH2400353LD HAVING AN EFFECTIVE DATE OF MARCH 29, 2024.

SCHEDULE B EXCEPTIONS

EXCEPTION ITEMS 1 THROUGH 18 ARE NOT SURVEY RELATED.

ITEM M 19 — DECLARATION OF RESTRICTIVE COVENANTS DATED JULY 25, 2000 AND RECORDED JULY 28, 2000 AS DOCUMENT NO. 00572809 MADE BY AND BETWEEN ADVANCE CONSTRUCTION COMPANY, AN ILLINOIS CORPORATION, AND TINLEY PARK L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, THE TERMS AND PROVISIONS CONTAINED THEREIN. **AFFECTS SURVEYED PROPERTY BUT IS NOT PLOTTABLE**

ITEM N 20 — RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY. **UNDERGROUND PIPES ARE SHOWN**

ITEM O 21 — RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES. **PUBLIC RIGHT OF WAYS ARE SHOWN (LAGRANGE ROAD, 183rd STREET & WHITE EAGLE DRIVE)**

ITEM P 22 — GRANT RECORDED AUGUST 28, 1912 AS DOCUMENT NO. 5033224 AND MADE BY GEORG BARENG TO CHARLES A. MUNROE OF THE FULL RIGHT, PERMISSION AND AUTHORITY TO LAY, MAINTAIN POLES AND STRING AND MAINTAIN WIRES THERETO ON CABLES AND OTHER NECESSARY EQUIPMENT FOR THE TRANSMISSION OF ELECTRIC CURRENT IN, ON, UPON AND ALONG THE PART OF LAND AND ADJOINING TO THE PUBLIC HIGHWAY KNOWN AS EAST AND WEST ROAD THROUGH SECTION 33. NOTE: BY INSTRUMENT DATED NOVEMBER 27, 1911 CHARLES A. MUNROE ASSIGNED THE AFORESAID EASEMENT TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, AN ILLINOIS CORPORATION. **DOES NOT AFFECT THE SURVEYED PROPERTY.**

ITEM Q 23 — RIGHTS OF PUBLIC AND QUASI PUBLIC UTILITIES IN THE LAND DISCLOSED BY OVERHEAD LIGHT POLES, AN ELECTRIC LINE AND STORM INLETS ALONG THE EAST LINE OF THE LAND AS DISCLOSED ON A SURVEY MADE BY WEBSTER, MCGRATH & AHLBERG LTD. DATED JANUARY 24, 2022, JOB NO. 44578. **FALLS WITHIN THE RIGHT OF WAY OF WHITE EAGLE DRIVE.**

ITEM U 24 — TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE VILLAGE OF TINLEY PARK ORDINANCE NO. 2022-0-069 ESTABLISHING A RECAPTURE FOR COSTS RELATED TO EXTENSIONS AND A LIFT STATION SERVING THE AREA EAST OF LAGRANGE ROAD GENERALLY BETWEEN 179TH STREET AND 183RD STREET RECORDED JANUARY 12, 2023 AS DOCUMENT NO. 2301222044. **AFFECTS SURVEYED PROPERTY BUT IS NOT PLOTTABLE**

ITEM V 25 — TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE VILLAGE OF TINLEY PARK ORDINANCE NO. 2022-R-131 AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE ANNEXATION AGREEMENT RECORDED JANUARY 12, 2023 AS DOCUMENT NO. 2301222046. **AFFECTS SURVEYED PROPERTY BUT IS NOT PLOTTABLE**

ITEM W 26 — EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT; FOR PURPOSE PUBLIC UTILITY EASEMENT, AFFECTS PART OF THE NORTH, SOUTH, EAST AND WEST 10 FEET OF THE LAND RECORDED JANUARY 24, 2024 AS DOCUMENT NO. 2402410012. **AFFECTS THE SURVEYED PROPERTY AND IS SHOWN ON THE SURVEY.**

ITEM X 27 — EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT; FOR PURPOSE OF A CROSS ACCESS EASEMENT, AFFECTS PART A 26 FOOT STRIP OF LAND RECORDED JANUARY 24, 2024 AS DOCUMENT NO. 2402410012. **AFFECTS THE SURVEYED PROPERTY AND IS SHOWN ON THE SURVEY.**

SURVEY NOTES:

— SURVEYED PROPERTY IS PART OF P.I.N. #27-33-401-013 (PER TITLE & COOK COUNTY GIS "COOKVIEWER" WEBSITE).

