



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

July 17, 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 3, 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.

** Requested to be continued to the August 21, 2025 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.

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 3, 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 3, 2025.

CALL TO ORDER –ACTING CHAIR SEPESSY called to order the regularly scheduled meeting of the Plan Commission on July 3, 2025 at 7:00 P.M.

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

Present Plan Commissioners: James Gaskill
Terry Hamilton
Eduardo Mani
Andrae Marak
Edgar Montalvo
Acting Chair Steve Sepessy

Absent Plan Commissioners: Angela Gatto
Amanda Martinez
Chairman Garrett Gray

Village Staff: Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners: Jerry White, Superhost Hospitality
Bill Zalewski, Advantage Consulting Engineers

Members of the Public: Carlos Williams

COMMUNICATIONS – Lori Kosmatka, Associate Planner, noted that Commissioner Sepessy would serve as Acting Chair in Chairman Gray's absence.

APPROVAL OF THE MINUTES – Minutes of the June 12, 2025 Special Meeting of the Plan Commission and minutes of the June 19, 2025 Regular Meeting of the Plan Commission were presented for approval. ACTING CHAIR SEPESSY requested a motion to approve the minutes. COMMISSIONER HAMILTON made a motion to approve the minutes of the June 12, 2025 Plan Commission meeting. COMMISSIONER MONTALVO seconded the motion. All were in favor. Motion carried. COMMISSIONER MONTALVO made a motion to approve the minutes of the June 19, 2025 Plan Commission meeting. COMMISSIONER GASKILL seconded the motion. All

were in favor. Motion carried.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 3, 2025 REGULAR MEETING

ITEM 1: PUBLIC HEARING – TRU BY HILTON HOTELS – 18303 LA GRANGE ROAD – VARIATION; SITE PLAN APPROVAL

Consider recommending that the Village Board grant Ramsey Elshafei of RE Development Solutions on the behalf of Lewisville Hotel Partners, LLC, a Variation from the Zoning Ordinance to reduce the amount of required off-street parking for a new Tru by Hilton hotel at 18303 La Grange Road in the B-3 (General Business and Commercial) Zoning District. Site Plan will also be considered.

Present Plan Commissioners: James Gaskill
Terry Hamilton
Eduardo Mani
Andrae Marak
Edgar Montalvo
Acting Chair Steve Sepessy

Absent Plan Commissioners: Angela Gatto
Amanda Martinez
Chairman Garrett Gray

Village Staff: Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners: Jerry White, Superhost Hospitality
Bill Zalewski, Advantage Consulting Engineers

Members of the Public: None.

ACTING CHAIR SEPESSY introduced item #1. He noted the proof of publication.

ACTING CHAIR SEPESSY requested a motion to open the Public Hearing. COMMISSIONER GASKILL made the motion. COMMISSIONER HAMILTON seconded. Voice vote. All were in favor. Motion carried.

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

ACTING CHAIR SEPESSY invited the Petitioner up to speak.

Jerry White of Superhost Hospitality was sworn in. He said that because they were unable to identify a nearby property for additional parking, they revised the site plan to add additional parking spaces and relocated some spaces following the discussion at the last Plan Commission

meeting. He said he feels that the new site plan and Variation request meet the requirement imposed by the Plan Commission to find ten to thirteen additional stalls. He said detention was moved underground, despite the substantial cost, to meet the requirement of extra spaces.

COMMISSIONER HAMILTON asked where the underground detention would be. Michael O. Whalen said it would be in the drive aisle on the north side of the parking lot. COMMISSIONER HAMILTON asked if the detention pond was made smaller to fit additional spaces. Jerry White said yes.

COMMISSIONER MARAK noted the Village's overnight street parking ban and said the Village could consider allowing overnight parking on White Eagle Drive or giving overnight parking passes to employees of the hotel.

ACTING CHAIR SEPESSY asked if MWRD was okay with underground detention. From the audience, Bill Zalewski said he has done underground detention before and they had no problem with it.

