



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

December 18, 2025 – 7:00 P.M.
Council Chambers
Village Hall – 16250 Oak Park Avenue

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the October 16, 2025 Regular Meeting

ITEM #1 PUBLIC HEARING – BROOKSIDE CREEK – 7251-7551 191ST STREET – SPECIAL USE FOR A SUBSTANTIAL DEVIATION FROM THE BROOKSIDE CREEK RETAIL CENTER PUD

Consider recommending that the Village Board grant Lawrence Debb, on behalf of Tinley Park Land Development, LLC, a Special Use for a Substantial Deviation from the Brookside Creek Retail Center PUD to amend the “Allowable Use Chart” for the PUD at 7251-7551 191st Street in the B-3 PD (General Business and Commercial; Brookside Creek Retail Center PUD) Zoning District.

ITEM #2 PUBLIC HEARING – MCDONALD’S – 7501 191st STREET – SPECIAL USE FOR A SUBSTANTIAL DEVIATION TO THE BROOKSIDE CREEK RETAIL CENTER PUD; SITE PLAN & ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Cathy Stephens of Permit Solutions, Inc. on the behalf of McDonald’s Corporation, a Special Use for a Substantial Deviation from the Brookside Creek Retail Center PUD to allow for the construction of a quick service restaurant with drive-thru at 7501 191st Street, Tinley Park, IL in the B-3 PD (General Business and Commercial; Brookside Creek Retail Center PUD) Zoning District. Site Plan/Architectural Approval will also be considered.

ITEM #3 PUBLIC HEARING – GARAGE VARIATION – 16801 SAYRE AVENUE

Consider recommending that the Village Board grant Dennis Mahoney a Variation from Section III.I.2.b. of the Zoning Ordinance to allow for a detached garage exceeding the maximum accessory structure floor area at 16801 Sayre Avenue in the R-2 (Single-Family Residential) 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**

October 16, 2025

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Kallsen Conference Center located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on October 16, 2025.

CALL TO ORDER –ACTING CHAIR MARTINEZ called to order the regularly scheduled meeting of the Plan Commission on October 16, 2025, at 7:04 p.m.

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

Absent Plan Commissioners: Angela Gatto
Chairman Garrett Gray
Edgar Montalvo

Village Staff: Michael Coleman, Interim Comm. Development Director
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner

Petitioners: Laura Altenbaumer, Active Day IN (item 1)
Dennis Mahoney, 16801 Sayre Avenue (item 2)

Members of the Public: None

ACTING CHAIR MARTINEZ stated that due to the renovation and construction work currently in progress at Village Hall, tonight's meeting is held here. She noted there is some audio visual limitation due to this location setup. She said she has microphones and will pass one around. She said we are requesting that you speak with the microphone. She noted the Powerpoint presentations are presented on the TVs to the left. She noted there would be a time limit for speaking set at 6 minutes in case there are a lot of public comments tonight.

COMMUNICATIONS – Lori Kosmatka Planner, noted that COMMISSIONER MARTINEZ would serve as Acting Chair for the meeting in CHAIRMAN GRAY'S absence. She also noted

Staff is requesting the Commission continue item #3 on the agenda for Brookside Creek Retail Center's Substantial Deviation.

ACTING CHAIR MARTINEZ requested a motion to continue the public hearing for that item. COMMISSIONER GASKILL made a motion to continue Item #3. COMMISSIONER SEPESSY seconded. Roll call vote. All 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 OCTOBER 16, 2025 REGULAR MEETING

**ITEM 1: PUBLIC HEARING – ACTIVE DAY ADULT DAYCARE – 16050
HARLEM AVENUE – SPECIAL USE FOR A SUBSTANTIAL DEVIATION
FROM THE PARK CENTER PLAZA PUD**

Consider recommending that the Village Board grant Laura Altenbaumer of Active Day IN, Inc. a Special Use for a Substantial Deviation from the Park Center Plaza PUD to allow for the establishment of an adult daycare facility at 16050 Harlem Avenue in the B-3 PD (General Business and Commercial; Park Center Plaza PUD) Zoning District.

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

Absent Plan Commissioners: Angela Gatto
Chairman Garrett Gray
Edgar Montalvo

Village Staff: Michael Coleman, Interim Comm. Development Director
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner

Petitioner: Laura Altenbaumer, Active Day IN

Members of the Public: None

ACTING CHAIR MARTINEZ introduced item #1. She noted the proof of publication.

COMMISSIONER GASKILL made a motion to open the Public Hearing. COMMISSIONER MANI seconded. Voice vote. All in favor. Motion carried.

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

ACTING CHAIR MARTINEZ invited the Petitioner to speak.

Laura Altenbaumer was sworn in. She provided an overview of the business.

COMMISSIONER HAMILTON asked if there would be any outdoor activities. Laura Altenbaumer said no.

ACTING CHAIR MARTINEZ asked if anyone from the public wished to testify or speak. None came forward. Seeing none, she requested a motion to close the public hearing.

COMMISSIONER SEPESSY made a motion to close the public hearing. Seconded by COMMISSIONER HAMILTON. Voice vote. All in favor. Motion carried.

Michael O. Whalen, Associate Planner, presented the standards for approval.

COMMISSIONER HAMILTON made a motion to recommend that the Village Board grant a Special Use for a Substantial Deviation from the Park Center Plaza PUD to the Petitioner Laura Altenbaumer of Active Day IN, Inc. to allow for the establishment of an adult daycare facility at 16050 Harlem Avenue in the B-3 PD (General Business and Commercial; Park Center Plaza PUD) Zoning District, subject to the condition that all company vehicles will be parked behind the building. COMMISSIONER GASKILL seconded. Roll call vote. All in favor. Motion carried.

ACTING CHAIR MARTINEZ noted the item would go before the Village Board on November 4, 2025.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE OCTOBER 16, 2025 REGULAR MEETING

ITEM 2: PUBLIC HEARING – GARAGE VARIATION – 16801 SAYRE AVENUE

Consider recommending that the Village Board grant Dennis Mahoney a Variation from Section III.I.2.b. of the Zoning Ordinance to allow for a detached garage exceeding the maximum accessory structure floor area and maximum accessory structure width at 16801 Sayre Avenue in the R-2 (Single-Family Residential) Zoning District.

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

Absent Plan Commissioners: Angela Gatto
Chairman Garrett Gray
Edgar Montalvo

Village Staff: Michael Coleman, Interim Comm. Development Director
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner

Petitioner: Dennis Mahoney, 16801 Sayre Avenue

Members of the Public: None

ACTING CHAIR MARTINEZ introduced item #2.

COMMISSIONER GASKILL made a motion to open the Public Hearing. COMMISSIONER MANI seconded. Voice vote. All in favor. Motion carried.

ACTING CHAIR MARTINEZ noted the proof of publication.

Lori Kosmatka, Senior Planner, presented the staff report.

ACTING CHAIR MARTINEZ invited the Petitioner to speak.

Dennis Mahoney of 16801 Sayre Avenue was sworn in. He did not have anything to add to Staff's presentation.

COMMISSIONER MARAK asked how difficult it would be to put in a basement, if possible, and that it may potentially be a question for Staff or others. He also wanted to note that this is a hose that is smaller than what is zoned which we've got some substantial parts of the Village in that way. He doesn't have any additional questions.

COMMISSIONER MANI noted the lot is narrow, he doesn't have an issue, and noted the Petitioner is dealing with what he has to make it more comfortable for the belongings.

COMMISSIONERS HAMILTON and SEPESSY had no questions.

COMMISSIONER GASKILL asked for clarification on the structure as illustrated by the photographs in the Staff Report. He asked if this was already built, and without a permit.

Lori Kosmatka, Senior Planner, responded yes.

COMMISSIONER GASKILL noted it is way out of code.

Lori Kosmatka, Senior Planner, responded the code maximum is 720 sq. ft. The proposed is 1,558 sq. ft, thus is 838 sq. ft. over. The maximum width is about 10'-2" over, 44'-2" vs. 34'.

COMMISSIONER GASKILL asked the Petitioner if he thought it was okay.

Mr. Mahoney stated at the time it was overlooked, and was a mistake on his end.

COMMISSIONER GASKILL stated it needs to be corrected.

ACTING CHAIR MARTINEZ noted she is struggling with seeing the hardship on it. She asked the Petitioner to explain the hardship.

Mr. Mahoney responded that as stated in the report, the vehicles would go in the garage, and that above would be used for general storage use. He stated the home itself has limited, very small closet space. He stated that for the attic, the roof pitch cuts off a large portion of the attic. He stated the structure of the attic joists is not a 2x10 or 2x6, but rather a lesser width of lumber. He does not want to put anything up there of a substantial weight. This limits storage in the attic.

ACTING CHAIR MARTINEZ asked if he had considered an addition to the house, and why he wouldn't have pursued it.

Mr. Mahoney responded that there is a concrete slab at the back of the house. It would've had to be torn off the back. He doesn't think it's accessible with the way the garage sits to go back. To go upward, the house sits on a cinder block, so the support structure to go vertical with the cinder block foundation versus putting in a basement or going vertical would not support it.

ACTING CHAIR MARTINEZ asked if he could advise on his plans for the existing sheds. She asked if he would be removing them since he is proposing this structure.

Mr. Mahoney responded that one is a greenhouse, and the other shed structure holds snowblowers, gas grill and propane tanks, and lawn equipment.

ACTING CHAIR MARTINEZ asked Staff if there is a permit for the shed, and if a permit is necessary for one.

Lori Kosmatka, Senior Planner, responded she did not find a permit for that.

ACTING CHAIR MARTINEZ asked the Petitioner if he plans to put those items inside the new structure.

Mr. Mahoney responded yes, that is a possibility.

ACTING CHAIR MARTINEZ asked if there are any opinions on maybe proposing a condition to that effect.

Lori Kosmatka, Senior Planner, responded that Staff defers to the Commission to discuss. She said if there is an issue of the square footage, then removing the existing shed would reduce the extent of relief when you are looking at the overall lot. She noted the lot coverage data sheet identifies the structures. She read the dimensions of the two sheds (one of which is the greenhouse).

Mr. Mahoney responded that it would be the structure that sits on a diagonal.

Lori Kosmatka, Senior Planner, responded that the actual shed would be at the far rear corner stated. She noted that the setback of that shed as shown on the plat appears to not meet the code minimum of five feet, so it is nonconforming. These things can be taken into consideration.

ACTING CHAIR MARTINEZ stated that usually hardships it is more land-related. She knows there is a smaller width. She said storage is one of those ones that is not necessarily up to that standard. She said it would make her feel better if he removed that nonconforming shed. She asked if any other Commissioners had feelings on that.

COMMISSIONER HAMILTON said it is a long lot and he didn't feel like removing that little bit of square footage of that shed would make a substantial difference because it is a very large lot. He said the lot north of them is empty so it is not like there is a problem with the neighbor. He asked if the final design will have a flat roof.

Mr. Mahoney responded yes that is correct. He said the gable style that you see in the pictures is just a frame on the front and back, and would come down. He said it would be a flat roof as seen in the detailed drawings so as to not exceed the height restriction.

COMMISSIONER GASKILL asked if the Petitioner built the greenhouse and shed himself, and without a permit.

Mr. Mahoney responded yes that is correct.

COMMISSIONER MARAK said it is notable that the height of the garage is being taken in. He also noted it is his understanding that we only need one hardship, not multiple hardships to move forward. He said however what worries him is whether or not this will change the essential character of the locality. He said he is reminded of a couple other cases we had where allowing someone to come in and make a substantial change like this likely should, or do we say that because there is an open lot to the north no one else can do it, or will other people come in front of us and say rightly, as we've done with fences and other things, you've let these people do this so I am going to do it, and then the nature of the neighborhood itself gets compromised in terms of its look and its aesthetic. He said that is one concern that he has about recommending to grant this variation.

ACTING CHAIR MARTINEZ said she echoes that and that she had looked around, and it didn't seem like too many properties had such a structure. She asked how far away the one that he had referenced was.

Mr. Mahoney responded that there are several. He said there are two on New England Avenue, and there are several in the Parkside area as well. He said there are more than what is shown in the pictures that have the height, width, and length with windows on the second floor. He said they are in a very similar style in that older part of Elmore's village on the west and east sides of Oak Park Avenue.

COMMISSIONER SEPESSY asked if we know if the buildings that were identified in the Parkside area were built with permits.

Lori Kosmatka, Senior Planner, responded she did not know.

Mike Coleman, Interim Community Development Director responded they were prior to his living in the Village 31 years here. He said in the last four years, we have had a couple that have come in for variances. Before working for the Village, he was the architect working for one on the west side. He noted they were over 90 feet and it was for two garages and they were more in area than what he has on his site, but they had the 90 feet which allowed the two garages to be built on. He said it does happen. He also said to answer Commissioner Marak's question, being a cinder block foundation, chances are it is not reinforced. He stated if he were to want to make a basement he would have to shore up his entire house with I-beams, steel, temporary concrete columns to frame and shore it and kicker it off. He said they would have to replace and pour as we do not allow concrete block foundations for anything new, that it all has to be cast-in-place concrete. He clarified that if he is going down, he would have to go at least 8 feet, which would be a foundation wall that would be 8'-4" minus the slab that would give him an 8 foot height. He noted this would be a substantial undertaking to do that. He stated also with the pitch of the roof, these houses like the couple that we have done solar on to see if they have to reinforce the roofs, the actual ceiling joists are 2x4. He stated that 2x4 would not really pick up any load, so the loading in this particular case would be 15psf, versus what he is looking to design at is 30psf because it has a code compliant stair in it so that is designed to pickup what he actually wants to use rather than put it up in his attic. He stated those joints would eventually deflect on him, and chances are he may have plaster rather than gypsum board. Plaster is already a brittle material, so it may crack.

Mr. Mahoney responded that it is a mix.

COMMISSIONER MANI said just looking at the lot and where the Petitioner started to build, it appears to be lined up with the garage that is there now. He said if he is standing at the sidewalk facing the house he will just see the second story structure so he doesn't think it will change the character. He said even if the neighbors want to do the same thing, it looks good. He said the Petitioner is just trying to make his home more workable. He said he does not see this being detrimental to the neighborhood.

ACTING CHAIR MARTINEZ asked why the screened porch is necessary, and if it is part of the request.

Mr. Mahoney responded that it was already existing, and has single pane windows.

ACTING CHAIR MARTINEZ asked if the Commissioners had any further questions. Hearing none, she asked if anyone else from the public wished to testify or speak. None came forward. Seeing none, she requested a motion to close the public hearing.

COMMISSIONER SEPESSY made a motion to close the public hearing. Seconded by COMMISSIONER GASKILL. Voice vote. All in favor. Motion carried.

Lori Kosmatka, Senior Planner, presented the standards for approval.

ACTING CHAIR MARTINEZ requested a motion for the Variation.

COMMISSIONER MANI made a motion to recommend that the Village Board grant the Petitioner Dennis Mahoney, Variations from Section III.I.2.b. of the Tinley Park Zoning Ordinance to increase the maximum floor area of a detached garage accessory structure to 1,558 square feet and to increase the maximum width of a detached garage accessory structure to 44'-2" feet, at 16801 Sayre Avenue in the R-2 Single-Family Residential District in accordance with the plans submitted and adopt the Findings of Fact as proposed in the October 16, 2025 staff report.:

COMMISSIONER HAMILTON seconded. Roll call vote. Ayes: COMMISSIONER HAMILTON, COMMISSIONER MANI. Nays: COMMISSIONER GASKILL, COMMISSIONER SEPESSY, ACTING CHAIR MARTINEZ. Abstain: COMMISSIONER MARAK. COMMISSIONER MARAK said he wants to go on record to state he is concerned about the nature of the neighborhood, but he is also concerned about us having a zoning rule that all the houses inside of a zone are nonconforming which is true for this area. COMMISSIONER MARAK stated he is on both sides of the issue. COMMISSIONER MARAK abstained from the vote. Vote (2-3, 1 Abstain). Motion failed.

ACTING CHAIR MARTINEZ noted the Petitioner could revise the site to conform or go to Village Board. This item would go before the Village Board on November 4, 2025.

Michael O. Whalen, Associate Planner, clarified when the motion goes to Village Board without unanimous approval here, they typically do an initial reading where the item is introduced and discussed, followed by a formal vote to approve or deny at the following meeting.

COMMISSIONER MARAK stated that he felt it would be helpful if the Petitioner had some of his neighbors come out to say what they think about adding that in terms of character of the neighborhood. He said we saw a couple other places that have similar characteristics. He did drive by there, but he said it is hard to know as it didn't appear to be pervasive in that space. The big issue for him is to make sure we have neighborhoods where there are not things that stand out as being completely different than other ones around them. He felt it would be really helpful for him personally, though he won't be there, if the Petitioner brings neighbors in to talk about the character of the home and work and what they think about its impact on the neighborhood.

COMMISSIONER MANI suggested the Petitioner have a nice photo of the front showing that it does not stick out like a sore thumb and fits within the character. He noted it is not like it is three stories tall and not placed behind the existing garage. He said he likes it.

Receive Comments from the Public

There were no comments from the public.

Good of the Order

Michael Coleman, Interim Community Development Director / Building Official provided a status update for ongoing projects.

Adjournment

ACTING CHAIR MARTINEZ requested a motion to adjourn the meeting.

COMMISSIONER GASKILL made a motion to adjourn the meeting. COMMISSIONER SEPESSY seconded the motion. Voice vote. All were in favor. The meeting adjourned at 8:10 p.m.



Petitioner

Lawrence Debb of Tinley Park Land Development, LLC

Property Location

7251-7551 191st Street

PIN

19-09-12-200-011-0010;
19-09-12-200-011-0020

Zoning

B-3 PD (General Business and Commercial, Brookside Creek Retail Center PUD)

Approval Sought

Special Use for Substantial Deviation

Project Planner

Michael O. Whalen, AICP
Associate Planner

PLAN COMMISSION STAFF REPORT

December 18, 2025 –Public Hearing

Brookside Creek – Special Use for Sub. Dev. From PUD

7251-7551 191st Street

Exhibit B – PUD Allowable Use Chart

ALL USES SHALL MIRROR B-3 USES AS AMENDED EXCEPT THE FOLLOWING SHALL SUPERCEDE THE CURRENT AND FUTURE ZONING ALLOWANCES:

Permitted Uses Added	Permitted uses removed (Prohibited in PUD)	Special uses removed (Prohibited in PUD)
Service Station with an accessory Car Wash on Lot 1 (moved from Special Uses)	Currency exchanges	Automobile repair shops and body shops
New and Used Vehicle sales/rental, internal and external displays	Educational Facilities, vocational	Flea markets
	Funeral homes and mortuaries	Service Station with an accessory Car Wash, except on Lot 1
	Banks and banks with drive-thru facilities	Tobacco Store, as a principal use

“Allowable Use Chart” in the Brookside Creek Retail Center PUD, as adopted.

EXECUTIVE SUMMARY

Lawrence Debb of Tinley Park Land Development LLC (the Petitioner) is requesting a Special Use for a Substantial Deviation from the Brookside Creek Retail Center PUD to modify the “Allowable Use Chart” approved with the PUD.

The Village Board adopted Ordinance No. 2025-O-065 on January 21, 2025, establishing the Brookside Creek Retail Center PUD. The PUD includes an “Allowable Use Chart” to modify the underlying use allowability in the B-3 (General Business and Commercial) Zoning District. This language made a “Service Station with an accessory Car Wash” a permitted use on Lot 1 in the PUD and prohibited it on all other lots within the PUD. This use would otherwise be allowed by Special Use Permit only.

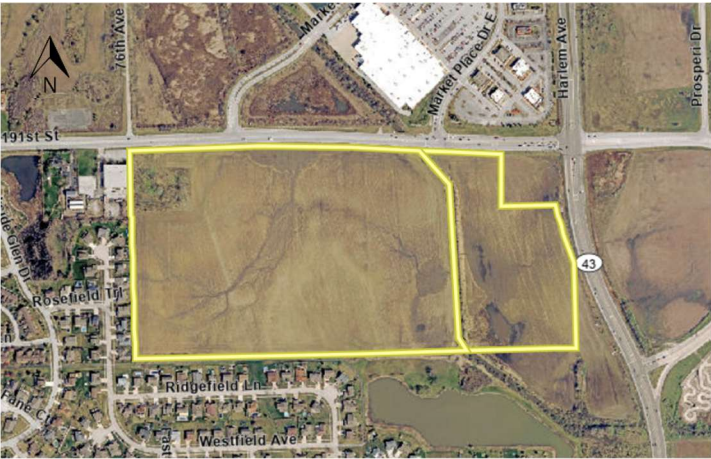
The purpose of this request is narrow: to move the allowance for a “Service Station with an accessory Car Wash” from Lot 1 to Lot 4. The Petitioner states that, with current market conditions and prospective end-users of each lot, Lot 4 is the better location for a gas station since this lot has more direct access from both 191st Street and Harlem Avenue.

Modifying the “Allowable Use Chart” of the PUD only specifies which uses may go where within the development. This change does not grant approval for any development. All areas of the PUD are subject to the Village’s regular permitting processes, and any gas station user seeking to develop on Lot 4 must first request a Special Use for a Substantial Deviation from the PUD and Site Plan/Architectural Approval by the Plan Commission. As part of these initial zoning requests, any gas station user must submit preliminary engineering documents (including a stormwater analysis) to substantiate the feasibility of any proposed site plan, and all development is subject to review and approval by all national, state, regional, and local agencies.

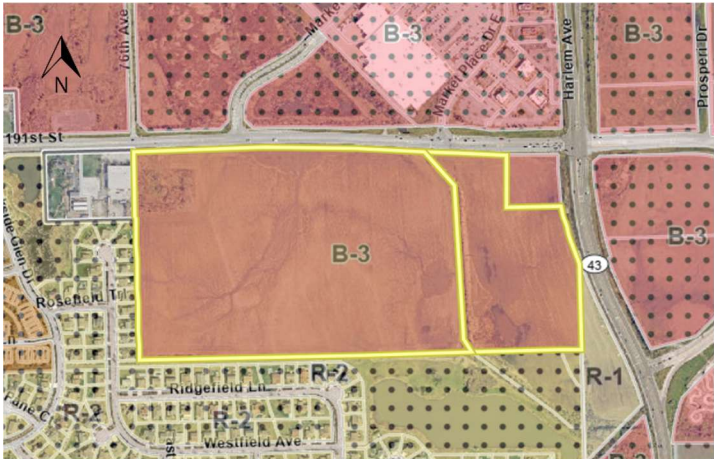
The developer held a neighborhood meeting on December 10, 2025 to discuss floodplain concerns with adjacent property owners.

No revised plans or materials were received since this item’s scheduled public hearing on October 16, 2025. The matter was continued at this meeting.

EXISTING SITE & HISTORY



Location Map



Zoning Map

The subject property is located along the south side of 191st Street, between 76th Avenue and Harlem Avenue (excluding the hard corner). The subject property comprises just under 72 acres, a significant portion of which is within a flood plain and floodway. The Petitioner intends to engineer and develop the site for commercial development as a shopping center with outlots. Given the flood plain and floodway constraints, most of the land will be utilized for stormwater management.

On December 5, 2024, the Plan Commission recommended approval of rezoning the property to B-3, establishing the PUD, and subdividing the land. At this meeting, the Plan Commission also approved the site plan, which indicated developable lots, stormwater management areas, and an access drive through the development.

The Brookside Creek Retail Center PUD was approved by the Village Board on January 21, 2025 by Ordinance No. 2025-O-065. The Village Board also approved an annexation for a portion of the master development, a rezoning, a plat of subdivision, and a development agreement at this meeting.

In separate actions, each of these bodies also granted zoning approvals to Gas N Wash to build a gas station and car wash on Lot 1.

ZONING & NEARBY LAND USES

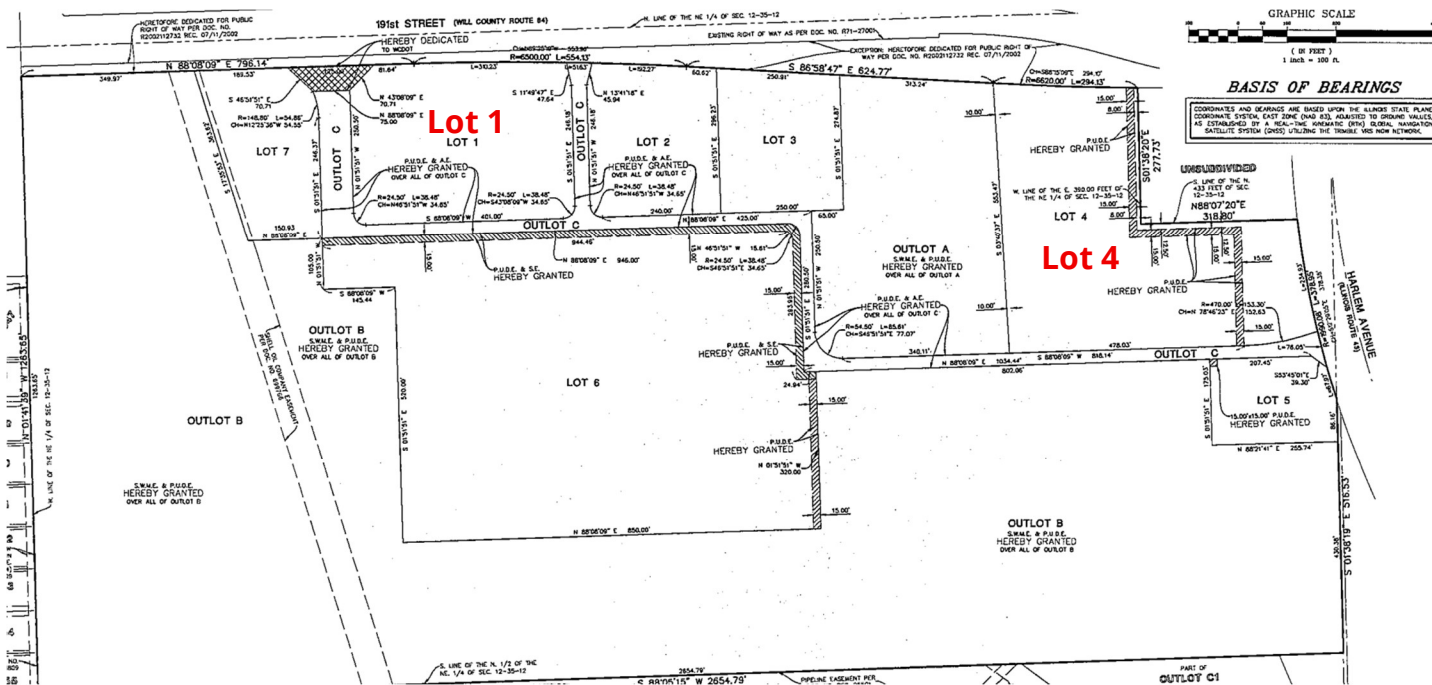
The subject property is located within the **B-3 PD (General Business and Commercial, Brookside Creek Retail Center PUD) Zoning District** and is also located in the **UD-1 Urban Design Overlay District**. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	B-3 General Business and Commercial District Brookside Marketplace PUD	Brookside Marketplace/Commercial
East	B-3 General Business and Commercial District	Undeveloped Land
South	R-2 Single-Family Residential District Brookside Glen PUD	Detached Single-Family Homes
West	Will County C-3 General Commercial District and R-2 Single-Family Residential District Brookside Glen PUD	Office Building and Detached Single -Family Homes

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.

REQUEST

The Petitioner is requesting to amend the PUD so that a gas station with car wash may locate on Lot 4 in the subdivision.



Recorded Final Plat of Subdivision for Brookside Creek Retail Center Subdivision

As described in the introduction of this report, this change will solely modify use allowability. All other processes apply to any future gas station user of Lot 4. With this change, gas stations will be prohibited on all other lots within the subdivision. All development within the PUD must be adequately engineered to mitigate all impact to the flood plain and floodway. All development must be reviewed and approved by all regulating agencies.

Exhibit B – PUD Allowable Use Chart		
ALL USES SHALL MIRROR B-3 USES AS AMENDED EXCEPT THE FOLLOWING SHALL SUPERCEDE THE CURRENT AND FUTURE ZONING ALLOWANCES:		
Permitted Uses Added	Permitted uses removed (Prohibited in PUD)	Special uses removed (Prohibited in PUD)
Service Station with an accessory Car Wash on Lot 1 (moved from Special Uses)	Currency exchanges	Automobile repair shops and body shops
New and Used Vehicle sales/rental, internal and external displays	Educational Facilities, vocational	Flea markets
	Funeral homes and mortuaries	Service Station with an accessory Car Wash, except on Lot 1
	Banks and banks with drive-thru facilities	Tobacco Store, as a principal use

"Allowable Use Chart" in the Brookside Creek Retail Center PUD, as adopted.

Gas N Wash intends to develop Lot 4.

The developer held a neighborhood meeting on December 10, 2025 to discuss floodplain concerns with adjacent property owners.

No revised plans or materials were received since this item's scheduled public hearing on October 16, 2025. The matter was continued at this meeting.

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 prepared draft responses for these Standards below. The standards can be modified, or changes as the Plan Commission deems fit based on their findings from 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;
Modifying the use allowability in the PUD will not negatively impact 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;
Modifying the use allowability in the PUD will not negatively impact nearby property owners.
- 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;
Modifying the use allowability in the PUD will not impede normal and orderly development. A gas station with carwash was already allowed in the PUD.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
All necessary facilities for all development within the PUD must be provided in order to receive approval to develop the land. Any future gas station user on Lot 4 must demonstrate that adequate drainage will be provided by the master development or on-site.
- 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
Modifying the use allowability in the PUD alone will not impact access. The master development and any future development of Lot 4 must install any necessary roadway modifications determined by the Village, Will County Department of Transportation, and the Illinois Department of Transportation.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
All requirements will be met.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
Modifying the use allowability in the PUD makes the development more marketable to gas station users, since Lot 4 has direct access from both 191st Street and Harlem Avenue.

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Petitioner. This is different from a process such as a variance, since a variance will forever apply

to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

MOTION TO CONSIDER

If the Plan Commission wishes to take action, an appropriate wording of the motions would read:

Motion (Special Use for a Substantial Deviation from the Brookside Creek Retail Center PUD):

“...make a motion to recommend that the Village Board grant a Special Use for a Substantial Deviation from the Brookside Creek Retail Center PUD to the Petitioner Lawrence Debb of Tinley Park Land Development, LLC to modify the “Allowable Use Chart” in the PUD to relocate the gas station allowance from Lot 1 to Lot 4 at 7251-7551 191st Street in the B-3 PD (General Business and Commercial, Brookside Creek Retail Center PUD) Zoning District, subject to all conditions previously imposed by Ordinance No. 2025-O-065.”

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Application Materials	Petitioner	9/25/2025
2	Narrative	Petitioner	9/26/2025
3	December 5, 2024 Plan Commission Staff Report	Staff	12/5/2024
4	Ordinance No. 2025-O-065	Village Board	1/21/2025



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

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

- ☐ Special Use for: _____
- ☒ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☒ Deviation
- ☐ Variation ☐ Residential ☐ Commercial for _____
- ☒ Annexation
- ☒ Rezoning (Map Amendment) From R1 to B3
- ☒ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☒ Final
- ☒ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: 7551 W 191st St Retail Development

Project Description: Subdivision of 72 acres of vacant land into 7 to-be-developed retail parcels.

Project Address: 7551 W 191st St Property Index No. (PIN): 19-09-12-200-011-0010 and 0020

Zoning District: Proposed B-3 Lot Dimensions & Area: 72 acres

Estimated Project Cost: \$ Approximately \$10 million

OWNER OF RECORD INFORMATION

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

Name of Owner: Tinley Park Land Development LLC Company: _____

Street Address: _____ City, State & Zip: _____

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, 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 William Debb (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): Lawrence Debb, Manager Tinley Park Land Development LLC

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): Lawrence Debb, Manager Tinley Park Land Development LLC

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): Lawrence Debb, Manager Tinley Park Land Development LLC

Date: 9-25-25



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

Professional Fee and Cost Reimbursement Agreement

This Professional Fee and Cost Reimbursement Agreement ("Agreement") entered into this 20th day of August, 2024, between The Village of Tinley Park, Cook and Will Counties, a home rule municipality (hereinafter referred to as "VILLAGE"), and Tinley Park Land Development, LLC (hereinafter individually and collectively referred to as "DEVELOPER").

WHEREAS, as a result of the DEVELOPER's project, the VILLAGE must have its professional service providers and staff analyze review and comment upon and perform other services solely on the VILLAGE's behalf from the time of inception of the project through its completion; and

WHEREAS, the DEVELOPER acknowledges it should pay the VILLAGE's fees, costs and expenses for professional service providers' services and staffs' services, rather than impose the costs upon the VILLAGE's residents;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which is expressly acknowledged by the parties by the execution hereof, it is hereby agreed as follows:

SECTION ONE. PROFESSIONAL FEES. The DEVELOPER shall pay the VILLAGE any and all professional service provider and staff fees, costs and expenses incurred by the Village as a result of or in conjunction with the DEVELOPER's project from this date and prior thereto, through the project's completion as determined by the VILLAGE and/or VILLAGE's acceptance of all public improvements associated with the project, whichever occurs last. The VILLAGE's professional service providers and staff includes, but is not limited to, its attorneys, engineers, land planners, traffic and transportation consultants, etc. Fees shall include, but not be limited to, all time associated with any review, analysis, discussions, meetings, inspections, planning and all other work or services to be performed on behalf of the VILLAGE in conjunction with the project. The VILLAGE's professional service providers and staff fees shall be billed to the DEVELOPER in the amount as authorized by the VILLAGE to be paid for such services.

SECTION TWO SECURITY. Upon written request from the VILLAGE, the DEVELOPER shall post with the VILLAGE the sum of \$5,000 cash or certified funds as security for the DEVELOPER's payment of such professional fees, costs, and expenses or another amount as approved from time to time as the standard security deposit amount by the Community Development Director. The VILLAGE is specifically authorized to apply this security in payment of such fees, costs and expenses in the event the DEVELOPER fails to make timely payments to the VILLAGE as required under this Agreement. The DEVELOPER is obligated to continuously maintain the original deposit amount with the VILLAGE until the project's completion and DEVELOPER expressly waives any claims for interest related to funds it deposits with the VILLAGE.

SECTION THREE. PAYMENT. The VILLAGE shall provide the DEVELOPER with an itemized statement of fees. The DEVELOPER shall pay the VILLAGE within thirty (30) days upon receipt of the statement from the VILLAGE. If the DEVELOPER does not pay the statement within

the thirty (30) day period, The VILLAGE may direct that all professional service providers and staff cease work on the project of the DEVELOPER, until all statements due and owing are paid in full. In the event that the DEVELOPER does not make payment to the VILLAGE in adequate time, the amount of all statements due and owing will be deducted from the security deposit and work by the VILLAGE will cease until the developer has replenished the account to a minimum of \$5000.

SECTION FOUR. COOPERATION. The DEVELOPER shall fully cooperate with the VILLAGE, its officials and professional staff with respect to its project.

SECTION FIVE. REPRESENTATION OF VILLAGE ONLY. The DEVELOPER acknowledges that the VILLAGE's professional service providers and staff solely represents the VILLAGE and the VILLAGE's interest and do not represent the DEVELOPER

SECTION SIX. CONFLICT. If any of the terms and provisions of this Agreement conflict with any ordinance of the VILLAGE or agreement between the parties, the terms and provisions of this Agreement shall supersede and control any other terms and provisions.

SECTION SEVEN. ATTORNEY'S FEES. In the event any suit or other action is brought to enforce or which otherwise affects this Agreement, or any of its provisions, the DEVELOPER, in addition to all other fees, costs and expenses shall pay the VILLAGE's attorney's fees, expert witness fees, costs and any other associated expenses. The venue for such suit shall be in the Circuit Court of Cook County, Illinois.

SECTION EIGHT. SEVERABILITY. The invalidity of any paragraph or subparagraph of this Agreement shall not impair the validity of any other paragraph or subparagraph. If any provision of this Agreement is to be determined unenforceable, such provision shall be determined severable and the Agreement may be enforced with such provision severed or as modified.

SECTION NINE. ENTIRE AGREEMENT. This Agreement embodies the entire agreement and understanding between parties and there are no other agreements, representations or understandings, oral or written, between the parties with respect to the subject matter of this Agreement. No alteration, modification, amendment or change of this Agreement shall be valid unless agreed by the parties in writing.

SECTION TEN. OTHER FEE ORDINANCES. The DEVELOPER acknowledges that it has been advised that this Agreement is intended to secure the VILLAGE's recovery of professional fees, costs and expenses as hereinabove described, and under circumstances where such fees, costs and expenses may not otherwise have been recovered. Notwithstanding the foregoing or anything else herein to the contrary, nothing herein shall be understood to relieve the DEVELOPER of its responsibilities hereunder and under any applicable ordinances of the VILLAGE, including, but not limited to, any fees payable pursuant to Section XI: Comprehensive Fee Schedule of the Village Municipal Code of Ordinances, provided; however, that the VILLAGE shall take such action as it may deem appropriate to avoid invoicing for, or collecting, duplicate reimbursements of the same expenses or costs.

[Remainder of page left blank]

Dated at Tinley Park, Cook and Will Counties, Illinois on the date written above.

VILLAGE OF TINLEY PARK,
ILLINOIS COOK AND WILL
COUNTIES, an Illinois Home Rule
Community.

(Corporate Seal)

By _____
Community Development Director

ATTEST:

By: _____
Village Clerk

DEVELOPER

(Corporate Seal)

By: _____
President

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 special use permit will not endanger health, safety, morals, comfort or general welfare,

- 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 special use will improve the property value of the neighborhoods.

- 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 special use will improve the orderly development of surrounding properties.

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

This site will have adequate utilities, access roads, drainage, and other necessary facilities.

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

New roadways are being constructed to provide minimal traffic congestion and improve ingress.

- 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 every instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.**

The special use conforms to all applicable regulations.

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

The special use will directly contribute to economic growth in the area.

FINAL PLAT OF SUBDIVISION
OF
BROOKSIDE CREEK RETAIL CENTER
SUBDIVISION

BEING A SUBDIVISION OF PART OF THE UNINCORPORATED TOWNSHIP OF
NORTH RANGE, 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MILWAUKEE COUNTY, WISCONSIN

OWNER AND ADDRESS

STATE OF _____

COUNTY OF _____

CITY OF _____

STREET _____

ZIP _____

OWNER'S ATTORNEY

NAME _____

ADDRESS _____

CITY _____

STATE _____

ZIP _____

DATE OF PREPARATION _____

DATE OF RECORDING _____

DATE OF SALE _____

DATE OF DEED _____

DATE OF PLAT _____

DATE OF RECORDING _____

DATE OF SALE _____

DATE OF DEED _____

DATE OF PLAT _____

DATE OF RECORDING _____

DATE OF SALE _____

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DATE OF SALE _____

DATE OF DEED _____

DATE OF PLAT _____

DATE OF RECORDING _____

DATE OF SALE _____

DATE OF DEED _____

DATE OF PLAT _____

DATE OF RECORDING _____

PARCEL INDEX NUMBER

09-12-200-011

SUBMITTED BY/RETURN TO:

GSP DEVELOPMENT
111 E. TOLSON AVE., SUITE 230
DES PLAINES, IL 60018

FINAL PLAT OF SUBDIVISION
OF
BROOKSIDE CREEK RETAIL CENTER
SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

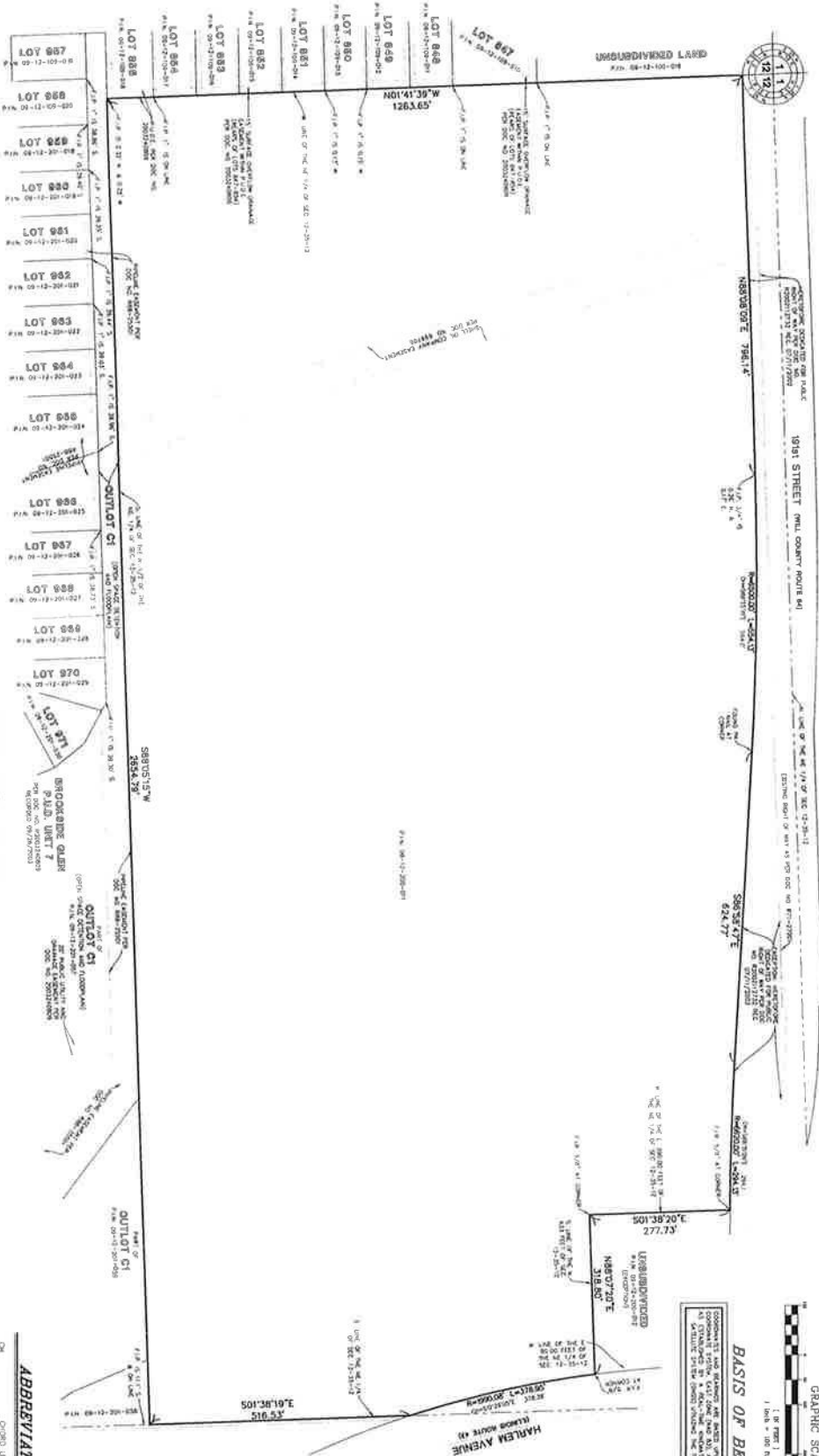
SURVEY PREPARED FOR

GSP DEVELOPMENT
111 E. TOWNT AVE. SUITE 230



BASIS OF BEARINGS

COOPERATION AND RELATIONS ARE BASED UPON THE FACTS THAT THESE COOPERATIVE UNITS, CALLED (PAG 40), ABILITY TO GROW, VALUE, AND STABILIZED BY A HIGH-LEVEL ECONOMIC (PAG) DURING, WHICH THE SEVERAL UNITS (PAG) UNIFIED THE TRADITIONAL WAY OF LIFE.