— SURVEY PREPARED FOR: GAS N WASH

— THERE ARE NO GAPS OR GORES ON THE PROPERTY THERE IS NO OVERLAP BETWEEN THE PROPERTY AND THE ADJACENT PUBLIC RIGHTS—OF—WAY.

— THE SURVEYED PROPERTY HAS DIRECT ACCESS TO 183rd STREET & WHITE EAGLE DRIVE

— ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE

TABLE A NOTES:

2. ADDRESS OF SUBJECT PARCEL IS 18301 LAGRANGE ROAD — TINLEY PARK, ILLINOIS.

3. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAP THIS SITE IS LISTED AS BEING IN A ZONE "X", DESCRIBED AS "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN" PER F.E.M.A. PANEL NO. 17177C0150C DATED 17031C0711J, DATED 8/19/2008.

4. GROSS LAND AREA — 274,815 SQUARE FEET (6.309 ACRES)

6 (a) (b). A ZONING REPORT WAS NOT PROVIDED BY CLIENT.

7 (a)(b1). BUILDING TIES & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING.

8. FEATURES SHOWN ON SURVEY

9. THERE ARE A TOTAL OF 73 PARKING SPACES, OF WHICH 4 ARE RESERVED FOR HANDICAPPED USE.

11. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY PLANS & FIELD OBSERVATION.

13. NAMES OF ADJOINING OWNERS SHOWN ON SURVEY

14. NEAREST INTERSECTION SHOWN ON SURVEY (183rd STREET & WHITE EAGLE DRIVE).

16. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, EXCEPT FOR DRAIN TILE EXCAVATIONS.

17. THE SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION.

18. EXCEPT FOR THE EASEMENTS LISTED IN THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER CCH2400353LD HAVING AN EFFECTIVE DATE OF MARCH 29, 2024, NO OTHER EASEMENTS WERE DISCLOSED TO THE SURVEYOR.

STATE OF ILLINOIS) SS

COUNTY OF COOK

TO: FIFTH THIRD BANK, NATIONAL ASSOCIATION
CHICAGO TITLE INSURANCE COMPANY
LENNY'S GAS N WASH SE TINLEY PARK, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 7(c), 7(d)(1), 8, 9, 10, 11, 13, 14, 16, 17 & 18 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 21st, 2025

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF APRIL, A.D. 2025
AT HOFFMAN ESTATES, ILLINOIS.

Franjo I. Matijic
FRANJO I. MATIJIC — PLS #035-003556 EXPIRES 11/30/2026
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015



LEGEND			
—	PROPERTY LINE	⊕	UTILITY POLE
—	CENTER LINE	⊕	TYPICAL SIGN
---	EASEMENT LINE	⊕	MAILBOX
---	BUILDING SETBACK	⊕	CLOSED MANHOLE
---	SECTION LINE	⊕	OPEN GRATE MANHOLE
(xxx)	RECORD DATA	⊕	BEEHIVE GRATE MANHOLE
(xxx)	TOP OF (ORIGINAL, FC)	⊕	GUYER FRAME MANHOLE
(xxx)	NOTES OF (ORIGINAL, BUTTERFLY)	⊕	VALVE VAULT
⊕	CONCRETE	⊕	FIRE HYDRANT
⊕	EVERGREEN/DECIDUOUS	⊕	B-BOX / SERVICE VALVE
⊕	WITH SIZE IN NOTES	⊕	POST LIGHT/GROUND LIGHT
⊕	SHRUB/SHRUB LINE	⊕	AREA LIGHT/UTILITY POLE
⊕	GAS VALVE	⊕	STREET LIGHT
⊕	UTILITY MARKINGS	⊕	TRAFFIC SIGNAL
⊕	(cable,elec, fiber)	⊕	MAST ARM SIGNAL
⊕	(tel,water,gas)	⊕	HANDHOLE (electric/traffic)
⊕		⊕	GAS METER
⊕		⊕	ELECTRIC METER
⊕		⊕	PEDESTAL (telco,elec,gas)
⊕		⊕	SOIL BORING
⊕		⊕	TELEPHONE MANHOLE
⊕		⊕	HANDRAIL
⊕		⊕	GUARDRAIL
⊕		⊕	GUY WIRE ANCHOR
⊕		⊕	CONTOUR LINE
⊕		⊕	EDGE GRAVEL/STONE
⊕		⊕	FENCE LINE
⊕		⊕	FLARED END SECTION
⊕		⊕	STORM SEWER
⊕		⊕	SANITARY SEWER
⊕		⊕	COMB SEWER
⊕		⊕	WATER SERVICE LINE
⊕		⊕	WATER MAIN
⊕		⊕	OVERHEAD LINE
⊕		⊕	FIBER OPTIC LINE
⊕		⊕	GAS LINE
⊕		⊕	U.G. TELCO LINE
⊕		⊕	U.G. ELECTRIC LINE