ACTING CHAIR SEPESSY said he has driven by several Tru by Hilton hotels and noted that there was no parking shortage at those locations.

ACTING CHAIR SEPESSY requested a motion to close the public hearing. COMMISSIONER GASKILL made the motion; COMMISSIONER HAMILTON seconded. Voice vote. All in favor. Motion carried.

Michael O. Whalen presented the standards for approval.

ACTING CHAIR SEPESSY requested a motion on the variation. COMMISSIONER MONTALVO made a motion to recommend that the Village Board grant the Petitioner a Variation from the Zoning Ordinance Section VIII.A.10. to reduce the number of required on-site parking spaces from 130 to 101 to develop a hotel in accordance with the plans submitted and adopt the Findings of Fact as proposed in the July 3, 2025 staff report. COMMISSIONER GASKILL seconded the motion. Roll call vote. All were in favor. Motion carried.

ACTING CHAIR SEPESSY requested a motion on the site plan. COMMISSIONER HAMILTON made a motion to grant the Petitioner Site Plan Approval for the development of a hotel at 18303 La Grange Road in accordance with the plans submitted and adopt the Findings of Fact as proposed in the July 3, 2025 staff report, subject to the following conditions: 1. The proposed retaining wall must be designed by a structural engineer. The use of landscape pavers is prohibited for wall construction. 2. Approval is subject to final engineering review and approval. COMMISSIONER MARAK seconded the motion. Roll call vote. All were in favor. Motion carried.

ACTING CHAIR SEPESSY noted the item would go to the July 15, 2025 Village Board meeting.

Good of the Order

Lori Kosmatka noted that Gas N Wash would have a public hearing at the next Plan Commission meeting. Michael O. Whalen noted that the public hearing was to remove a condition on the previously approved Special Use relating to the retaining wall.

Lori Kosmatka added that the streetscape plan would be on the next agenda, but it might be continued. She said that the Comprehensive Plan was nearing completion and should go to public hearings in September.

ACTING CHAIR SEPESSY asked when the Pete's Fresh Market would be open. Michael O. Whalen said they were targeting two to three weeks.

ACTING CHAIR SEPESSY asked when Jack-in-the-Box would be open. Michael O. Whalen said probably the same timeline as Pete's.

Receive Comments from the Public

Carlos Williams asked if the hotel proposed in Item 1 would have electric vehicle charging. Michael O. Whalen said the Petitioner for that item proposed two non-exclusive electric vehicle charging spaces.

Adjournment

ACTING CHAIR SEPESSY requested a motion to adjourn the meeting.

COMMISSIONER GASKILL made a motion to adjourn the meeting. COMMISSIONER HAMILTON seconded the motion. ACTING CHAIR SEPESSY requested a voice vote; all were in favor. The meeting adjourned at 7:26 p.m.



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



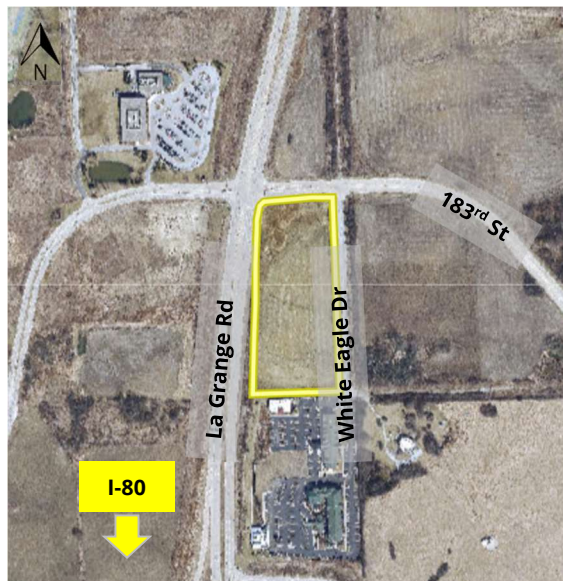
EXECUTIVE SUMMARY

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.