SHEET INDEX

SHEET INDEX	
SHEET 1 OF 2	CONTINGENCY SCHEDULING
SHEET 2 OF 2	PROPOSED LIFT INSTALLATION
SHEET 3 OF 2	CONSTRUCTIONS & PROPOSALS

PROPERTY AREA

LAND AREA = 3130.312 SQ. FT. (71.962 ACRES)

SURVEYOR'S NOTES

[illegible]

LEGEND

Product Line
 Easting Latitude
 Section Unit
 Easting Range
 Easting Unit

ABBREVIATIONS

CM	ORIG LENGTH
DOC	DOCUMENT
E	EAST
F.A.R.	FOUND FROM PAGE
F.L.R.	FOUND FROM RECORD
N	ARC LENGTH
NE	NORTH
NO	NORTHEAST
P.L.N.	NUMBER
R	PAGECL. NOCK NUMBER
REC	RADIUS
S	RECORD
S.C.	SOUTH
P.U. & E.	SECTION
	MISC UTILITY EASTWEST

FINAL PLAT OF SUBDIVISION

SOUTHWEST CORNER OF 191st STREET AND HARLEM AVENUE

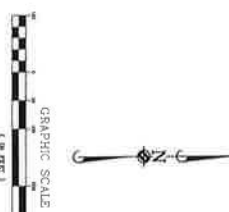
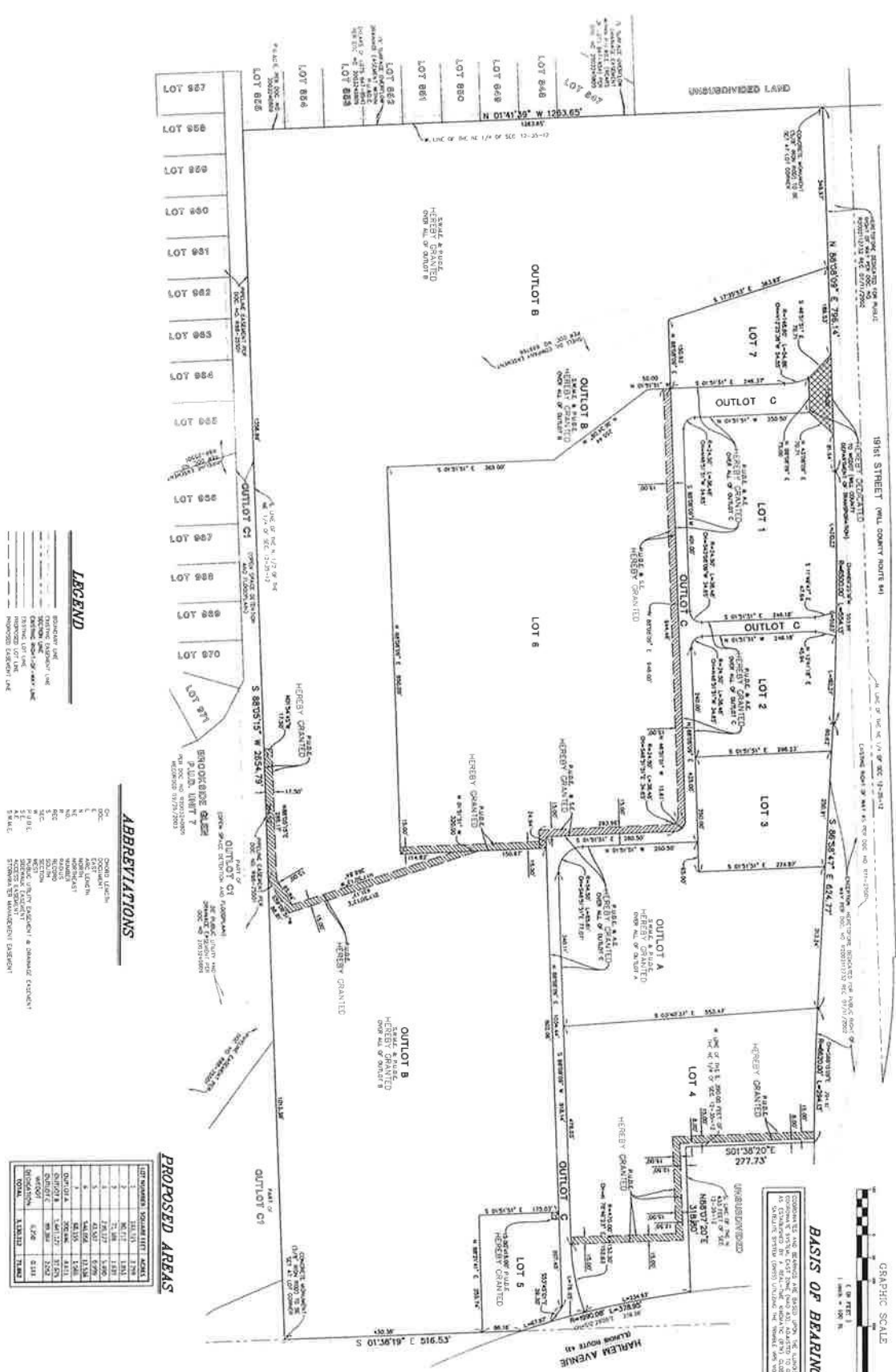
TINLEY PARK, ILLINOIS



DATE	DESCRIPTION	AMOUNT
05/04/93	REMOVED FROM VALENTINE & ATTORNEY REVIEW	1.00
06/04/93	REMOVED FROM VALENTINE & ATTORNEY REVIEW	1.00
06/23/93	REMOVED FROM VALENTINE & ATTORNEY REVIEW	1.00

FINAL PLAT OF SUBDIVISION OF BROOKSIDE CREEK RETAIL CENTER SUBDIVISION

BEING A SUBDIVISION OF PART OF THE UNINCORPORATED QUARTER OF SECTION 13, TOWNSHIP 35
NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ILLINOIS, COUNTY, LAMAR



BASIS OF BEARINGS

ALL BEARINGS ARE BASED UPON THE LAMAR STATE PLAT
OF THE SUBDIVISION OF THE QUARTER OF SECTION 13,
TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN ILLINOIS, COUNTY, LAMAR.

ALTA OWNER'S POLICY OF TITLE INSURANCE

Issued By:

Policy Number:



CHICAGO TITLE
INSURANCE COMPANY

CCHI2205375LD

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

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ALTA Owner's Policy (06/17/2006)

Page 1

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6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Chicago Title Insurance Company
10 South LaSalle Street, Suite 3100
Chicago, IL 60603

Countersigned By:



Authorized Officer or Agent



Chicago Title Insurance Company

By:



Michael J. Nolan, President

Attest:



Marjorie Nemzura, Secretary

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ALTA Owner's Policy (06/17/2006)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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ALTA Owner's Policy (06/17/2006)



SCHEDULE A

Name and Address of Title Insurance Company: Chicago Title Insurance Company
10 South LaSalle Street, Suite 3100
Chicago, IL 60603

Address Reference: 7551 191st., Tinley Park, IL 60477

Date of Policy	Amount of Insurance
November 9, 2022	\$1,700,000.00

1. Name of Insured:

Tinley Park Land Development LLC, an Illinois limited liability company

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

Tinley Park Land Development LLC, an Illinois limited liability company

4. The Land referred to in this policy is described as follows:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PART CONDEMNED BY THE DEPARTMENT OF PUBLIC WORKS OF THE STATE OF ILLINOIS IN CASE W66G894H AND ALSO THAT PART TAKEN BY THE PLAT OF DEDICATION RECORDED JULY 11, 2022 AS DOCUMENT NUMBER R2002-112732 AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12 AFORESAID WITH A LINE 140.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE SOUTH ALONG SAID PARALLEL LINE 150.28 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE 60.00 FEET; THENCE SOUTH PARALLEL WITH SAID EAST LINE 95.53 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF CIRCLE OF 1990.08 FEET RADIUS, CONVEX TO THE SOUTHWEST AND TANGENT TO THE LAST DESCRIBED PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 433.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12 AFORESAID, THENCE WEST ALONG SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 390.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12 AFORESAID; THENCE NORTH ALONG SAID PARALLEL LINE TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12 AFORESAID, THENCE EAST ALONG THE NORTH LINE TO THE POINT OF BEGINNING), IN WILL COUNTY, ILLINOIS.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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ALTA Owner's Policy (06/17/2006)



**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
- G 6. Taxes for the year 2022.

Taxes for the year 2022 are not yet due or payable.

Taxes for the year 2021, amounting to \$1,442.84 are marked paid of record.
Permanent Index Number: 09-12-200-011-0010.

Taxes for the year 2021, amounting to \$750.14 are marked paid of record.
Permanent Index Number: 09-12-200-011-0020.
- X 7. A mortgage to secure an indebtedness as shown below,

Amount: \$1,105,000.00
Dated: November 8, 2022
Mortgagor: Tinley Park Land Development LLC
Mortgagee: Wheaton Bank & Trust Company N.A.
Recording Date:
Recording No.:
- Z 8. Assignment of Rents and Leases, assigned to Wheaton Bank & Trust Company N.A., assigned by Tinley Park Land Development LLC, recorded on November 9, 2022 as Document No. R2022080679 .
- I 9. Rights of any interested parties to the free and unobstructed flow of the waters of any stream flowing through and across the Land.
- J 10. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
- K 11. Rights of the public, the State of Illinois and the municipality in and to that part of the Land taken or used for road purposes, including that part dedicated by Document No. R71-27001 and including that part dedicated by Document R2002-112732, together with utility rights therein.

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ALTA Owner's Policy (06/17/2006)



SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

- L 12. Right of way for a drainage ditch and the terms and conditions for the use thereof over and across the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 35 North, Range 12, East of the Third Principal Meridian, as set forth in a certain deed from Gotlieb Warner to Drainage Commissioners of Union District No. 1 of Rich and Frankfort in the counties of Cook and Will, Illinois, Dated January 21, 1893 and recorded October 5, 1897 in Book 334, Page 157, as Document No. 194438.
- M 13. Easement made by Nick Yunker to Shell Oil Company, a Delaware Corporation, dated October 19, 1951, recorded November 19, 1951 as Document No. 699766 of the right, from time to time, to lay, construct, reconstruct, replace, renew, operate, maintain, repair, change the size of and remove pipes and pipe lines for the transportation of oil, petroleum or any of its products, gas, water and other substances, or any thereof, over, through, under and across the South East 1/4 of the Southwest 1/4 of Section 1, also the South 13 acres of the East 13 1/3 acres of the Northeast 1/4 of the Southwest 1/4 of Section 1, Township 35 North, Range 12 East of the Third Principal Meridian, and the North 2 of the Northeast 1/4 of Section 12, Township 35 North, Range 12, East of the Third Principal Meridian, together with rights of Ingress and egress to and from said pipe line or lines or any of them.
- T 14. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Webster Property Group, LLC an Illinois limited liability company and Frankfort Square Park District, a unit of local government, for purpose for flood water storage, storm water detention and utility lines, recorded on March 5, 2007 as Document No. R2007-34481, affects part of the Land.
- (See document for particulars)
- U 15. Terms, covenants, conditions and restrictions contained in the Village of Tinley Park, Ordinance No. 2010-0-011, annexing Property recorded April 9, 2010 as Document R2010-36578.
- (Affects part of the Land, see document for particulars)

END OF SCHEDULE B

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ALTA Owner's Policy (06/17/2006)



CONDITIONS**1. DEFINITION OF TERMS**

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

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ALTA Owner's Policy (06/17/2006)



(continued)

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.
To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
 - (i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
 - (ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

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(continued)

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
 - (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
 - (i) the Amount of Insurance shall be increased by Ten percent (10%), and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within thirty (30) days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is Two Million and No/100 Dollars (\$2,000,000) or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of Two Million and No/100 Dollars (\$2,000,000) shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

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ALTA Owner's Policy (06/17/2006)



(continued)

- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS

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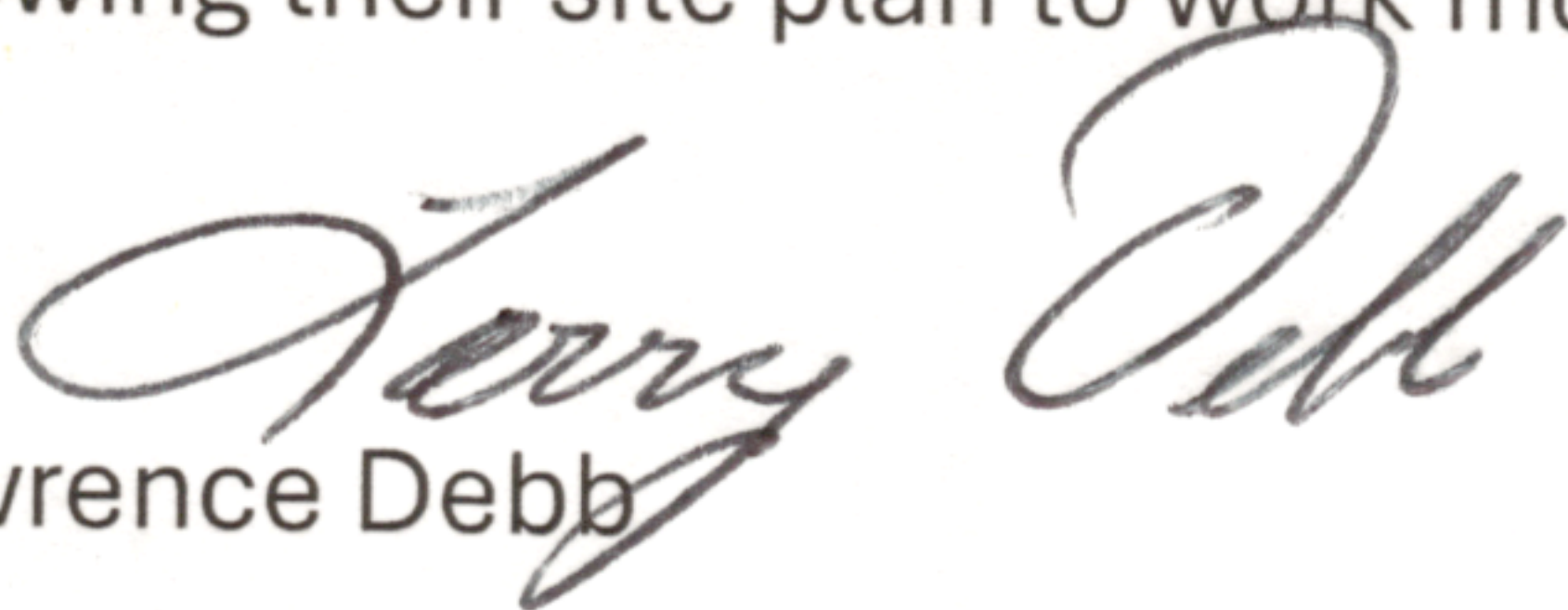
ALTA Owner's Policy (06/17/2006)



Date: September 26, 2025

To whom it may concern:

The transfer from lot one to lot four by Gas N Wash was made possible when Auto Nation cancelled their contract using the reason that “due to the new tariffs on autos, no new stores would be opened until the tariffs were removed and car sales went back up”. Lot four was Gas N Wash’s first choice because of the visibility from Harlem and the larger size allowing their site plan to work more efficiently.


Lawrence Debb



Petitioner

GSP Development Inc.

Property Location

SW Corner 191st St &
Harlem Ave Intersection
(excluding corner parcel)

7251-7551 191st St. &
19200 Harlem Ave.

PINs

19-09-122-000-110-0020
19-09-122-000-110-0010

Zoning

Current:

- Unincorporated Will County (AG)
- R-1 and R-2 (Single-Family Residential)

Proposed:

- B-3 PUD (General Business & Commercial)

Approvals Sought

- Rezoning
- Special Use Permit for a Planned Unit Development (PUD)
- Final Plat
- Site Plan Approval

Project Planner

Daniel Ritter, AICP
Comm. Dev. Director

PLAN COMMISSION STAFF REPORT

December 5, 2024 – Public Hearing



Brookside Creek Retail Center Planned Unit Development

SW Corner of 191st Street & Harlem Avenue
7251-7551 191st St. & 19200 Harlem Ave.

EXECUTIVE SUMMARY

The Petitioner, GSP Development Inc., is requesting:

- Rezoning to B-3 (General Business and Commercial)
- Special Use Brookside Creek Shopping Center Planned Unit Development
- Final Plat of Subdivision
- Site Plan Approval

The approximately 71.9-acre site (±55 acres of the land to be annexed) will be designed to attract different types of commercial users to the area through the regulations adopted in the PUD Ordinance. The proposal will set up the overall commercial plaza design and will be developed in phases with lots sold to and developed by individual developers or businesses. The shopping center is anticipated to be anchored by a grocery store at the center and surrounded by commercial outlots, similar in layout to Brookside Marketplace. Expected outlot users include Gas N Wash, McDonald's, AutoNation, a coffee shop, and more. The development is expected to provide complementary retail and food options for area residents and the Entertainment District area, including those visiting the future TopGolf, nearby Credit Union One Amphitheater, and hotels.

The property has several complexities that have led it to being undeveloped for many years. Those issues include wetlands, a creek, floodplain, soil quality, and limited access. The proposed site has been designed to mitigate those issues as best as possible, while also keeping a substantial buffer of landscaping and space between the proposed development and existing residential homes to the south and west of the site.

EXISTING SITE & HISTORY

The proposed development is located at the southwest corner of 191st Street and Harlem Avenue (excluding the parcel at the hard corner). The proposed development property totals 71.9 acres, with ±55 acres in unincorporated Will County and the eastern ±17 acres previously annexed into the Village of Tinley Park in 1969 and 1990.

The subject property has historically been farmland. There was a deteriorated residential structure that was demolished in 2013 at the northwest corner of the site. The property was owned by Lincoln-Way High School District 210 since 1996, who originally had plans to construct Lincoln Way North or an administrative campus on the land. Once the district's plans changed to build the new high school further south on Harlem Avenue, it was marketed for development to compliment the Brookside Marketplace and surrounding commercial development along Harlem Avenue. Conceptual plans for Walmart, Sam's Club, and Woodman's grocery store have been proposed over the years and ultimately not approved or completed due to technical or financial feasibility issues.

Development of the parcel has been difficult due to several land-related issues including existing creek and pipeline locations, wetlands, floodplain, and poor soils. Additionally, the development has limited access points and signal locations. The existing traffic signal used for Brookside Marketplace cannot be used due to alignment with the existing creek. These site development hurdles have taken time to engineer and have added significant time and costs to the development of the land. The land was sold to the Petitioner in February 2022, where they have since worked with the US Army Corps, Will County DOT, IDOT, and their engineering team to find the best approach to develop the site.

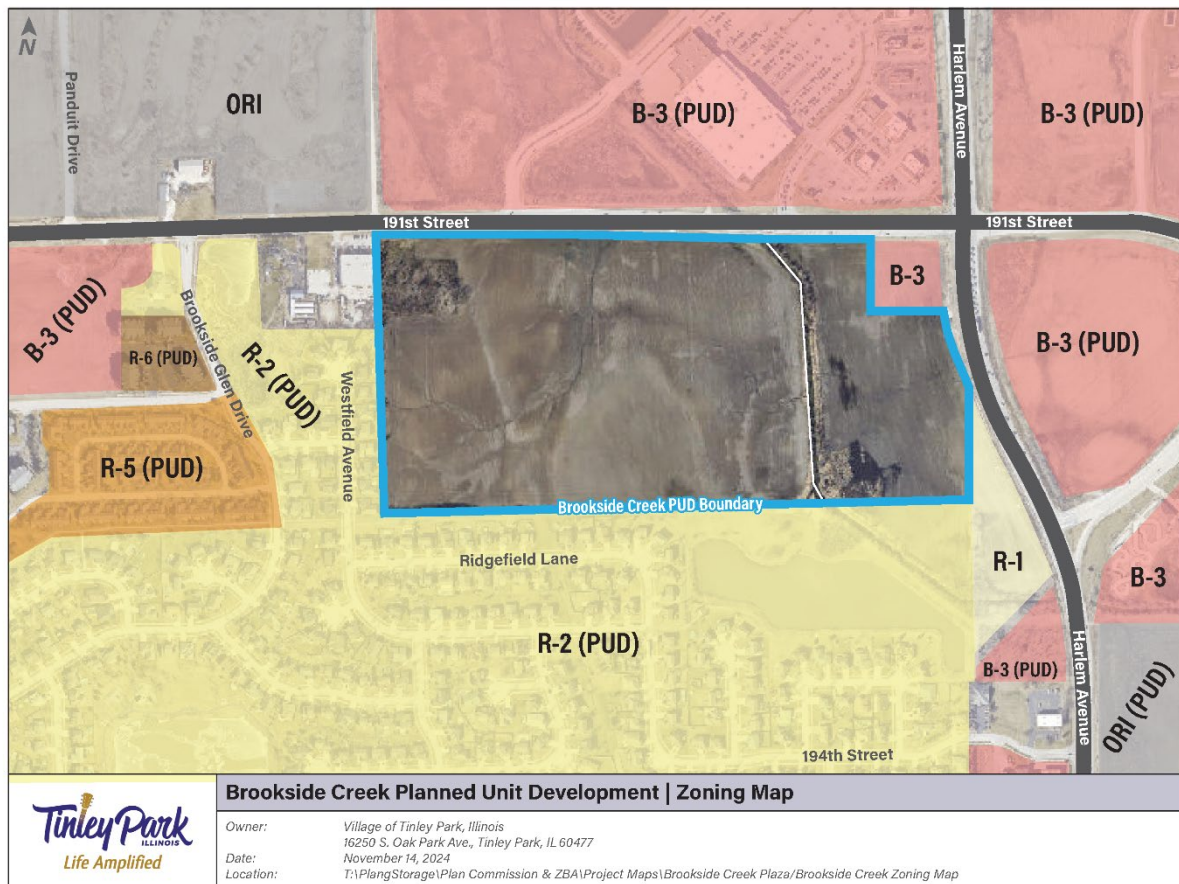


ZONING & NEARBY LAND USES

The subject property is partially located in unincorporated Will County zoned A-1, Agricultural and the other part is mixed between R-1 and R-2 (Single-family Residential) zoning. The lot on the hard corner is zoned B-3 (General Business and Commercial).

The land is immediately south of Brookside Marketplace, a shopping center anchored by Super Target and Kohls developed from 2004-2008. The land is west of the Credit Union One Amphitheater and the recently approved Odyssey Entertainment PUD, to be anchored by TopGolf. The area is easily accessed from the Harlem Avenue I-80 exit and is nearby to hotels, restaurants, the convention center, and other regional entertainment uses. To the south and west of the site are residential single-family homes that are part of the Brookside Glen subdivision constructed in the mid-2000s.

Direction	Zoning	Land Use
North	B-3 PUD (General Business & Commercial)	Brookside Marketplace Retail, Service & Restaurant Uses
East	B-3 PUD (Office and Restricted Industrial)	Top Golf and Odyssey Entertainment PUD Vacant Land
South	R-2 PUD (Single-family Residential)	Detached SF Homes & Park/Detention Pond
West	R-2 PUD (Single-family Residential) Unincorporated Will County	Detached SF Homes Office/Industrial Building



7201 191st Street Adjacent Development

The Petitioner's proposed development **does not include** the property at the hard corner of the intersection (7201 191st Street), which is separately owned by Webster Property Group, (the "Corner Parcel"). The Corner Parcel was zoned and approved in 2016 for a 19,722 sq. ft. multi-tenant shopping center building, though no permits have been issued nor construction initiated to-date (the approved site plan is shown as Figure 1 to the right).

Webster Property Group, the owner of the Corner Parcel, has submitted a letter of opposition through its attorney regarding the current zoning requests, referencing certain "rights" outlined in the 2016 Development Agreement (2016-R-011). However, Staff and legal counsel emphasize that the Development Agreement ("DA") does not affect zoning rights of the adjacent property under consideration. Therefore, the Petitioner's requests should be evaluated independently based on the merits and compliance with the required standards. A few items with the letter of opposition are noted below:

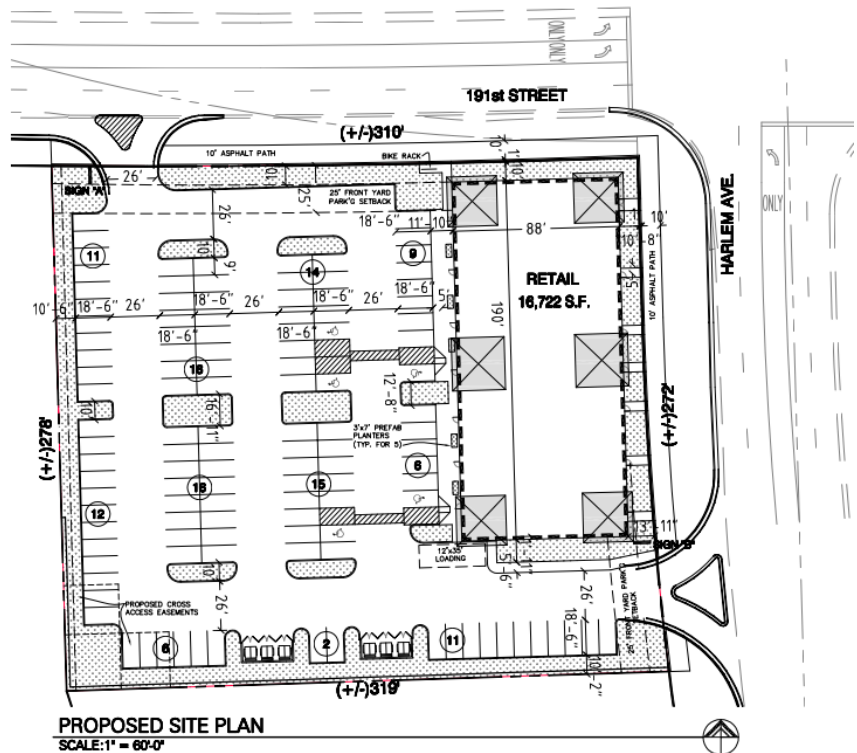


Figure 1: 2016 Approved Site Plan for 7201 191st St

1. The 2016 DA was executed by the Village and the developer of the Corner Parcel (Webster Prop. Group). The Petitioner, GSP Development Inc., which owns the land subject to the current zoning request, was not a party to the DA at the time (when the property was owned by Lincoln Way High School District 210) and has not been a party to the agreement since. The referenced DA does not grant any rights or impose any obligations on adjacent privately owned land.
2. The DA anticipated that Webster Property Group would develop the Corner Parcel as a commercial shopping center, as specifically approved and outlined in Exhibit 2 in the DA. The DA does not contemplate or authorize a gas station, which Webster Property Group now references as requiring certain access to the adjacent property for development. A gas station is not permitted by right in the B-3 zoning district and would require a Special Use Permit. To date, no complete application has been submitted for such a development. Any proposed changes would require all previous zoning approvals and the Development Agreement to be amended and reapproved for the new development.
3. The DA requires Webster Property Group to secure easements and establish a cross-access connection. This obligation was tied to their development of the outlot and anticipated future coordination with surrounding properties. The DA does not specify the timing, location, or type of access and leaves these details subject to negotiation between Webster Property Group and adjacent property owners. The responsibility for obtaining access rights lies solely with Webster Property Group, with no obligations imposed on the current zoning petitioner or neighboring property owners.
4. The Village's Zoning Ordinance mandates cross-access between development sites within the Urban Design Overlay District. However, cross-access cannot be established until a specific development proposal is submitted. For the adjacent lot (Lot 4) within the Petitioner's proposed development, compliance with this requirement will be evaluated and addressed as part of that lot's development proposal review.

5. The Village continues to encourage both property owners to collaborate on establishing a shared access point on 191st Street that aligns with the proposed developments and addresses each site's engineering challenges. The Village also has encouraged a recorded agreement to formalize how the parties will fairly share the upfront and ongoing costs of any connections or drive aisles, including design, permitting, construction, and ongoing maintenance costs.

REQUESTS

The Petitioner is proposing to establish a new Planned Unit Development (PUD) with the purpose of creating a commercial and retail shopping center, which will expand upon the Brookside Marketplace Shopping Center to serve as a regional shopping destination. To accomplish this goal, the Petitioner will be requesting annexation of part of the land from the Village Board. Additionally, they are requesting the following zoning entitlements for the property to be reviewed as part of the Plan Commission's public hearing:

1. **Rezoning (Map Amendment)** of all property to B-3 (General Business & Commercial)
2. **Special Use for a Planned Unit Development** to establish an entertainment district on the larger site.
3. **Final Plat of Subdivision.** The subdivision includes 7 lots for development and 3 outlots to be controlled by the Property Owner's Association.
4. **Site Plan Approval** of the overall layout, roadway, and common area.

REZONING AND SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT

The proposed PUD will have an underlying B-3 (General Business & Commercial) zoning district. The B-3 zoning district was chosen as the underlying zoning regulations and uses conform closest to the mix of retail and commercial uses that are proposed and will help to complement the existing Brookside Marketplace Shopping Center and regional entertainment district. Despite there being adjacent residential uses to the south and west, the overall design of the development has been proposed to permanently limit development in the areas closest to the neighboring residential uses. The closest developable lot is more than 300 feet from any home, with most around 500-800 feet away. The area between the commercial and residential developments will be open space and used for stormwater detention. The perimeter of the development area closest to residential areas will be landscaped with trees and shrubs to further buffer views from any adjacent homes. The potential for a small berm or fencing exists in this area to delineate the commercial development ponds and residential homes.

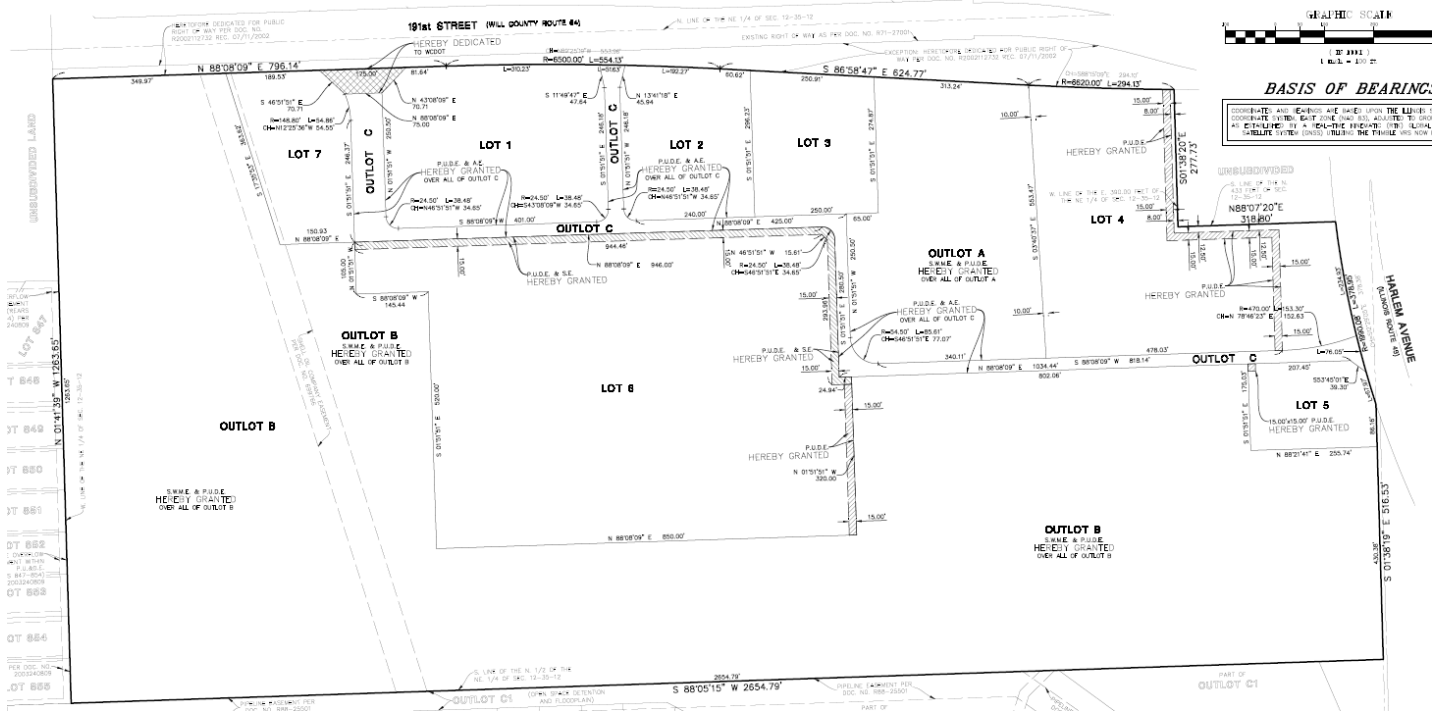
The existing Comprehensive Plan (2000) does not address the property well as it is shown as government/school land use due to ownership and plans at that time. There have been no plan updates since the school districts plans were changed and Lincoln Way North moved a mile south on Harlem Avenue where there was less traffic and more space. However, the area has been envisioned for commercial development since the early 2000's and following the success of the Brookside Marketplace development to the north.

The Petitioner is requesting a Special Use for a Planned Unit Development to create the Brookside Creek Retail Center Planned Unit Development. The development will largely conform to the underlying B-3 zoning with a few changes that will be built into the development plan. The PUD ordinance will also require that the development must conform to the specifications within the annexation agreement approved for the site by the Village Board. The purpose and intent of this request is to establish a cohesively planned commercial shopping district that compliments the surrounding entertainment uses along 191st Street and Harlem Avenue that will serve current resident needs and draws regional visitors.

INDEX NUMBER
09-12-200-011

FINAL PLAT OF SUBDIVISION
OF
BROOKSIDE CREEK RETAIL CENTER
SUBDIVISION

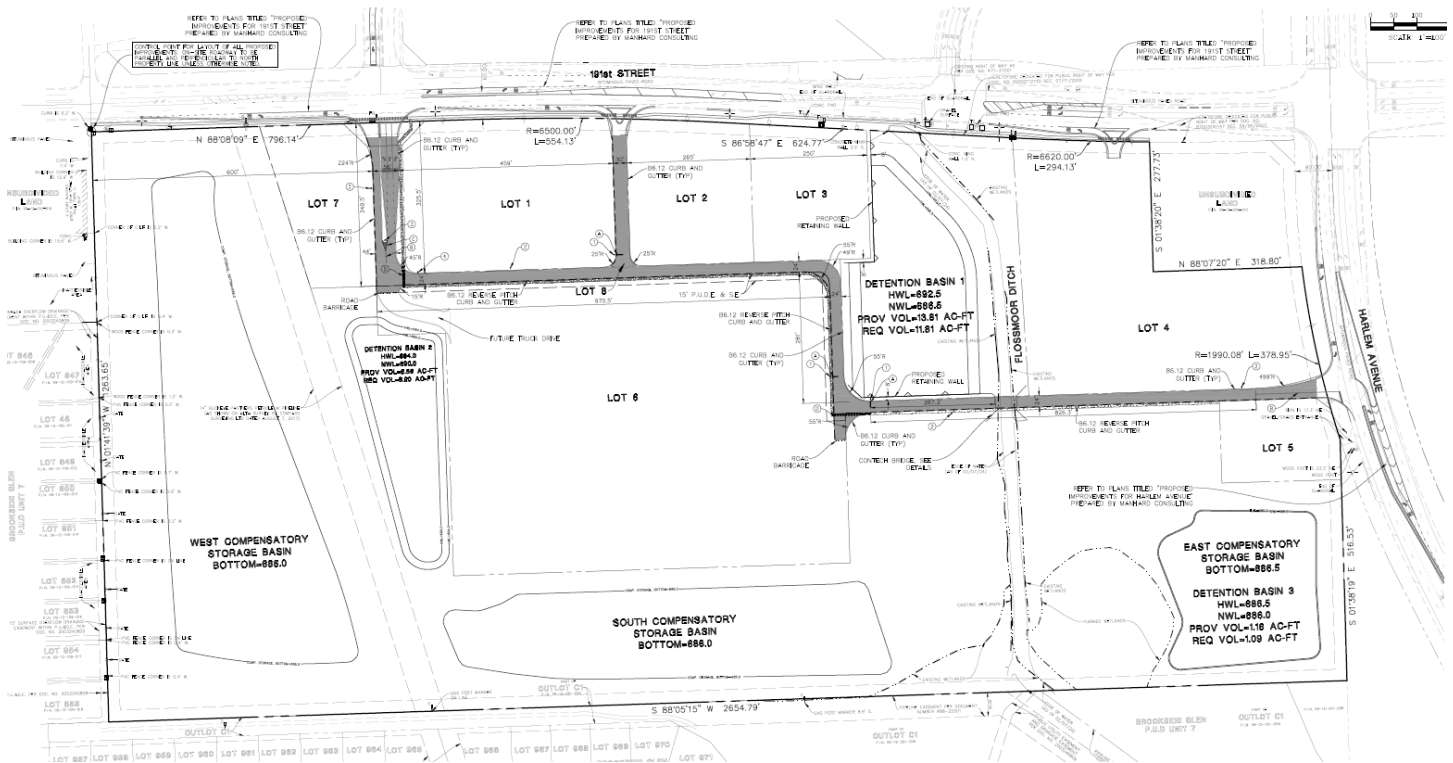
BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35
NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN HILL COUNTY, ILLINOIS.



The Petitioner has provided a drafted final plat (below and attached) which illustrates how the land will be divided and developed. There will be 10 total lots within the site including 7 developable lots, 2 for stormwater detention, and 1 for the private internal roadway. The 3 outlots will be controlled by a Property Owner's Association (POA) with shared maintenance and cost responsibilities. In addition, a dormant SSA will be set up to ensure if the association fails to fulfill its responsibilities, the landowners will still pay for the maintenance of the overall development (detention, landscaping, roadway, etc.)

The proposal will have the roads, utilities, stormwater, and underlying development completed by GSP Development. The 7 lots will be "pad-ready" lots sold to individual developers. Any developer that wants to develop a specific lot(s) will have to apply for site plan and architectural approval along with any other zoning requests separately. As of this report, only one development has been submitted (Gas N Wash) but all lots are under contract. The overall development will thus be phased based on individual development timelines, but overall is expected to start in Spring 2025 and be completed by 2028. Anticipated lot uses are listed below but subject to change:

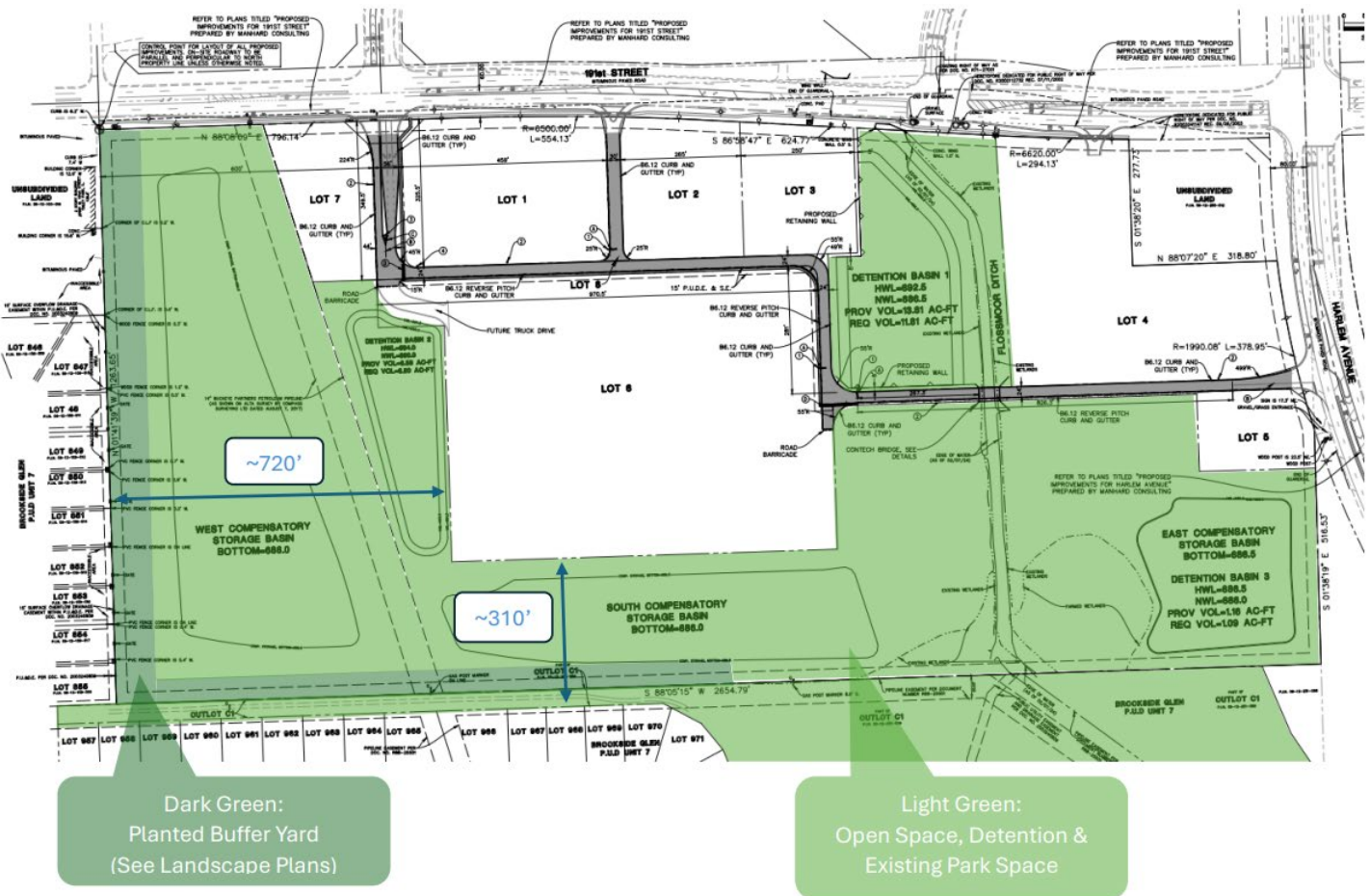
- Lot 1 – Gas N Wash (Formally Submitted)
- Lot 2 & 3 – Outlot In Contract with Grocer (Lot 6)
- Lot 4 – AutoNation Car Dealership
- Lot 5 – Coffee Shop w/ drive-thru
- Lot 6 – Grocer/Anchor Tenant
- Lot 7 – McDonald's



The overall center’s lot design is specific to resolving some of the biggest engineering and cost hurdles that have plagued the property and prevented previous developments from succeeding. First, the plan includes limiting changes to land inundations, such as the wetlands, the creek, and where soil tests were less than optimal. Second, is providing stormwater detention in consolidated areas where it makes the most sense, including in existing floodplain areas. Third, was utilizing access points on 191st Street and Harlem Ave that align with existing roadways and connecting them with an internal road so that all lots can benefit from good access on the surrounding roadways.

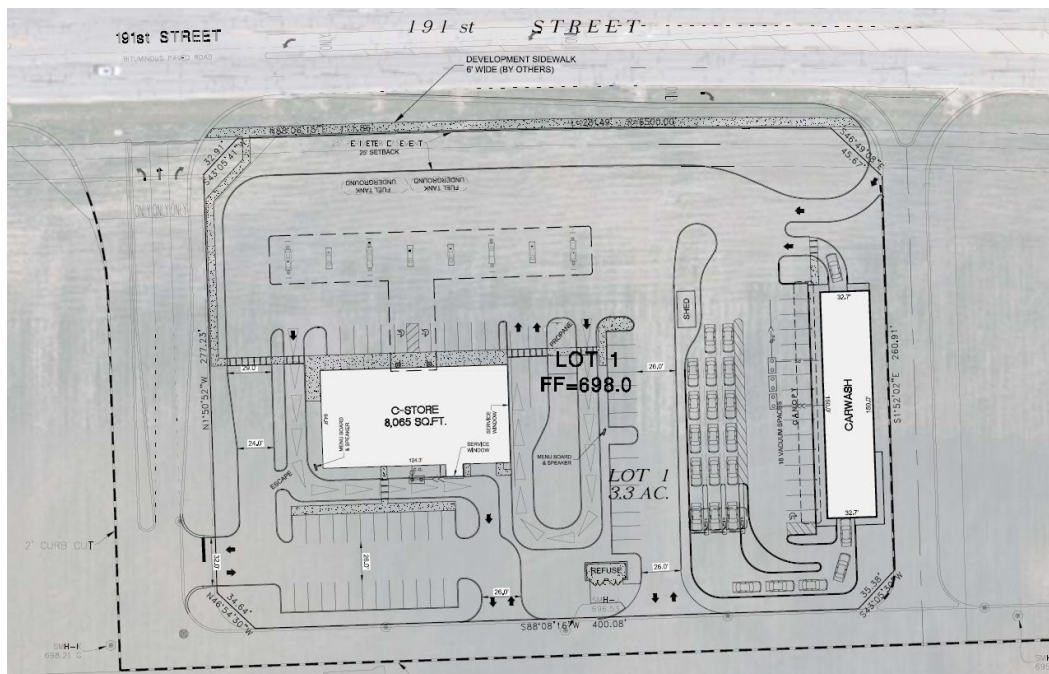
Most important to the land planning was ensuring that the development respects the existing residential uses and placed the commercial development far away from those homes, while also providing enough space to add additional landscape buffer along the perimeter. To accomplish this, the development consolidates the development closest to 191st Street and Harlem Avenues. A perimeter buffer is proposed around the development where it is adjacent to residential uses. Additionally, the commercial lots will have additional landscaping requirements including perimeter buffers and screening on each site. The closest residential lots to any commercial development are those to the south of the development to Lot 6 (expected grocery or entertainment use). Those residential lots are more than 300 feet away from the commercial lot and the homes will be closer to 400 feet away from any commercial buildings. Additionally, there will be up to 2 separate landscape buffers to screen the development from homes. The park district path/pond buffers to the homes to the south and the developer is open to working with the park district on a substantial berm placement along the pathway. If the berm is not possible, the developer is also open to a fence along the south property line adjacent to the park district path to help differentiate between the path and the commercial development property. A recommended condition requiring one of the two options has been added to the PUD motion.

Open Item: Discuss the addition of a fence or berm along the south property line and park district trail. If the park district is amenable, a berm can be installed and if not, the developer would still be open to placing a fence at that location.



Gas N Wash

Gas N Wash has proposed to develop Lot 1 and a separate approval for that lot will be running concurrently with the PUD approval. The PUD will allow for a Gas Station with a Car Wash as a permitted use on Lot 1, while prohibiting it on other lots within the PUD. The concept plans are shown below with the development approval having a separate staff report and site approvals.





Master Planning

The goal of this development is to create a unified and interconnected commercial shopping center that is cohesive with the existing Brookside Marketplace and brings development that compliments the existing commercial and entertainment uses. The developer has proposed the attached plans as the master plan, which proposes the development of common areas for shared detention and private roadway access. However, each lot will have a separate developer. Overall, the PUD does not have specific architectural standards for materials or styling. However, there will be standards for common design elements related to ground signage, landscaping, and lighting.

Overlay Districts

The site is located within the Urban Design Overlay District. Staff is proposing that the developments within this PUD are exempt from the provisions of the Zoning Ordinance. This exemption allows for greater flexibility for large-scale commercial use development. However, all applicants must demonstrate meeting the intent of the UD-1 Urban Design Overlay District, particularly with walkability and connectivity across the different sites within and outside of the PUD. Curb cut access points must be limited to as few as possible and cross-access drives are situated to encourage fewer vehicle movements on public and private streets.