CHECK FIRM
DRAWN: MW
JOB: D2200035

SUR-1
SHEET 1 OF 1
ALTANSPS
LAND TITLE SURVEY

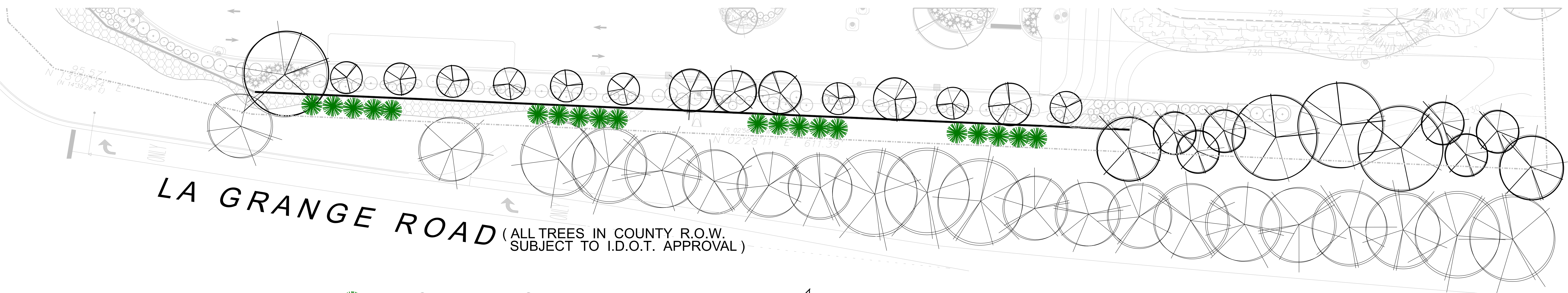
AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

GAS N WASH TINLEY PARK
18301 S. LAGRANGE ROAD
TINLEY PARK, ILLINOIS

ISSUE
TO: DATE
CLIENT: 3/26/25
CLIENT: 4/15/25

WT Group
Engineering • Design • Consulting

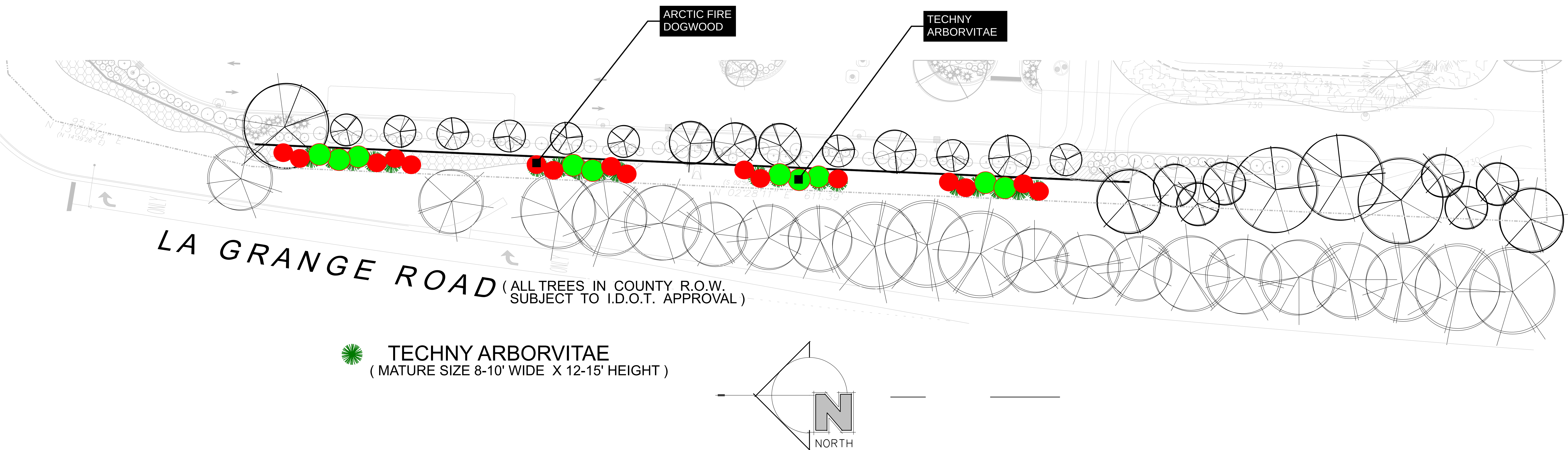
WT GROUP
Engineering with Precision, Pace and Passion.
2675 Pratum Avenue | Hoffman Estates, IL 60192
T: 224.293.6333 | F: 224.293.6444
wtengineering.com
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LA GRANGE ROAD (ALL TREES IN COUNTY R.O.W.
SUBJECT TO I.D.O.T. APPROVAL)