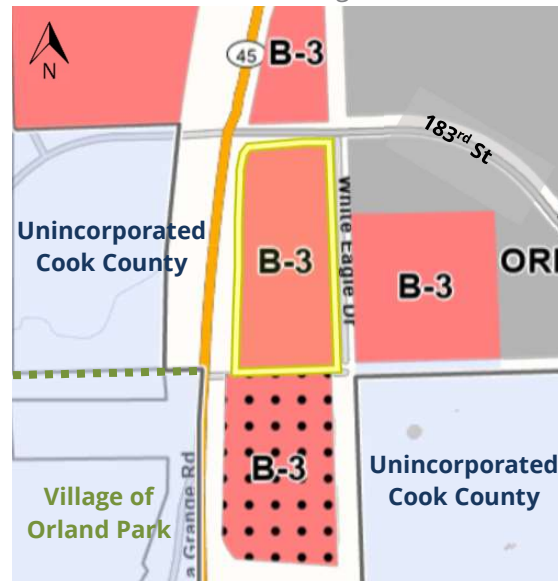
On August 17, 2023, the Plan Commission granted Site Plan and Architectural approval to the Petitioner, Leonard McEnery on behalf of Lenny's Gas N Wash Tinley Park, LLC. This approval stipulated that *"Any retaining wall proposed by the Petitioner at the Final Engineering phase of the project must be 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.

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

ZONING & NEARBY LAND USES

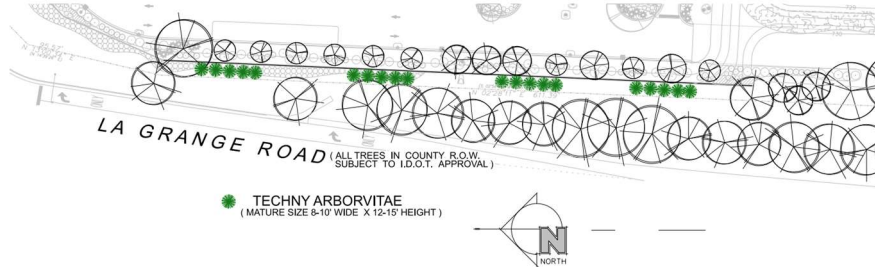
The subject property is located within the **B-3 General Business and Commercial Zoning District** and is also located in the **UD-1 Urban Design Overlay District**. The table below indicates the surrounding zoning and land uses in the area:

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

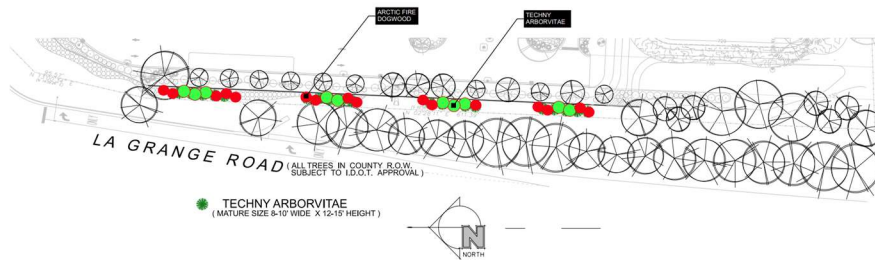
The B-3 zoning district is designed to accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists. The UD-1 overlay district is intended to promote specific design standards concerned with the character 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.