Land Uses

The B-3 (General Business & Commercial District) provides a list of permitted, special, and prohibited uses which encourage high traffic volume commercial development. The B-3 zoning used will generally regulate the allowable uses within this development, with a few exceptions noted below that ensure the uses stay compatible with the proposed and existing retail environment of the area.

Permitted Uses Added	Permitted uses removed (Prohibited in PUD)	Special uses removed (Prohibited in PUD)
Service Station with an accessory Car Wash on Lot 1 (moved from Special Uses) New and Used Vehicle sales/rental, internal and external displays	Currency exchanges Educational Facilities, vocational Funeral homes and mortuaries Banks and banks with drive-thru facilities	Automobile repair shops and body shops Flea markets Service Station with an accessory Car Wash, except on Lot 1 Tobacco Store, as a principal use

Signage

Individual lot signage will generally need to comply with the regulations outlined in Section IX of the Zoning Ordinance. If changes are proposed, a sign plan must be provided for the PUD that utilizes similar design elements and shared and/or centralized signage. However, the developer is proposing a uniform monument sign that will advertise all developments at the entrances. Proposed PUD regulations for the monument signs include the following:

1. Number of Signs: A maximum of 3 monument signs may be constructed for the overall development, not more than one per public roadway access point (curb cut) and at least 200 feet from another monument sign.
2. Size: The monument sign size be limited to a maximum of 200 square feet, with 120 square foot max being the sign panels, and shall be similar in design to the example provided (Example: Town Square Wheaton).
3. Height: Signs may not exceed 20 feet in height.
4. Base: The signs shall have a solid base constructed with primarily brick or stone masonry treatments.
5. Landscaped Base Signs shall have substantial landscaping installed at the base to create attractive entrances to the center, similar to Brookside Glen.
6. Development Name: Signs shall have the development area/Shopping center name ("Brookside Creek") on them.
7. Off-site allowances: Any tenant or business within the PUD may advertise on the PUD development signs, which shall be managed by the developer and subsequently the Property Owner's Association.
8. Common Ownership/Maintenance: Monument signs must be placed on an outlot or recorded easement controlled by the Property Owner's Association.



Additionally, the developer has asked for an allowance for additional temporary development signs to advertise the development coming soon and any parcel availability. The allowance will allow for two 200 square foot temporary development signs to be removed after the last development starts but no later than 10 years from the start of construction. The number and size of the signs is comparable to other new comparable developments of this size and scale.



Parking, Loading, and Access

Developments within the PUD will be exempt from the prescribed minimum parking requirements of the Zoning Ordinance. Instead, each applicant must demonstrate adequate on-site, shared, or off-site parking capacity will be provided or available. The Plan Commission will evaluate the number of parking spaces available or proposed and may require increases or decreases as the body sees fit. A parking study or sufficient proof of parking requirements for each site must be provided. Shared parking is encouraged but shall only apply if there is common ownership, public ownership, or are permanent recorded cross-parking agreements that run with the land. Additionally, developments within the PUD must provide one on-site loading space, rather than the number prescribed in Zoning Ordinance.

Developments within the PUD will need to provide parking lot drive-aisles and access drives a minimum of 24 feet wide where two-way movements are proposed. Drive-aisles and access drives may be reduced to 15 feet where one-way movements are proposed. 90-degree Parking stalls must be 18 feet in length by 9 feet in width. Parallel parking stalls must be exactly 22 feet in length and 8 feet in width. Accessible parking must conform to the Illinois Accessibility Code. A turn exhibit must be provided indicating proper fire and delivery truck circulation through the site.

The existing signal utilized by Brookside Marketplace cannot be utilized since it aligns with the Creek. However, a second light that will be tied to that signal (and Harlem Ave signal) is being proposed to the west. The development

utilizes a private road that will run from Harlem Avenue to the new signal at 191st Street. The signal is proposed to align with the existing drive aisle on the north side of 191st Street that serves Brookside Marketplace. Developments within the PUD will provide cross access to any adjacent sites where possible. Cross access drives must be built to property lines and temporary utilization as parking may be permitted until the adjacent site completes the connection. Minor changes to Harlem Avenue are proposed to add a turn lane into the development.

Sidewalks and Roadways

6-foot-wide public sidewalks will be provided adjacent to the site on 191st Street and Harlem Avenue. Additionally, a private walkway network will be provided to connect the different developments internal to the overall shopping center and more efficient access to residents or customers walking to the area.

Building Materials

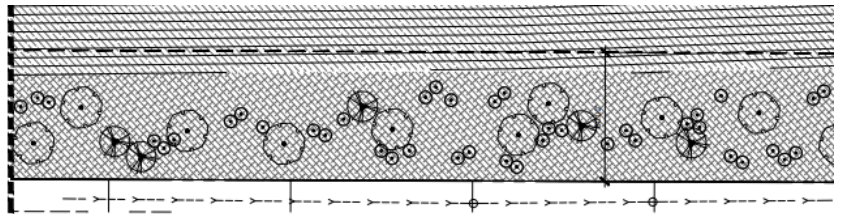
No changes to masonry or building code standards are proposed. Each development would come in with its own standards and request relief if they cannot comply with the requirements. There is no specific design standards proposed for the developments, but each would need to meet the masonry requirements for commercial structures and the architecture is reviewed by Plan Commission on any new construction to ensure it meets certain standards, including being compatible with surrounding development.

Landscaping

The proposed landscape plan shows locations of trees, bushes, and shrubs. Specific species are not shown at this time but would be required prior to permitting. The landscaping is placed around the perimeter adjacent to the residential single-family homes to the west and south. Most homes have existing fences and thus no private development fence is proposed. The homes will be 300-800 feet from the individual lots, which will also have additional landscaping installed on the commercial lots. The lot layout, distance from homes, and perimeter buffer will limit visibility to the different development parcel from any existing homes.

Right of way trees are proposed but no landscaping is otherwise proposed on the stormwater and comp storage lots. Additionally, plantings along the roadway frontages may be possible but there is limited space due to the significant need for stormwater detention and required slopes.

A raised berm has also been proposed by the developer along the board and dependent upon the park district's willingness to participate in adding he berm. The berm's height would be dependent on how much space is available and the allowable maximum slopes of the berm. A fence is an alternative option if the berm is not possible.

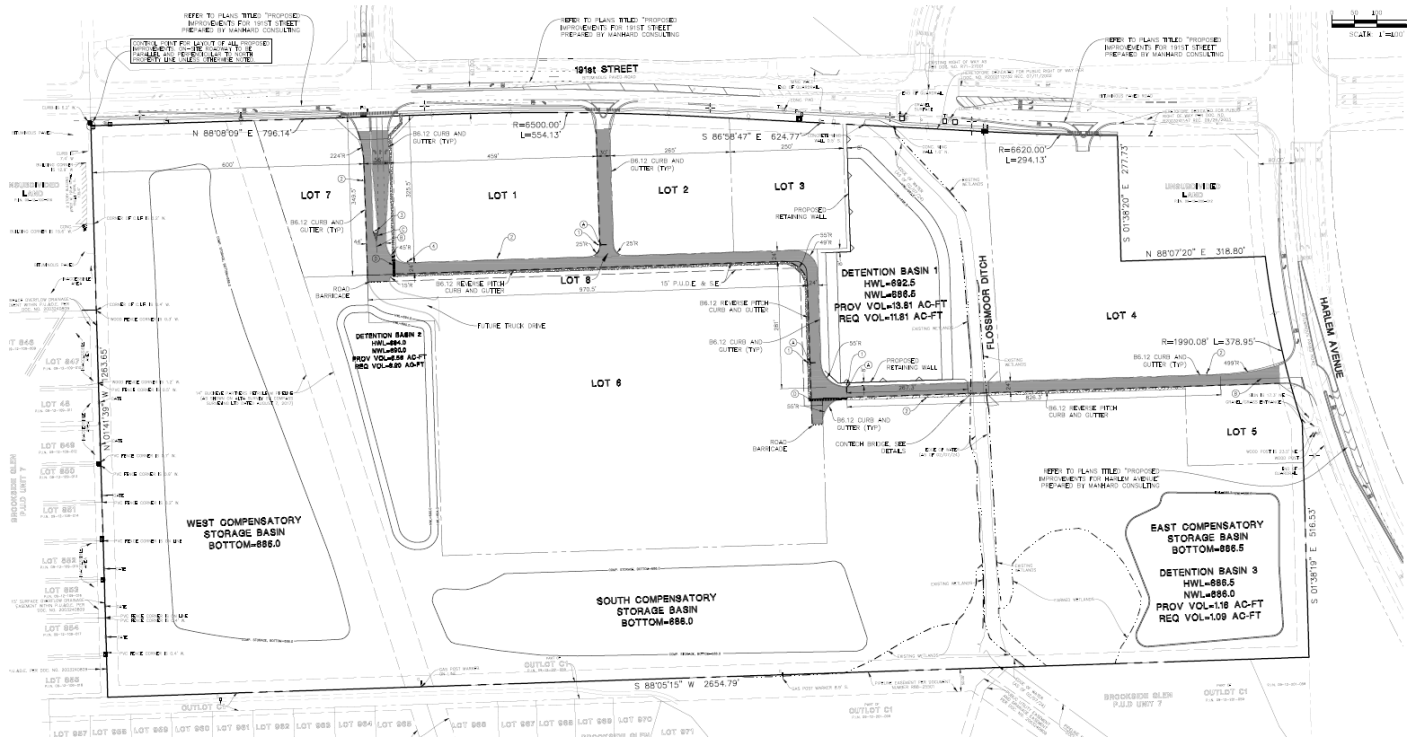


Lighting

A consistent lighting style of poles and fixtures will be used within the PUD and individual developments. While light heights and location may vary, this will keep a consistent look and lighting level across the development area.



FINAL PLAT OF SUBDIVISION



The Petitioner is requesting a Final Plat for the Brookside Creek Subdivision, which includes 7 lots, 3 outlots, and a right-of-way dedication to Will County DOTH for the proposed new signal at the northwest corner of the site. The Plat of Subdivision also establishes utility, stormwater, and access easements across the properties. The Plat is still under review by engineering and any approved Final Plat will be required to be approved by the Village Engineer and Village Attorney prior to recording as a condition of their approval.

The Petitioner will be establishing an association that will be responsible for the shared maintenance and upkeep of the detention ponds. An "dormant" Special Service Area (SSA) will also be established. These ensure that is the association ever fails its responsibilities; the village can recover costs from those landowners the improvements benefit. A condition of the rezoning and PUD, it will be included requiring the Petitioner assist in the establishment of the SSA and no will not oppose it.

PUD EXCEPTIONS

The proposed PUD includes several “Exceptions”, which are areas of the code the PUD plans do not comply with. The PUD plans will guide the development and ultimately supersede any code requirements. While it is not an all-inclusive list, the most notable Exceptions and PUD regulations are listed below:

1. Use Allowances different from B-3

Permitted Uses Added	Permitted uses removed (Prohibited in PUD)	Special uses removed (Prohibited in PUD)
Service Station with an accessory Car Wash on Lot 1 (moved from Special Uses)	Currency exchanges	Automobile repair shops and body shops
New and Used Vehicle sales/rental, internal and external displays	Educational Facilities, vocational	Flea markets
	Funeral homes and mortuaries	Service Station with an accessory Car Wash, except on Lot 1
	Banks and banks with drive-thru facilities	Tobacco Store, as a principal use

2. Exception from Urban Design Overlay District

The Urban Design Overlay District Regulations (Sec. V.D.2) shall not apply except the for the Access requirements in Sec. V.D.2.C

3. Exceptions from Sign Regulations

a. Monument Shopping Center Signs

- i. Number of Signs: A maximum of 3 monument signs may be constructed for the overall development, not more than one per public roadway access point (curb cut) and at least 200 feet from another monument sign.
- ii. Size: The monument sign size be limited to a maximum of 200 square feet, with 120 square foot max being the sign panels, and shall be similar in design to the example provided (Example: Town Square Wheaton).
- iii. Height: Signs may not exceed 20 feet in height.
- iv. Base: The signs shall have a solid base constructed with primarily brick or stone masonry treatments.
- v. Landscaped Base Signs shall have substantial landscaping installed at the base to create attractive entrances to the center, similar to Brookside Glen.
- vi. Development Name: Signs shall have the development area/Shopping center name (“Brookside Creek”) on them.
- vii. Off-site allowances: Any tenant or business within the PUD may advertise on the PUD development signs, which shall be managed by the developer and subsequently the Property Owner’s Association.
- viii. Common Ownership/Maintenance: Monument signs must be placed on an outlot or recorded easement controlled by the Property Owner’s Association.

b. Temporary Development Signs

- i. Two 200 square foot single side temporary development signs are permitted. These signs shall be removed after the last lot development starts but no later than 10 years from the start of site work/construction of the overall development.

4. Additional PUD Requirements

- a. Landscaping plans shall be coordinated to use consistent layout, design, and species across common area properties and privately developed lots to keep a consistent landscaped appearance across the PUD.

- b. Lighting shall be coordinated to use consistent layout, design, and manufacturer specs across common area properties (roadway) and privately developed lots to keep a consistent lighting design, lighting color, and light levels.

STANDARDS FOR REZONING (MAP AAMENDMENT) APPROVAL

The Zoning Code does not establish any specific criteria that must be met for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases. The following “LaSalle Standards” have been supplied for the Commission to consider.

- a. The existing uses and zoning of nearby property;
 - *The B-3 zoning is consistent with commercial uses in the area. The Brookside Marketplace property north of the subject property and the hard corner of the intersection are zoned B-3 and the area includes major commercial/retail development. Nearby access to major transportation corridors also makes the location viable for commercial and entertainment-oriented uses. The B-3 zoning will allow for anticipated uses for major commercial/retail development.*
- b. The extent to which property values are diminished by the particular zoning;
 - *The zoning change is not anticipated to lower any property values and will be far away from any homes with substantial landscape buffers in place.*
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
 - *No property value reductions or complaining parties have been identified based upon a B-3. The B-3 zoning will allow for uses which will provide benefits to the community and visitors to the surrounding area.*
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
 - *The B-3 zoning will allow for uses which will provide benefits to the community, such as retail that may enhance the health and welfare of the public. Dining and retail uses will further support the surrounding residential and entertainment uses to benefit residents and visitors of the area.*
- e. The suitability of the property for the zoned purpose;
 - *The property has sufficient access to roadways, utilities, and a location for general business and commercial uses at the intersection of two major roadways and less than a quarter mile from a major interstate interchange.*
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
 - *The lot has been vacant with little interest due to several land and development-related issues including wetlands, floodplain, poor soil, pipeline and creek inundations. The B-3 zoning allows the land to be developed at the highest and best use.*
- g. The public need for the proposed use; and
 - *The development will provide additional retail, dining, and entertainment opportunities for residents and visitors of the area. This commercial center will additionally provide new job opportunities with each individual development.*
- h. The thoroughness with which the municipality has planned and zoned its land use.
 - *The area has been zoned has been zoned residential since its annexation (and as Agricultural for the unincorporated property). While there has been development interest, the land and access issues have created technical and financial hurdles that developers have found difficult to overcome. Future single-family residential use of the land is unlikely due to those issues and safety concerns with high-speed traffic.*

The rezoning to B-3 will be contiguous to the B-3 zoning of the Brookside Marketplace property which includes major commercial/retail development. At the intersection.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission when analyzing a Special Use request. Staff will provide draft Findings for the Commission's review in the next Staff Report.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - *The proposed Planned Unit Development will not be detrimental to the Village, its residents, or its visitors.*
- 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 Special Use will not be injurious to the use or enjoyment of other properties in the immediate vicinity. There is a large setback of commercial development from surrounding residential properties. Additionally, the development will include landscape buffers from any residential properties. The proposal will not diminish or impair property values.*
- 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 Special Use will not impede normal and orderly development and will instead enable the development of approximately 79 acres at a major gateway to the Village. Cross-access will be provided to neighboring properties from adjacent development lots.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The proposed Special Use will provide all necessary utility, transportation, and drainage facilities for the development to be safe and efficient.*
- 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;
 - *All future development within the PUD will be reviewed to ensure safe and convenient ingress and egress to minimize congestion on major roadways. An Internal roadway system allows for access to the PUD as a whole and keep traffic off the public roads.*
- 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; and
 - *The proposed Special Use will conform to all Village Codes and Ordinances not otherwise noted within the PUD Ordinance or documents.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

- *The proposed Special Use will enable the development of approximately 79 undeveloped acres, which will generate substantial tax revenue for the Village and other local governments that rely on property taxes. The development will encourage additional retail, entertainment, and commercial development in the area. Individual lot developments will bring additional jobs to Tinley Park.*

STANDARDS AND CRITERIA FOR A PLANNED UNIT DEVELOPMENT

Section VII.C. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission for a Planned Unit Development (PUD). The Plan Commission is encouraged to consider these standards (listed below) as well as the Applicant's responses (attached) when analyzing the PUD request. Staff will provide draft Findings for the Commission's review in the next Staff Report.

- a. The site of the proposed planned unit development is not less than five (5) acres in area, is under single ownership and/or unified control, and is suitable to be planned and developed, or redeveloped, as a unit and in a manner consistent with the purpose and intent of this Ordinance and with the Comprehensive Plan of the Village.
- b. The planned development will not substantially injure or damage the use, value and enjoyment of the surrounding property nor hinder or prevent the development of surrounding property in accordance with the land use plan of the Village.
- c. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated.
- d. The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police and fire protection.
- e. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer.
- f. The street system serving the planned development is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the planned development will be adequate to serve the residents or occupants of the proposed development.
- g. When a Planned Unit Development proposes the use of private streets, common driveways, private recreation facilities or common open space, the developer shall provide and submit as part of the application the method and arrangement whereby these private facilities shall be operated and maintained.
- h. The general development plan shall contain such proposed covenants, easements and other provisions relating to the bulk, location and density of residential buildings, non- residential uses and structures and public facilities as are necessary for the welfare of the planned development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the landowners within the development.
- i. The developer shall provide and record easements and covenants and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably required to assure performance in accordance with the development plan and to protect the public interest in the event of abandonment of said plan before completion.
- j. Any exceptions or modifications of the zoning, subdivision, or other regulations that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it, are consistent with the general interest of the public.

STANDARDS FOR SITE PLAN 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.

Site Design

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

MOTIONS TO CONSIDER

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

Motion 1 (Rezoning)

"...make a motion to recommend that the Village Board grant the Petitioner, GSP Development Inc., a Map Amendment (rezoning) of the approximately 79.1-acre property generally located on the south side of 191st Street and west side of Harlem Avenue (excluding the hard corner parcel that is commonly addressed as 7201 191st Street), from the existing R-1 and R-2 (Single-family Residential) and Unincorporated Will County AG (Agricultural) zoning districts to the B-3 (General Business & Commercial) zoning district, upon annexation of all parcels and adopt the Findings of Fact as proposed in the December 5, 2024 Staff Report."

Motion 2 (Special Use for the Brookside Creek Retail Center PUD)

"...make a motion to recommend that the Village Board grant the Petitioner, GSP Development Inc., a Special Use to establish the new Brookside Creek Retail Center Planned Unit Development in accordance with all plans and documents submitted and listed herein and adopt the Findings of Fact as proposed in the December 5, 2024, Staff Report, subject to the following conditions:

- 1. The Special Use is subject to approval of the annexation and rezoning of the land.*
- 2. The Petitioner must record final conditions, covenants, and restrictions (CC&R's) that have been reviewed and Approved by the Village Attorney prior to any transfer of ownership of any lot.*
- 3. The Petitioner and any future owners must agree to the Village establishing a special service area (SSA) to begin at the time of final approval. The special service area must be finalized with the County prior to the transfer of ownership of any lot.*
- 4. The final approval of all plans is subject to final engineering approval by the Village Engineer and any other jurisdictions, including but not limited to: Will County Department of Highways and Transportation, the Illinois Department of Transportation, the Metropolitan Water Reclamation District, US Army Corps of Engineers, and the Illinois Environmental Protection Agency.*
- 5. If a substantial berm cannot be established along the property lines, a 6-foot-high privacy style fence shall be installed along the property lines anywhere it does not exist, particularly to the south and the adjacent park district trail.*
- 6. Final photometric plans and light fixture details shall be submitted for the private road prior to permitting. All developments shall use the same light fixture and pole design within the PUD. A closely similar style may be approved by staff if the original manufacturer specs are no longer available."*
- 7. Landscape species, design, and layout shall be coordinated between common area properties and individual developments to keep a consistent appearance throughout the PUD.*
- 8. All PUD regulations, including use and signage allowances of the PUD are as noted in the December 5, 2024, staff report and attached documents and shall be incorporated into the PUD ordinance.*
- 9. The Annexation Agreement, as approved and amended by the Village Board shall be incorporated into the PUD ordinance.*

Motion 3 (Final Plat)

"...make a motion to recommend approval of the Final Plat for the "Brookside Creek Retail Center Subdivision", upon annexation of all property, in accordance with the final plat submitted and dated October 25, 2024, subject to final review and approval by the Village Engineer and Village Attorney."

Motion 4 (Site Plan)

“...make a motion to grant the Petitioner, GSP Development Inc., Site Plan Approval for the development of a seven lot retail and commercial development that includes outlots for an internal private road and centralized detention/stormwater areas, approximately 79.1-acre property generally located on the south side of 191st Street and west side of Harlem Avenue (excluding the hard corner parcel that is commonly addressed as 7201 191st Street), in accordance with the plans submitted and adopt Findings of Fact as proposed in the December 5, 2024 Staff Report, subject to the following conditions:

- 1. Site Plan approval is subject to the requested approvals by the Village Board including Annexation, Rezoning, Special Use for the PUD, and Plat Approval.*
- 2. The final approval of all plans is subject to final engineering approval by the Village Engineer and any other jurisdictions, including but not limited to: Will County Department of Highways and Transportation, the Illinois Department of Transportation, the Metropolitan Water Reclamation District, US Army Corps of Engineers, and the Illinois Environmental Protection Agency.*
- 3. If a substantial berm cannot be established along the property lines, a 6-foot-high privacy style fence shall be installed along the property lines anywhere it does not exist, particularly to the south and the adjacent park district trail.*
- 4. Landscape plans shall be updated with a final planting plan that shall be coordinated with the overall PUD and individual developments.*
- 5. Final photometric plans and light fixture details shall be submitted for the private road prior to permitting. All developments shall use the same light fixture and pole design within the PUD. A closely similar style may be approved by staff if the original manufacturer specs are no longer available*

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
1	Brookside Creek GSP Dev Combined Application.pdf	Petitioner	8/20/2024
2	7551 W 191st St - Project Summary and Contact List.pdf	Petitioner	n/a
3	Final Plat of Subdivision 10-25-24.pdf	Manhard Consulting	10/25/2024
4	Final Engineering Plans - Brookside Creek Retail Center 10-25-24.pdf	Manhard Consulting	10/25/2024
5	Preliminary Landscape Plan 10-25-24.pdf	Manhard Consulting	10/25/2024
6	Turning Template Exhibit - Brookside Creek Retail Center 10-25-24.pdf	Manhard Consulting	10/25/2024
7	Traffic Impact Study 10-08-24.pdf	KLOA, Inc.	10/8/2024
8	Sign and Lighting Information.pdf	Unite LTG	n/a

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2025-O-065

**AN ORDINANCE GRANTING A SPECIAL USE FOR THE BROOKSIDE CREEK
RETAIL CENTER PLANNED UNIT DEVELOPMENT AT 7251-7551 191ST STREET
AND 19200 HARLEM AVENUE (BROOKSIDE CREEK RETAIL CENTER)**

**MICHAEL W. GLOTZ, PRESIDENT
NANCY M. O'CONNOR, VILLAGE CLERK**

**WILLIAM P. BRADY
WILLIAM A. BRENNAN
DENNIS P. MAHONEY
MICHAEL G. MUELLER
KENNETH E. SHAW
COLLEEN M. SULLIVAN
Board of Trustees**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2025-O-065

**AN ORDINANCE GRANTING A SPECIAL USE FOR THE BROOKSIDE CREEK
RETAIL CENTER PLANNED UNIT DEVELOPMENT AT 7251-7551 191ST STREET
AND 19200 HARLEM AVENUE (BROOKSIDE CREEK RETAIL CENTER)**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, a planning and zoning general application requesting the granting of a Special Use to create the new Brookside Creek Retail Center Planned Unit Development (PUD) at 7251-7551 191st Street And 19200 Harlem Avenue, near the southwest corner of 191st Street and Harlem Avenue intersection but excluding the hard corner of 7201 191st Street in Tinley Park ("Subject Property"), has been filed by GSP Development Inc., on behalf of Tinley Park Land Development LLC ("Petitioner") with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on whether the special use for a Planned Unit Development should be granted on December 5, 2024, at the Village Hall of this Village of Tinley Park ("Village"), at which time all persons were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the Daily Southtown, a newspaper of general circulation within the Village of Tinley Park; and

WHEREAS, the Plan Commission voted 5-0 and has filed its report of findings and recommendations regarding the Special Use for a PUD and Substantial Deviation with this Village President and Board of Trustees, and this Board of Trustees has duly considered said report, findings, and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Special Use for a PUD and a Substantial Deviation;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated into this ordinance as findings of facts as if said recitals were fully set forth in this Section 1.

SECTION 2: The report of findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that they have met the standards for granting the Special Use for PUD and a Substantial Deviation, as set forth in Section VII.B.6. and Section X.J.5. of the Zoning Ordinance; the standards for granting a planned unit development set forth in Section VII.C of the Zoning Ordinance and set forth below; the special use standards set forth in Section X.J.5. of the Zoning Ordinance and set forth below, and the site plan and architecture guidelines set forth in Section III.U.6. of the Zoning Ordinance, and the proposed granting of the Special Use Permit as set forth herein is in the public good and in the best interest of the Village and its residents and is consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

Section VII.C. Standards: No Planned Unit Development (PUD) shall be authorized by the Village Board unless the following standards and criteria are met:

- A. The site of the proposed planned unit development is not less than five (5) acres in area, is under single ownership and/or unified control, and is suitable to be planned and developed, or redeveloped, as a unit and in a manner consistent with the purpose and intent of this Ordinance and with the Comprehensive Plan of the Village;
- B. The Planned Unit Development will not substantially injure, or damage the use, value, and enjoyment of the surrounding property, nor hinder or prevent the development of surrounding property in accordance with the Land Use Plan of the Village;
- C. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated;
- D. The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police, and fire protection;
- E. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer;
- F. The street system serving the Planned Unit Development is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the Planned Unit Development will be adequate to serve the residents or occupants of the proposed development;
- G. When a Planned Unit Development proposes the use of private streets, common driveways, private recreation facilities, or common open space, the developer shall provide and submit, as part of the application, the method and arrangement whereby these private facilities shall be operated and maintained;

- H. The general development plan shall contain such proposed covenants, easements, and other provisions relating to the bulk, location, and density of residential buildings, non-residential uses and structures, and public facilities as are necessary for the welfare of the Planned Unit Development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the landowners within the development;
- I. The developer shall provide and record easements and covenants, and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably be required to assure performance in accordance with the development plan and to protect the public interest in the event of abandonment of said plan before completion; and
- J. Any exceptions or modifications of the zoning, subdivision, or other regulations that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it, are consistent with the general interest of the public.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
The proposed Special Use will not be detrimental to the Village, its residents, or its visitors.
- 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 Special Use will not be injurious to the use or enjoyment of other properties in the immediate vicinity. There is a large setback between the proposed commercial development and surrounding residential properties. Additionally, the development will include landscape buffers from any residential properties. The proposal will not diminish or impair property values.
- 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 Special Use will not impede normal and orderly development and will instead enable the development of approximately 72 acres at a major gateway to the Village. Cross-access will be provided to neighboring properties from adjacent development lots.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
The proposed Special Use will provide all necessary utility, transportation, and drainage facilities for the development to be safe and efficient.
- 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
All future development within the PUD will be reviewed to ensure safe and convenient ingress and egress to minimize congestion on major roadways. An internal roadway system allows for access to the PUD as a whole and keeps traffic off the public roads.
- 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.

Except as may be otherwise provided in the annexation and development agreement for the proposed commercial development, this ordinance or other related site-specific ordinances, the proposed Special Use will conform to all applicable Village Codes and Ordinances.

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

The proposed Special Use will enable the development of approximately 72 undeveloped acres, which will generate substantial tax revenue for the Village and other local governments that rely on property taxes. The development will encourage additional retail, entertainment, and commercial development in the area. Individual lot developments will bring additional jobs to Tinley Park.

SECTION 3: A Special Use Permit for a Substantial Deviation is hereby approved for the following described property:

LEGAL DESCRIPTION:

THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART CONDEMNED BY THE DEPARTMENT OF PUBLIC WORKS OF THE STATE OF ILLINOIS IN CASE W66G894H, AND ALSO THAT PART TAKEN BY PLAT OF DEDICATION RECORDED JULY 11, 2002 AS DOCUMENT NO. R2002-1 12732 AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 AFORESAID WITH A LINE 140.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH ALONG SAID PARALLEL, LINE 150.28 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE 60.00 FEET; THENCE SOUTH PARALLEL WITH SAID EAST LINE 95.53 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCLE 1990.08 FEET RADIUS, CONVEX TO THE SOUTHWEST AND TANGENT TO THE LAST DESCRIBED PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 433.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 390.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 AFORESAID; THENCE NORTH ALONG SAID PARALLEL LINE TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 AFORESAID; THENCE EAST ALONG THE NORTH LINE TO THE POINT OF BEGINNING), IN WILL COUNTY, ILLINOIS.

PINs: 19-09-12-200-011-0010 & 19-09-12-200-011-0020

Commonly known as: 7251-7551 191st Street and 19200 Harlem Avenue, Tinley Park, Illinois (Southwest corner of 191st Street and Harlem Avenue, excluding the hard corner of 7201 191st Street)

SECTION 4: A Special Use Permit for a Final Planned Unit Development for the Brookside Creek Retail Center at the Subject Property, in accordance with the “List of Reviewed Plans” attached hereto as **Exhibit A**, and subject to the following conditions, is hereby granted:

1. The purpose and intent of this PUD is to develop a cohesive district with commercial and retail-type uses contained within a built form that supports both vehicular and pedestrian travel of nearby residents and visitors.
2. The base zoning within this PUD is B-3, General Business and Commercial. The development standards of the B-3 zoning district will apply to all developments within the PUD, unless otherwise stipulated in the annexation and development agreement for the proposed commercial development, this ordinance, other related site-specific ordinances or an amendment to this ordinance.
3. The land uses permitted within the proposed commercial development will be consistent with the Zoning Ordinance use allowances for the district except as noted in the table attached as **Exhibit B**.
4. This PUD exempts the project from the UD-1 Urban Design Overlay standards in the Zoning Ordinance Sec. V.D.2., except the for the Access requirements in Sec. V.D.2.C, which will remain in effect. However, the intent of this exemption is to reduce the number of variations/exceptions from the specifics of the UD-1 overlay, rather than ignore the purpose and intent of the overlay. The overall PUD Master Plan and individual lot site design must prioritize pedestrian travel over automobile travel and must be designed in a manner that provides a safe and pleasant pedestrian environment.
5. A Special Service Area (SSA) shall be established over the development in accordance with the annexation and development agreement for the proposed commercial development. This shall be finalized with the county prior to any transfer of ownership or any lots, closings, or occupancy permits being issued or, if not finalized before such time, consented to in writing by all lot buyers and transferees.
6. The final approval of all plans is subject to final engineering approval of all plans by the Village Engineer and any other jurisdictional approvals, including but not limited to Cook County DOT, MWRD, and IEPA.
7. A berm shall be established along the perimeter landscape buffer area of the Subject Property, perimeter fencing may be constructed along the perimeter of the Subject Property, and internal fencing shall be established on certain lots in the proposed commercial development, in accordance with the annexation and development agreement for the development.

8. Landscaping plans shall be coordinated to use consistent layout, design, and species across common area properties and privately developed lots to keep a consistent landscaped appearance across the PUD.
9. Lighting shall be coordinated to use consistent layout, design, and manufacturer specs across common area properties (roadway) and privately developed lots to keep a consistent lighting design, lighting color, and light levels.
10. Any requirements listed in the annexation and development for the proposed commercial development approved on January 21, 2025, shall also be incorporated into and constitute regulations of the PUD.
11. The following Development-wide signs are permitted (Examples in **Exhibit C**):
 - a. Monument Shopping Center Signs
 - i. Number of Signs: A maximum of 3 monument signs may be constructed for the overall development, not more than one per public roadway access point (curb cut) and at least 200 feet from another monument sign.
 - ii. Size: The monument sign size be limited to a maximum of 200 square feet, with 120 square foot max being the sign panels, and shall be similar in design to the example provided (Example: Town Square Wheaton).
 - iii. Height: Signs may not exceed 20 feet in height.
 - iv. Base: The signs shall have a solid base constructed with primarily brick or stone masonry treatments.
 - v. Landscaped Base Signs shall have substantial landscaping installed at the base to create attractive entrances to the center, similar to Brookside Glen.
 - vi. Development Name: Signs shall have the development area/Shopping center name ("Brookside Creek") on them.
 - vii. Off-site allowances: Any tenant or business within the PUD may advertise on the PUD development signs, which shall be managed by the developer and subsequently the Property Owner's Association.
 - viii. Common Ownership/Maintenance: Monument signs must be placed on an outlot or recorded easement controlled by the Property Owner's Association.
 - b. Temporary Development Signs
 - i. Two 200 square foot single side temporary development signs are permitted. These signs shall be removed after the last lot development starts but no later than 10 years from the start of site work/construction of the overall development.

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 6: This Ordinance shall be in full force and effect from and after its adoption and approval and publication as required by law.

SECTION 7: The Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form.

PASSED THIS 21st day of January 2025.

AYES: Brady, Brennan, Mueller, Shaw, Sullivan

NAYS: None

ABSENT: Mahoney

APPROVED THIS 21st day of January 2025.

ATTEST: 
VILLAGE CLERK


VILLAGE PRESIDENT

Exhibit A – List of Reviewed Plans

Per the December 5, 2024, Plan Commission Hearing Staff Report

	Submitted Sheet Name	Prepared By	Date On Sheet
1	Brookside Creek GSP Dev Combined Application.pdf	Petitioner	8/20/2024
2	7551 W 191st St - Project Summary and Contact List.pdf	Petitioner	n/a
3	Final Plat of Subdivision 10-25-24.pdf	Manhard Consulting	10/25/2024
4	Final Engineering Plans - Brookside Creek Retail Center 10-25-24.pdf	Manhard Consulting	10/25/2024
5	Preliminary Landscape Plan 10-25-24.pdf	Manhard Consulting	10/25/2024
6	Turning Template Exhibit - Brookside Creek Retail Center 10-25-24.pdf	Manhard Consulting	10/25/2024
7	Traffic Impact Study 10-08-24.pdf	KLOA, Inc.	10/8/2024
8	Sign and Lighting Information.pdf	Unite LTG	n/a

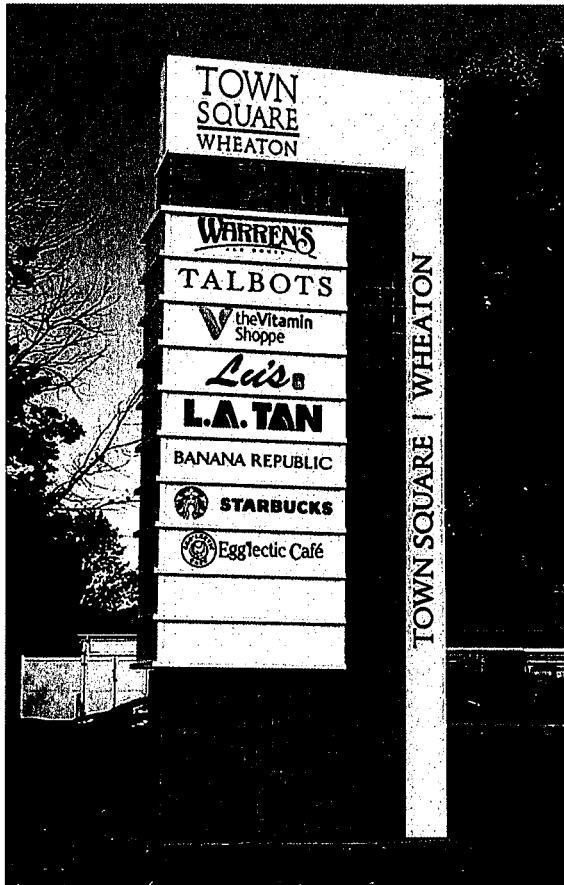
Exhibit B – PUD Allowable Use Chart

ALL USES SHALL MIRROR B-3 USES AS AMENDED EXCEPT THE FOLLOWING SHALL SUPERCEDE THE CURRENT AND FUTURE ZONING ALLOWANCES:

Permitted Uses Added	Permitted uses removed (Prohibited in PUD)	Special uses removed (Prohibited in PUD)
Service Station with an accessory Car Wash on Lot 1 (moved from Special Uses) New and Used Vehicle sales/rental, internal and external displays	Currency exchanges Educational Facilities, vocational Funeral homes and mortuaries Banks and banks with drive-thru facilities	Automobile repair shops and body shops Flea markets Service Station with an accessory Car Wash, except on Lot 1 Tobacco Store, as a principal use

Exhibit C – Sign Examples

Per the December 5, 2024, Plan Commission Hearing Staff Report



STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, NANCY M. O’CONNOR, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2025-O-065, “AN ORDINANCE GRANTING A SPECIAL USE FOR THE BROOKSIDE CREEK RETAIL CENTER PLANNED UNIT DEVELOPMENT AT 7251-7551 191ST STREET AND 19200 HARLEM AVENUE (BROOKSIDE CREEK RETAIL CENTER)” which was adopted by the President and Board of Trustees of the Village of Tinley Park on January 21, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 21st day of January 2025.



NANCY M. O’CONNOR, VILLAGE CLERK

PLAN COMMISSION STAFF REPORT

December 18, 2025 – Public Hearing

McDonald's 191st Street

7501 191st Street

Petitioner

Cathy Stephens of
Permit Solutions, Inc. on
behalf of McDonald's
Corporation

Property Location

7501 191st Street

PIN

19-09-12-200-011-0020

Zoning

B-3 PD (General Business
and Commercial,
Brookside Creek Retail
Center PUD)

Approvals Sought

- Special Use Permit
for a Substantial
Deviation
- Site Plan Approval

Project Planner

Michael O. Whalen, AICP
Associate Planner



EXECUTIVE SUMMARY

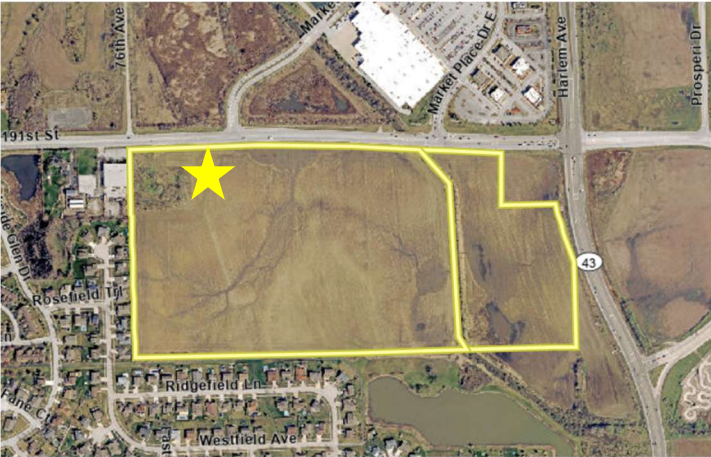
The Petitioner, Cathy Stephens of Permit Solutions, Inc., on behalf of McDonald's Corporation, is requesting a Special Use Permit for a Substantial Deviation from the Brookside Creek Retail Center Planned Unit Development (PUD) to develop a quick service restaurant with a drive-thru. The Petitioner is also seeking Site Plan/Architectural Approval. The requests are to allow for the construction of a new McDonald's.

The undeveloped site is in the Brookside Creek Retail Center PUD that was approved in January of this year. Master development sitework for the PUD is underway to get each development lot pad-ready. This development will be on Lot 7 of subdivision, which is approximately 1.57 acres. The PUD exempts developments within the PUD from most of the UD-1 Urban Design Overlay District requirements. This development requires a Special Use as there are certain Deviations and Exceptions that will only apply to this development.

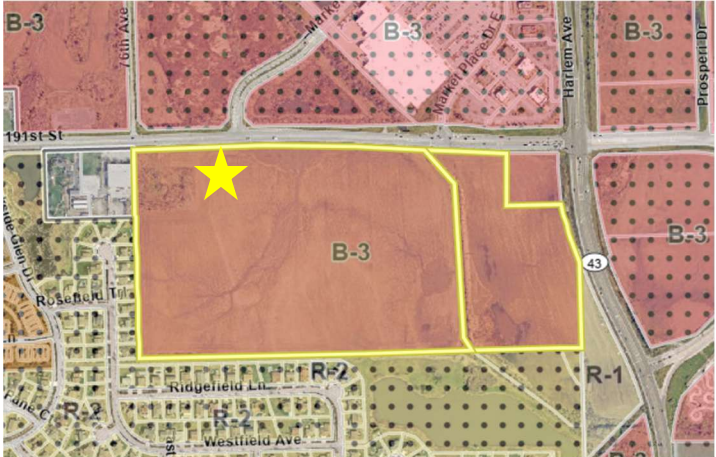
No revised plans or materials were received since this item's scheduled public hearing on October 2, 2025. The matter was continued at this meeting.

EXISTING SITE & HISTORY

The subject property is located on the southwest corner of the future intersection of 191st Street and Marketplace Drive. This intersection will be developed with the Brookside Creek Retail Center master improvements. The subject property has approximately 189 feet of frontage on 191st Street. The 1.57-acre site is currently undeveloped. The Brookside Creek Retail Center PUD was approved by the Village Board on January 21, 2025 by Ordinance No. 2025-O-065. The Village Board also approved an annexation for a portion of the master development, a rezoning, a plat of subdivision, and a development agreement at this meeting.



Location Map



Zoning Map

ZONING & NEARBY LAND USES

The subject property is located within the **B-3 PD (General Business and Commercial, Brookside Creek Retail Center PUD) 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 Brookside Marketplace PUD	Brookside Marketplace/Commercial
East	B-3 General Business and Commercial District	Undeveloped Land
South	R-2 Single-Family Residential District Brookside Glen PUD	Detached Single-Family Homes
West	Will County C-3 General Commercial District and R-2 Single-Family Residential District Brookside Glen PUD	Office Building and Detached Single -Family Homes

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.

Streets and Roads

Adjacent to the proposed site, 191st Street is a four-lane arterial road with wide lanes and shoulders and is maintained by the Will County Department of Transportation. The speed limit on this segment is posted as 45 miles per hour but traffic routinely travels at much higher speeds as the road is designed to safely accommodate these speeds. There are no sidewalks, crosswalks, or bicycle lanes. The master developer will install sidewalks along the 191st Street and Harlem Avenue frontages of the overall site, as well as a sidewalk along the spine road to bring pedestrians into the site.

In general, the roadways in this area create an uncomfortable environment for pedestrians and cyclists with the high travelling speeds. The posted speed limits and actual travel speeds around this site are much higher than 40 miles per hour and the site must be designed in a way that will help keep pedestrians and non-vehicle users safe.

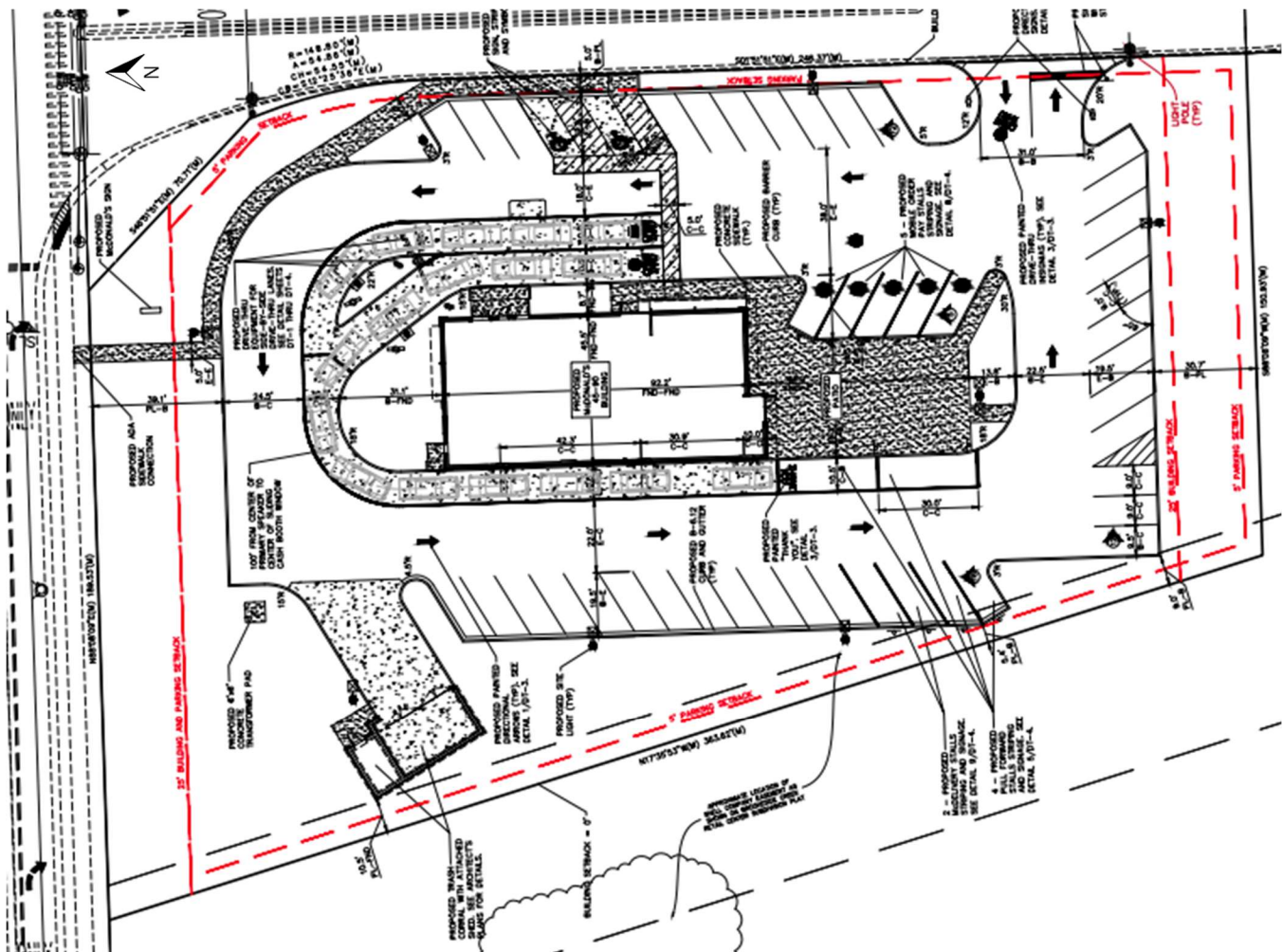
REQUESTS

The Petitioner is proposing to construct a quick service restaurant with a drive-thru. The proposed restaurant is approximately 3,900 square feet and will have approximately 35 seats for dine-in customers. The proposed drive-thru will feature the typical McDonald's dual drive-thru lane layout.