 **TECHNY ARBORVITAE**
(MATURE SIZE 8-10' WIDE X 12-15' HEIGHT)





Loxon® XP**Waterproofing Masonry Coating - Flat**

LX11-50 Series

**SHERWIN
WILLIAMS.****CHARACTERISTICS**

Loxon XP is an exterior, high build coating that provides excellent flexibility, durability, and weather resistance. This product will protect against wind-driven rain when used on concrete, CMU, stucco and shotcrete/gunite. It is highly alkali and efflorescence resistant. This may be applied to a surface with a pH of 6 to 13.

Apply directly to fresh concrete (at least 7 days old).

Shotcrete-gunite surfaces may be painted after 3 days.

Can be applied over high pH (up to 13) substrates, no primer required.

Can be applied down to 35°F.

Color: Most Colors

1 coat system, brush, roller, or spray applied, coverage per coat:

Wet mils: 14.5-18.5
Dry mils: 6.5-8.4
Coverage: 85-110 sq. ft. per gallon
Can be applied up to 40 mils wet.
Coverage will vary with the substrate and the texture.
Coverage on porous & rough stucco 80 square feet per gallon.

Drying Schedule @ 50% RH:

	@35-45°F	@45°F
To touch	6 hours	4 hours
To recoat	24-48 hours	24 hours

Drying and recoat times are temperature, humidity, and film thickness dependent.

Finish: 0-10 units @ 85°

Tinting with CCE only:

Base	oz. per gallon	Strength
Extra White	0-6	SherColor
Deep Base	4-12	SherColor
Ultradeep	10-12	SherColor
Light Yellow	0-12	SherColor

Extra White LX11W0051

(may vary by color)

V.O.C. (less exempt solvents):

less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids:	45 ±2%
Weight Solids:	61 ±2%
Weight per Gallon:	11.46 lbs
Flash Point:	N.A.
Vehicle Type:	Proprietary Acrylic
Shelf Life:	36 months, unopened

Mildew Resistant:

This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

COMPLIANCE

As of 04/07/2025, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N/A
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	Yes
MIR-Manufacturer Inventory	N/A
MPI®	#10, 40
SWRI® - Wall Coating	Yes

APPLICATION**Temperature:**

minimum 35°F

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

Reducer: Do Not Reduce

Airless Spray:

Pressure 2300 p.s.i.
Tip .021 inch

Brush: Use a nylon-polyester brush such as Purdy® Pro-Extra®

Roller Cover: 1/2-1 1/2 inch nap synthetic roller cover such as Purdy® Marathon®

The substrate and its condition will determine the application procedure. Considerations to minimize pinholes:

- 2 coat application with overnight drying between coats
- Spray application with backrolling
- Power rolling

Spray and backroll on porous & rough stucco to achieve required film build and a pin-hole free surface.

When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.

Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

Do not reduce.

www.sherwin-williams.com

APPLICATION TIPS

For proper waterproofing performance and to resist alkalies, 2 coats of the coating **MUST** be applied between 14.5 -18.5 mils wet per coat.

A total dry film thickness of 13 - 16.8 mils of topcoat and a surface with 10 or less pinholes per square foot is required for a waterproofing system.

For extremely porous block a coat of Loxon Block Surfacers may be required to achieve a pinhole free surface.

For rehabilitating existing concrete water tanks, additional products may be used.