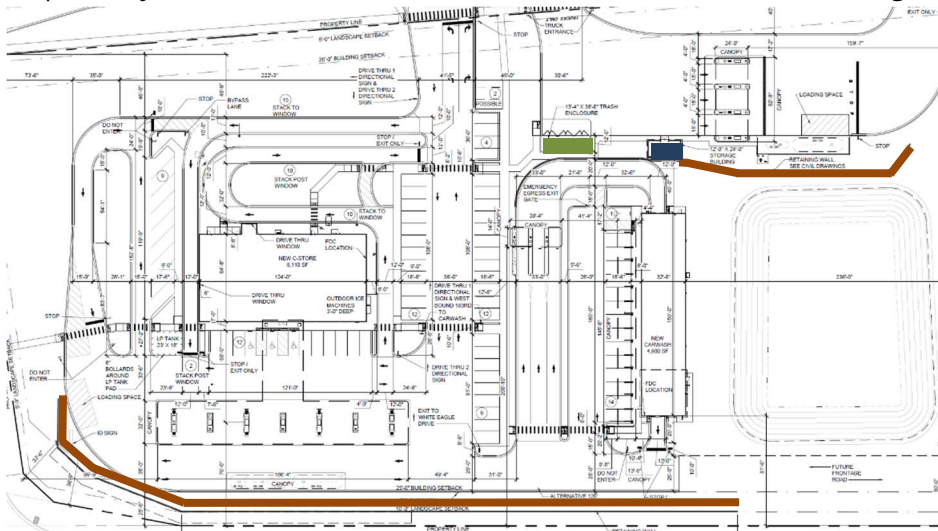


The Village's landscape architect, Farnsworth Group, recommends using the Techny Arborvitae and supplementing it with Artic Fire Dogwood, in a more organic planting pattern. These plants will do well in the frequently damp soil at the bottom of the ditch.



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).

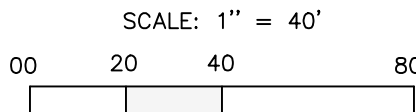
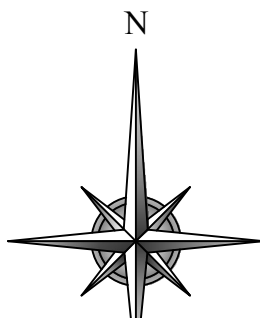
The fifth condition was listed as follows:

(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."

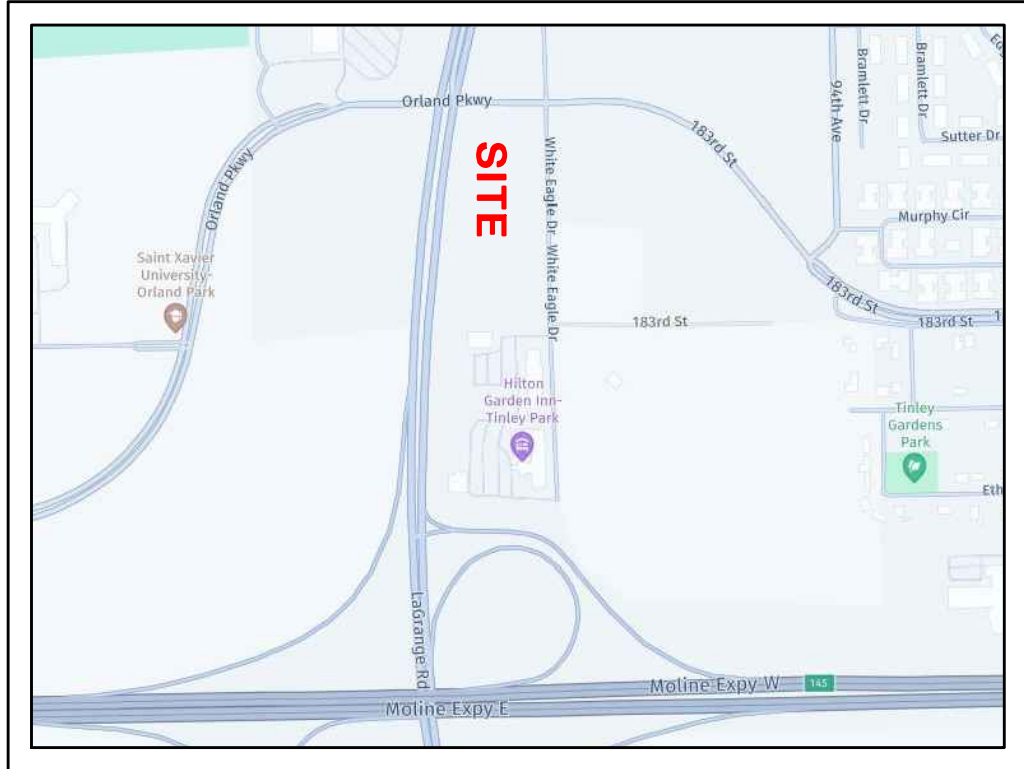
The retaining wall is receiving a high build coating that provides excellent flexibility, durability and weather resistance. The product is Sherwin-Williams Loxon XP SW 6149 Relaxed Khaki and matches the color of the height arches, carwash pay canopy columns, CFL canopy columns, the base color of the 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:

- ADDRESS OF SUBJECT PARCEL IS 18301 LAGRANGE ROAD – TINLEY PARK, ILLINOIS.
- 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.
- GROSS LAND AREA – 274,815 SQUARE FEET (6.309 ACRES)
- (a) (b). A ZONING REPORT WAS NOT PROVIDED BY CLIENT.
- (a)(b). BUILDING TIES & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING.
- FEATURES SHOWN ON SURVEY
- THERE ARE A TOTAL OF 73 PARKING SPACES, OF WHICH 4 ARE RESERVED FOR HANDICAPPED USE.
- THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY PLANS & FIELD OBSERVATION.
- NAMES OF ADJOINING OWNERS SHOWN ON SURVEY
- NEAREST INTERSECTION SHOWN ON SURVEY (183rd STREET & WHITE EAGLE DRIVE).
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, EXCEPT FOR DRAIN TILE EXCAVATIONS.
- THE SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION.
- 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	SOIL BORING	
CENTER LINE	TYPICAL SIGN	TELEPHONE MANHOLE	
EASEMENT LINE	MAILBOX	HANDRAIL	
BUILDING SETBACK	CLOSED MANHOLE	GUARDRAIL	
SECTION LINE	OPEN GRATE MANHOLE	GUY WIRE ANCHOR	
RECORD DATA	BEEHIVE GRATE MANHOLE	CONTOUR LINE	
TOP OF (ORIGINAL, F.C.)	GUTTER FRAME MANHOLE	EDGE GRAVEL/STONE	
SPOT GRADE	VALVE VAULT	FENCE LINE	
NOTES OF (ORIGINAL, BUTTERFLY)	FIRE HYDRANT	FLARED END SECTION	
CONCRETE	B-BOX / SERVICE VALVE	STORM SEWER	
EVERGREEN/DECIDUOUS	POST LIGHT/GROUND LIGHT	SANITARY SEWER	
WITH SIZE IN NOTES	AREA LIGHT/LIGHT POLE	COMB SEWER	
SHRUB/SHRUB LINE	STREET LIGHT	WATER SERVICE LINE	
	TRAFFIC SIGNAL	WATER MAIN	
	MONITOR WELL	OVERHEAD LINE	
	GAS VALVE	FIBER OPTIC LINE	
	ASTM ARM SIGNAL	GAS LINE	
	HANDHOLE (electric/traffic)	U.G. TELCO LINE	
	GAS METER	U.G. ELECTRIC LINE	
	ELECTRIC METER		
	UTILITY MARKINGS (cable,elec, fiber)		
	(tel,water,gas)		
	PEDESTAL (telco,elec,gas)		