Restaurants with drive-thrus are permitted in the B-3 Zoning District, and the PUD does not restrict this use. The Petitioner is requesting several Exceptions from the signage provisions of the Zoning Ordinance. Additionally, the Petitioner is seeking waivers from the Landscape Ordinance due to the proposed configuration of the site.

PROPOSED SITE PLAN

The Petitioner is proposing to locate the building at the center of the site, approximately 105 feet from 191st Street. Vehicle traffic will circulate the building to access drive-thru lanes and parking stalls via a continuous one-way drive-aisle. A pedestrian walkway from the street to the building entrance is proposed. An outdoor seating area with an unspecified number of seats is proposed in the rear of the building near the primary entrance. A trash enclosure with an attached storage shed is proposed at the northwest corner of the site.



Site Plan received August 27, 2025

Pedestrian Infrastructure

The master developer will install a six-foot-wide sidewalk along the 191st Street frontage of the subject property. McDonald's will install a walkway that varies from five to seven feet in width to route customers through the parking

and drive-thru areas to the primary entrance. Striped crosswalks are proposed where there are conflicts with vehicle drive aisles and drive-thru lanes. Given the nature of the development and the configuration of the site, this routing is adequate and appropriately striped. This area is not served by public transportation.

Automobile Access and Traffic

The subject property will have one driveway located off the overall development's access road. This access road, at its intersection with 191st Street, will be signalized and continue through to Marketplace Drive on the north side of 191st Street for convenient motorist access between the Brookside Creek Retail Center and the existing Brookside Marketplace shopping center. The driveway is located in the rear of the property, which will reduce conflicts with motorists entering and exiting the site onto the access road.

The site is designed for one-way vehicle circulation to access parking stalls and drive-thru lanes. Drive-aisles and drive-thru lanes are adequately sized and compliant with the Zoning Ordinance.

The master development will provide additional vehicle infrastructure within the 191st Street right-of-way, including a right-turn deceleration lane, and all changes to roadways have been approved by the Village and the Will County Department of Transportation.

The Petitioner did not submit an oversized vehicle circulation exhibit with this submittal.

Drive-Thru Queueing

The proposed drive-thru will feature McDonald's typical dual-lane configuration, where two lanes merge after the order boards for each lane. The submitted site plan indicates space for nine vehicles before the order boards and eight vehicles before the pickup window. There is adequate space on site for additional vehicles to queue without causing any off-site impacts. The site plan also notes four "pull forward" stalls, which can be used to alleviate drive-thru service delays.

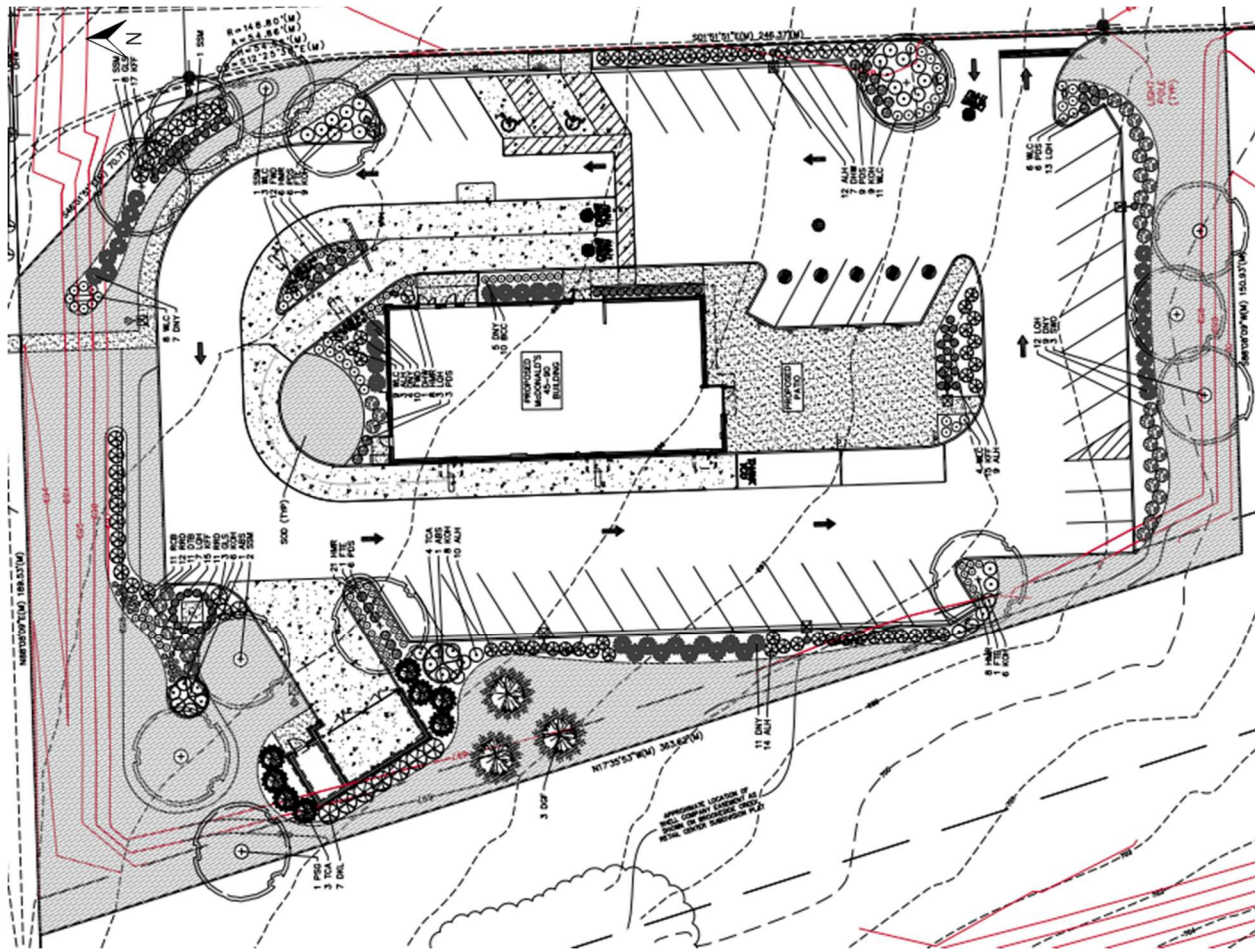
PARKING

The Zoning Ordinance specifies a minimum parking ratio for restaurants. One space is required per three seats in the dining room, plus one space per employee on a typical shift. With 35 seats proposed in the dining room, 12 stalls for customers are required. The Petitioner's narrative states that the restaurant will employ 10-15 people but did not specify the number of employees on a typical shift. The site plan provides 45 parking stalls, including two IAC-compliant accessible stalls. Nine parking stalls will be designated for specific types of customers, such as food delivery drivers and mobile order customers, however the proposed parking scheme provides sufficient on-site parking overall. For reference, the McDonald's location at 17171 Harlem Avenue has 37 total parking stalls.

No bicycle parking is proposed on the site plan.

Immediately west of the site is an easement owned by a natural gas pipeline company. The pipeline company will review the plans for this project to confirm its requirements are met. The recommended motion for the Site Plan/Architectural Approval includes a condition that the Petitioner must provide the Village with proof that the pipeline company approved of the plans in the final engineering submittal prior to permit issuance. In the event that the pipeline company will require changes to the proposed plans, this project may come before the Plan Commission for Site Plan/Architectural Approval again before the Village issues any building permits.

LANDSCAPE



Landscape Plan received August 27, 2025

The proposed landscape plan attempts to fulfill the requirements prescribed in the Landscape Ordinance. Since the use and configuration of the site requires a large amount of pavement, there is limited space to accommodate all required landscaping. The proposed landscape plan includes planting beds along the drive-aisles and parking areas. Thirteen canopy trees and five ornamental trees are proposed. The plan includes planting beds adjacent to the patio and the front of the building facing 191st Street. Building foundation plantings are present where possible, and the trash enclosure and shed are heavily screened from view with trees and shrubbery. All areas of the site that are not paved or landscaped will be sodded.

The master developer for the overall site will install street trees along the public roadway frontages. The master developer will also install substantial landscape buffering adjacent to existing residential properties. Due to the stormwater constraints of the overall site, very large detention areas are located between existing residential properties and all proposed development within the Brookside Creek Retail Center. The impact of siting the stormwater facilities in this manner means there will be hundreds of feet between residential properties and all proposed development within the shopping center.

LIGHTING

The subject property includes eight light fixtures to light the parking lot. These fixtures are 21 feet tall and downlit. The photometric plan submitted by the Petitioner indicates that light spillover at the property lines will be minimal, with much less spillover than the Zoning Ordinance permits for commercial development. Wall sconces are included around the building and do not impact spillover.

ARCHITECTURE



Architectural Plans received August 27, 2025

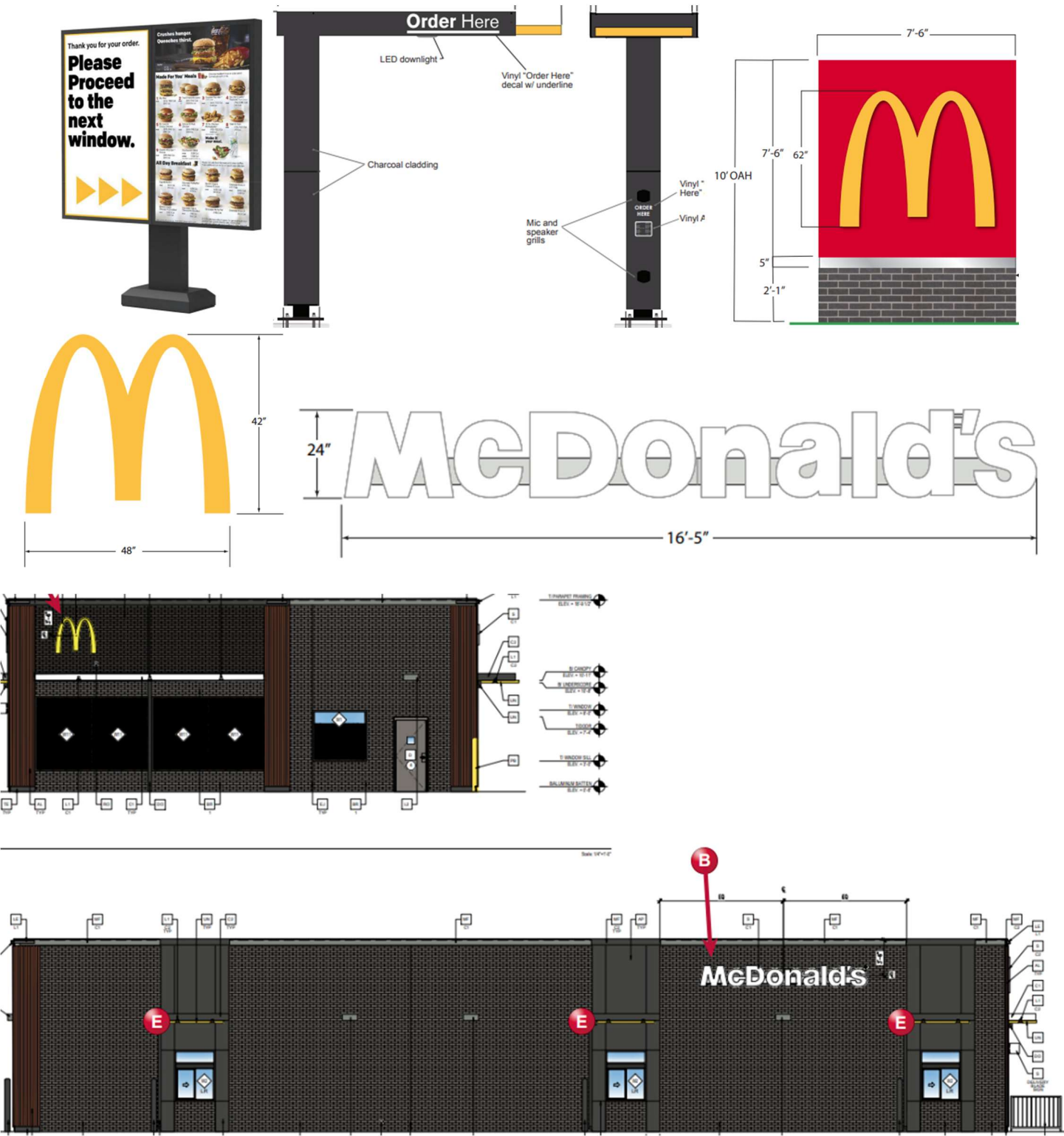
The approximately 3,700 square foot building is 18 feet 9 ½ inches tall and features a modern, minimal design. The customer-facing facades (south and east) feature large transparent shopfront windows and a projecting canopy. The north façade fronting 191st Street is fenestrated with opaque glass windows, which help make it appear as the front of the building, though it is functionally the rear. This treatment is important because this is how the building is perceived by passersby on 191st Street. The west façade features three drive-thru service windows with projecting canopies above each window to protect customers and employees from the elements.

The building is clad in masonry, featuring two shades of dark gray brick. The building includes aluminum batten vertical elements to provide visual interest and segment the large planes of masonry into smaller sections. The aluminum batten will be painted a brown color. The west façade features vertical metal panels in a gray color to frame the drive-thru service windows and create a similar segmenting effect. Small architectural details such as bollards and the undersides of canopies are yellow, to create further visual interest and align with McDonald's iconic branding. The elevations submitted comply with the masonry requirements in the Zoning Ordinance for a building of this size (buildings 3,000-40,000 square feet; 75% face brick) and all other materials are permitted.

Architectural plans for the trash enclosure/storage shed structure were not submitted by the Petitioner for review. The Zoning Ordinance requires that this structure be designed in a manner substantially compatible with the primary structure. A condition of approval to this effect is included in the recommended motion for Site Plan/Architectural Approval.

SIGNAGE

The signs included in the signage plan submitted by the Petitioner are all compliant with the signage regulations in the Zoning Ordinance. Four wall signs, one ground sign, two menu boards, two preview boards, and several directional signs are proposed.



OPERATIONS

During the Public Hearing for the Brookside Creek Retail Center on December 5, 2024, several members of the public expressed concern about the hours of operation for any drive-thru businesses within the PUD. Specifically, nearby residents stated that they did not want a 24-hour drive-thru business near their homes. The Petitioner stated in the narrative provided with the application that the hours of operation would be determined by the operator. The concern about 24-hour operation was conveyed to the McDonald's team during the pre-application meeting held with Village staff on December 13, 2024. Given the opposition from neighbors about 24-hour operation, a condition is included in the recommended motion for Special Use approval to limit the hours of operation to 4:00 a.m. – 10:00 p.m.

Open Item #1: Discuss the appropriateness of limiting the hours of operation to 4:00 a.m. – 10:00 p.m.

No revised plans or materials were received since this item's scheduled public hearing on October 2, 2025. The matter was continued at this meeting.

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 proposed Special Use for a Substantial Deviation from the Brookside Creek Retail Center PUD to allow for the development of a McDonald's restaurant with drive-thru will not be detrimental to the Village, its residents, and its visitors.
- 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 Special Use will not negatively impact nearby properties. The restaurant will provide a local dining option for nearby residents and visitors.
- 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 Special Use is compatible with the surrounding existing and future development.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
Appropriate facilities will be provided as part of the overall development by the master developer. Overall site improvements are currently under construction.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
The proposed Special Use will provide adequate access measures to limit congestion on 191st Street.
- 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 proposed Special Use will conform to all Village Codes and Ordinances.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
The proposed Special Use will provide a local dining option for nearby residents and will generate sales tax and property taxes.

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.

MOTIONS TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's requests, the appropriate wording of the motions is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan, it 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 (Special Use)

"...make a motion to recommend the Village Board grant Special Use Permit for a Substantial Deviation to the Petitioner, Cathy Stephens of Permit Solutions, Inc. on behalf of McDonald's Corporation, at 7501 191st Street in the B-3 PD (General Business and Commercial, Brookside Creek Retail Center PUD) zoning district, in accordance with the plans submitted and adopt the Findings of Fact as proposed in the October 2, 2025 staff report, subject to the following condition:

- 1. Hours of operation for the establishment (drive-thru usage as well as dine-in and carry-out) are limited to 4:00am – 10:00pm."*

Motion 2 (Site Plan/Architectural Approval)

"...make a motion to grant Site Plan/Architectural Approval to the Petitioner, Cathy Stephens of Permit Solutions, Inc. on behalf of McDonald's Corporation, for the development of a quick service restaurant with a drive-thru at 7501 191st Street in the Brookside Creek Retail Center PUD, in accordance with the plans submitted in the October 2, 2025 staff report, subject to the following conditions:

- 1. Petitioner must provide the Village with proof that the pipeline company approves of the plans in the final engineering submittal, prior to issuance of the building permit.*
- 2. The trash enclosure/storage shed area must be designed in a manner substantially compatible with the primary structure, and is subject to review and approval by Village Planning staff in the building permit process.*
- 3. Approval is subject to review and approval of the final engineering plans by the Village Engineer."*

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Planning & Zoning General application, Addendum, Response to Standards	Petitioner	8/14/2025
2	Floor Plan & Exterior Elevations (total 3 sheets)	Lingle	8/21/2025
3	Site Plan and Preliminary Engineering Plans (total 9 sheets)	Wat Ermark Engineering Resources	8/22/2025
4	Signage Brand Book	Everbrite LLC	8/22/2025

Lingle = Lingle Design Group Inc.

Wat Ermark = Wat Ermark Engineering Resources

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 register 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). PS Researching
- ☒ \$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. The proposed McDonald's restaurant will be designed and operated in compliance with all Village codes and state regulations, ensuring it will not endanger public health, safety, morals, comfort, or general welfare.**
- B. The project incorporates high-quality building design, landscaping, and site improvements that will be compatible with neighboring properties and are not expected to negatively impact surrounding property values.**
- C. The restaurant use is consistent with the Village's zoning and comprehensive plan for the district and will not impede the normal, orderly development of surrounding properties for other permitted uses.**
- D. All necessary utilities, access roads, drainage systems, and related infrastructure will be provided and constructed to Village and state standards.**
- E. The site plan includes dedicated ingress and egress points, well-marked drive-thru lanes, and internal circulation designed to minimize traffic congestion on adjacent public streets.**
- F. The Special Use will comply with all applicable district regulations, with no variances requested at this time, and will meet any conditions established by the Village Board.**
- G. The development will contribute to the local economy by creating jobs, generating sales tax revenue, and enhancing dining options for residents and visitors while maintaining compatibility with the surrounding area.**

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:** Drive Thru
- ☐ **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: McDonald's

Project Description: Fast Food Restaurant with Drive Thru

Project Address: 7501 191st Street. **Property Index No. (PIN):** 19-09-12-200-011-0010

Zoning District: PLEASE SEE ATTACHED. **Lot Dimensions & Area:** 1.7 acres

Estimated Project Cost: \$ 1.3 Mill

OWNER OF RECORD INFORMATION

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

Name of Owner: Tinley Park Land Development LLC **Company:** Tinley Park Land Dev. LLC

Street Address: 1111 E. Touhy Ave. Ste 230 **City, State & Zip:** DesPlaines, Illinois 60018

E-Mail Address: [REDACTED] **Phone Number:** [REDACTED]

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: Cathy Stephens **Company:** Permit Solutions

Relation To Project: Permit Expediter

Street Address: 100 North Ave. 103-164 **City, State & Zip:** Tallmadge OH 44278

E-Mail Address: [REDACTED] **Phone Number:** [REDACTED]

McDonald's Representative: Amy Switzer-Area Construction Manager
Switzer Amy <amy.switzer@us.mcd.com/ 913.660.2205

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 Cathy Stephens/Permit Solutions (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.

Property Owner Signature:

Property Owner Name (Print): Lawrence Debb

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

Property Owner Signature:

Property Owner Name (Print): Lawrence Debb

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): Cathy Stephens/Permit Solutions

Date: 8/14/2025

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. ** Application is signed by the Owner.*

☒ 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 register 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 (2.01-4acres), \$900 (4.01-9acres), \$1,500(9.01acres+)

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.	X	☐
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.	X	☐
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).	X	☐
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

WRITTEN NARRATIVE

☒ 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.

General Nature of Proposal

The applicant proposes the development and construction of a new McDonald's restaurant on currently vacant land. The project will include a single-story, approximately 3900 square foot building with drive-thru facilities, associated parking areas, site landscaping, and signage consistent with Village of Tinley Park regulations.

The restaurant will be constructed to meet all applicable state and local building codes, accessibility requirements, and McDonald's corporate design standards. The proposed site plan incorporates safe and efficient vehicular circulation, dedicated drive-thru lanes, and pedestrian connections to the public sidewalk network.

Specific Aspects of the Proposal

Type of Use: Quick-service restaurant with indoor seating, drive-thru, and mobile order pickup options.

Building Size: Approximately 3900 sf 1 story building

Parking: A total of 43 off-street parking spaces will be provided, including 2 accessible spaces, in compliance with Village parking requirements.

Employment Information

The restaurant will employ approximately 10-15 employees.

Hours of Operation

The proposed hours of operation will be determined by the Owner Operator.

Current Site Conditions

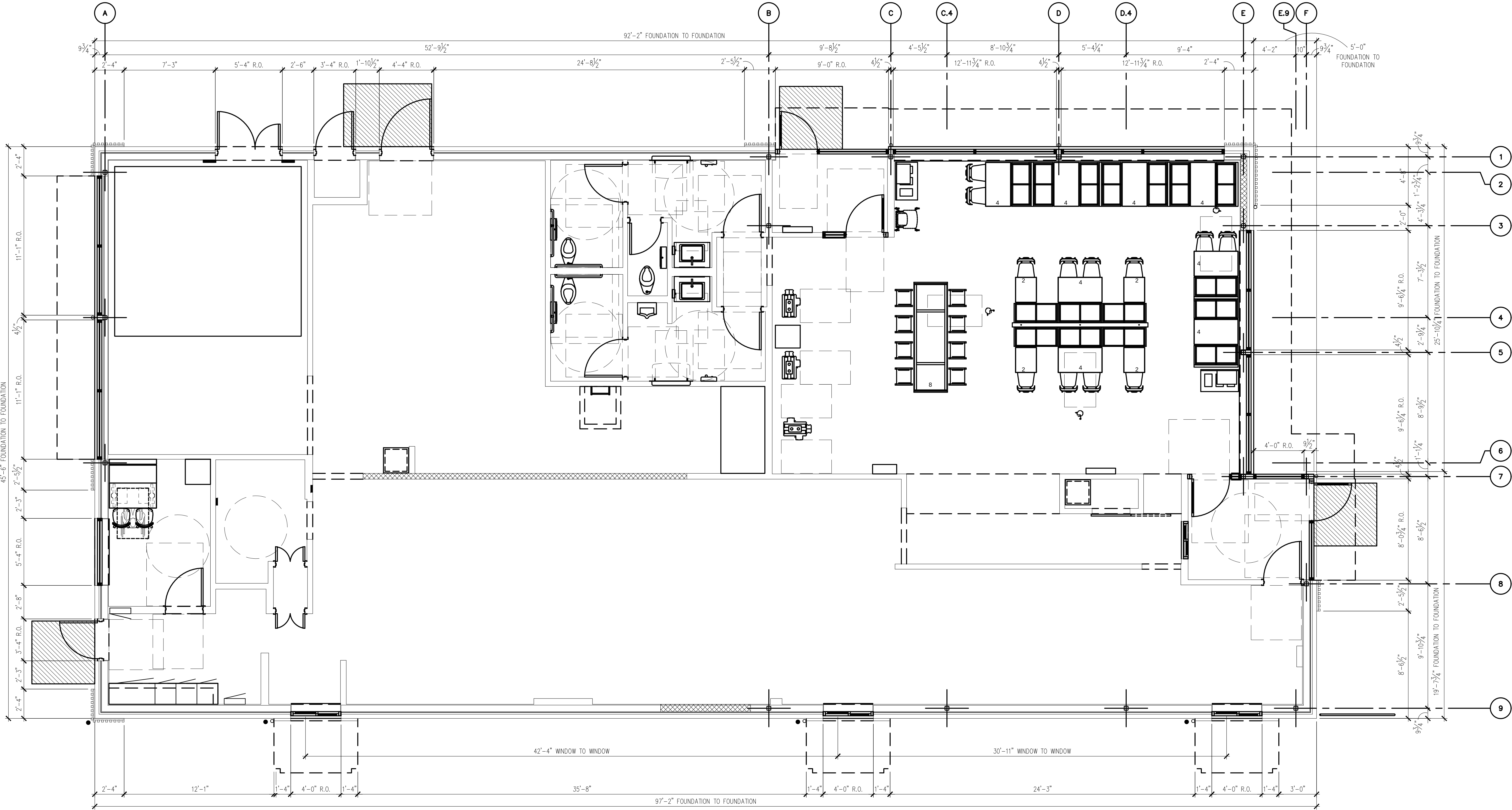
The subject property is currently vacant and undeveloped.

Property Changes

Development will include grading and site preparation, installation of utilities, construction of the restaurant building, drive-thru lanes, parking lot, landscaping, exterior lighting, and site signage. No demolition is required.

Additional Requests

The applicant is requesting Site Plan Approval, Architectural Review and SUP .



Lingle Design Group inc

158 West Main Street
Lena, IL 61048
815.369.9155

1764 blake st
denver, CO 8020
303.974.5873

www.lingledesign.com

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STATE ID:	PROJECT #:
122780	25-132
NATIONAL #:	DRAWN BY:
43888	RP
	CHECKED BY:
	JK

DATE:
08/21/25 - P&Z REVIEW SET - 002

<u>REVISIONS</u>	
△	_____
△	_____
△	_____
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△	_____
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CLIENT
**McDonald's
USA, LLC**

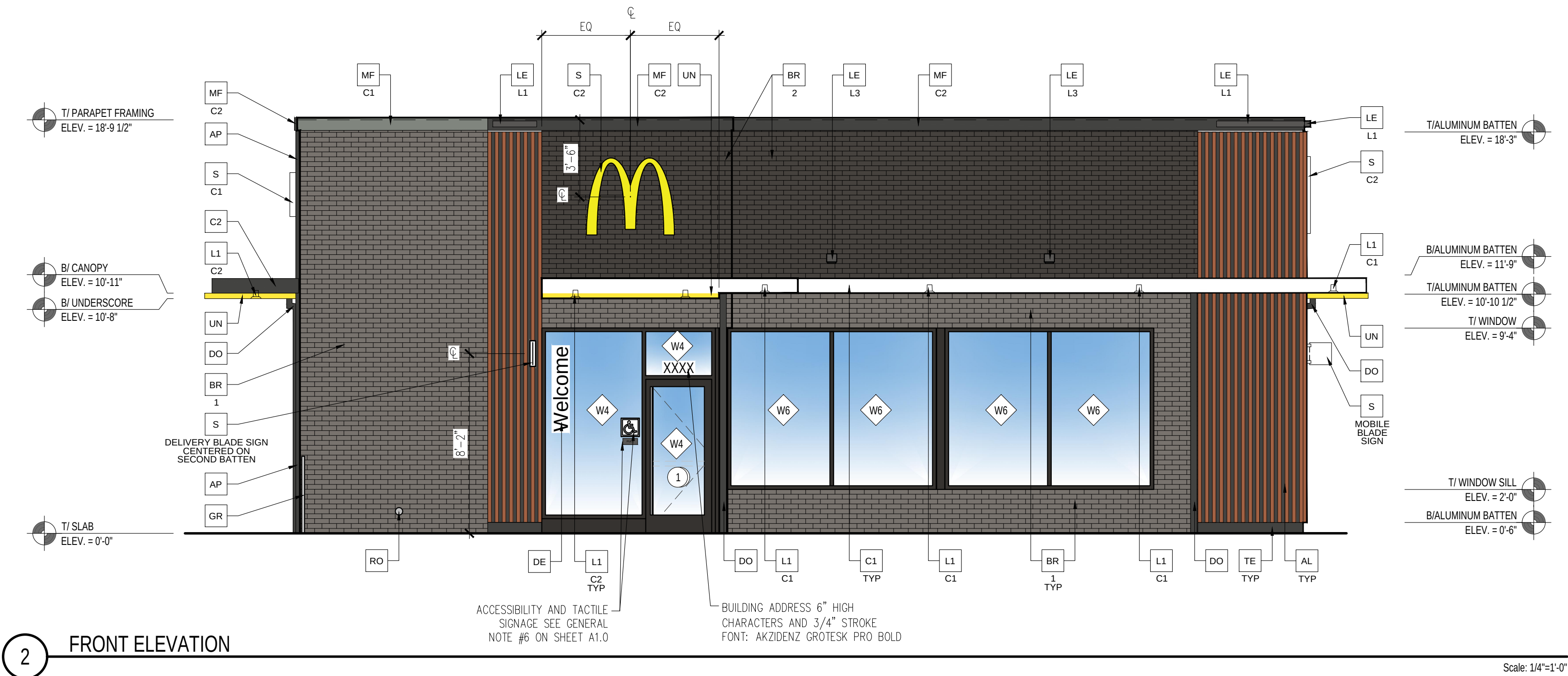
PROTOTYPE
2025 BB20 4590 WW-BV

ADDRESS
7500 W. 191ST STREET
TINLEY PARK, IL 60487

SHEET TITLE
**PROPOSED
FLOOR
PLAN**

SHEET NUMBER:

A1.0



MATIAL TAKE-OFFS:	
FRONT ELEVATION:	863 TOTAL SF -221 FENESTRATION SF 642 REMAINDER SF 504 BRICK SF 504 / 642 = 79% BRICK
NON-DT ELEVATION:	1,844 TOTAL SF -416 FENESTRATION SF 1,428 REMAINDER SF 1,289 BRICK SF 1,289 / 1,428 = 90% BRICK
REAR ELEVATION:	863 TOTAL SF -216 FENESTRATION SF 647 REMAINDER SF 508 BRICK SF 508 / 647 = 79% BRICK
DT ELEVATION:	1,844 TOTAL SF -60 FENESTRATION SF 1,784 REMAINDER SF 1,456 BRICK SF 1,456 / 1,784 = 81% BRICK



ELEVATION KEY NOTES:			
COLOR SCHEME: 'STEEL' SCHEME			
AL ALUMINUM BATTEN SYSTEM SIZE: 2"x2" PROFILE COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION. SUBSTRATE COLOR: "IRON GRE" SW 7069 BY SHERWIN WILLIAMS	C1 ALUMINUM CANOPY SYSTEM COLOR: WHITE	FB FILL BOX ## — TYPE: C02 = BULK C02 (EQPM SCHEDULE ITEM 49.00) B0 = BULK OIL (EQPM SCHEDULE ITEM 700.18)	PB PIPE BOLLARD — SEE SITE PLAN AND DETAIL 3/A2.1 USA 310-SD BASTION, COLOR: RAL 7022
AP ALPOLIC METAL PANEL COLOR: DON GRAY	C2 ALUMINUM CANOPY SYSTEM COLOR: RAL 7022	GR GUARD RAIL — STAINLESS STEEL SEE SITE PLAN AND DETAIL 3/A2.0	RO ROOF DRAIN OVERFLOW PIPE — PAINT TO MATCH SURROUNDING MATERIAL
BR BRICK VENEER # — TYPE: 1 = "SLATE GRAY" BY HEBRON, SMOOTH MORTAR: SM750 SILVERSTONE BY SPEC MIX 2 = "DARK IRON SPOT" BY ENDICOTT MORTAR: SM750 SILVERSTONE BY SPEC MIX	D HOLLOW METAL DOOR PAINT: GAUNTLET GRAY SW 7019 BY SHERWIN WILLIAMS	L1 RECESSED LIGHT FIXTURE — SEE ELECTRICAL ## — COLOR: C1 = WHITE C2 = GOLD	S McDONALD'S SIGNAGE BY OTHERS — UNDER SEPARATE ## — COLOR: C1 = WEATHERED ZINC RACEWAY C2 = RAL 7022 RACEWAY
	DE DECAL BY GRAPHICS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. SUPPLIERS: VOMELA (865) 330-7337, ann.bowen@vomela.com GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com	L2 RADIAL SCENCE LIGHT FIXTURE — SEE ELECTRICAL COLOR: PLATINUM SILVER	SJ ALPOLIC "WET" SEALED JOINT, SEE DETAIL 15/A4.1
	DO DOWNSPOUT — 3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER — COORDINATE WITH CIVIL TO TIE INTO STORM DRAIN — COLOR: RAL 7022	LE ACCENT LIGHTING — SEE ELECTRICAL ## — LED LIGHT: L1 = SLIM LED (DOWN ONLY) L2 = UP ONLY FLOOD FIXTURE	ST C02 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
	EJ EXPANSION JOINT, SEE DETAIL 7/A4.1	MF METAL FASCIA — PRE-FAB ANCHOR-TITE FASCIA ## — COLOR: C1 = WEATHERED ZINC C2 = RAL 7022	TE TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE COLOR: "IRON GRE" SW 7069 BY SHERWIN WILLIAMS
			UN METAL UNDERSCORE COLOR: GOLD
			W# EXTERIOR WINDOW ASSEMBLY — TEMPERED GLASS COLOR: DARK BRONZE — SEE SHEET A5.0 FOR ASSEMBLY NOTE & A6.0 FOR WINDOW TYPES. XX- DRIVE-THRU WINDOWS BY READY ACCESS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE COLOR: DEEP BRONZE SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT

Lingle Design Group inc

158 West Main Street
Lena, IL 61048
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1764 blake st
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STATE ID: 122780
NATIONAL #: 43888

PROJECT #: 25-132
DRAWN BY: RP
CHECKED BY: JK

DATE: 08/21/25 - P&Z REVIEW SET - 002

REVISIONS

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△
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△
△

CLIENT

McDonald's
USA, LLC

PROTOTYPE

2025 BB20 4590 WW-BV

ADDRESS

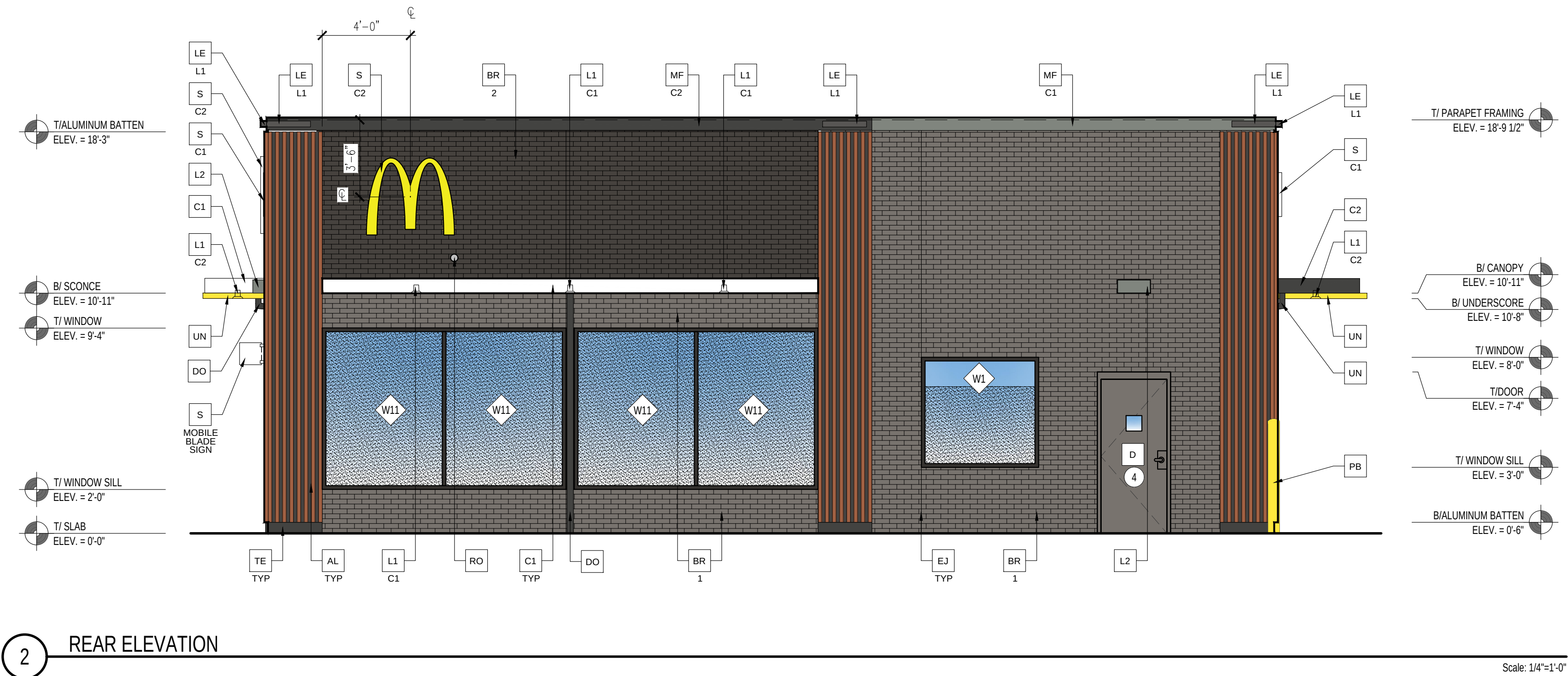
7500 W. 191ST STREET
TINLEY PARK, IL 60487

SHEET TITLE

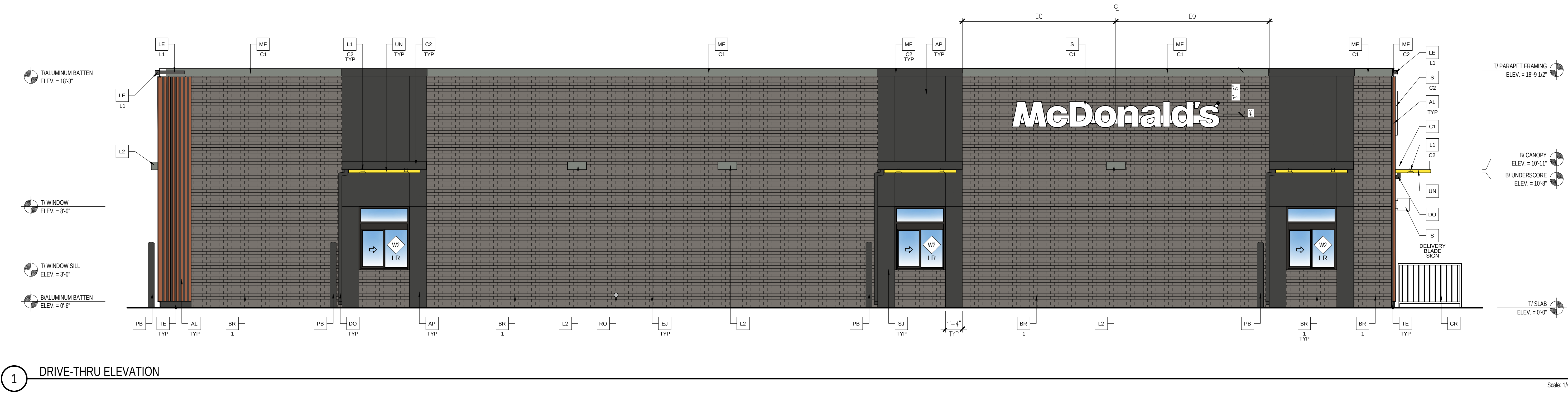
EXTERIOR
ELEVATIONS

SHEET NUMBER:

A2.0



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STATE ID: 122780
NATIONAL #: 43888
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DATE: 08/21/25 - P&Z REVIEW SET - 002

REVISIONS	
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ELEVATION KEY NOTES:				
COLOR SCHEME: 'STEEL' SCHEME				
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CLIENT

McDonald's USA, LLC

PROTOTYPE

2025 BB20 4590 WW-BV

ADDRESS

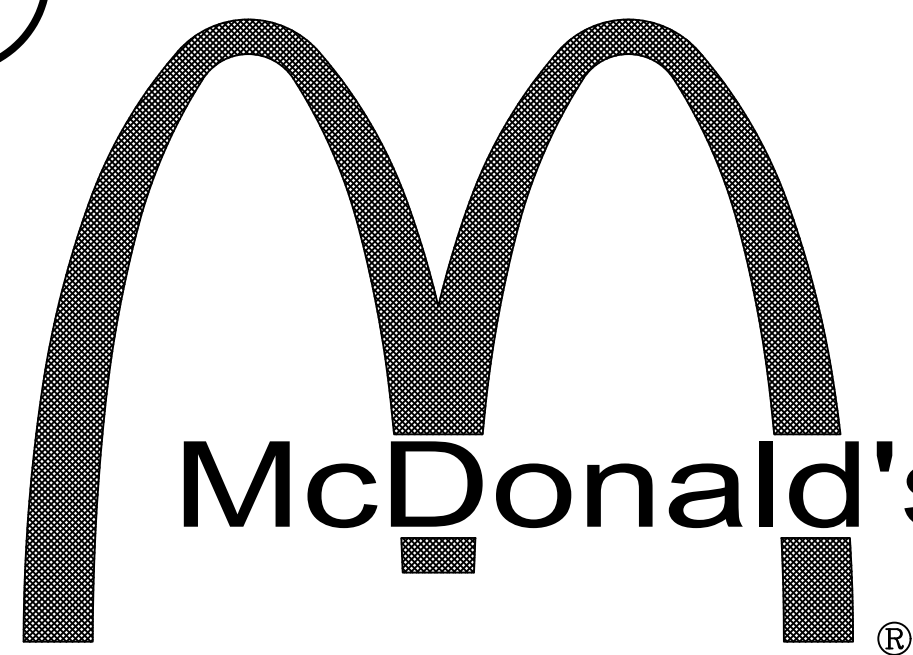
7500 W. 191ST STREET
TINLEY PARK, IL 60487

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER:

A2.1



PRELIMINARY ENGINEERING PLANS
FOR
McDONALD'S - TINLEY PARK, IL

AT
SWC OF 191ST ST. AND MARKET PLACE DR.
TINLEY PARK
COOK COUNTY, ILLINOIS

INDEX

CIVIL ENGINEERING PLANS

C-1	COVER SHEET
C-2	SITE PLAN
C-3	PRELIMINARY GRADING PLAN
C-4	PRELIMINARY UTILITY PLAN

SUPPORTING DOCUMENTS

1 - 3	LAND TITLE AND TOPOGRAPHIC SURVEY
L-1	LANDSCAPE PLAN
1 of 1	PHOTOMETRIC PLAN

NOTE: THE DESIGNS CONTAINED IN THE ABOVE PLANS AND SUPPORTING DOCUMENTS WERE PREPARED WITH THE UNDERSTANDING THAT THEY WOULD BE USED AS A WHOLE PLAN SET. EACH CONSTRUCTION DISCIPLINE IS TO USE ALL THE PLANS AND SUPPORTING DOCUMENTS TOGETHER AS A WHOLE AND NOT AS SEPARATE DOCUMENTS. EACH CONTRACTOR IS TO BECOME COMPLETELY FAMILIAR WITH THE WHOLE PLAN SET AND THE EXISTING SITE CONDITIONS. SHOULD ANYTHING WITH ALL THESE PLANS AND SUPPORTING DOCUMENTS BE INCONSISTENT WITH THE SITE CONDITIONS THEN THE CONTRACTOR IS TO CONTACT THE ENGINEER IMMEDIATELY BEFORE ANY CONSTRUCTION IS STARTED.