RECOMMENDED SYSTEMS

Concrete, Stucco, Concrete Block, CMU, Split-face Block, and other Cementitious surfaces:

1 coat of Loxon Block Surfacers (if needed)
or
1 coat Loxon Conditioner (if needed)
1-2 coats Loxon XP

Previously Coated in good condition:

After power washing, apply 1 coat of Loxon XP over the surface.

Incidental Wood:

1 coat Exterior Latex Wood Primer
1-2 coats Loxon XP

Incidental Metal:

(steel, galvanized, or aluminum)

1 coat Pro Industrial™ Pro-Cryl® Primer
1-2 coats Loxon XP

Waterproofing System:

- Two coats of topcoat
- 6.5 to 8.4 mils dft per coat
- 13 to 16.8 mils total dry film thickness
- 10 or less pinholes per square foot

Loxon® XP

Waterproofing Masonry Coating - Flat

SURFACE PREPARATION

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Concrete, CMU Stucco:

On tilt-up and poured-in-place concrete, commercial detergents and sandblasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Concrete and mortar must be cured at least 7 days at 75°F. Fill bugholes, air pockets, cracks, and other voids with an elastomeric patch or sealant. Rough surfaces can be filled to provide a smooth surface.

Incidental Metal:

Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method. Primer required.

Incidental Wood:

Sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All patched areas must be primed. Primer required.

Sealing and Patching:

After cleaning the surface thoroughly, prime the concrete surface with Loxon XP, apply an elastomeric patch or sealant if needed, allow to dry, then topcoat.

To improve the performance, consider:

- Use caution when preparing the substrate to create a uniform surface.
- Cracks, crevices, and through-wall openings must be patched with an elastomeric patch or sealant.
- Fill voids and openings around window and doors with an elastomeric patch or sealant.
- Stripe coat all inside and outside corners and edges with 1 coat of Loxon XP coating.

SURFACE PREPARATION

Mildew - Clean mildew from the Surface: Mildew is a fungus that looks like dirt but won't wash off. Mildew must be removed before painting, or it will grow through any new coat of paint. To remove mildew or suspected mildew, scrub surface before painting with a commercial mildew remover following manufacturer's safety instructions.

PHYSICAL PROPERTIES

Do not paint on wet surfaces.

LX11W0051

Wind-Driven Rain Test:

Method: ASTM D6904 7 day cure
Result: Pass
2 coats Loxon XP @ 8.1 mils d.f.t. per coat

Water Vapor Permeance:

Method: ASTM D1653 Method B, Condition A-Wet cup, 7 day cure @73°F & 50% RH:
Result: (perms) 18.03 grains/h-ft²in Hg.
2 coats Loxon XP @ 8.1-mils d.f.t. per coat

Elongation:

Method: ASTM D412 7 day cure @72°F & 50% RH 20 inch per minute
Result: 312%
2 coats Loxon XP @ 8.1-mils d.f.t. per coat

Tensile Strength:

Method: ASTM D412 7 day cure @72°F & 50% RH 20 inch per minute
Result: 295 p.s.i.
2 coats Loxon XP @ 8.1-mils d.f.t. per coat

Flexibility:

Method: ASTM D522, 9 mils d.f.t., 1 day cure
Result: Pass 1/8 inch

Alkali Resistance:

Method: ASTM D1308, 7 day cure,
11.25 mils d.f.t.
Result: Pass

Chloride Ion Permeability:

Method: 243 coulombs
Result: "Very Low" Permeability Class

CO₂ Diffusion (anti-carbonation):

Method: ASTM F2476
Result: 344 meters
Equivalent air thickness >50 meters to pass
8.0 g/m²/24 hrs

Efflorescence:

Method: ASTM D7072-19
1 coat, 1 day cure, 7.2 d.f.t.
Result: Pass

Crack Bridging: Class A5

Method: EN 1602-7 Method A
Result: up to 2.5 mm @ -10°C
Pass

Adhesion:

Method: ASTM D4541
2 coats, 7 day cure, 7.2 d.f.t. per coat
Result: 375 average p.s.i.

SAFETY PRECAUTIONS

For exterior use only.

Protect from freezing.

Non-photochemically reactive.

Not for use on horizontal surfaces (floors, roofs, decks, etc.) where water will collect.

Not for use below grade. Will not withstand hydrostatic pressure.

Before using, carefully read **CAUTIONS** on label.

ZINC. Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 04/07/2025 LX11W0051 37 00
FRC, SP

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.