CHECK FIRM
DRAWN: MW
JOB: D2200035

SUR-1
SHEET 1 OF 1
ALTANSPS
LAND TITLE SURVEY

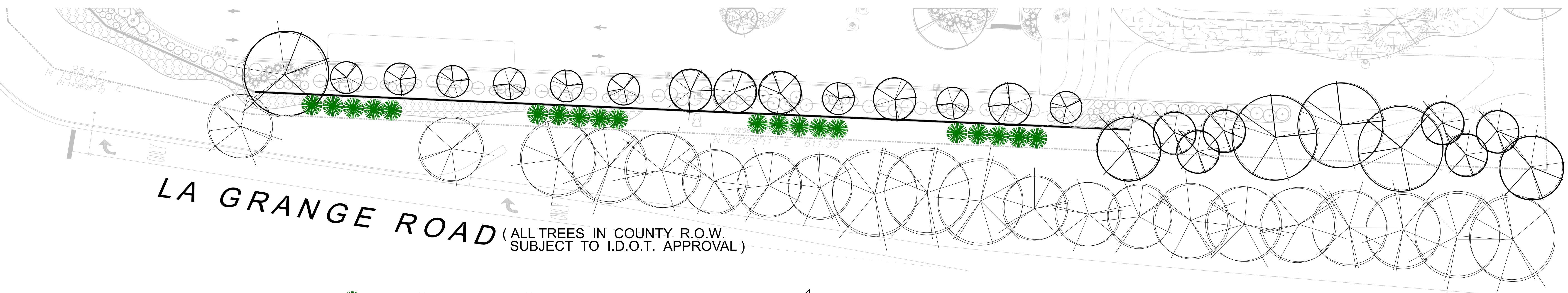
AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

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

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
IL License No: 184.007570-0015 Expires: 04.30.2027
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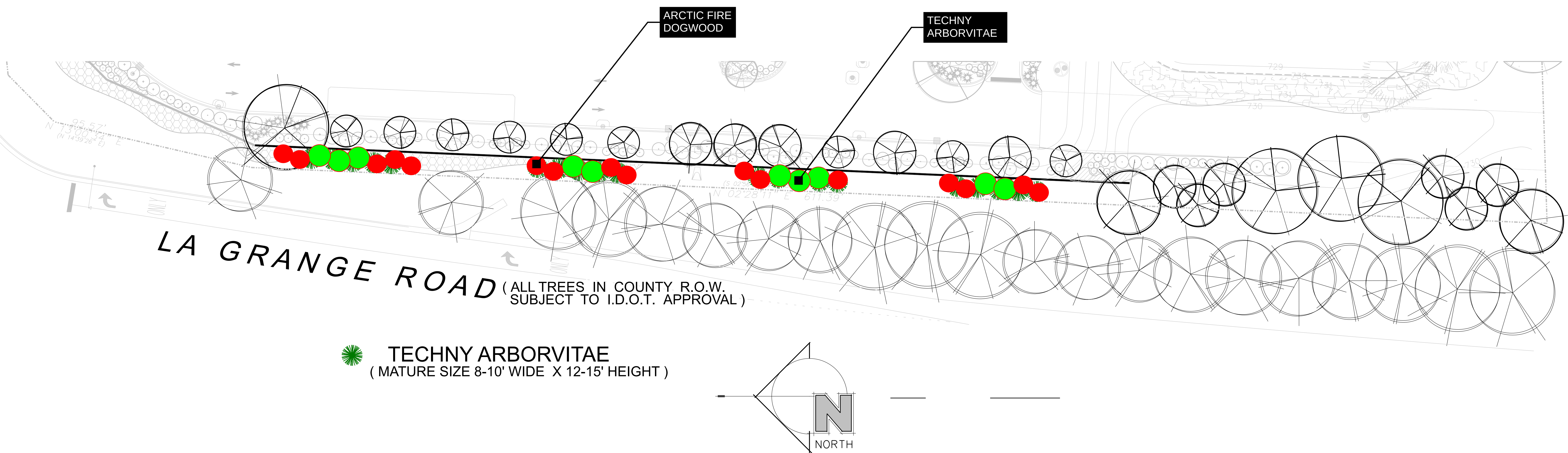
TO	DATE	ISSUE
CLIENT	3/25/25	
CLIENT	4/15/25	



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.