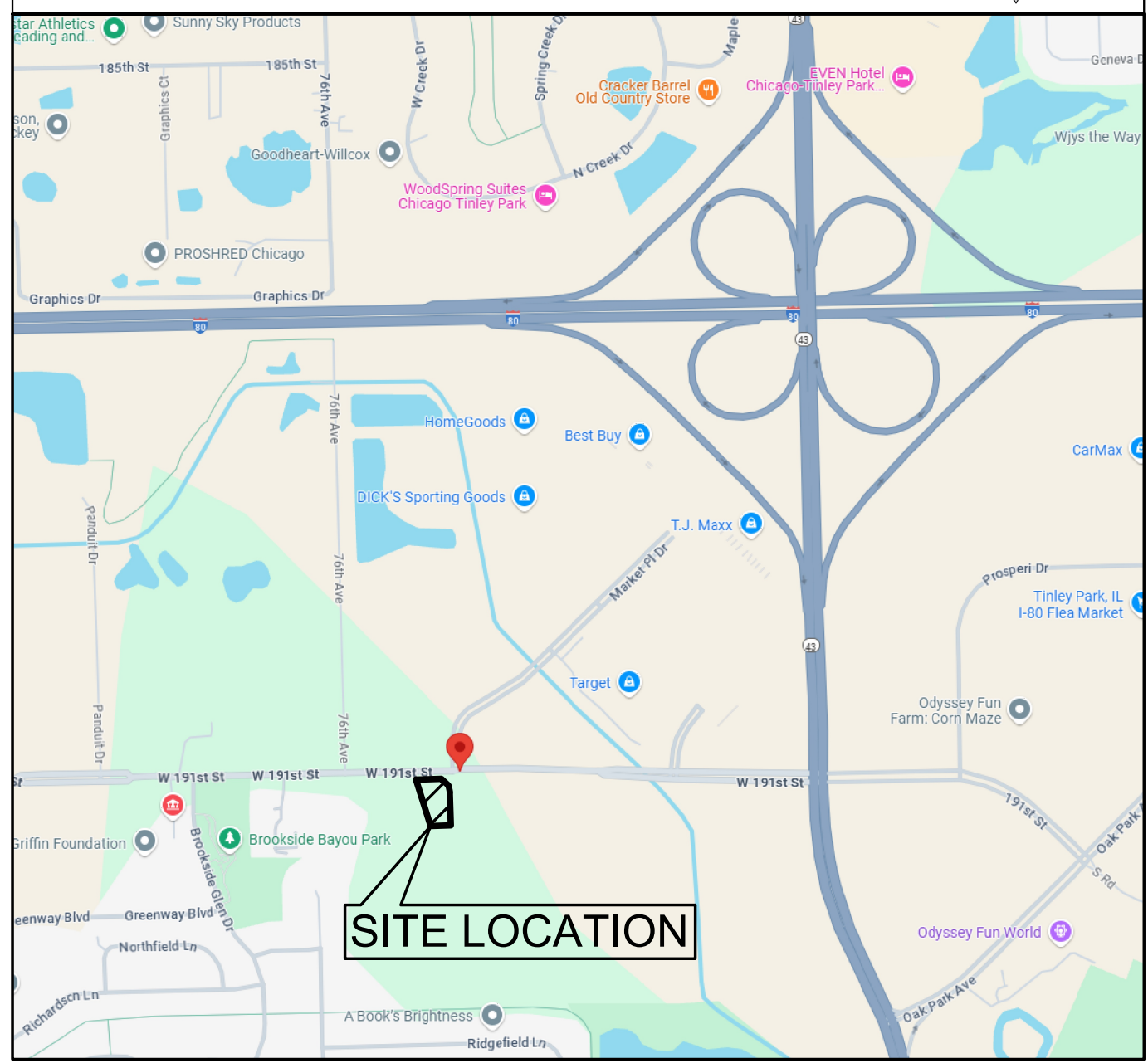
Know what's Below.
Call before you dig.



SCOPE OF WORK

NEW

LOCATION MAP



SECTION: 12 TOWNSHIP: 35N RANGE: 12E

BENCHMARK

REFERENCE BENCHMARK
PER FINAL ENGINEERING PLANS PREPARED BY MANHARD CONSULTING DATED 08-15-24

"ELEVATIONS AND SITE BENCHMARKS SHOWN HEREON WERE ESTABLISHED UTILIZING A TRIMBLE REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND THE TRIMBLE VRS NOW NETWORK. THE OBSERVED ELEVATION ARE THE BASIS FOR ALL ELEVATIONS SHOWN HEREON AND THIS INFORMATION HAS NOT BEEN DIRECTLY COMPARED TO ANY OTHER KNOWN OR FIXED BENCHMARK. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM (GEOID18)"

SITE BENCHMARK #1
MANHARD BENCHMARK 402 PER FINAL ENGINEERING PLANS PREPARED BY MANHARD CONSULTING DATED 08-15-24. NORTHWEST BONNET BOLT ON FIRE HYDRANT; LOCATED APPROXIMATELY 198 FEET EAST OF CENTERLINE OF 76TH AVENUE AND 86 FEET SOUTH OF CENTERLINE OF 191ST STREET
ELEVATION = 698.25

SITE BENCHMARK #2
CROSS ON TOP OF CURB WEST OF TOPOGRAPHIC LIMITS.
ELEVATION = 700.71

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	CATCH BASIN	
	INLET	
	SANITARY MANHOLE	
	VALVE VAULT	
	FIRE HYDRANT	
	FLARED END SECTION	
	ELECTRICAL POWER POLE	
	OVERHEAD TRAFFIC SIGNAL	
	TRAFFIC SIGNAL MANHOLE	
	OVERHEAD ELECTRIC WIRES	
	TRANSFORMER PAD	
	TELEPHONE PEDESTAL	
	TELEPHONE MANHOLE	
	CABLE TELEVISION PEDESTAL	
	COMMONWEALTH EDISON MANHOLE	
	B/BOX	
	LIGHT POLE	
	SIGN	
	BOLLARD POLE	
	GAS MARKER	
	ELECTRIC MARKER	
	TELEPHONE MARKER	
	WATER MAIN	
	GAS MAIN	
	ELECTRIC LINE	
	TELEPHONE LINE	
	CABLE TV LINE	
	SANITARY SEWER	
	STORM SEWER	
	GUY POLE	
	CONIFEROUS TREE W/DIAMETER	
	DECIDUOUS TREE W/DIAMETER	
	WOOD FENCE	
	CHAIN LINK FENCE	
	METAL GUARDRAIL	
	CONCRETE SURFACE	
	DEPRESSED CURB	
	CONTOUR LINE	
	FINISHED FLOOR ELEVATION	
	PAVEMENT ELEVATION	
	MATCH EXISTING ELEVATION	
	GROUND ELEVATION	
	TOP OF WALK ELEVATION	
	TOP OF RETAINING WALL ELEVATION	
	FLOW LINE ELEVATION	
	TOP OF CURB ELEVATION	
	RIM ELEVATION	
	DOWNSPOUT LOCATION	
	PERVIOUS AREA SLOPE DIRECTION	
	PAVEMENT SLOPE DIRECTION	
	OVERLAND OVERFLOW DIRECTION	
	INLET PROTECTION	
	INLET BASKET FILTER	

COVER SHEET

DATE

NO.

REVISIONS

Prepared For:

McDonald's
110 N. Carpenter St.
Chicago, IL 60607
McDONALD'S - TINLEY PARK, IL
SWC of 191st St. and Market Pl. Dr.
Tinley Park, IL

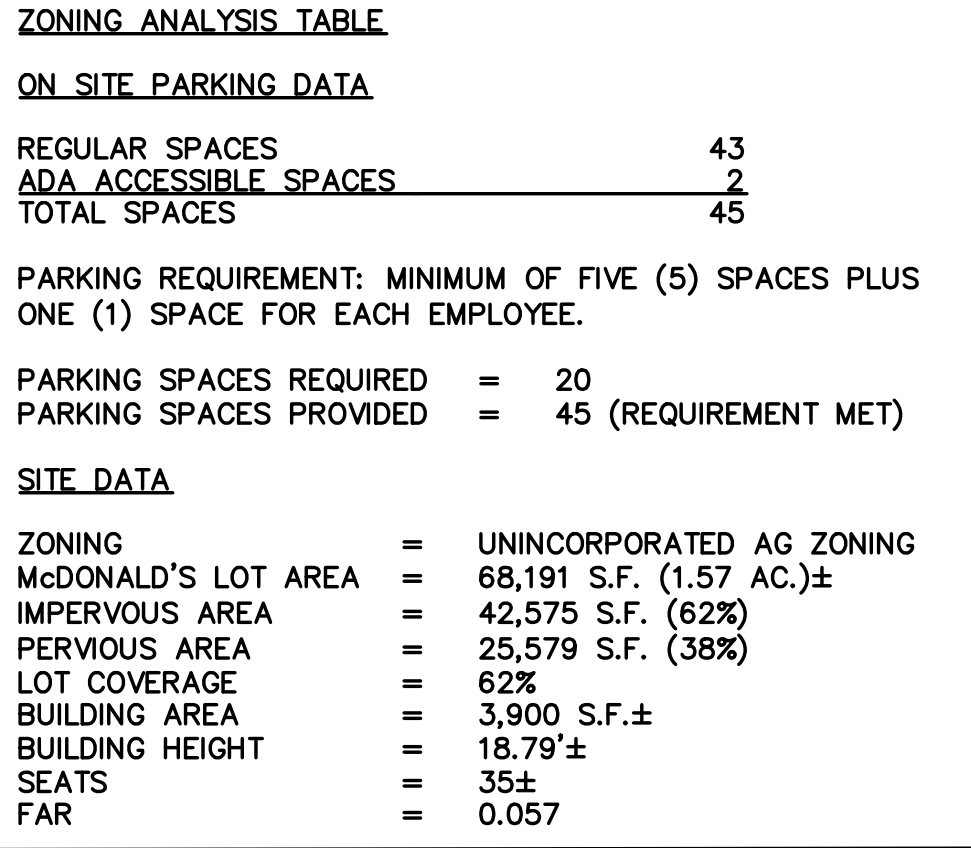
Prepared By:

watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1900

CHECKED BY: J. MILLER
DESIGN BY: R. RERSFELDT
DRAWN BY: R.E. JOSH M.
DATE: AUGUST 22, 2025
SCALE: NONE
PROJECT NO.: 24-054

C-1
LC #12-2780

COVER SHEET



ZONING ANALYSIS TABLE

ON SITE PARKING DATA

REGULAR SPACES	43
<u>ADA ACCESSIBLE SPACES</u>	<u>2</u>
TOTAL SPACES	45

PARKING REQUIREMENT: MINIMUM OF FIVE (5) SPACES PLUS ONE (1) SPACE FOR EACH EMPLOYEE.

PARKING SPACES REQUIRED	= 20
PARKING SPACES PROVIDED	= 45 (REQUIREMENT MET)

SITE DATA

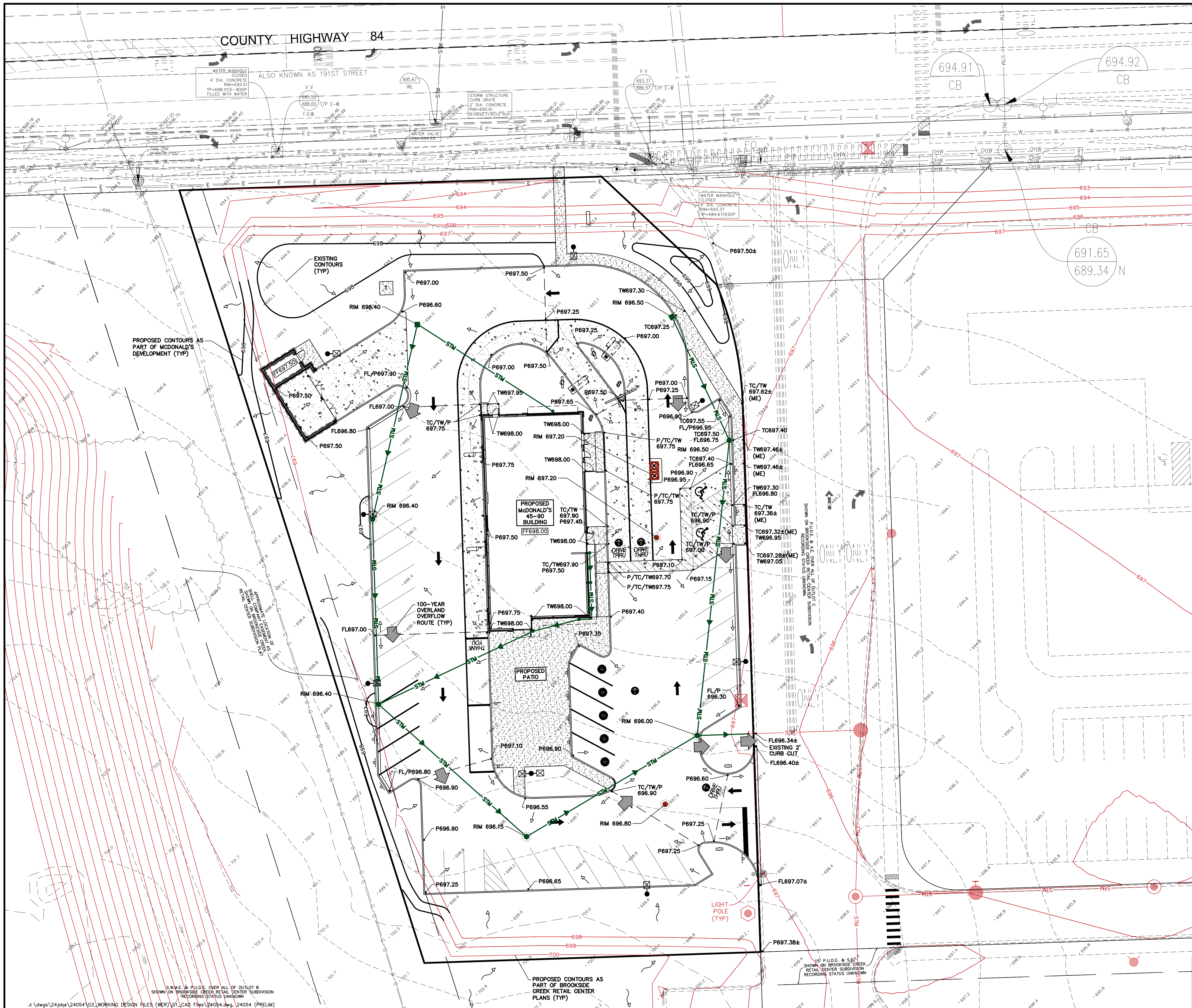
ZONING	= UNINCORPORATED AG ZONING
McDONALD'S LOT AREA	= 68,191' S.F. (1.57 AC.)±
IMPERVIOUS AREA	= 42,575 S.F. (62%)
PERVIOUS AREA	= 25,579 S.F. (38%)
LOT COVERAGE	= 62%
BUILDING AREA	= 3,900 S.F.±
BUILDING HEIGHT	= 18.79'±
SEATS	= 35±
FAR	= 0.057

 McDonald's 110 N. Carpenter St. Chicago, IL 60607	McDonald's - TINLEY PARK, IL SWC of 191st St. and Market Pl. Dr. Tinley Park, IL
---	--

Watermark Engineering
RESOURCES

watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60052 | (630) 375-1800

C-2
LC #12-2780



GENERAL NOTES:

1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #24-0249 DATED 05/13/2025) PREPARED BY COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

REFERENCE BENCHMARK
PER FINAL ENGINEERING PLANS PREPARED BY MANHARD CONSULTING DATED 08-15-24

"ELEVATIONS AND SITE BENCHMARKS SHOWN HEREON WERE ESTABLISHED UTILIZING A TRIMBLE REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND THE TRIMBLE VRS NOW NETWORK. THE OBSERVED ELEVATION ARE THE BASIS FOR ALL ELEVATIONS SHOWN HEREON AND THIS INFORMATION HAS NOT BEEN DIRECTLY COMPARED TO ANY OTHER KNOWN OR FIXED BENCHMARK. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM (GEOID18)"

SITE BENCHMARK #1
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SITE BENCHMARK #2
CROSS ON TOP OF CURB WEST OF TOPOGRAPHIC LIMITS. ELEVATION = 700.71

GRADING PLAN NOTES:

1. UNLESS OTHERWISE SPECIFIED, TOP OF CURB (TC) AND/OR TOP OF WALK ELEVATIONS ARE 0.5' HIGHER THAN THE ADJACENT FLOW LINE (FL) OR PAVEMENT (P) ELEVATIONS.
2. IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS ±, THE ELEVATION HAS BEEN DETERMINED BASED ON INTERPOLATED GRADES FROM THE SURVEY. CONTRACTOR IS TO VERIFY THESE GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES AND REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE ± GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.
3. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPING.
4. ALL RETAINING AND/OR DECORATIVE LANDSCAPE WALLS OR CURBS SHOWN ON THIS PLAN, INCLUDING DETAILS AND SECTIONS, ARE TO ILLUSTRATE GENERAL LOCATION, LENGTH, AND HEIGHT. STRUCTURAL DESIGN, INCLUDING PROPER DRAINAGE, TIE-BACKS, AND SHORING AS WELL AS CONSTRUCTION MEANS ARE NOT ADDRESSED AS PART OF THESE PLANS. A STRUCTURAL ENGINEER SHOULD BE ENGAGED BY THE GENERAL CONTRACTOR AS THEY DEEM NECESSARY. WATERMARK ENGINEERING RESOURCES ASSUMES NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURAL ELEMENT.

STORMWATER SUMMARY:

PROPOSED LOT 7 AREA = 68,154 S.F. (1.56 AC.)

PROPOSED IMPERVIOUS AREA = 42,575 S.F. (0.98 AC., 62%)

PROPOSED PERVIOUS AREA = 25,579 S.F. (0.58 AC., 38%)

PROPOSED CURVE NUMBER (CN) = 89

**PER THE STORMWATER REPORT PREPARED BY MANHARD CONSULTING FOR THE "BROOKSIDE CREEK RETAIL CENTER", LOT 7 WAS DESIGNED FOR A CN = 96. THEREFORE, NO ADDITIONAL RUNOFF IS BEING PROPOSED AS COMPARED TO THE DESIGN RUNOFF AND NO ADDITIONAL STORMWATER STORAGE IS REQUIRED.

PRELIMINARY GRADING PLAN

DATE	
REVISIONS	
NO.	DESCRIPTION
Prepared For:	
McDonald's 110 N. Carpenter St. Chicago, IL 60607	
McDONALD'S - TINLEY PARK, IL SWC of 191st St. and Market Pl. Dr. Tinley Park, IL	
Prepared By:	
Watermark Engineering Resources	
watermark-engineering.com 2631 Ginger Woods Pkwy Aurora, IL 60502 (630) 375-1800	
CHECKED BY: J. MILLER	DESIGN BY: R. RERSFELDT
DRAWN BY: R.E. JOSH M.	DATE: AUGUST 22, 2025
SCALE: 1" = 20'	PROJECT NO.: 24-054
C-3	
LC #12-2780	

PRELIMINARY GRADING PLAN



VICINITY MAP

SCHEDULE B EXCEPTIONS

- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- TAKES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
- WE SHOULD BE FURNISHED A PROPERLY EXECUTED ALTA STATEMENT AND, UNLESS THE LAND INSURED IS A CONDOMINIUM UNIT, A SURVEY IF AVAILABLE. MATTERS DISCLOSED BY THE ABOVE DOCUMENTATION WILL BE SHOWN SPECIFICALLY.
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.
- TAXES FOR THE YEAR 2024.
- TAXES FOR THE YEAR 2024 ARE NOT YET DUE OR PAYABLE.
PERMANENT TAX NO.: 19-09-12-200-011-0010
NOTE: TAXES FOR THE YEAR 2023 AMOUNTING TO \$1,820.72 ARE PAID OF RECORD.
FRANKFORT TOWNSHIP
- MORTGAGE DATED NOVEMBER 8, 2022 AND RECORDED NOVEMBER 9, 2022 AS DOCUMENT NO. R2022080678 MADE BY TINLEY PARK LAND DEVELOPMENT LLC TO WHEATON BANK & TRUST COMPANY, N.A. TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$1,105,000.00.
- ASSIGNMENT OF RENTS RECORDED NOVEMBER 9, 2022 AS DOCUMENT NO. R2022080679 MADE BY TINLEY PARK LAND DEVELOPMENT LLC TO WHEATON BANK & TRUST COMPANY, N.A.
- THE LEASE CREATING THE LEASEHOLD ESTATE DESCRIBED IN SCHEDULE A HEREOF, OR A PROPER MEMORANDUM THEREOF, SHOULD BE RECORDED.
IF A MEMORANDUM OF LEASE IS TO BE RECORDED, SAID MEMORANDUM SHOULD CONTAIN THE NAMES OF THE PARTIES, A DESCRIPTION OF THE DEMISED PREMISES, THE COMMENCEMENT AND TERMINATION DATES OF SAID LEASE AND WORDS OF ACTUAL DEMISE.
THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.
- AN EXECUTED COPY OF THE LEASE CREATING THE TITLE TO THE LEASEHOLD ESTATE DESCRIBED IN SCHEDULE A SHOULD BE FURNISHED (TO BE RETAINED BY THE COMPANY), AND THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXCEPTIONS, IF ANY, AS MAY THEN BE DEEMED NECESSARY.
- THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PRECEDATED UPON A CONVEYANCE OR ENCUMBRANCE FROM THE ENTITY NAMED BELOW.
LIMITED LIABILITY COMPANY: MCDONALD'S U.S.A., LLC
A. A COPY OF ITS OPERATING AGREEMENT, IF ANY, AND ANY AND ALL AMENDMENTS, SUPPLEMENTS AND/OR MODIFICATIONS THERETO, CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.
B. IF A DOMESTIC LIMITED LIABILITY COMPANY, A COPY OF ITS ARTICLES OF ORGANIZATION AND ALL AMENDMENT THERETO WITH THE APPROPRIATE FILING STAMPS.
C. IF THE LIMITED LIABILITY COMPANY IS MEMBER-MANAGED A FULL AND COMPLETE CURRENT LIST OF MEMBERS CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.
D. A CURRENT DATED CERTIFICATE OF GOOD STANDING FROM THE PROPER GOVERNMENTAL AUTHORITY OF THE STATE IN WHICH THE ENTITY WAS CREATED.
E. IF LESS THAN ALL MEMBERS, OR MANAGERS, AS APPROPRIATE, WILL BE EXECUTING THE CLOSING DOCUMENTS, FURNISH EVIDENCE OF THE AUTHORITY OF THOSE SIGNING.
THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

14. THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PRECEDATED UPON A CONVEYANCE OR ENCUMBRANCE FROM THE ENTITY NAMED BELOW.
LIMITED LIABILITY COMPANY: TINLEY PARK LAND DEVELOPMENT LLC

- A. A COPY OF ITS OPERATING AGREEMENT, IF ANY, AND ANY AND ALL AMENDMENTS, SUPPLEMENTS AND/OR MODIFICATIONS THERETO, CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.
- B. IF A DOMESTIC LIMITED LIABILITY COMPANY, A COPY OF ITS ARTICLES OF ORGANIZATION AND ALL AMENDMENT THERETO WITH THE APPROPRIATE FILING STAMPS.
- C. IF THE LIMITED LIABILITY COMPANY IS MEMBER-MANAGED A FULL AND COMPLETE CURRENT LIST OF MEMBERS CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.
- D. A CURRENT DATED CERTIFICATE OF GOOD STANDING FROM THE PROPER GOVERNMENTAL AUTHORITY OF THE STATE IN WHICH THE ENTITY WAS CREATED.
- E. IF LESS THAN ALL MEMBERS, OR MANAGERS, AS APPROPRIATE, WILL BE EXECUTING THE CLOSING DOCUMENTS, FURNISH EVIDENCE OF THE AUTHORITY OF THOSE SIGNING.
THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

15. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

16. THE LAND DESCRIBED IN SCHEDULE A EITHER IS UNSUBDIVIDED PROPERTY OR CONSTITUTES PART OF A SUBDIVIDED LOT, AS A RESULT A PLAT ACT AFFIDAVIT SHOULD ACCOMPANY ANY CONVEYANCE TO BE RECORDED. IN THE ALTERNATIVE, COMPLIANCE SHOULD BE HAD WITH THE PROVISIONS OF THE PLAT ACT (765 ILCS 205/1 ET SEQ.).

17. NOTE: IT APPEARS FROM PROCEEDINGS IN THE COUNTY COURT OF COOK COUNTY, ILLINOIS, CASE NO. 56020576 THAT THE LAND IS LOCATED WITHIN URBAN DRAINAGE DISTRICT NO. 1. THIS COMMITMENT/POLICY IS SUBJECT TO LIENS FOR DRAINAGE ASSESSMENTS AND DRAINAGE TAXES.

18. RIGHTS OF ANY INTERESTED PARTIES TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATERS OF ANY STREAM FLOWING THROUGH AND ACROSS THE LAND.

19. RIGHTS OF WAY FOR DRAINAGE TIES, DITCHES, FEEDERS AND LATERALS, IF ANY.

20. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR ROAD PURPOSES, INCLUDING THAT PART DEDICATED BY DOCUMENT NO. R71-27001 AND INCLUDING THAT PART DEDICATED BY DOCUMENT R2002-112732, TOGETHER WITH UTILITY RIGHTS THEREIN.

21. RIGHT OF WAY FOR A DRAINAGE DITCH AND THE TERMS AND CONDITIONS FOR THE USE THEREOF OVER AND ACROSS THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDING THAT PART DEDICATED BY DOCUMENT NO. R71-27001 AND INCLUDING THAT PART DEDICATED BY DOCUMENT R2002-112732, TOGETHER WITH UTILITY RIGHTS THEREIN.

22. EASEMENT MADE BY NICK YUNGER TO SHELL OIL COMPANY, A DELAWARE CORPORATION, DATED OCTOBER 18, 1951, RECORDED NOVEMBER 15, 1951 AS DOCUMENT NO. 099766 OF THE RIGHT, FROM TIME TO TIME, TO LAY, CONSTRUCT, RECONSTRUCT, REPLACE, RENEW, OPERATE, MAINTAIN, REPAIR, CHANGE THE SIZE OF AND REMOVE PIPES AND PIPE LINES FOR THE TRANSPORTATION OF OIL, PETROLEUM OR ANY OF ITS PRODUCTS, WATER AND OTHER LIQUIDS, GASES, OR ANY THEREOF, THROUGH AND UNDER AND ACROSS THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, ALSO THE SOUTH 13 ACRES OF THE EAST 13 1/2 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND FROM SAID PIPE LINE OR LINES OR ANY OF THEM.

23. REINJUNCTION OF ALL RIGHTS OR EASEMENTS OF ACCESS, CROSSING, LIGHT, AIR AND VIEW OVER ADJOINING LAND TAKEN FOR FAI-80.

24. EASEMENT AGREEMENT RECORDED MARCH 5, 2007 AS DOCUMENT R2007034481 MADE BY AND BETWEEN WEBSTER PROPERTY GROUP, L.L.C. AND FRANKFORT SQUARE PARK DISTRICT.

25. TERMS AND PROVISIONS OF AN ANNEXATION AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED APRIL 9, 2010 AS DOCUMENT NO. R2010035578.

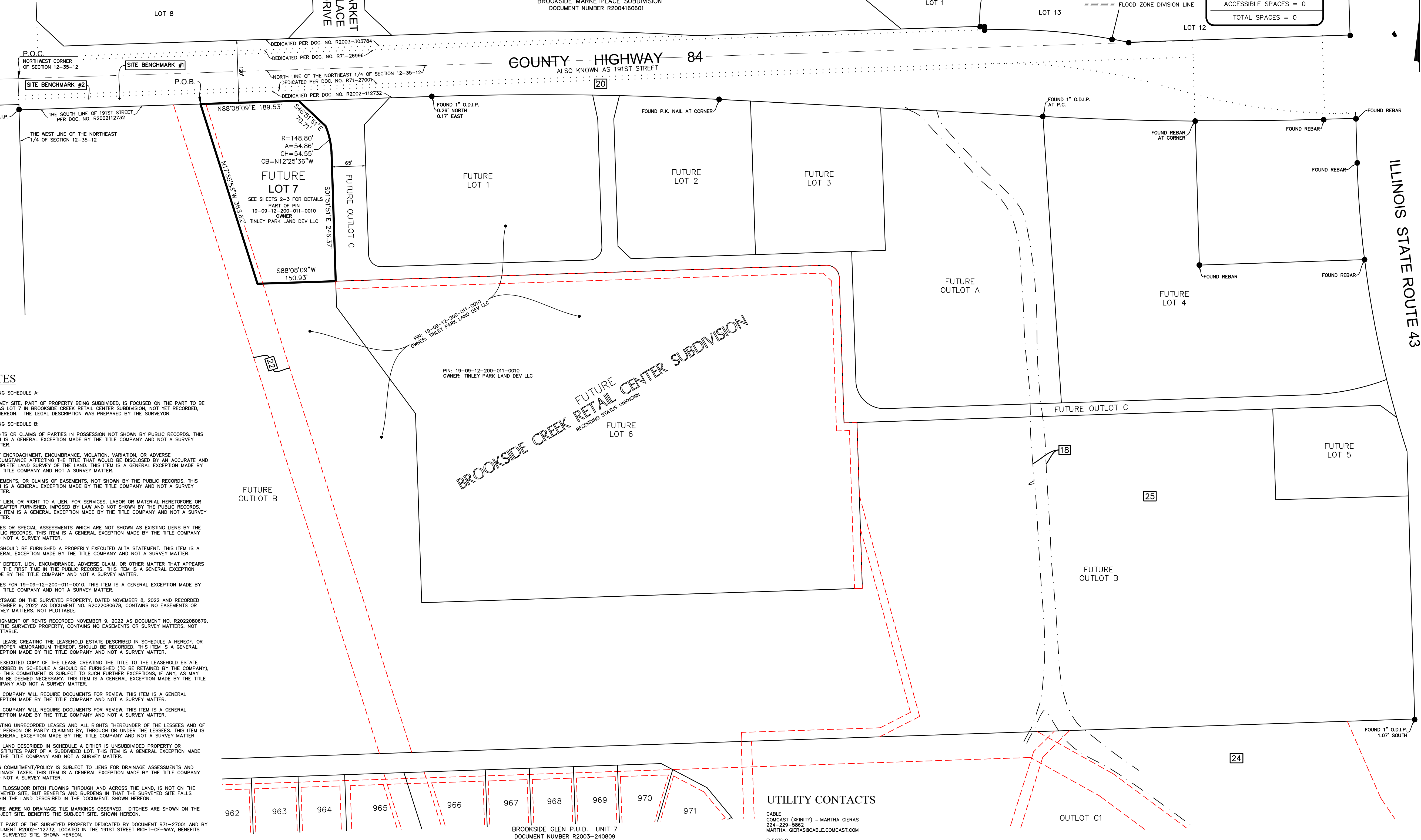
LEGAL DESCRIPTION

(AS SURVEYED)

THAT PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 12 WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 12; THENCE SOUTH 01 DEGREE 41 MINUTES 39 SECONDS EAST ALONG SAID WEST LINE, 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 191ST STREET AS DEDICATED BY DOCUMENT R2002112732; THENCE NORTH 88 DEGREES 08 MINUTES 09 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 349.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 08 MINUTES 09 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 189.53 FEET; THENCE SOUTH 46 DEGREES 51 MINUTES 51 SECONDS EAST, 70.71 FEET; THENCE SOUTHERLY ALONG A CURVE, NON-TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE WESTERLY, HAVING A RADIUS OF 148.80 FEET, CHORD BEARING SOUTH 12 DEGREES 25 MINUTES 36 SECONDS EAST, A CHORD LENGTH OF 84.55 FEET, AN ARC DISTANCE OF 54.80 FEET; THENCE SOUTH 01 DEGREE 41 MINUTES 51 SECONDS EAST, TANGENT TO THE LAST DESCRIBED COURSE, 245.37 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 09 SECONDS WEST, 150.93 FEET; THENCE NORTH 17 DEGREES 35 MINUTES 53 SECONDS WEST, 363.62 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

ALSO KNOWN AS LOT 7 IN BROOKSIDE CREEK RETAIL CENTER SUBDIVISION, NOT YET RECORDED.



NOTES

REGARDING SCHEDULE A:

THE SURVEY SITE, PART OF PROPERTY BEING SUBDIVIDED, IS FOCUSED ON THE PART TO BE KNOWN AS LOT 7 IN BROOKSIDE CREEK RETAIL CENTER SUBDIVISION, NOT YET RECORDED, SHOWN HEREON. THE LEGAL DESCRIPTION WAS PREPARED BY THE SURVEYOR.

REGARDING SCHEDULE B:

- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
- TAKES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
- WE SHOULD BE FURNISHED A PROPERLY EXECUTED ALTA STATEMENT, THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
- TAXES FOR 19-09-12-200-011-0010. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
- MORTGAGE ON THE SURVEYED PROPERTY, DATED NOVEMBER 8, 2022 AND RECORDED NOVEMBER 9, 2022 AS DOCUMENT NO. R2022080678, CONTAINS NO EASEMENTS OR SURVEY MATTERS, NOT PLOTTABLE.
- ASSIGNMENT OF RENTS RECORDED NOVEMBER 9, 2022 AS DOCUMENT NO. R2022080679, ON THE SURVEYED PROPERTY, CONTAINS NO EASEMENTS OR SURVEY MATTERS, NOT PLOTTABLE.
- THE LEASE CREATING THE LEASEHOLD ESTATE DESCRIBED IN SCHEDULE A HEREOF, OR A PROPER MEMORANDUM THEREOF, SHOULD BE RECORDED. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
- AN EXECUTED COPY OF THE LEASE CREATING THE TITLE TO THE LEASEHOLD ESTATE DESCRIBED IN SCHEDULE A SHOULD BE FURNISHED (TO BE RETAINED BY THE COMPANY), AND THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXCEPTIONS, IF ANY, AS MAY THEN BE DEEMED NECESSARY. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
- THE COMPANY WILL REQUIRE DOCUMENTS FOR REVIEW. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
- THE COMPANY WILL REQUIRE DOCUMENTS FOR REVIEW. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
- EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
- THE LAND DESCRIBED IN SCHEDULE A EITHER IS UNSUBDIVIDED PROPERTY OR CONSTITUTES PART OF A SUBDIVIDED LOT. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
- THIS COMMITMENT/POLICY IS SUBJECT TO LIENS FOR DRAINAGE ASSESSMENTS AND DRAINAGE TAXES. THIS ITEM IS A GENERAL EXCEPTION MADE BY THE TITLE COMPANY AND NOT A SURVEY MATTER.
- THERE WERE NO DRAINAGE TIE MARKINGS OBSERVED. DITCHES ARE SHOWN ON THE SUBJECT SITE. BENEFITS THE SUBJECT SITE, SHOWN HEREON.
- RIGHT OF WAY FOR A DRAINAGE DITCH PER DOCUMENT NUMBER 194438 GRANTS 'THE FULL RIGHT AND AUTHORITY AT ANY AND ALL REASONABLE TIMES TO ENTER UPON THE LANDS AND CONSTRUCT, MAINTAIN AND KEEP IN REPAIR THE DRAIN OR DITCH. THE DITCH IS DESCRIBED AS ANGLING N.E. AND S.W. AS PER SURVEY NOW ON FILE IN THE TOWN CLERK'S OFFICE. A COPY OF THE SURVEY REFERRED IN THE DOCUMENT WAS NOT AVAILABLE FOR REVIEW BY THE SURVEYOR, HOWEVER THIS EASEMENT APPEARS TO BE BLANKET IN NATURE ON THE SURVEYED PROPERTY. BENEFITS AND BURDENS IN THAT THE SURVEYED SITE FALLS WITHIN THE LAND DESCRIBED IN THE DOCUMENT, NOT PLOTTABLE.
- PIPELINE EASEMENT PER DOCUMENT NO. 699766 OVER LANDS UNDERLYING THE SURVEYED SITE, GRANTS THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE PIPELINES. THE DOCUMENT DOES NOT SPECIFY A WIDTH OR LOCATION OF THE EASEMENT; HOWEVER, THE LOCATED PIPELINE IS SHOWN HEREON. WE NOTE THAT ALTHOUGH DOCUMENT NO. 699766 DOES NOT SPECIFY A LOCATION OR WIDTH OF THE EASEMENT, THE PROPOSED PLAT OF SUBDIVISION SHOWS THE LOCATION OF THE EASEMENT, WHICH WE HAVE SHOWN HEREON. THEREFORE, THE EASEMENT MAY BURDEN THE SITE BASED ON THE EASEMENT DEFINITION ON THE PROPOSED PLAT OF SUBDIVISION.
- REINJUNCTION OF ALL RIGHTS OR EASEMENTS OF ACCESS, CROSSING, LIGHT, AIR AND VIEW OVER ADJOINING LAND TAKEN FOR FAI-80. BLANKET IN NATURE. DOES NOT BENEFIT THE SUBJECT SITE.
- EASEMENT AGREEMENT FOR FLOODWATER STORAGE, STORM WATER DETENTION, AND UTILITY FACILITIES, RECORDED MARCH 5, 2007 AS DOCUMENT R2007034481, NOT ON BUT BENEFITING THE SUBJECT PROPERTY, SHOWN HEREON.
- ANNEXATION AGREEMENT RECORDED APRIL 9, 2010 AS DOCUMENT NO. R2010035578, INCLUDING PROPERTY LYING EAST OF THE FLOODWATER DITCH. BENEFITS THE SUBJECT PROPERTY IN THAT THE SURVEYED SITE FALLS WITHIN THE PROPOSED SUBDIVISION, SHOWN HEREON.

GENERAL NOTES

- THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 5253-24370NCS ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF OCTOBER 22, 2024.
- THIS SITE FALLS WITHIN 'OTHER AREAS: ZONE X' (AREA OF MINIMAL FLOOD HAZARD) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 1719702216Q, HAVING A REVISED DATE OF FEBRUARY 15, 2019.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON 5/13/2025.
- IN ADDITION TO THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS PROVIDED BY MCDONALD'S AS NOTED ON THE CHECKLIST PROVIDED TO THE CLIENT.
- THE SURVEYOR CONTACTED LULULE (JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS) FOR A DESIGN STATE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF A251324799. INQUIRIES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR AT-LASSES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON. ADDITIONALLY, PRIOR TO FIELD WORK ON THIS SITE, THE COUNTY LOCATING SERVICES PROVIDED UTILITY LOCATING SERVICES ON SITE AND THE INFORMATION OBTAINED BY THE SURVEYOR FROM THESE MAPS ARE SHOWN HEREON.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM OBSERVED FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR AND MARKINGS PROVIDED BY A THIRD-PARTY, DUE TO THE UNCERTAINTY AND LIMITATIONS INHERENT TO LOCATING UNDERGROUND UTILITY FACILITIES FOR NON-CONSTRUCTION PURPOSES INCLUDING

THOSE THAT ARE PLASTIC, NON-CONDUCTIVE, OR OTHERWISE UNABLE TO BE LOCATED, THERE MAY BE BURIED UTILITIES WITHIN THE SURVEY AREA THAT ARE NOT DETECTED. THE SURVEY SHOWS OBSERVED INDICATIONS OF UTILITIES BASED ON THIRD-PARTY UTILITY MARKS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. AS POSSIBLE FROM AVAILABLE INFORMATION, THE SURVEYOR HAS PHYSICALLY LOCATED OBSERVED STRUCTURES AND MARKINGS; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

- THE SURVEYED SITE IS ONE PARCEL THAT CLOSSES WITHOUT GAPS OR GORES.
- NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BASED ON INFORMATION RECEIVED FROM THE CONTROLLING JURISDICTION AT THE TIME OF THE SURVEY. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THE SURVEYED SITE DOES NOT HAVE DIRECT PHYSICAL VEHICULAR ACCESS TO A PUBLIC RIGHT-OF-WAY.
- NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- NO OBSERVED EVIDENCE OF WETLAND DELINEATION MARKINGS AT THE TIME OF THE SURVEY.

UTILITY CONTACTS

CABLE COMCAST (XFINITY) - MARTHA GERAS
224-229-5862
PRT-BL@DOLLC.COM
PLANSUBMITTALSANDMAPREQUESTS@MELONCORP.COM

ELECTRIC COMED
DESIGN - PRIVATELY FUNDED
PRT-BL@DOLLC.COM
DESIGN - PUBLICLY FUNDED
PLANSUBMITTALSANDMAPREQUESTS@MELONCORP.COM

NICOR GAS
630-368-2362
GASMAPS@NICOR.COM

BUCKEYE PARTNERS - BRANDON ALLEN
216-318-2124
BALKENBUCKE.COM

WOLVERINE PIPELINE COMPANY - BEN BAXTER
989-621-7268 CELL
BEN.BAXTER@WPCO.COM

COMMUNICATIONS AT&T / DISTRIBUTION
011629@ATT.COM

MCI-VERIZON INVESTIGATIONS@VERIZON.COM

WATER / SANITARY / STORM VILLAGE OF TINLEY PARK - COLBY ZEMAITIS
708-444-5516
708-475-7661
CZEMAITIS@TINLEYPARK.ORG

ZONING INFORMATION

THE FOLLOWING INFORMATION WAS OBTAINED BY THE SURVEYOR FROM THE ON-LINE VILLAGE OF TINLEY PARK ZONING ORDINANCE AND MAP.

THIS SITE IS ZONED: B-3 GENERAL BUSINESS & COMMERCIAL
FRONT SETBACKS: 25 FEET
REAR SETBACKS: 25 FEET

SIDE SETBACKS: NO SIDE YARD SHALL BE REQUIRED, EXCEPT IF A SIDE YARD IS PROVIDED, IT SHALL NOT BE LESS THAN TEN (10) FEET; AND, IF ADDING A RESIDENTIAL DISTRICT, A MINIMUM SIDE YARD AT LEAST FIFTEEN (15) FEET IN WIDTH SHALL BE PROVIDED.

MAXIMUM BUILDING HEIGHT: 3 STOREYS, 35 FT.
MAXIMUM FLOOR AREA RATIO: 1.0

PARKING:
FAST FOOD, CARRY-OUT MINIMUM OF FIVE (5) SPACES PLUS ONE (1) SPACE FOR EACH EMPLOYEE.
ACCESSIBLE PARKING SPACES SHALL COMPLY WITH THE CURRENT EDITION OF THE ILLINOIS ACCESSIBILITY CODE.

THE SURVEYOR CONTACTED WALT SMART AT THE VILLAGE OF TINLEY PARK PLANNING AND ZONING DEPARTMENT (1-708-444-5100) ON MAY 15, 2025. IT IS HIS UNDERSTANDING THAT A SUBDIVISION PLAT IS NOT REQUIRED IN ORDER TO CONVEY THE PROPERTY, UNLESS THE PROPERTY IS SPLIT OR COMBINED WITH OTHER PROPERTY.

SURVEYOR'S CERTIFICATION

TO: MCDONALD'S CORPORATION, A DELAWARE CORPORATION; MCDONALD'S U.S.A., LLC, A DELAWARE LIMITED LIABILITY COMPANY; MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION; FRANCHISE REALTY INVESTMENT TRUST, L.L.C., A MARSH TRUST; AND CHICAGO TITLE INSURANCE COMPANY

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 REQUIREMENT FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5(A), 7(B), 7(C), 8, 9, 11, 13, AND 14, OF TABLE A. THEREFORE, THE FIELD WORK WAS COMPLETED ON MAY 13, 2025.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2027

DATE OF PLAT OR MAP: MAY 13, 2025
BY: DANIEL WALTER
I, A PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/26

ISSUED FOR REVIEW
5/21/2025 2:43 PM - J:\PSDATA\2024 PROJECTS\24.0249\24.0249-1TS-TOPO.DWG

BOOK	704	PG	40
DATE	05-13-25	PC	TK
CHECKED BY	DW	DRAWN BY	RHM
REVISIONS			
NO.			

CLIENT

McDonald's Corporation
1100 N. Carpenter Street
Chicago IL 60607-2101

PROJECT

McDonald's
Tinley Park (12-2780)
SWC 191st & Market Place Drive

COMPASS SURVEYING LTD.

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60002
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@COMPASSSURVEYING.COM

SCALE: 1" = 100'

1 OF 3

PROJ. NO.: 24.0249

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- + CROSS IN CONCRETE
- ⊕ MANHOLE
- ⊙ STORM STRUCTURE
- ⊗ SANITARY MANHOLE
- CLEANOUT
- ▽ FLARED END SECTION
- ⊡ TRANSFORMER PAD
- ⊕ ELECTRIC MANHOLE
- ⊙ ELECTRIC BOX
- ⊗ ELECTRIC PEDESTAL
- ⊕ ELECTRIC MARKER
- ⊗ ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- ⊙ OVERHEAD TRAFFIC SIGNAL
- ⊕ TRAFFIC SIGNAL MANHOLE
- ⊕ LIGHT
- ☆ LIGHT POLE
- ⊙ HAND HOLE
- ⊙ VALVE VAULT
- ⊙ FIRE HYDRANT
- ⊙ SPRINKLER CONTROL VALVE
- ⊙ POST INDICATOR VALVE
- ⊙ SIAMASE WATER CONNECTION
- ⊙ WATER MARKER
- ⊙ WATER METER
- ⊙ WATER VALVE BOX
- ⊙ B/BOX
- ⊙ SPRINKLER CONTROL VALVE
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE NETWORK INTERFACE
- ⊙ COMMUNICATION MARKER
- ⊙ COMMUNICATION PEDESTAL
- ⊙ CABLE TELEVISION PEDESTAL
- ⊙ AIR CONDITION UNIT
- ⊙ CONTROL BOX
- ⊙ WETLAND FLAG
- ⊙ CAMERA
- ⊙ CHARGING STATION

- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ GAS MARKER
- ⊙ DOWN SPOUT
- ⊙ BORING HOLE
- ⊙ MONITORING WELL
- ⊙ GATE POST
- ⊙ BOLLARD POLE
- ⊙ SIGN
- ⊙ FLAG POLE
- ⊙ MAILBOX
- ⊙ SANITARY SEWER
- ⊙ WATER SEWER
- ⊙ WATER MAIN
- ⊙ GAS MAIN
- ⊙ ELECTRIC LINE
- ⊙ OVERHEAD WIRES
- ⊙ COMMUNICATION LINE
- ⊙ FIBER OPTIC LINE
- ⊙ CONIFEROUS TREE W/APPROX. DIAMETER
- ⊙ DECIDUOUS TREE W/APPROX. DIAMETER
- ⊙ TREE LINE
- ⊙ ELEVATION
- ⊙ BITUMINOUS PAVEMENT
- ⊙ CONCRETE SURFACE
- ⊙ DEPRESSED CURB
- ⊙ GRAVEL SURFACE
- ⊙ LANDSCAPE AREA
- ⊙ STONE SURFACE
- ⊙ DETECTABLE TACTILE WARNING SURFACE
- ⊙ BRICK PAVERS
- ⊙ WOOD FENCE
- ⊙ CHAIN LINK FENCE
- ⊙ METAL FENCE METAL
- ⊙ PVC FENCE
- ⊙ GUARDRAIL
- ⊙ OVERHEAD TRAFFIC ARM
- ⊙ TELLER CHUTE
- ⊙ DRAIN
- ⊙ SPEAKER
- ⊙ BUILDING LIGHT

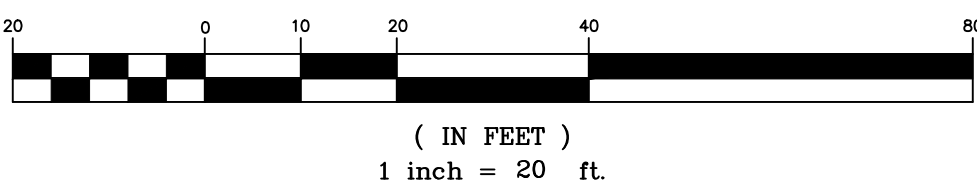
ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- TF = TOP OF FOUNDATION
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- U.E. = UTILITY EASEMENT
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- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- BC = BACK OF CURB
- BDC = BACK OF DEPRESSED
- FL = FLOW LINE
- C = CONCRETE
- P = PAVEMENT
- G = GRAVEL
- EW = EDGE OF WALK
- TW = TOP OF WALL
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- IE = INVERT ELEVATION
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- DS = DOWN SPOUT
- S.F. = SQUARE FEET
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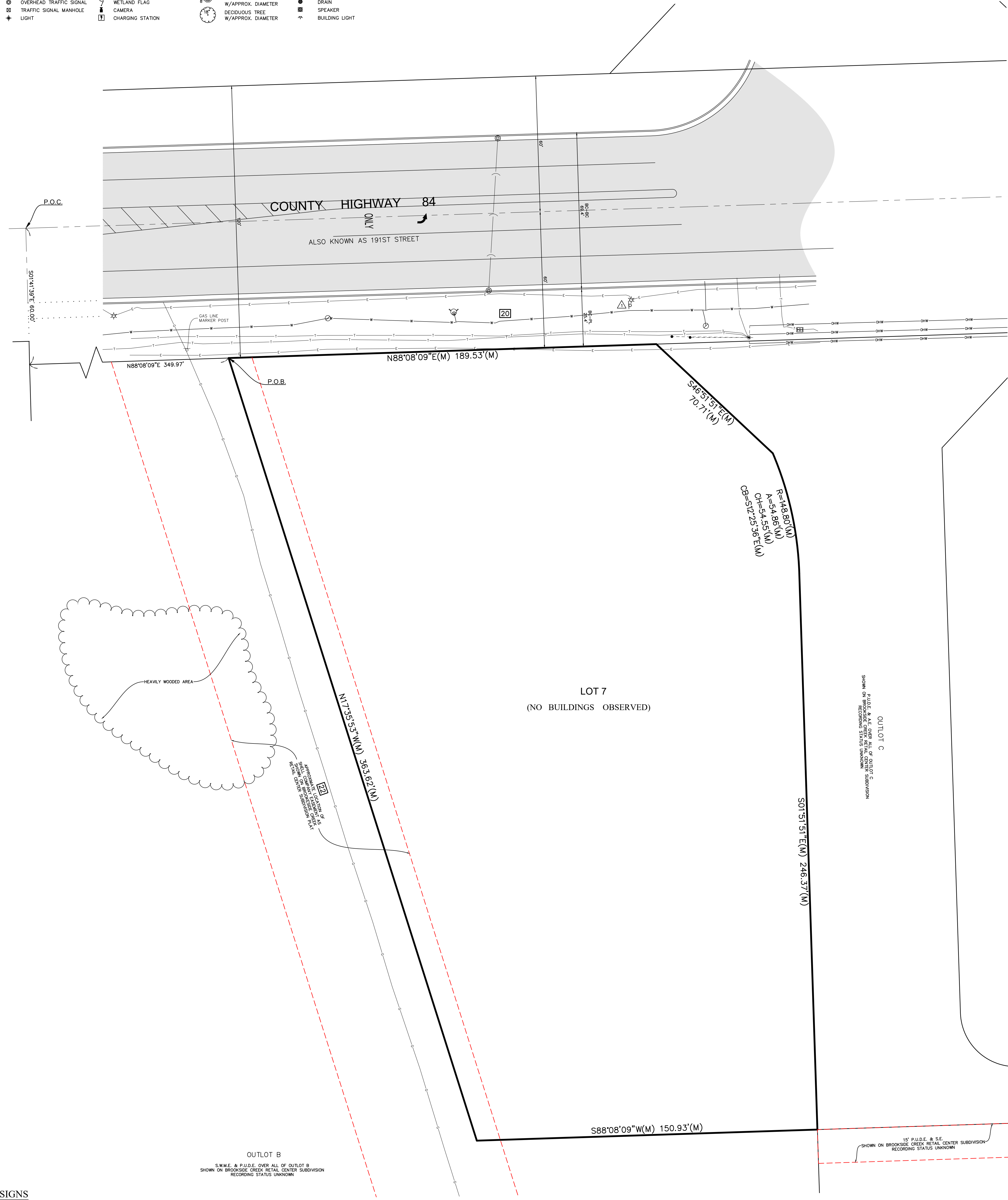
LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR
- FLOOD ZONE DIVISION LINE

GRAPHIC SCALE



GRID NORTH



SIGNS

- △ END WORK ZONE SPEED LIMIT

IMPROVEMENTS CROSSING THE BOUNDARY LINE

THE FOLLOWING IS A LIST OF OBSERVED IMPROVEMENTS CROSSING THE BOUNDARY LINES. THIS LISTING IS BEING PROVIDED BY REQUEST TO HIGHLIGHT VARIOUS IMPROVEMENTS AROUND THE BOUNDARY OF THE SITE AND IS NOT INTENDED TO REPLACE A THOROUGH REVIEW OF THE SURVEY.

NONE OBSERVED AT THE TIME OF SURVEY.

OUTLOT C
PLAT & A.E. OVER ALL OF OUTLOT C
SHOWN ON BROOKSIDE CREEK RETAIL CENTER SUBDIVISION
RECORDING STATUS UNKNOWN

15' P.U.D.E. & S.F.
SHOWN ON BROOKSIDE CREEK RETAIL CENTER SUBDIVISION
RECORDING STATUS UNKNOWN

PROJ. NO.: 24 0249

3 OF 3

SCALE: 1" = 20'

COMPASS
SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

McDonald's
Tinley Park (12-2780)
SWC 191st & Market Place Drive

CLIENT

McDonald's Corporation
110 N. Carpenter Street
Chicago IL 60607-2101

DATE: 05-13-25 PC TK DRAWN BY RHM CHECKED BY DW BOOK 704 PG 40

NO.	REVISIONS	DATE	BY

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

LEGEND

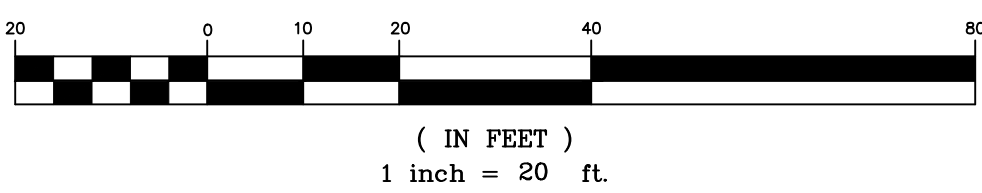
- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- MANHOLE
- ⊙ STORM STRUCTURE
- ⊙ SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC MARKER
- ⊙ ELECTRIC METER
- UTILITY POLE
- GUY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- ☆ LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- SPRINKLER CONTROL VALVE
- POST INDICATOR VALVE
- SIAMSE WATER CONNECTION
- WATER MARKER
- WATER METER
- WATER VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- COMMUNICATION MARKER
- COMMUNICATION PEDESTAL
- CABLE TELEVISION PEDESTAL
- AIR CONDITION UNIT
- CONTROL BOX
- WETLAND FLAG
- CAMERA
- CHARGING STATION

- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- COMMUNICATION LINE
- FIBER OPTIC LINE
- CONIFEROUS TREE
- W/APPROX. DIAMETER
- DECIDUOUS TREE
- W/APPROX. DIAMETER
- TREE LINE
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
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GRAPHIC SCALE

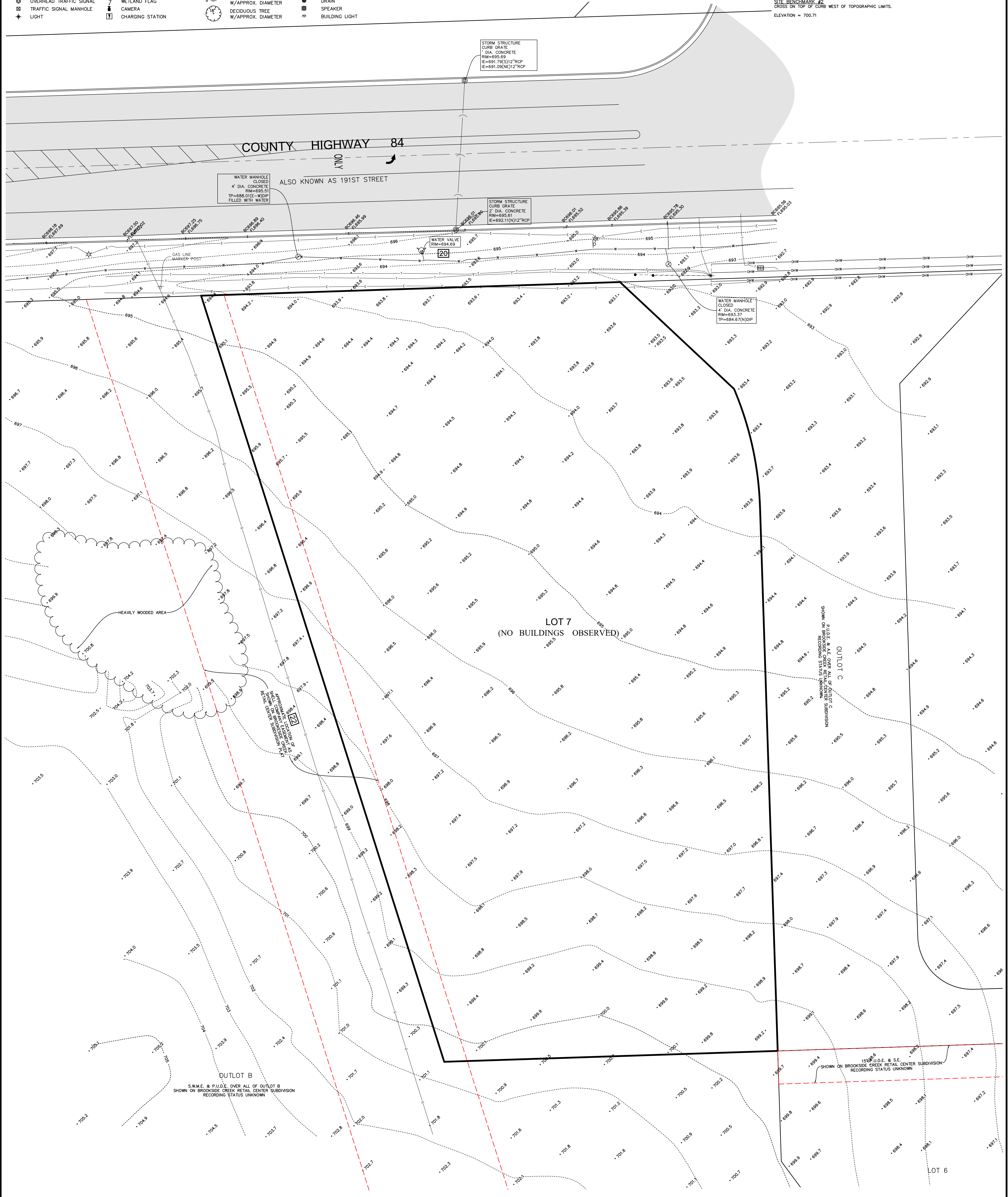


LINE LEGEND

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- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR
- - - FLOOD ZONE DIVISION LINE

BENCHMARKS

REFERENCE BENCHMARK
PER FINAL ENGINEERING PLANS PREPARED BY MANHARD CONSULTING DATED 08-15-24
"ELEVATIONS AND SITE BENCHMARKS SHOWN HEREON WERE ESTABLISHED UTILIZING A TRIMBLE REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND THE TRIMBLE VRS NOW NETWORK. THE OBSERVED ELEVATION ARE THE BASIS FOR ALL ELEVATIONS SHOWN HEREON AND THIS INFORMATION HAS NOT BEEN DIRECTLY COMPARED TO ANY OTHER KNOWN OR FIXED BENCHMARK. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM (GEOID18)"
SITE BENCHMARK #1
MANHARD BENCHMARK 402 PER FINAL ENGINEERING PLANS PREPARED BY MANHARD CONSULTING DATED 08-15-24. NORTHWEST BENCHMARK BOLT ON FIRE HYDRANT, LOCATED APPROXIMATELY 198 FEET EAST OF CENTERLINE OF 76TH AVENUE AND 86 FEET SOUTH OF CENTERLINE OF 191ST STREET
ELEVATION = 698.25
SITE BENCHMARK #2
CROSS ON TOP OF CURB WEST OF TOPOGRAPHIC LIMITS.
ELEVATION = 700.71



PROJ. NO.: 24.0249

3 OF 3

SCALE: 1" = 20'

COMPASS
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ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

McDonald's
Tinley Park (12-2780)
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DATE: 05-13-25 PC TK

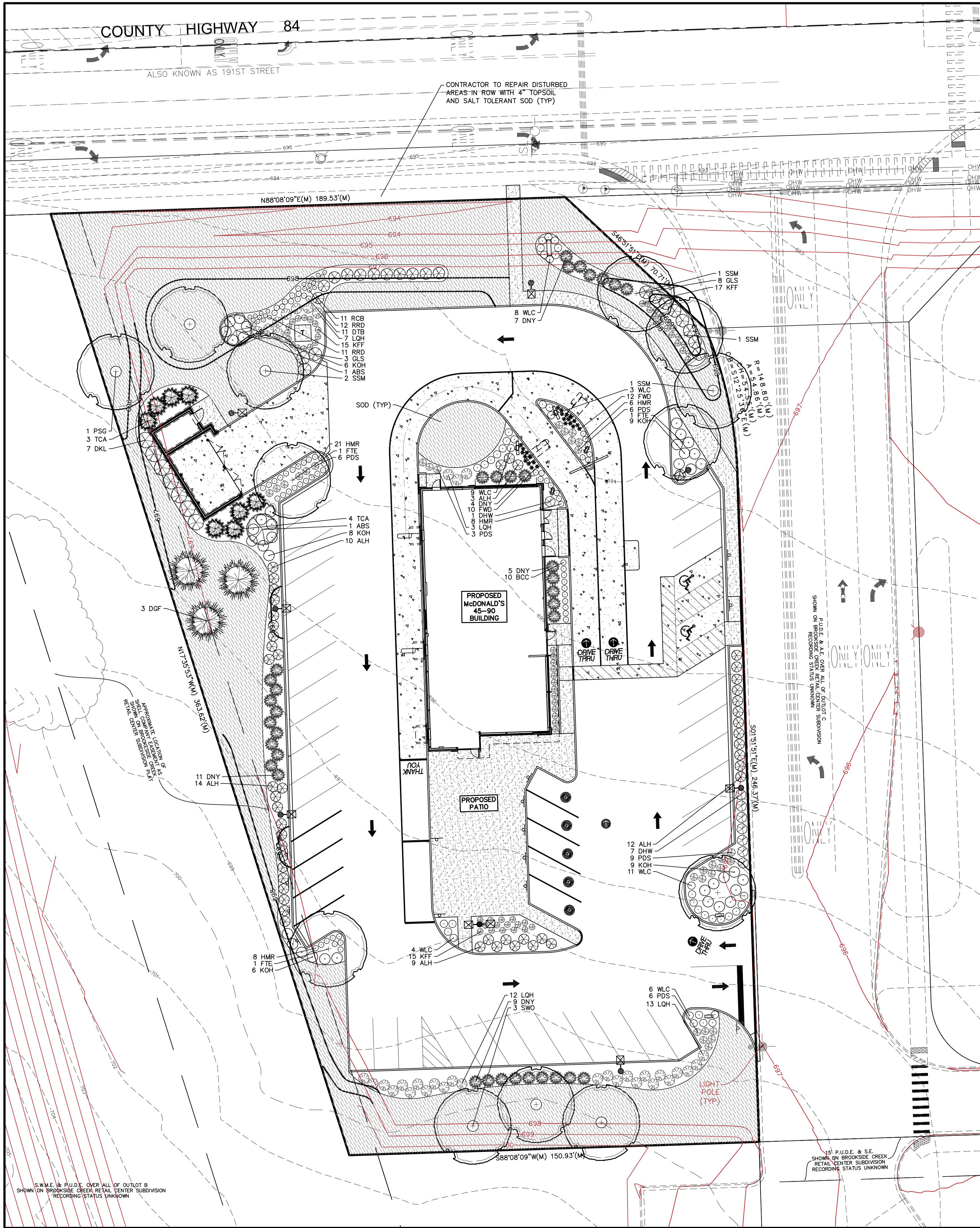
DRAWN BY: RHM

CHECKED BY: DW

BOOK 704 PG 40

NO.	REVISIONS	DATE	BY

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LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
2. PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
3. CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
4. SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
7. ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
8. SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
9. CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
10. ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPAED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
11. ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNOTTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
12. AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAVE BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT WITH A MINIMUM LINEAR SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.
13. CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (UNINTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
14. THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
15. ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM ITS ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH ITS INSTALLATION.
17. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
18. CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
19. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
20. BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
21. ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
22. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
23. IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN, ALONG WITH AN "AS BUILT" OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
24. IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN "AS BUILT" OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
25. DURING THE BIDDING PROCESS, THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR OR OTHER PARTIES RESPONSIBLE FOR THE OVERALL BIDDING OF THE PROJECT TO DETERMINE WHICH CONTRACTOR SHALL BE RESPONSIBLE FOR THE REQUIRED TOPSOIL RE-Spread PER THE FOLLOWING UNLESS OTHERWISE NOTED:
A. 4" MINIMUM IN GRASS OR SOD AREAS
B. 6" MINIMUM IN PLANTING AREAS
C. 12" MINIMUM IN LANDSCAPE ISLANDS

PLANT LIST

SHADE, ORNAMENTAL, AND CONIFEROUS TREES

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE
5	SSM	Acer miyabei 'Morton'	State Street Maple	2 1/2" Cal.
1	PSG	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2 1/2" Cal.
3	SWO	Quercus bicolor	Swamp White Oak	2 1/2" Cal.
4	FTE	Ulmus x frontier	Frontier Elm	2 1/2" Cal.
2	ABS	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6'
3	DGF	Pseudotsuga menziesii	Douglas Fir	6'

FLOWERING AND EVERGREEN SHRUBS

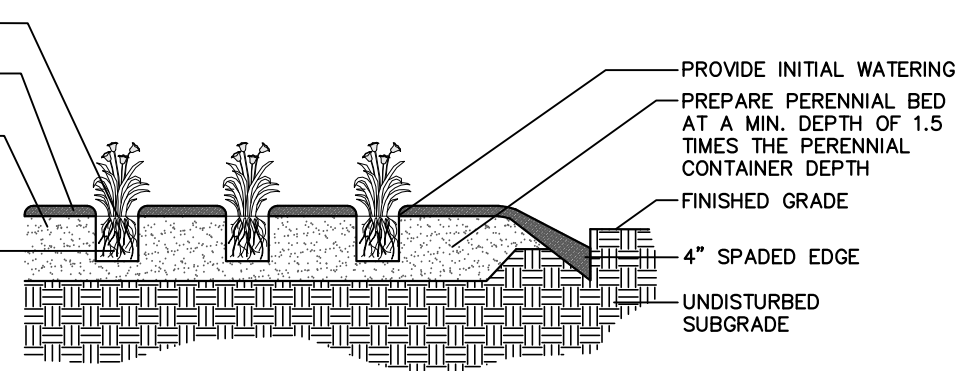
QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE
8	TCA	Thuja occidentalis 'Techny'	Techny Arborvitae	6'
11	RCB	Aronia arbutifolia 'Brilliantissima'	Red Chokeberry	5 Gal.
48	ALH	Aronia melanocarpa 'UCONNAM165'	Aronia Low-Scape Hedge	3 Gal.
39	KOH	Diervilla 'G2X88544'	Kodiak Orange Honeysuckle	3 Gal.
36	LQH	Hydrangea paniculata 'SMHPLOQ'	Little Quick Fire Hydrangea	3 Gal.
11	GLS	Rhus aromatica 'Grow-Low'	Grow-Low Sumac	5 Gal.
7	DKL	Syringa meryei 'Palbin'	Dwarf Korean Lilac	5 Gal.
8	DHW	Weigela x 'Dark Horse'	Dark Horse Weigela	3 Gal.
36	DNY	Taxus x media 'Densiformis'	Densiformis Yew	5 Gal.

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

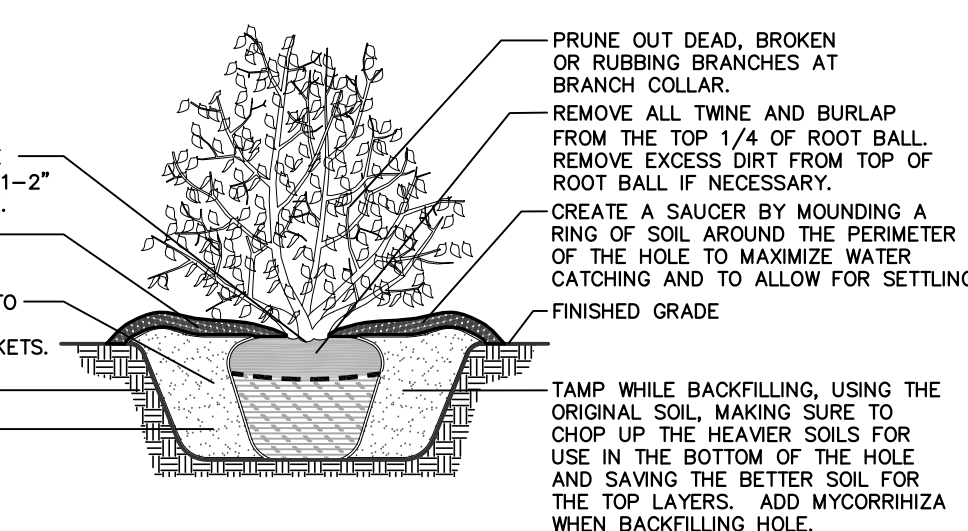
QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE
10	BCC	Campanula carpatica 'Blue Clips'	Blue Clips Bellflower	1 Gal.
22	FWD	Dianthus gratianopolitanus 'Firewitch'	Firewitch Dianthus	1 Gal.
23	RDR	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	1 Gal.
43	HMR	Heuchera 'Midnight Rose'	Midnight Rose Coralbells	1 Gal.
41	WLC	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	1 Gal.
11	DTB	Penstemon digitalis 'Dark Towers'	Dark Towers Beardtongue	1 Gal.
60	KFF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.
30	PDS	Sporobolus heterolepis	Prairie Dropseed	1 Gal.

GENERAL NOTES:

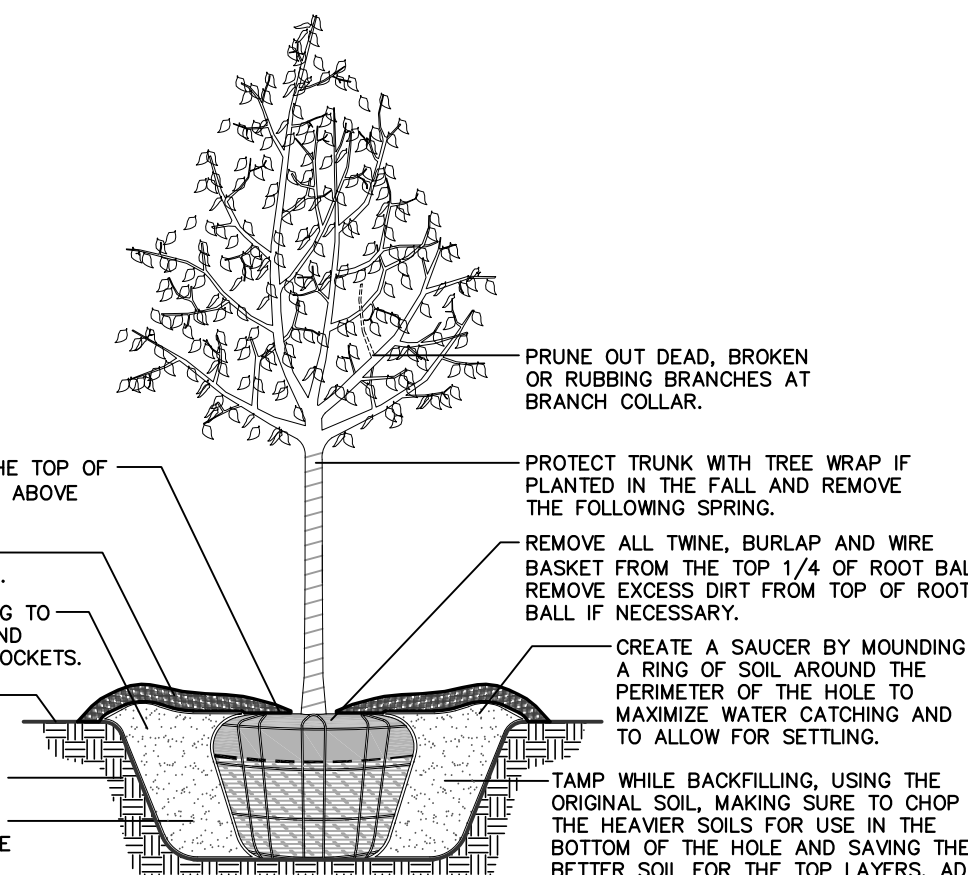
1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #24.0249 DATED 05/13/2025) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.



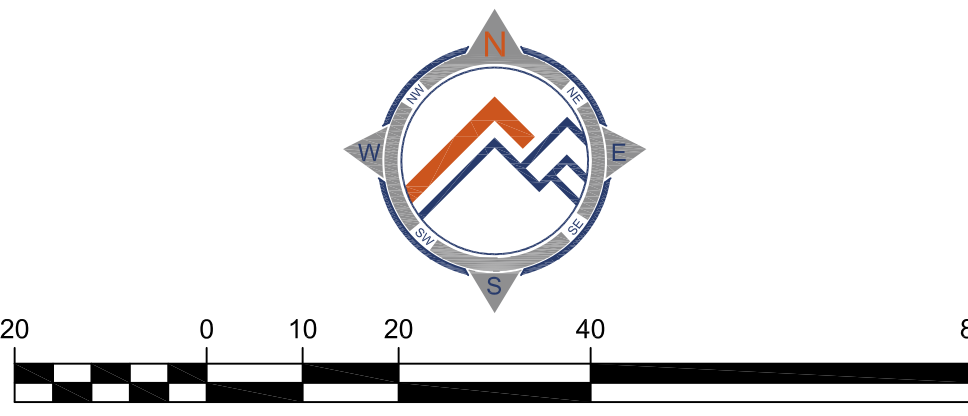
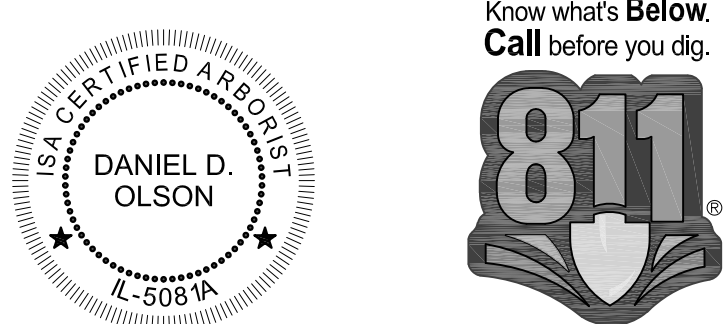
PERENNIAL PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



SHRUB PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



TREE PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



LANDSCAPE PLAN

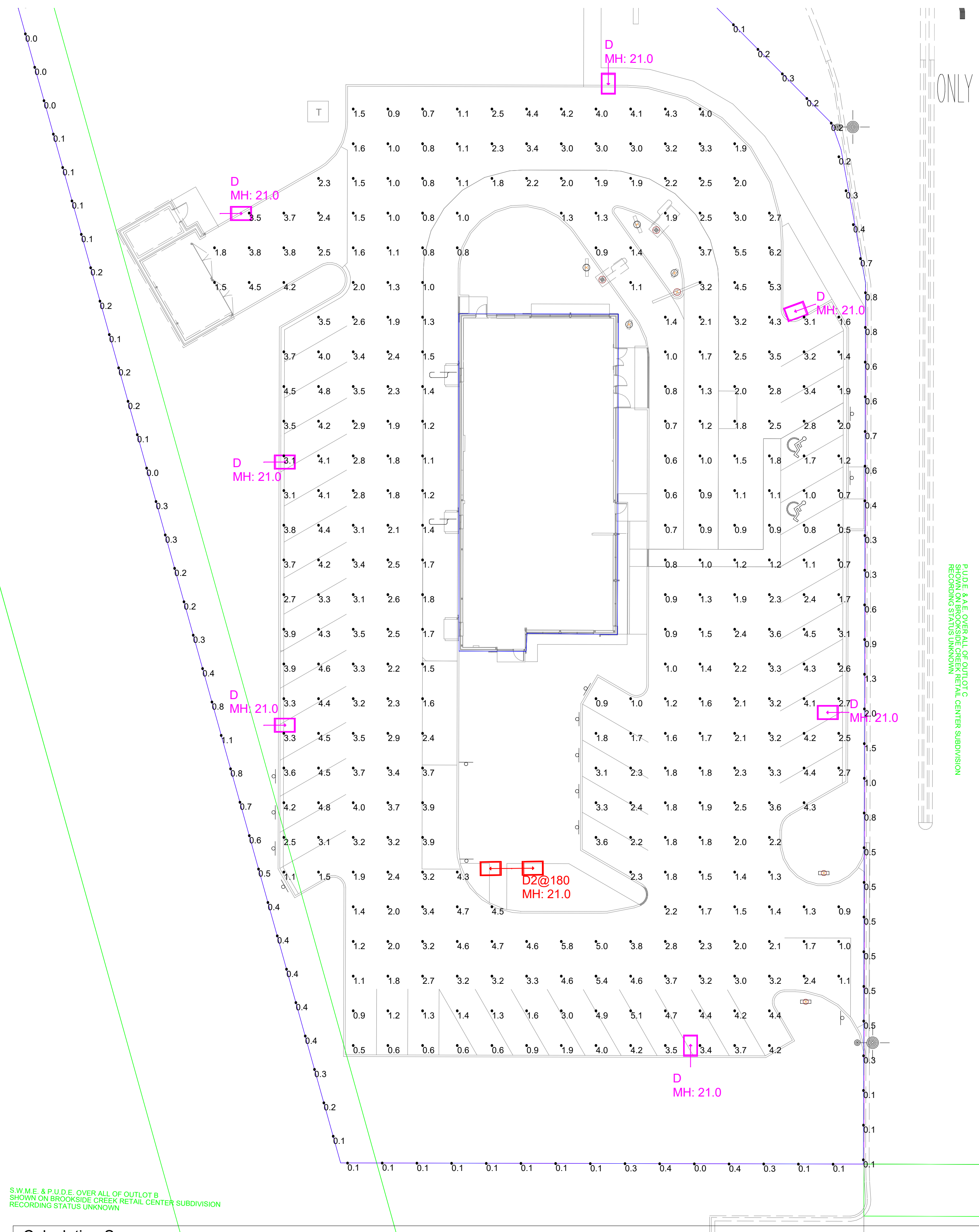
McDonald's
110 N. Carpenter St.
Chicago, IL 60607
McDONALD'S - TINLEY PARK, IL
SWC of 191st St. and Market Pl. Dr.
Tinley Park, IL

Prepared By:
UPSTREAM
DESIGN GROUP
dolson@upstreamdesigngroup.com

Checked By: D. OLSON
Design By: D. OLSON
Drawn By: D. OLSON
Date: August 22, 2025
Scale: 1" = 20'
Project No.: 24-054

L-1
LC #12-2780

LANDSCAPE PLAN

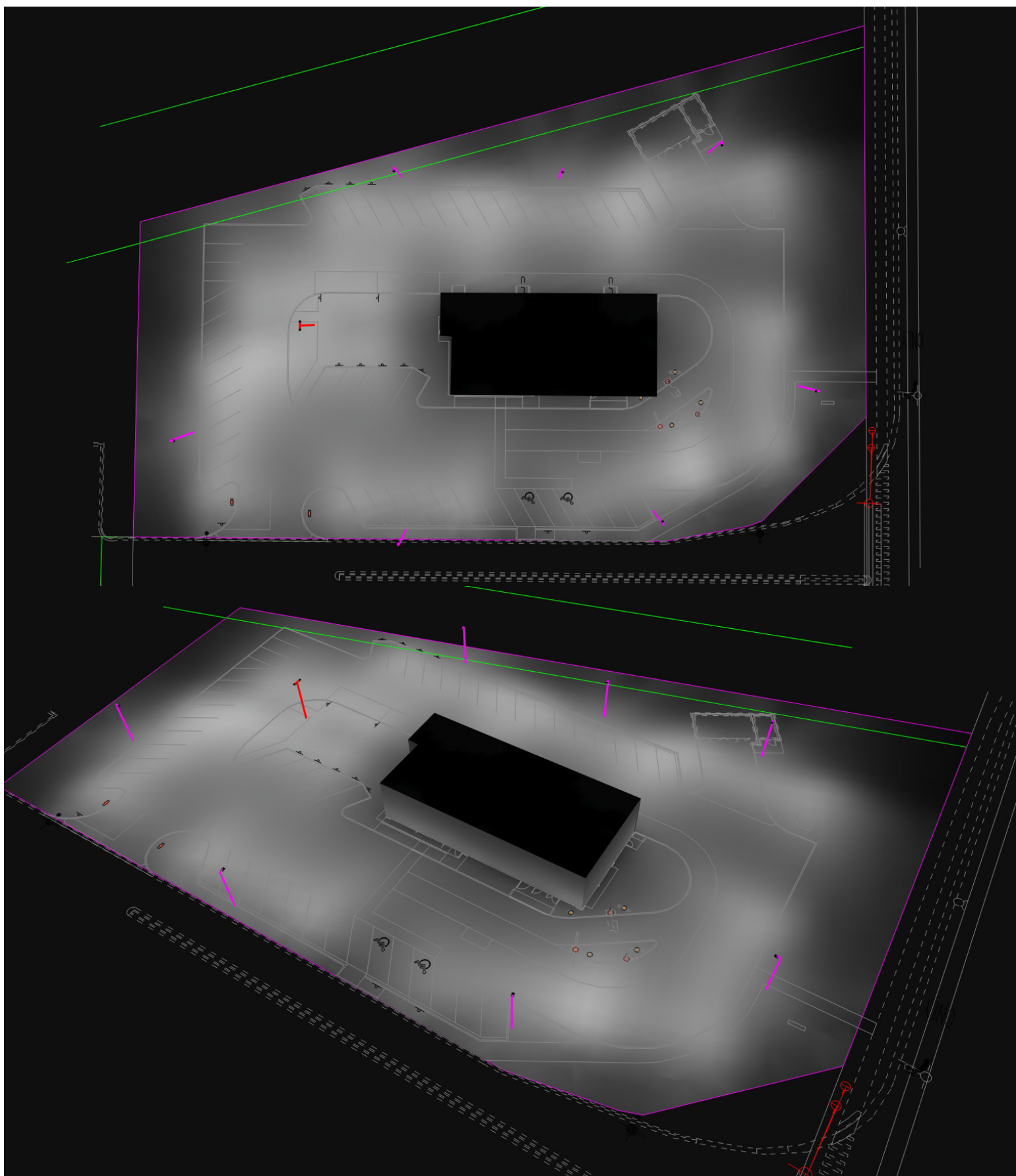


S.W.M.E. & P.U.D.E. OVER ALL OF OUTLOT B
SHOWN ON BROOKSIDE CREEK RETAIL CENTER SUBDIVISION
RECORDING STATUS UNKNOWN

PLEASE SEE OVERALL OF OUTLOT B
SHOWN ON BROOKSIDE CREEK RETAIL CENTER SUBDIVISION
RECORDING STATUS UNKNOWN

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	2.50	6.2	0.5	5.00	12.40
Propertyline	Illuminance	Fc	0.32	2.0	0.0	N.A.	N.A.

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type	BUG Rating
	1	D2@180	Back-Back	0.900	RAR2-320L-110-5K7-4W	100.3	1.214	21	SES-18-40-1-TA-GL-xx (4")	B2-U0-G3
	7	D	Single	0.900	RAR2-320L-110-5K7-4W	100.3	0.607	21	SES-18-40-1-TA-GL-xx (4")	B2-U0-G3



- NOTES:
1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
 2. DISTANCE BETWEEN READINGS 10'

Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=21ft
(18' Pole + 3' Base)

Lighting Ord.

Max Propline at 3.5Ft AFG 2FC

Max average 2.5FC

Uplight U0

LLF LED 0.9

Design Complies

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA 13.6 @ WIND LOAD 90 MPH



2100 Golf Road, Suite 400, Rolling Meadows, IL 60009
1-800-544-4848

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE: 1"=20' 0"

DRAWN BY: CLB

POINT-BY-POINT FOOTCANDLE PLOT FOR
MCDONALD'S
7501 191ST ST TINLEY PARK, IL 60487

NATIONAL STORE NUMBER
43888

DATE
8/19/2025

DRAWING NUMBER
A251544B.AGI

Regional Drawing
12-2780

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS DRAWING MEETS OR EXCEEDS MCDONALD'S CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.



Prepared Exclusively for Project # 58484

7500 191st St
Tinley Park, IL 60487-9409

August 22, 2025

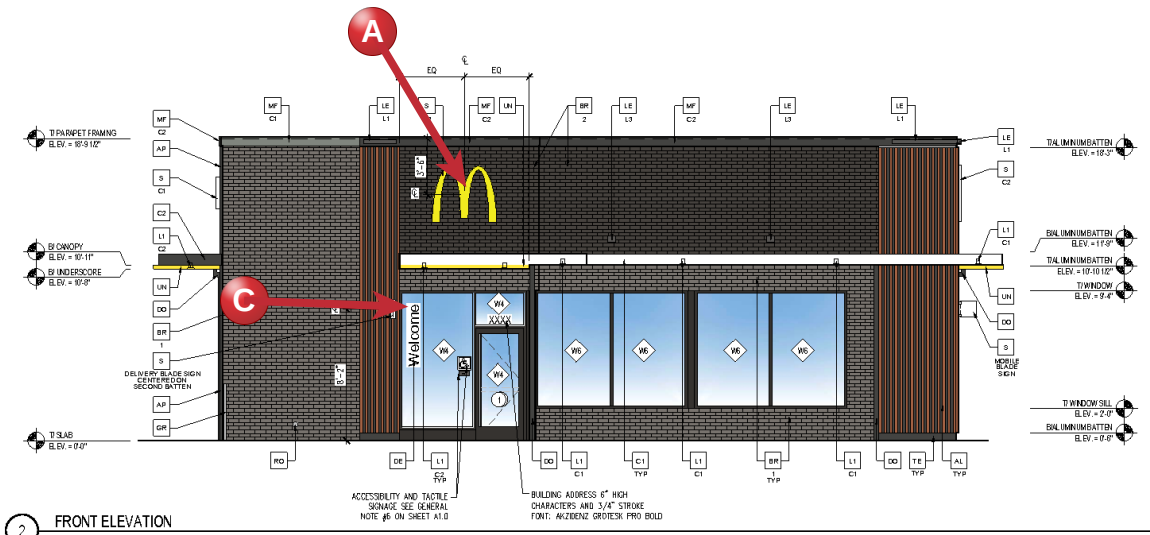
Account Manager: Kari Moyle
kmoyle@everbrite.com (414) 529-3500

Sign Schedule

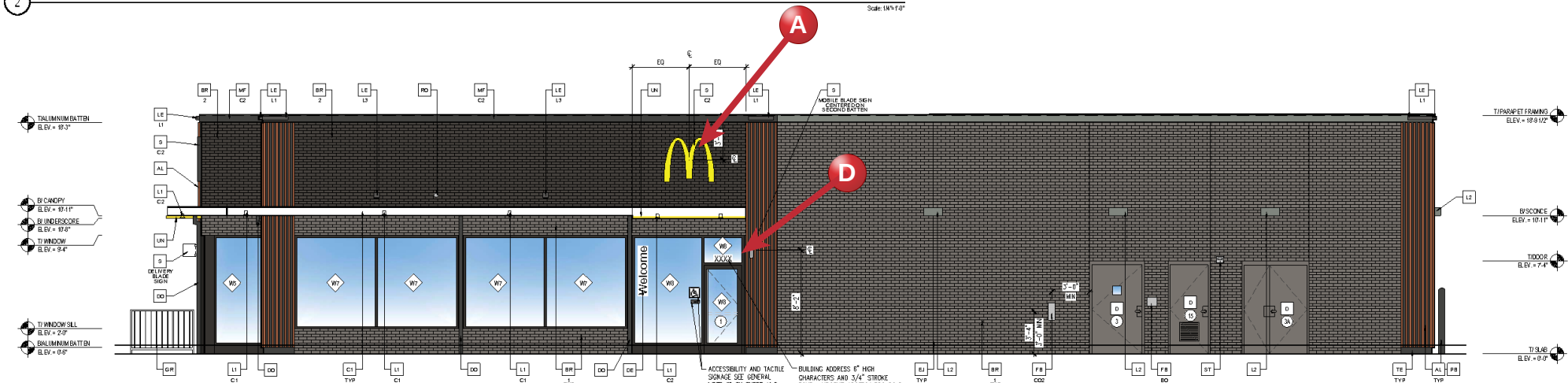
A 42" NG Arch 14 sq ft

C McDelivery Blade Sign

D Mobile Order Blade Sign



2 FRONT ELEVATION



1 NON DRIVE-THRU ELEVATION

ELEVATION KEY NOTES:					
COLOR SCHEME/STEEL SCHEME					
AL ALUMINUM BATTEN SYSTEM SIZE: 2"x2" PROFILE COLOR: WOOD GRAIN, BAKEDRAL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE. 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDD) PLWOOD, BS, GROUP 1, HDD BOTH FACES, 4PH, TRODGEARDED, COARSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION. SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS	C1 ALUMINUM CANOPY SYSTEM COLOR: WHITE C2 ALUMINUM CANOPY SYSTEM COLOR: RAL 7022 D HOLLOW METAL DOOR PAINT: CAUNTLET GRAY SW 7019 BY SHERWIN WILLIAMS DET DECAL BY GRAPHICS SUPPLIER SURFACE APPLIES, FIELD INSTALLED, PRE CUT, PRE SPACED SUPPLIES: VAMOLA (848) 330-7337, vns.brown@vaml.com SEX INTERNATIONAL (847) 543-4800, mcdonalds@sexintl.com	FB FILL BOX FF TYPE: C02 = BULK C02 (EOPM SCHEDULE ITEM 49.00) B0 = BULK OIL (EOPM SCHEDULE ITEM 700.18) GR GUARD RAIL - STAINLESS STEEL SEE SITE PLAN AND DETAIL 3/A2.0 L1 RECESSED LIGHT FIXTURE - SEE ELECTRICAL WP COLOR: C1 = WHITE C2 = GOLD L2 RADIAL SOURCE LIGHT FIXTURE - SEE ELECTRICAL COLOR: PLATINUM SILVER LE ACCENT LIGHTING - SEE ELECTRICAL L1 = SUN LED (DOWN ONLY) L2 = UP ONLY FLOOD FIXTURE WF METAL FASCIA - PRE-FAB ANCHOR-TITE FASCIA COLOR: C1 = WEATHERED ZINC C2 = RAL 7022	PE PIPE COLLARD - SEE SITE PLAN AND DETAIL 3/A2.1 USA 300-SD BASTION, COLOR: RAL 7022 RO ROOF DRAIN OVERFLOW PIPE - PAINT TO MATCH SURROUNDING MATERIAL S MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PP COLOR: C1 = WEATHERED ZINC RACEWAY C2 = RAL 7022 RACEWAY SA ALPOLIC "MET" SEALED JOINT, SEE DETAIL 15/A4.1 ST C02 STROBE/ALARM, SEE MECHANICAL DRAWINGS FOR SPECIFICATION	TE TRU EXTERIOR "T8" TRIM, PAINTED ON SITE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS UN METAL UNDERSOURE COLOR: GOLD WB EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE - SEE SHEET A5.0 FOR ASSEMBLY NOTE, A5.0 FOR WINDOW TYPES XXX DRIVE-THRU WINDOWS BY READY ACCESS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN, ELECTRONIC RELEASE COLOR: DEEP BRONZE SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT	
BP BRICK VENER = TYPE: 1 = "SLATE GRAY" BY HEBRON SMOOTH NORTAR: SN750 SILVERSTONE BY SPEC MIX 2 = "TANK IRON SPOT" BY DUNCOTT NORTAR: SN750 SILVERSTONE BY SPEC MIX					



ALL DIMENSIONS WITH TYPICALS, CONSIDERED AND THE
PROPERTY OF LINGLE DESIGN GROUP, INC. NO PARTS BEING
COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY
MEANS, WITHOUT PERMISSION FROM LINGLE DESIGN GROUP, INC.

STATEID:	PROJECT #:
02290	25-132
NATIONAL #:	DRAWN BY:
4385	JP
	CHECKED BY:
	JK

DATE:
07/20/25 - PALZ REVIEW SET
REVISIONS
△
△
△
△
△
△

CLIENT
**McDonald's
USA, LLC**

PROTOTYPE
2025 BB20 4590 WW-BV

ADDRESS
7500 W. 191ST STREET
TINLEY PARK, IL 60487

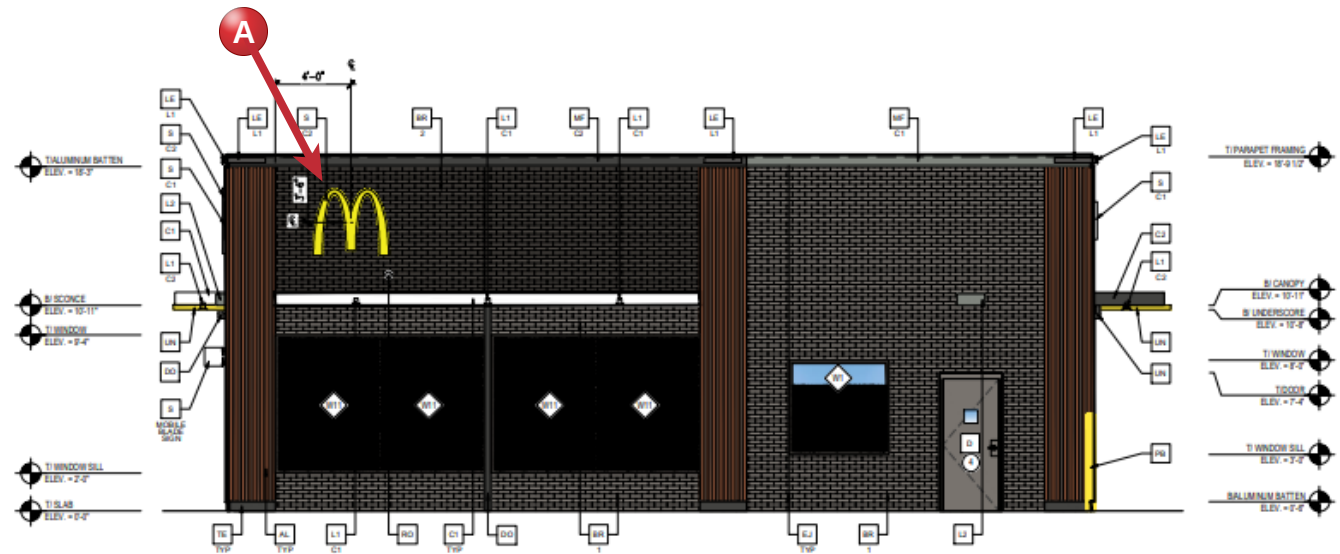
SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER
A2.0

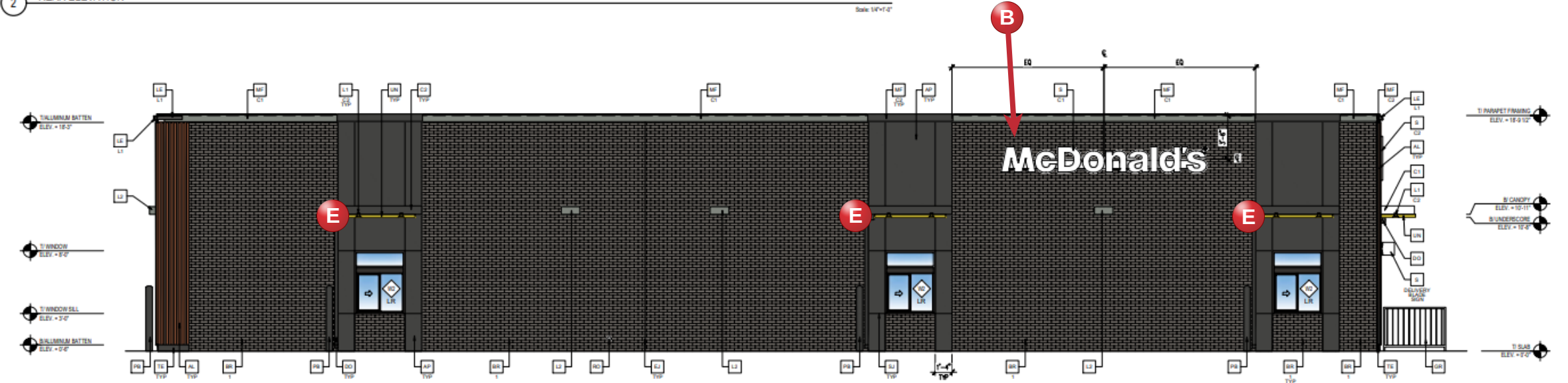


Sign Schedule

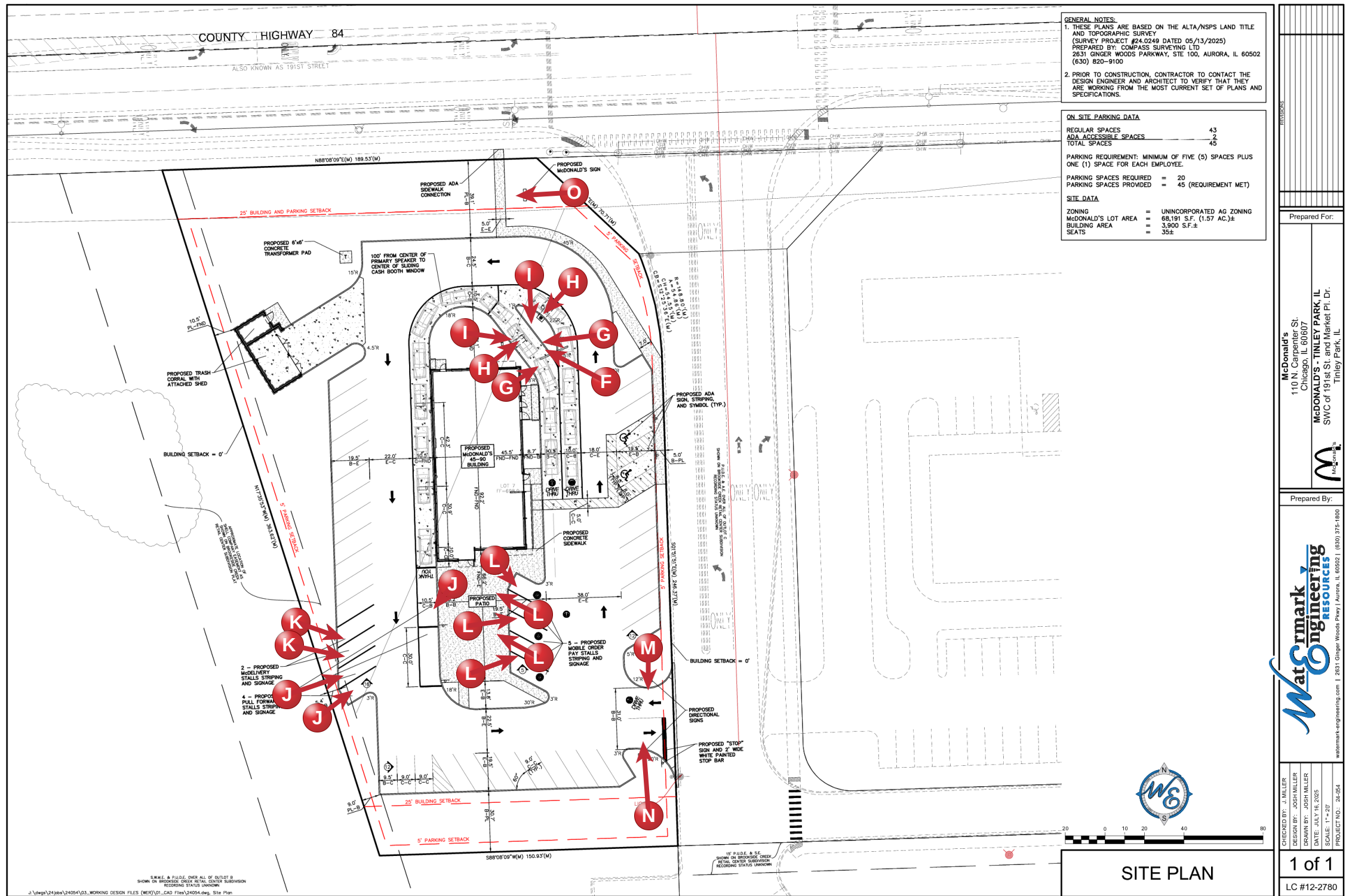
- A 42" NG Arch 14 sq ft
- B 24" NG Wordmark 32.83 sq ft
- E Drive-Thru Trellis Decals, 3 Windows



2 REAR ELEVATION



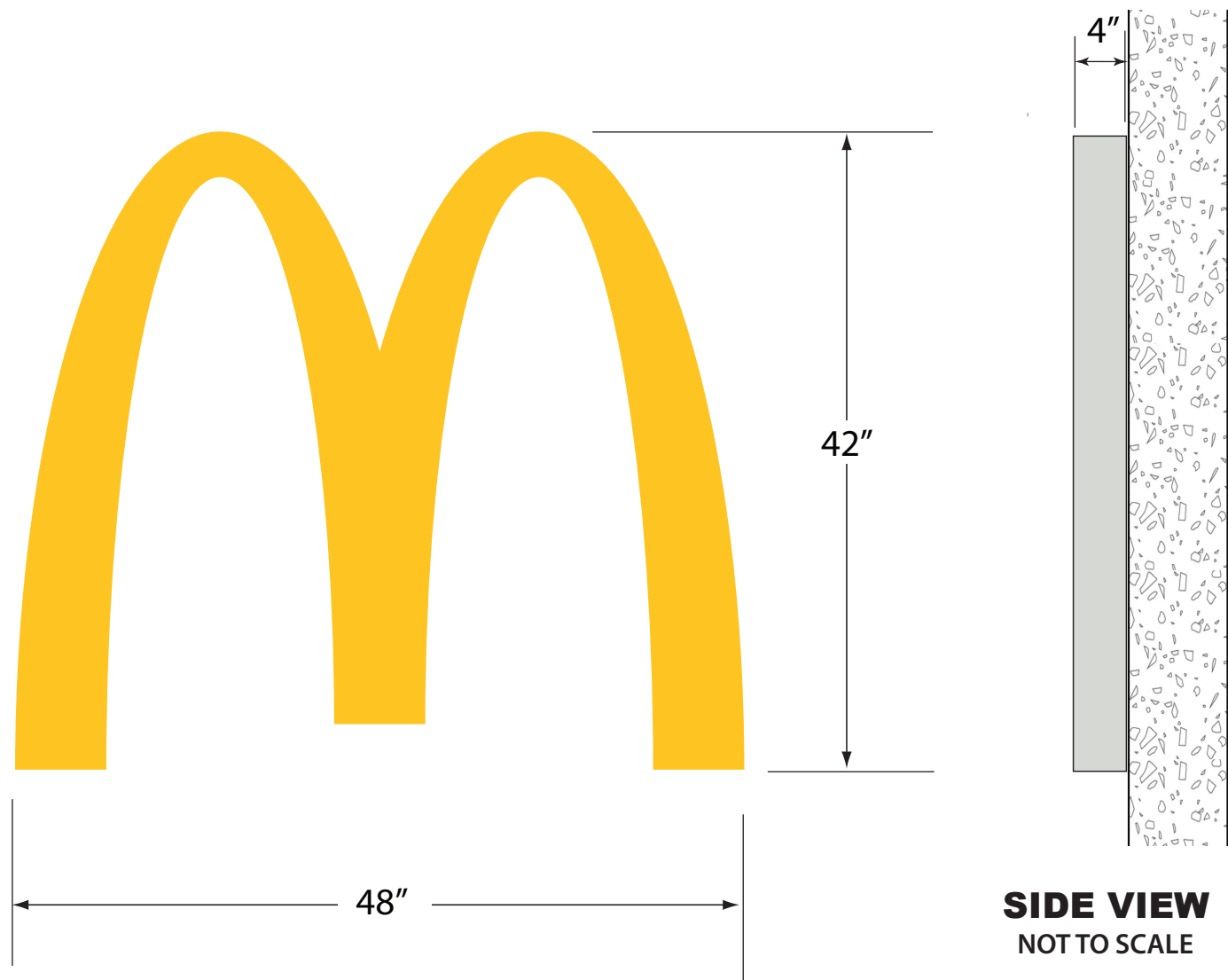
1 DRIVE-THRU ELEVATION



Sign Schedule

- F** Double Welcome Point Gateway-Charcoal
- G** Outdoor Digital Pre-Browse
- H** Spring Board Canopy-Charcoal
- I** Outdoor Digital Menu Board
- J** Drive-Thru Reserved Signage
- K** Courier Parking Sign
- L** Curbside Pick Up Signage
- M** Next Gen Welcome with Arch
- N** Next Gen Thank You with Arch
- O** Next Gen 7x7 monument OAH 10'

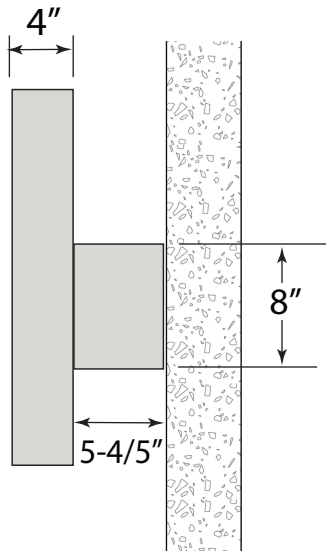
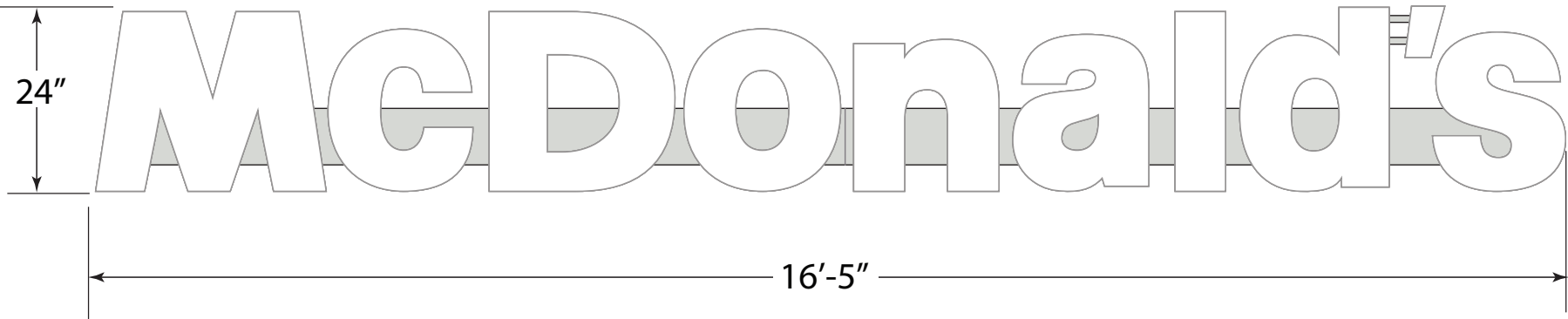




SIGN DETAILS:

LED illuminated McDonald's Arch Face

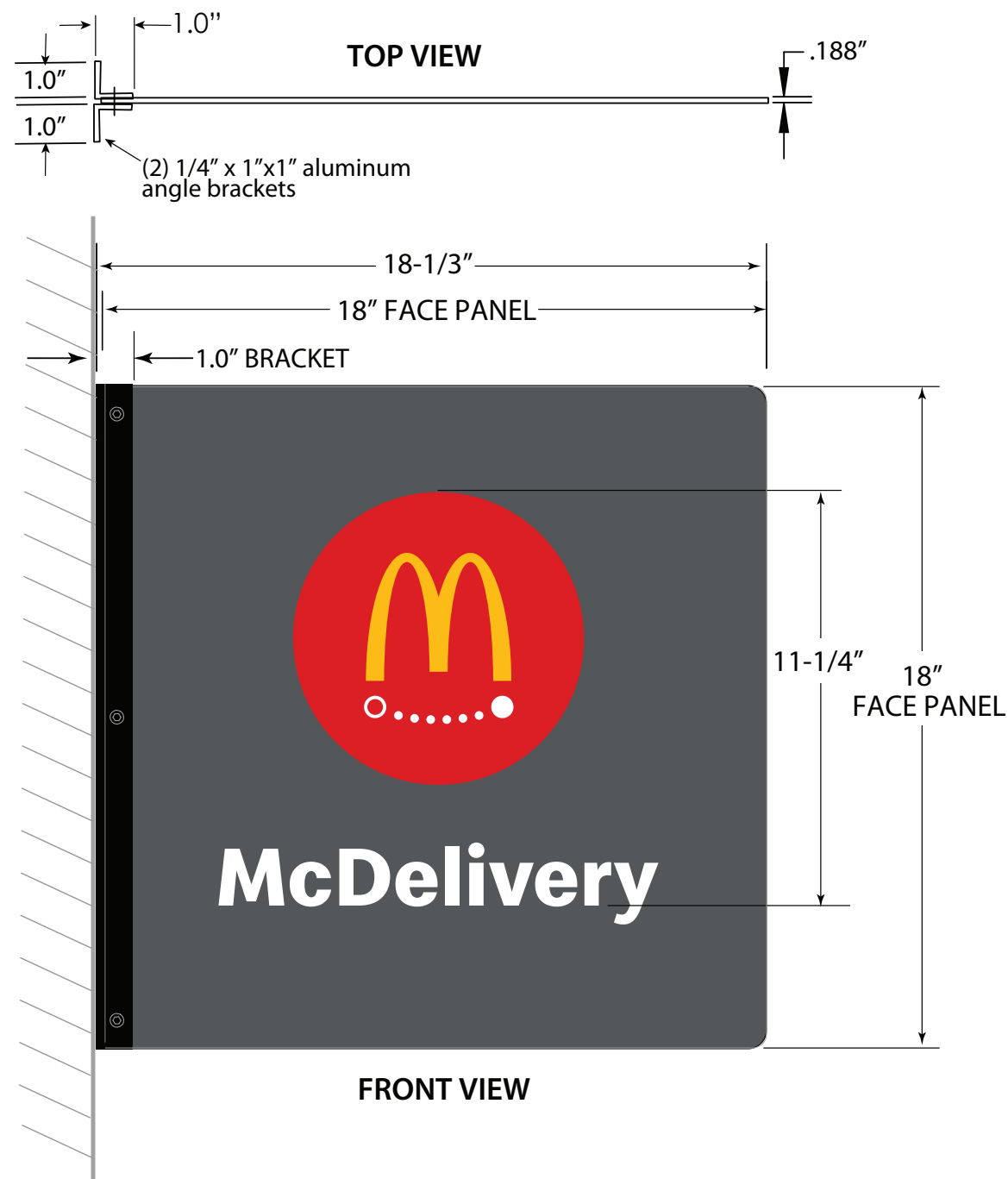
Injection-molded logo with PMS123C Yellow and Next Gen Silver return



SIDE VIEW
NOT TO SCALE

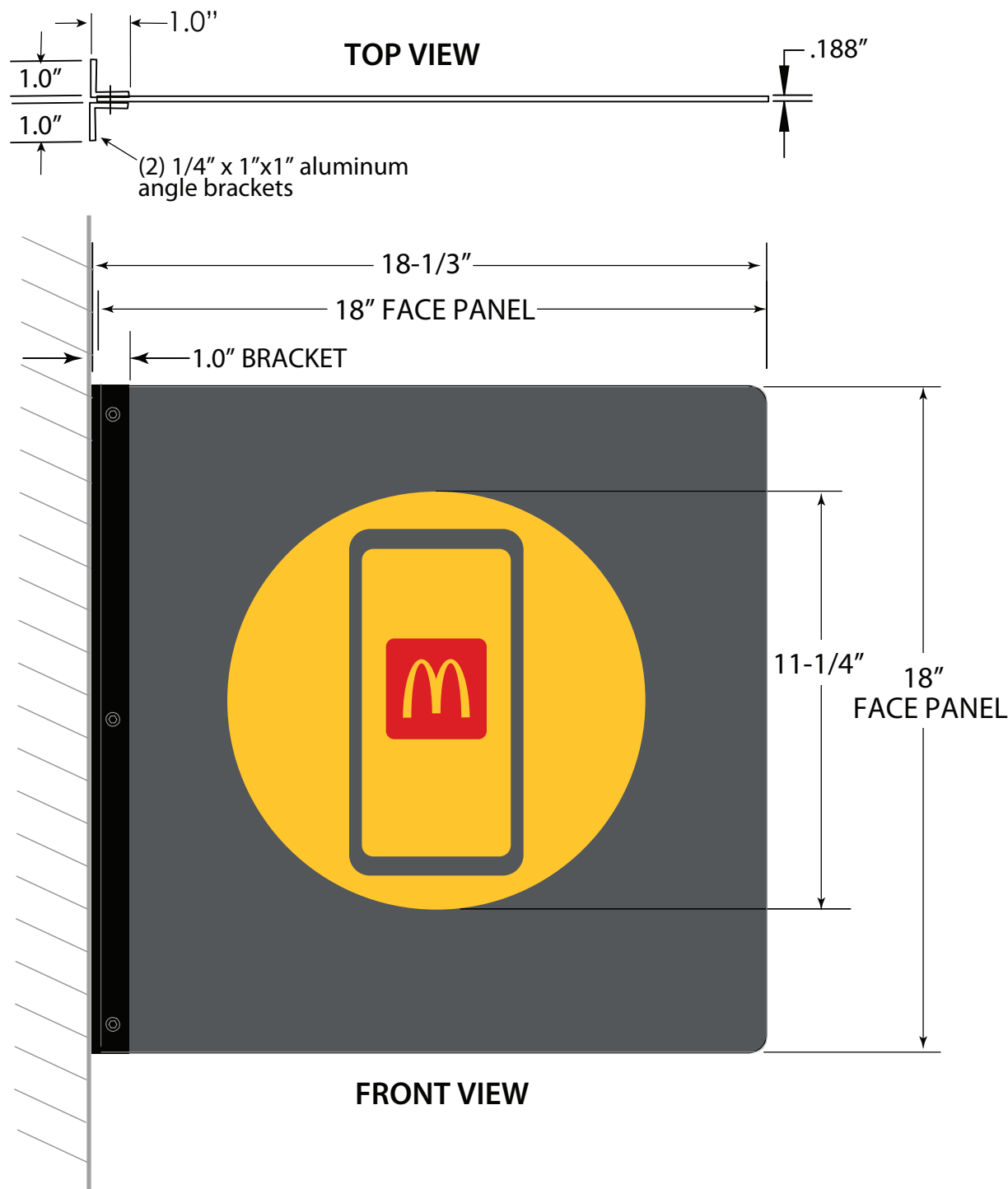
SIGN DETAILS:

- LED illuminated McDonald's Wordmark on Next Gen Silver raceway
- Injection-molded letters with White faces and Next Gen Silver returns
- Wall mount is standard. Tube mounting kit available for mansard roofs.

**SIGN DETAILS:**

Non-illuminated double-sided face and mounting bracket

Next Gen charcoal with vinyl McDelivery graphic



SIGN DETAILS:

Non-illuminated double-sided face and mounting bracket
Next Gen charcoal with vinyl Mobil Order graphic

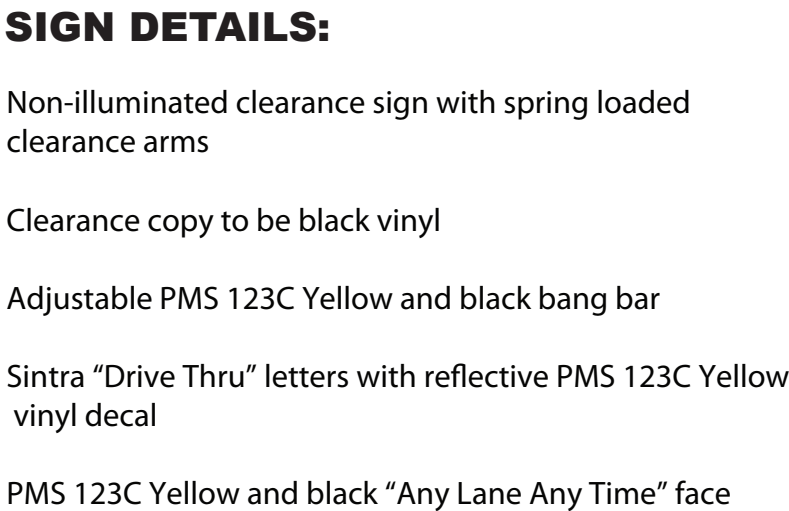


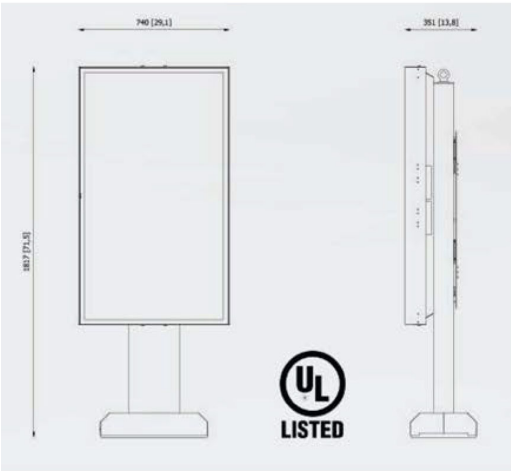
SIGN DETAILS:

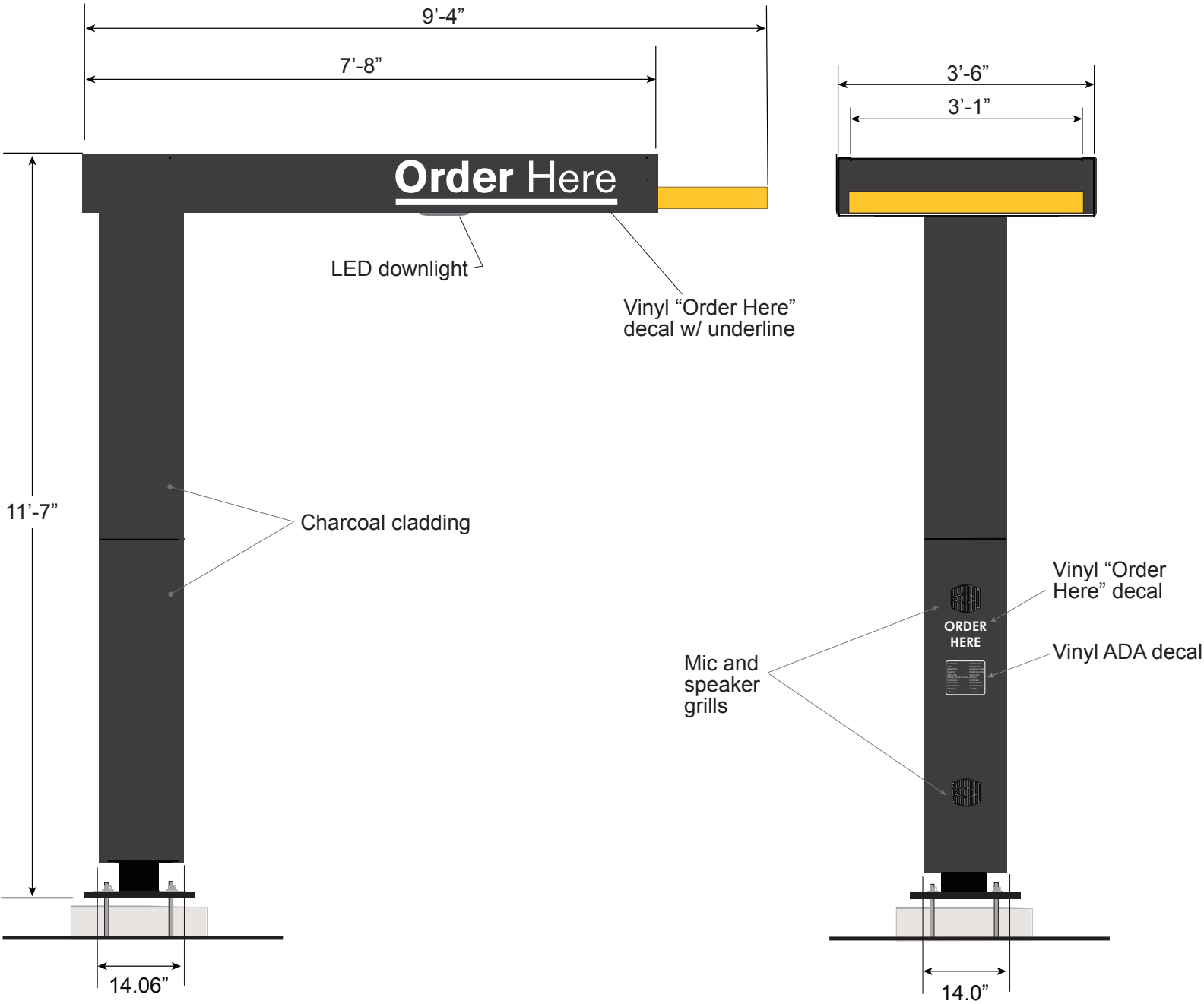
Decals for 48" charcoal drive-thru trellis ONLY.

White vinyl letters

PMS 123C Yellow vinyl square with number cut out

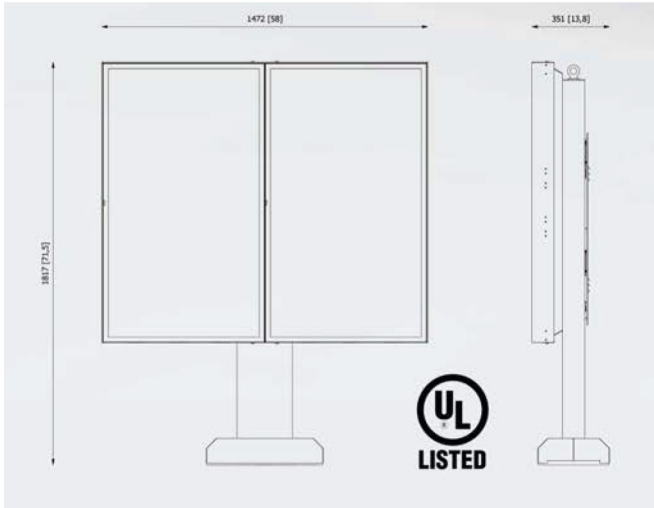


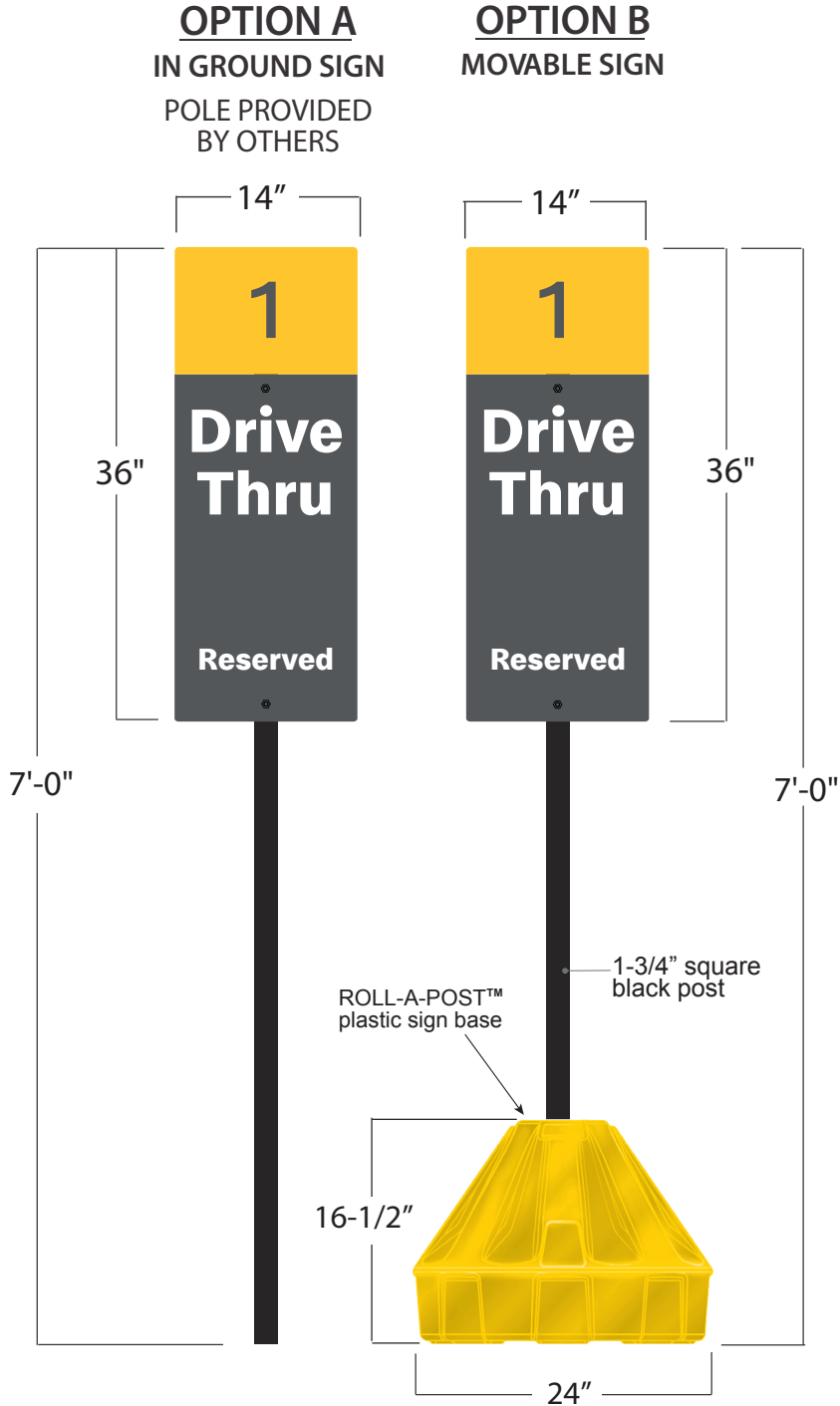




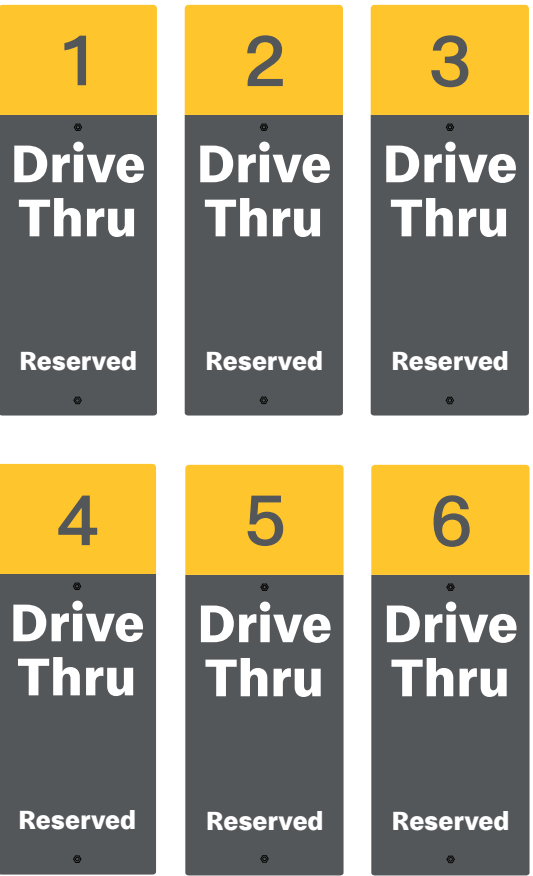
SIGN DETAILS:

- LED illuminated order canopy and cladding
- Next Gen Charcoal with PMS 123C Yellow accents
- Reflective White vinyl Order Here letters
- Audio provided by others



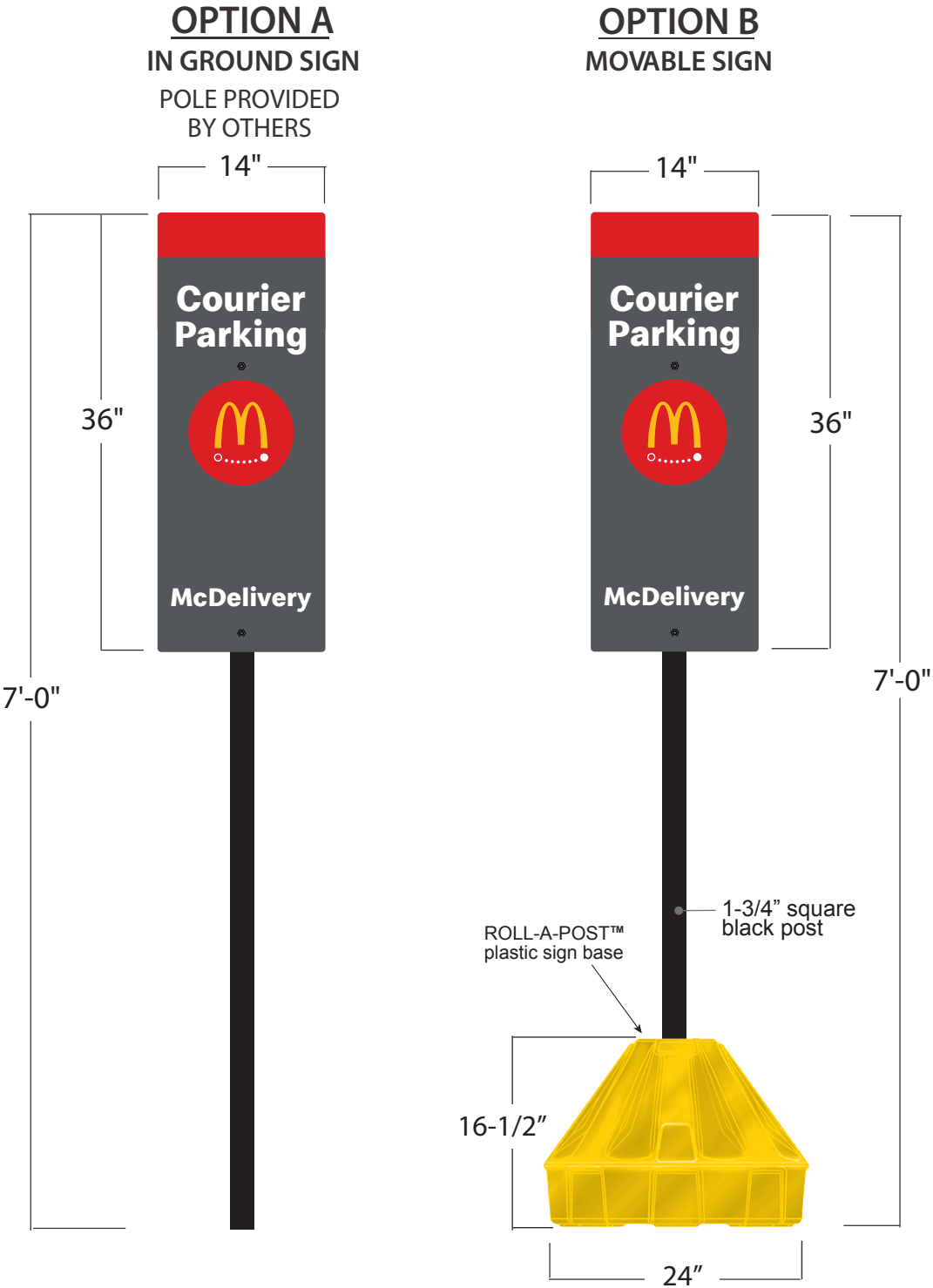


FACE OPTIONS



SIGN DETAILS:

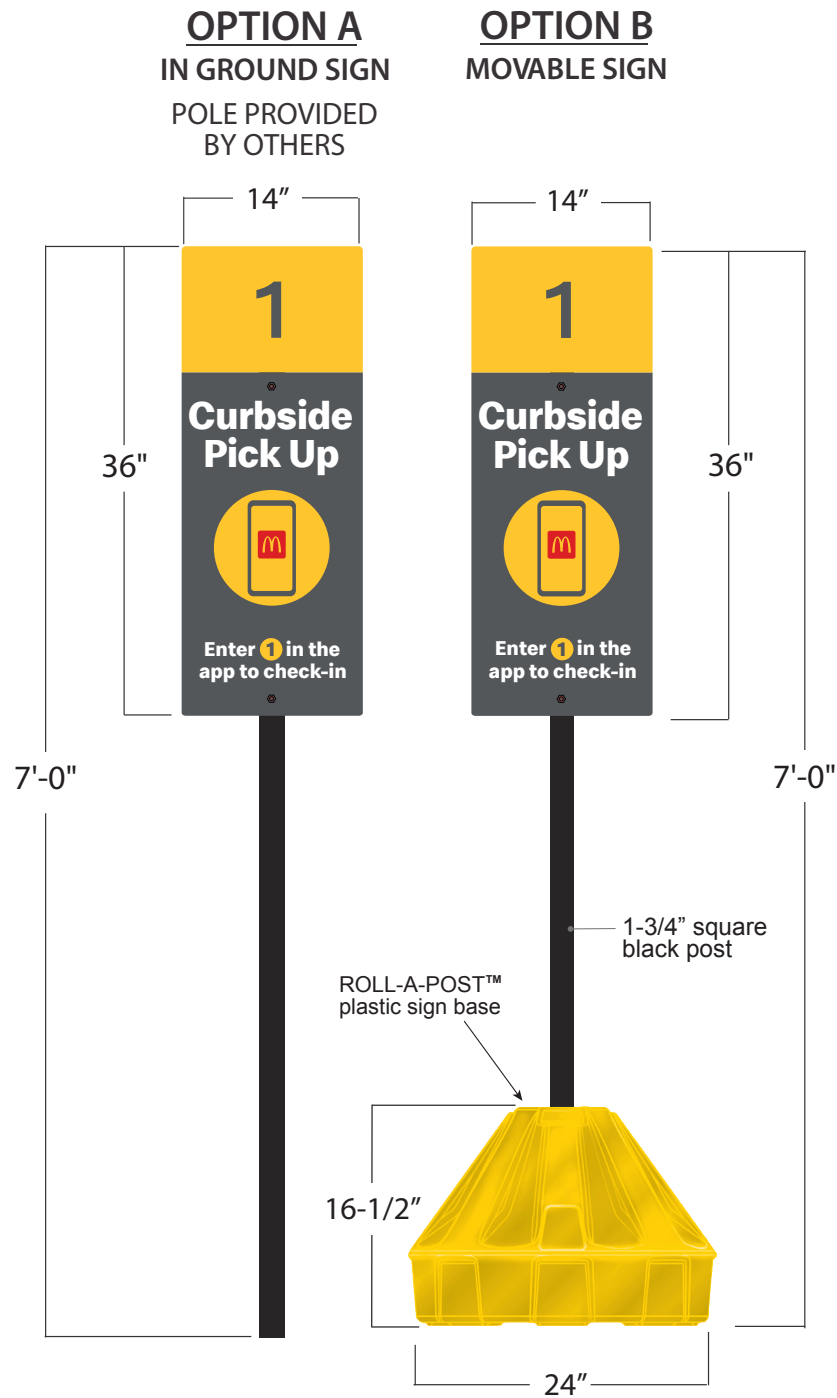
- Non-illuminated ACM panel
- Next Gen Charcoal with matte finish screened copy and graphics
- Reflective PMS123C Yellow vinyl number square
- Shown with yellow ROLL-A-POST™ and black plastic post, sold separately



SIGN DETAILS:

- Non-illuminated ACM panel
- Next Gen Charcoal with matte finish screened copy and graphics
- Shown with yellow ROLL-A-POST™ and black plastic post, sold separately

Project No: 58484	Prepared By: Kari Moyle	
Address: 7500 191st St Tinley Park, IL 60487-9409	Date: 08/22/2025	PIF: 527657-0
Description: McDonald's Rest #43888	Customer Signature:	

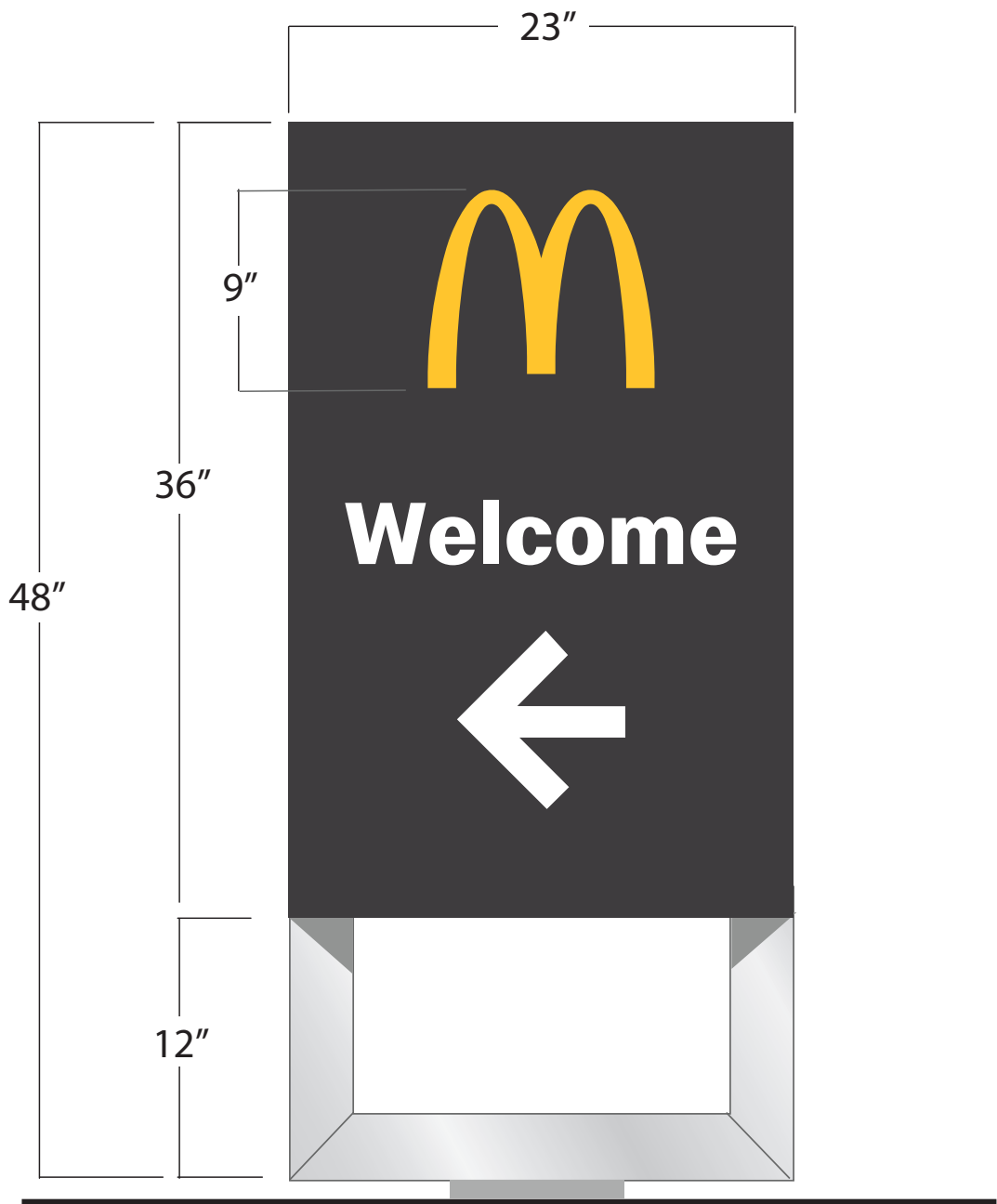


FACE OPTIONS



SIGN DETAILS:

- Non-illuminated ACM panel
- Next Gen Charcoal with matte finish screened copy and graphics
- Reflective PMS123C Yellow vinyl number square
- Shown with yellow ROLL-A-POST™ and black plastic post, sold separately



Directional with Arch

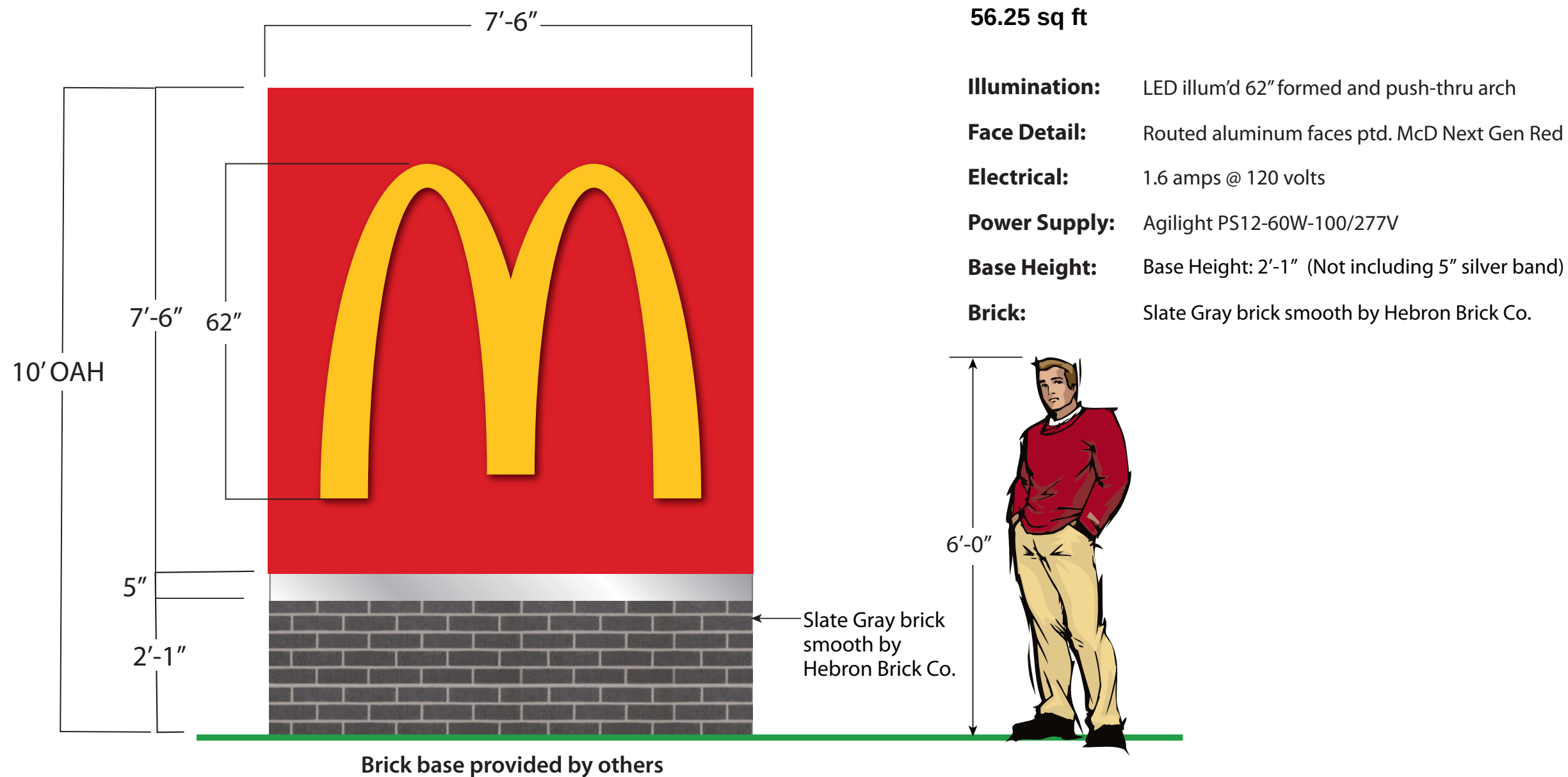
SIGN DETAILS:

- Routed aluminum Next Gen Charcoal faces and Next Gen Silver frame
- LED illuminated letters, arrow, and Arch logo
- White letters and arrow, PMS 123C Yellow Arch



SIGN DETAILS:

- Routed aluminum Next Gen Charcoal faces and Next Gen Silver frame
- LED illuminated letters and Arch logo
- White letters and arrow, PMS 123C Yellow Arch



Petitioner

Dennis Mahoney

Property Location

16801 Sayre Avenue

PIN

28-30-106015-0000

Zoning

R-2 Single Family
Residential

Approvals Sought

Variation

Project Planner

Lori Kosmatka, AICP
Senior Planner

PLAN COMMISSION STAFF REPORT

December 18, 2025 –Public Hearing

Mahoney – Garage Variation

16801 Sayre Avenue



EXECUTIVE SUMMARY

The Petitioner, Dennis Mahoney, is seeking a Variation from Section III.I.2.b. of the Zoning Ordinance to increase the maximum floor area of a detached garage accessory structure. The property is located in the R-2 (Single-Family Residential) zoning district at 16801 Sayre Avenue.

The subject property has a detached garage with attached screened-in porch, and a 20'x22' two-story addition to the garage currently under construction. This structure in total is 1,553 sq. ft., which exceeds the Zoning Ordinance requirement of maximum 720 sq. ft.

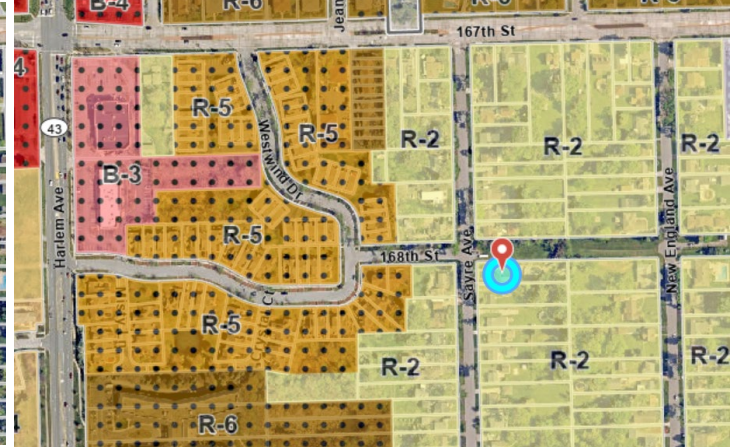
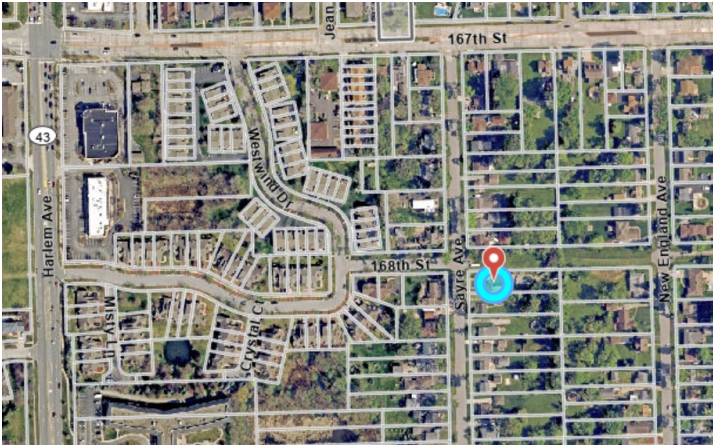
Upon learning of the code violation, Village Staff informed the Petitioner the structure either must be removed or else approved via the Variation process, followed by submittal and approval for a building permit.

The Petitioner stated the physical hardship is for a lack of storage space in the home due to the usable floor area of the dwelling (legal nonconforming, stated as 1302 sq. ft.) with limited number of interior closets, and lack of basement. The Petitioner seeks to utilize the additional garage space for storage needs.

The Petitioner's submittal states addition's current gable roof construction will be changed to a flat roof to meet the 18-foot maximum height requirement. The addition's exterior material will be Hardie Board or vinyl lap siding to match the existing, original garage.

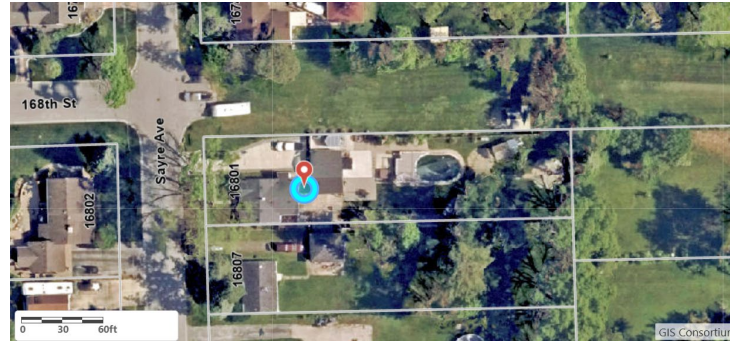
This request was previously heard at Plan Commission October 16, 2025 followed by Village Board on November 4th and November 18th. It was remanded back to the Plan Commission per Village Board discussion and request for further investigation. The Petitioner has not provided any change to the submittal documents. The Petitioner has since removed the gabled peak on the garage addition so that the structure has now been reduced to a uniform, flat 18 feet height from the ground to top of structure. Details on Previous Consideration and New Information by Staff are provided in red.

EXISTING SITE & HISTORY



The subject property 16801 Sayre Avenue is a long, rectangular lot approximately 17,787 square feet in size, approximately 66' wide x 271' deep. The subject property is located in a residential neighborhood southeasterly of 167th Street and Harlem Avenue. This area is one of the older areas of the Village, annexed in 1929, and is part of the Elmore's Oak Park Avenue Estates Subdivision. The subject property is on the east side of Sayre. North of the subject property is vacant land, with a frontage along Sayre of approximately 70 feet. This vacant land is not a platted parcel, but presumed to be originally intended for right-of-way as it aligns with 168th Street to the west across Sayre Avenue.

The subject property has several existing structures with approximate square footages provided in the submittal's lot coverage data sheet. All of these property improvements are to the rear of the house. The house is a gabled single-story frame dwelling with no basement, approximately 1,302 sq. ft. Along with the house, there is a detached original garage with attached screened-in porch (includes a door, windows and lower wall with siding), total ~663 sq. ft., and a 20'x22' two-story addition to the garage currently under construction (~445 sq. ft.). The plat of survey also shows two sheds (total ~258 sq. ft.), a swimming pool (~614 sq. ft.) with wood deck (~135 sq. ft.), and patios. Presently a boat, owned by the Petitioner, is stored outside.



Code Requirements:

Zoning Ordinance Section III.I.2.b. limits a maximum floor area of 720 sq. ft. and 34 feet in width for residential detached garage accessory structures in the R-1 through R-5 zoning districts. Following this code requirement, the Zoning Code states the maximum height shall be eighteen feet to the peak of the structure, and the pitch of the roof shall be found by the Zoning Administrator to be architecturally compatible with the pitch of the main roof element of the principal structure, provided the height limit is met. Additionally, the Zoning Code requires detached garages not be used as living space, business related activity, nor serviced by water or sanitary sewer. The Zoning Code does allow for second detached garages, however this property does not meet the minimum lot width requirement of 90 feet. The Zoning Code allows homes to have one storage shed, but only up to 200 sq. ft. The Zoning Code also has a minimum Usable Floor Area Per Dwelling for homes, excluding garages & accessory structures (sheds, etc.), which is 2,800 sq. ft. or 2,300 sq. ft. for ranch homes in the R-2 zoning district.



*Photo of Subject Property by
Petitioner Showing Space Between
House & Garage*

The detached garage accessory structure in total (original garage with screened-in porch, and addition under construction) exceeds the Zoning Ordinance requirements of maximum floor area. Based upon the plat of survey and plans submittal, Village Staff identifies it is 1,553 sq. ft. (existing 663 sq. ft. + addition's two-stories of 445 sq. ft.).

Previous Consideration and New Information:

The currently requested proposal was previously heard at the Plan Commission on October 16, 2025, where the motion to recommend approval to the Village Board had failed (*see Draft Plan Commission Meeting Minutes*). Points were raised by the Commissioners including the degree of exceeding code's maximum garage square footage, existing unpermitted shed structures, and neighborhood character. A Commissioner noted that in neighborhoods we should not have things that stand out as being completely different than others around. Physical hardships were discussed including undersized lot area and lot width for the zoning district. A Commissioner stated a concern about having a zoning rule that all houses inside of a zone are nonconforming as appears to be the case for this area. Structural constraints of the house's older construction type were noted (cinder block foundation and 2x4 ceiling joists). The Commission contemplated an option to possibly require removal of the shed at the property's northeast corner, as its location does not comply with the zoning code's minimum five-foot setback to the property line. The Petitioner had responded it is possible to move the items currently in the shed to the garage addition. A Commissioner opined that removing the small square footage of the shed didn't seem like it would make a substantial difference because it is a large lot.

The request then went to the Village Board meeting on November 4th and 18th. Members of the Village Board discussed the variation request at the first meeting, largely focusing on the neighborhood context. The Community Development Director provided a verbal update noting a revised Staff interpretation for garage width. At the following meeting, the Director provided a memorandum in the Village Board packet providing further investigation as prompted by the Village Board. The memorandum provided width interpretation detail, lot size, coverage, and floor area ratio detail, Village Board discussion summary, house size/floor area comparisons, and information on two nearby notable properties.

- **Width Interpretation:** The present code does not define width. In other communities it may be defined in terms like "measurement or extent of something from side to side". He noted the wall with the overhead garage door faces a street of which would make a primary/front wall, and the two walls at the 90 degree corners as side walls. Under this interpretation as width, the garage would be 30' wide including the attached screen-in porch (not accessed from within the garage), or 20'-2" excluding it. He argued that the dimension from the front to rear wall as "depth or length" of the structure, not "width". (*Note Staff has since revised the request and motion this Staff Report to no longer require a variation for the width.*)
- **Lot Size, Coverage, FAR:** The lot is very large (17,791 sq. ft.), and the proposed total lot coverage of 19% is well below Zoning Ordinance's 35% maximum, specifically it is **54% below** the maximum allowable. This lot

coverage for zoning code requirements includes structures (primary and accessory) and pool. If accounting for impervious surfaces not required by zoning code (driveway, sidewalks, and patios), then the lot coverage is 30-31%. Also, Floor Area Ratio (FAR) required by zoning code is 0.4. The proposal including the residence, existing garage with screen in porch, addition to the garage, and existing sheds will be approximately FAR of 0.18, which is **45% below** the maximum allowable.

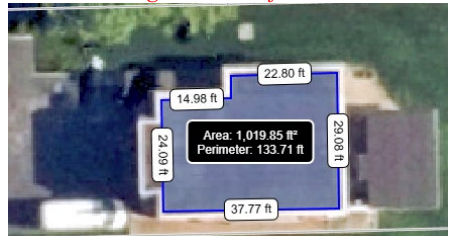
- Village Board discussion summary:
 - There may be other homes near the subject property with similar sized garages
 - Subject property's lot size and unique siting with respect to neighbor adjacency (no north neighbor, evergreens behind, etc.)
 - Extenuating circumstances that did not come to light at Plan Commission; further investigation was suggested
 - A lot of variety exists in the neighborhood in terms of size and style; eclectic; not a standard subdivision
 - Proposal does not appear to be out of character for the neighborhood
 - Village has a minimum house size zoning code requirement, and the Village has previously received requests for relief to build smaller homes
- House Size/floor area comparisons:
 - Current code minimum is 2,800 sq. ft. (or 2,300 sq. ft. for ranch-style with not less than an 8/12 pitch roof, including 3-step ranch), excluding basements, unfinished attics, garages, and accessory structures.
 - House appears to have 5/12 pitch, approximately 1,302 sq. ft., and does not have a basement
 - Existing home = deficient to current code by approximately 1,498 sq. ft. (2800-1302)
 - Detached original garage, two-story addition, and screen-in porch = approximately 1,558 sq. ft.
 - Detached original garage, two-story addition (excluding screen-in porch) = approximately 1,335 sq. ft.
- 16731 New England Ave.
 - The Village approved a variation (Ord. 99-O-056) for a 17' high, 864 sq. ft. (24'x36') garage, where Zoning Ordinance allowed maximums of 15' height and 720 sq. ft. The garage currently appears to significantly exceed this Village approval in square footage (over 1,000 sq. ft. per floor) and possibly height. On September 29, 2003, the Village Building Commissioner sent a letter to the homeowner stating the homeowner was adding a roof over the stairs and had added a water or sewer line without a permit. The letter stated a stop-work order was posted because the original permit drawings did not match what was being done, violating Village and State plumbing codes, and exceeding the Zoning Board of Appeals approval. The letter directed to homeowner to either remove additional square footage or make another request to the ZBA, and to either remove the plumbing or have a licensed plumber pull a permit.
- 16745 New England Ave.
 - The Village's Building Committee granted a variation request on May 19, 1993 for a 24'x36' garage provided overhead doors not exceed 9' in height; upper level can only be used for storage; and



16731 & 16745 New England



16731 New England Photo from street



16731 New England Approximate Footprint Only (Not accounting for 2nd floor)

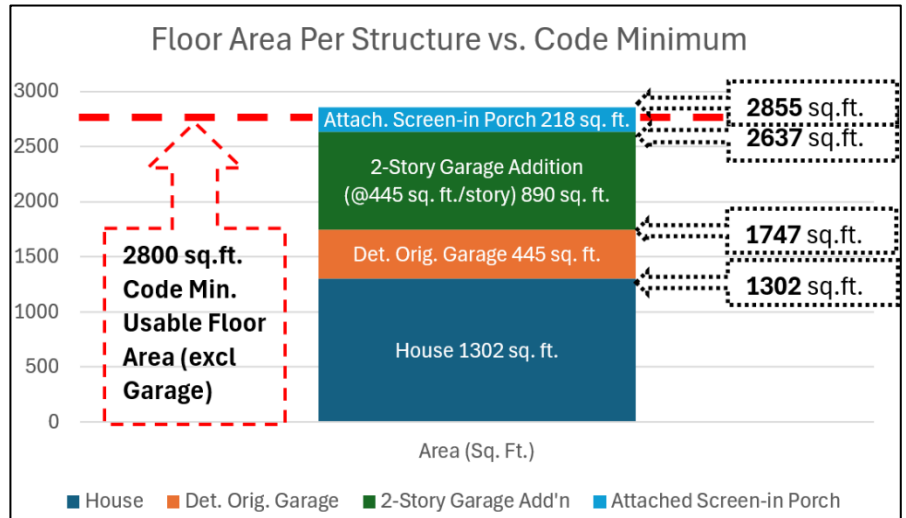


16745 New England Photo from street

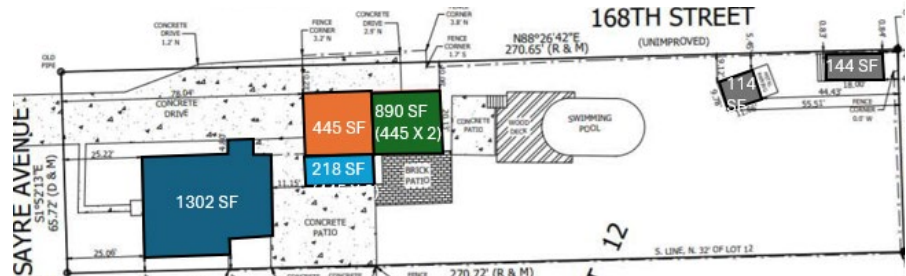
garage cannot be used for home occupancy, business use, or any illegal use. The building permit was approved May 25, 1993 for 24'x36' and height slab to peak 17'-3".

The Village Board ultimately remanded the variation request back to Plan Commission. The Petitioner has not provided any change to the submittal documents. Staff has subsequently prepared an area chart, and additional sample photographs of the subject property and neighborhood with observations.

The chart illustrates house size/floor area deficiency as *Floor Area Per Structure Versus Code Minimum Usable Floor Area Per Dwelling* (see Figure). Note the current code minimum Usable Floor Area Per Dwelling for this zoning district is 2,800 sq. ft., which excludes garage area. The house with detached original garage, two-story garage addition, and screen-in porch is 2,855 sq. ft., and if excluding the screen-in porch is only 2,637 sq. ft. The house itself falls significantly below the current code, deficient by 1,498 sq. ft. if a new home were to be constructed to meet the current code.



Floor Area Per Structure Vs. Code Minimum Usable Floor Area Per Dwelling (Excl. sheds)



Plan View of Floor Areas Per Structure



Additional Subject Property Photos by Village Staff 12/11-12/2025 (Full set in packet attachment)

The Petitioner has since removed the gabled peak on the garage addition so that the structure has now been reduced to a uniform, flat 18 feet height from the ground to top of structure. Within this Staff Report, the previously submitted photos of the garage addition showing the gabled peak exceeding 18 feet high have been replaced with updated photos by Staff showing the current, 18-foot flat roof. The gable peak photos remain for reference as an attachment for the variation request as they are part of the Petitioner's submittal. Notably, the updated photos show the east façade with a door and connected wood deck/overhang structure versus the architectural east elevation drawing only showing a window on that façade. Staff has recommended a **condition** stating that doorway and wood deck/overhang be



removed and façade reconstructed with a window as per the Petitioner’s submitted architectural east elevation drawing. An additional **condition** stipulates the garage may not be used for living space and may not be serviced by water, sanitary sewer, or natural gas. This reinforces the current Zoning Ordinance provision (Sec. III.I.2.) to run with this property. Lastly, a third **condition** addresses the shed at the northeast property must be removed or relocated to full compliance of the zoning ordinance with proper permit approval. As previously noted the shed (*frame structure with blue siding*) is in a noncompliant location, and the Petitioner noted the contents could be moved to the garage addition. Commission may wish to discuss the restrictiveness of this condition’s provisions.

Staff has also provided additional photographs of garages in the area to illustrate the variety of architectural style and garages in the neighborhood with respect to context and character. Many of the detached garages have siding (similar to the corresponding houses), and varied types of roof lines and peaks, There is a range of visual impact based on factors like garage height, varied setback distance to the curb, and some being partially obscured from the street frontage (behind house, foliage/evergreen landscaping, etc.). Overall, though many of the homes are smaller types with basic gables and siding, the neighborhood appears eclectic with a substantial degree of variety. Notably, this is an older subdivision, and not standard, due to different styles and layouts constructed over the years.



Additional Neighborhood Context Photos by Village Staff 12/11/2025 (Additional sample photos in packet attachment)

ZONING & NEARBY LAND USES

The subject property is located within the **R-2 Single-Family Residential Zoning District**. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	R-2 Single-Family Residential Zoning District	Vacant Land, Not a platted parcel
East	R-2 Single-Family Residential Zoning District	Detached Home
South	R-2 Single-Family Residential Zoning District	Detached Home
West	R-2 Single-Family Residential Zoning District	Detached Home

The nearby vicinity appears to show older homes similar in size and style to the subject property. The Petitioner provided neighborhood context photos illustrating low slope roofing, prevailing examples of exterior vinyl siding, and garages with second floor windows (Sayre Avenue & New England Avenue, see attachment).



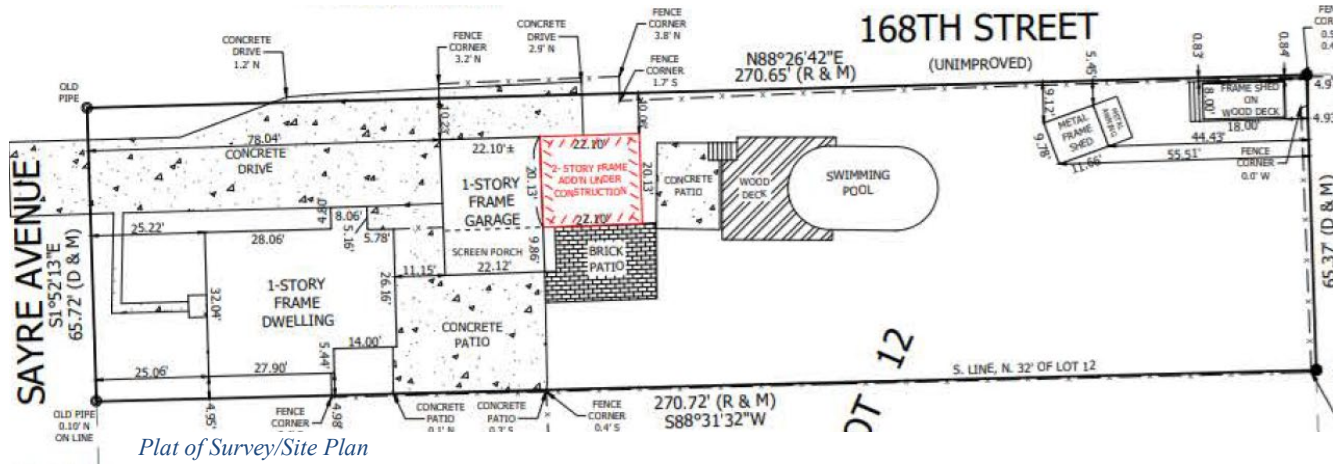
Neighborhood Context Photos Provided by Petitioner

VARIATION REQUEST

The Petitioner is seeking a Variation from Section III.I.2.b. of the Zoning Ordinance to increase the maximum floor area of a detached garage accessory structure.

Upon learning of the code violation, Village Staff informed the Petitioner the structure either must be removed or else approved via the Variation process, followed by submittal and approval for a building permit. The Petitioner has included a plan set and plat of survey which reflect the existing conditions, inclusive of the original garage with screened porch, and garage addition currently under construction to the rear/east of the original garage (garage addition shown on the plat of survey in red). It is understood that the plans and plat will contain the most accurate numeric calculations versus minor discrepancies to the narrative.

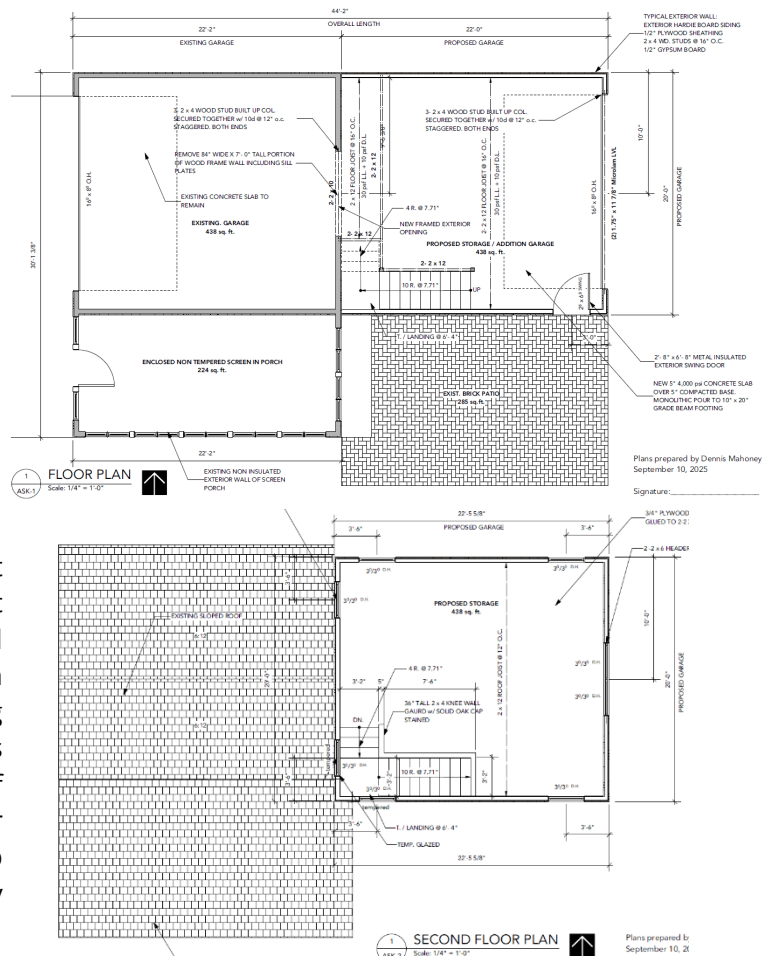
The plat locates the addition ~100' back from the west/front lot line (~118' to the existing curb per aerial imagery), ~148' from the east/rear lot line, and 10' from the north/side lot line. This location favors the north part of the property which is most proximate to adjacent vacant land that is not a platted parcel, which is preferable over being adjacent to a buildable/built platted parcel/lot.



The Petitioner seeks to utilize this garage addition space for storage needs. The plans show two floors for the addition, with an interior set of stairs. The ground floor will have an overhead door, pedestrian/man door, and will internally connect to the existing original garage. The upper floor will have open storage space and windows. The Petitioner states the ground floor will have vehicles, boat, motorcycles, and upper floor will have general home storage. With this addition, the boat will be housed in the garage and enclosed from view.

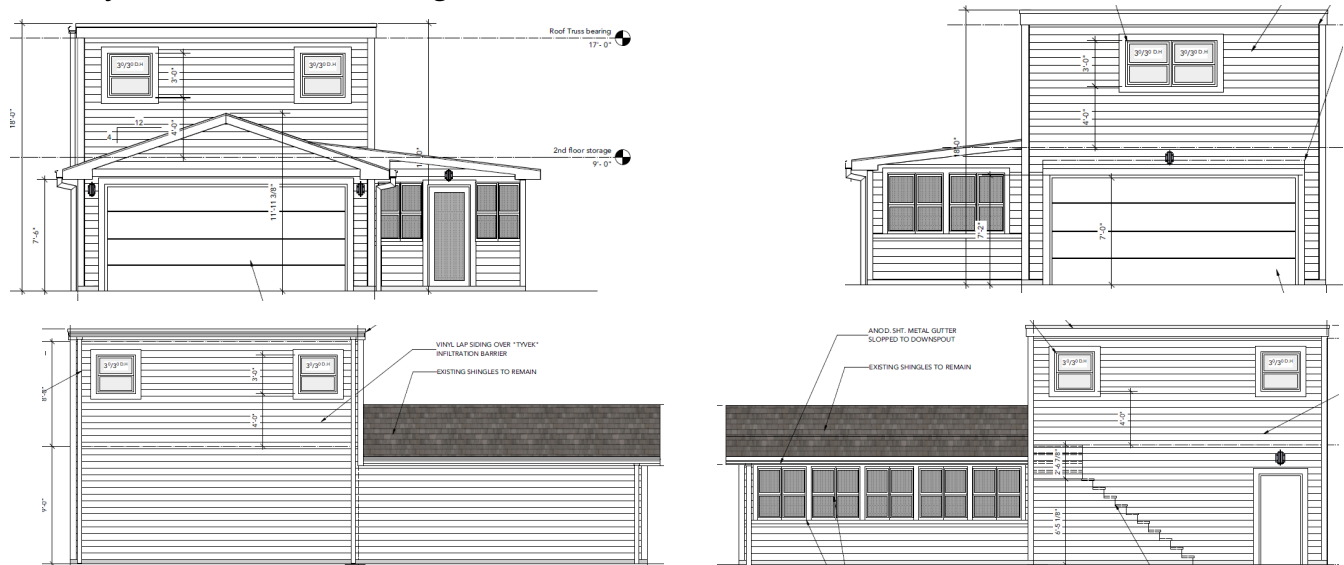
The 20'x22' two-story addition will be wood frame with a Hardie Board or vinyl lap siding on the exterior to match the existing, original garage as stated by the Petitioner. Though the addition has been partially built with gable-style peak roofing, the Petitioner proposes to remove the gables and change it to a flat roof to meet the 18 foot maximum height requirement.

The house, in comparison has a medium pitch side gable with a small front gable on the street façade. Also, the pitch on the existing garage appears to be a slightly shallow to moderate pitch, identified on the plans as 6:12. Village Planning staff believes the pitch to be architecturally compatible from the street frontage, since the addition is at a different height plane than the original garage, and is separate and set further back to the rear from the house/principal structure. Also, the house, existing garage with screened-in porch, and addition will all have matching exterior material and upper story windows furthers the overall aesthetic compatibility. Examples of neighborhood context provided by the Petitioner appear to show a similar character of homes with lap siding, taller garages with windows, and a nearby example of a low-slope roof.



The length exceeding 34 feet is proposed as such so that the footprint and walls of the original and addition parts of the garage align to make a cohesive structure. Also, the proposed 44'-2" depth runs to the back utilizing the depth of the property, parallel to Sayre Avenue. This location and orientation has less of a visual sight-line impact from Sayre Avenue versus being perpendicular to Sayre Avenue (which is 30 feet comprised of the garage front and screened-in porch to its right).

The proposed lot coverage for principal and accessory buildings and structures will be 19%, which falls well below the Zoning Code's maximum 35% requirement. Also, the proposed Floor Area Ratio ("FAR"), which is based on gross floor area of buildings, (3,118 sq. ft. for house, existing garage w/ screened-in porch, addition, & sheds) appears to be approximately .18, well below the Zoning Code maximum of 0.4.



Proposed Elevations clockwise from upper left: West, East, South, North

Alternative Storage Options and Physical Hardships:

The Petitioner has stated the physical hardship is for a lack of storage space on the property. The addition will provide an indoor storage solution for belongings that otherwise may be left outdoors.

There do not appear to be feasible, alternative options for needed storage on-site. The house does not have typically available storage amenities of adequate closet space, a basement or usable crawlspace, or accessibly usable attic. The Petitioner states attic storage is limited with a structure that is sub-par to hold or maintain any type of substantial weight. Also, the lot is too narrow to allow for a second detached garage, and the Zoning Code will not allow for an additional shed, even so, they are limited to 200 sq. ft. maximum. A building addition to the house would pose challenges due to the house's existing shape and location. The house currently has a nonconforming sideyard setback (4.95' vs. 10' min. req'd.) and proximity to the original garage and screened-in porch (accessory structures must be at least ten feet away or else meet additional Village Building Code requirements for construction materials).

The house size and lot width may be considered physical hardships. The usable floor area of the dwelling ("house size") is undersized as it is approximately 1,302 sq. ft. is legal nonconforming to the Zoning Code's minimum 2,300 sq. ft. requirement. For perspective, this home is nearly half the size than a new home would have built to the current house size requirement, resulting in significantly less storage space available in the house. Note the usable floor area calculation excludes garages and basements, which are common amenities. Additionally, the subject property's narrow lot width of 65.72' is legal nonconforming (code requires 90' for interior lots, 115' for corner lots in the R-2 zoning district).

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff prepared draft responses for the Findings of Fact below, which indicate support for the request. If the Plan Commission wishes to recommend denial, alternative findings will need to be indicated.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

The property cannot yield a reasonable return if permitted to be used only under the conditions allowed, as the property lacks adequate storage space on the property. The property has undersized nonconforming usable floor area of the dwelling and narrow lot width. The house does not have typically available storage amenities of adequate closet space, a basement, or accessibly usable attic space structurally equipped to bear substantial weight of home storage. The addition will provide an indoor storage solution for belongings that otherwise may be left outdoors.

2. The plight of the owner is due to unique circumstances.

The lack of storage space on the property is a physical hardship on the property of unique circumstance due to undersized, nonconforming usable floor area of the dwelling and narrow lot width. The house does not have typically available storage amenities of adequate closet space, a basement, or accessibly usable attic space structurally equipped to bear substantial weight of home storage. A building addition to the house would otherwise pose challenges due to the house's existing shape and location with a nonconforming sideyard setback and proximity to the existing garage and screened-in porch.

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

The addition will not alter the essential character of the locality. The addition's location favors the north part of the property which is most proximate to adjacent vacant land that is not a platted parcel, which is preferable over being adjacent to a buildable/built platted parcel/lot. The 44'-2" depth utilizes the depth of the property, parallel to Sayre Avenue, which reduces the visual sight-line impact from Sayre Avenue. Examples of neighborhood context show examples of a similar character of homes with lap siding, taller garages with windows, and a nearby example of a low-slope roof. Overall, the neighborhood appears eclectic with a substantial degree of variety. Notably, this is an older subdivision, and not standard, due to different styles and layouts constructed over the years.

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

- a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
- c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;

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

MOTION TO CONSIDER

If the Plan Commission wishes to take action, an appropriate wording of the motions would read:

Variation:

*“...make a motion to recommend that the Village Board grant the Petitioner Dennis Mahoney, a Variation from Section III.I.2.b. of the Tinley Park Zoning Ordinance to increase the maximum floor area of a detached garage accessory structure to 1,553 square feet at 16801 Sayre Avenue in the R-2 Single-Family Residential District in accordance with the plans submitted and adopt the Findings of Fact as proposed in the December 18, 2025 staff report, **subject to the following conditions:***

- 1. The doorway and wood deck/overhang on the east (rear) façade must be removed and reconstructed with a window as per the Petitioner's submitted architectural east elevation drawing.*
- 2. The garage may not be used for living space and may not be serviced by water or sanitary sewer.*
- 3. The frame shed on wood deck at the northeast property corner (as per the plat of survey) must be removed or relocated to full compliance of the zoning ordinance with proper permit approval.”*

LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Planning & Zoning General Application	Petitioner	7/22/2025
Response to Standards	Petitioner	N/A; Received 9/22/2025
Narrative	Petitioner	N/A; Received 9/19/2025
Subject Property (16801 Sayre Avenue) Photographs	Petitioner	N/A; Received 9/19/2025
Neighborhood Context Photographs	Petitioner	N/A; Received 9/30/2025
Updated Plat of Survey with Addition	Petitioner	9/19/2025; Received 9/25/2025
Plan Drawing Set: Exterior Elevations, Floor Plans, and Section	Petitioner	9/10/2025; Received 9/29/2025
Lot Coverage Site Areas Data Sheet	Petitioner	N/A; Received 9/29/2025
Draft Plan Commission Meeting Minutes 10/16/2025	Staff	10/16/2025
Additional Subject Property Photos by Village Staff	Staff	12/11-12/2025
Additional Neighborhood Context Photographs by Village Staff	Staff	12/11/2025



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

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

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

PROJECT & PROPERTY INFORMATION

Project Name: ADDITION

Project Description: GARAGE ADDITION

Project Address: 16801 SAYRE AVE Property Index No. (PIN): _____

Zoning District: _____ Lot Dimensions & Area: _____

Estimated Project Cost: \$ 50K

OWNER OF RECORD INFORMATION

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

Name of Owner: Dennis Mahoney Company: _____

Street Address: 16801 SAYRE AVE City, State & Zip: Tinley Park IL 60477

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
Community Development Dept.
16250 S. Oak Park Ave.
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708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

I hereby authorize Dennis Mahoney (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 of the Village of Tinley Park 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: _____



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

VILLAGE OF TINLEY PARK, ILLINOIS VARIATION 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 will 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 **Variation** from the terms of the Zoning Ordinance. 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 preliminary feedback on any concept ideas or 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 specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval 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. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.
- ☒ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.
- ☒ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).
- ☒ Residential Variation Hearing Fee - \$250 + \$75 per additional Variation
Commercial Variation Hearing Fee - \$500 + \$75 per additional Variation

STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

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

I am currently looking for approval for this garage addition to add on storage for my residence. The home does not have a basement and has very limited attic space. The add-on will not impede on any type of walkways, streets, etc. The bottom will be used to store our cars in the front and boat & motorcycles in the rear of the garage (east part)

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

Adding the additional sq footage was to add for vehicles and overall storage. It was also added for aesthetics to match the existing garage sq footage and to accommodate for the staircase for the second floor.

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

The hardship was created due to lack of basement and attic space and also the overall square footage of the home. The addition will accommodate additional storage space needed.

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

This variance is a minimal added square footage compared to the large size and area of the entire property lot.

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

NO FINANCIAL GAIN IS DESIRED OR BEING USED. ADDING ADDITIONAL SPACE FOR OVERALL GENERAL AND NEEDED STORAGE.

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.

THIS part of the addition does not pose any threats to the public welfare as stated above. Addition is set back into property.

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

With this add-on being far back into the property, it is away from any public street, walkway, or any other impediment to the neighborhood.

H. Describe how the requested Variance will not:

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

This addition is not in any space or area of other existing property or structures around.

2. Substantially increase the congestion of the public streets.

It is located at a very far distance from any public street. Does not impede with a public street in any form or manner.

3. Increase the danger of fire.

All rough in and build codes will be up to date with this addition

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

proper run-off, roof, and gutter system will be properly installed

5. Endanger the public safety.

The general public will not be able at any point to access this addition

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

This addition will add a positive value to both the homeowner and neighborhood area.

To the board/whom this may concern,

I am reaching out to you to provide some information for the property located at 16801 Sayre Ave in Tinley Park for an additional square footage variance. I am asking to have an exception/variance from 720square feet to 920 total square feet with this garage/storage addition.

As shown in the pictures, the addition extends straight to the east off of the existing and current standing garage. On top of the extension portion that goes to the east it rises to a 2nd level directly above. The original and current garage is detached from the home.

The lower part of the garage addition would be an overall area of 20'W x 23' L. This bottom area garage would include a staircase to access the above storage area above the new garage addition. The above storage area would also be 20'W x 23'L to match and line up with the bottom garage addition.

The entire addition will be a wood frame build and with a vinyl lap siding to match the existing garage and surrounding homes in the neighborhood.

The above storage area will NOT exceed the max height restriction of 18'. The roof for the above storage area will be a top core tapered roof. (flat roof) The Gable style roof in the pictures will be rebuilt into the flat roof style.

Both of these areas will NOT be used as any type of living quarters. The usage for both areas is for vehicles, boat, motorcycles (bottom garage) and general home storage (top).

We are looking to add this additional storage due to the simple fact of the current size of the home, (roughly 1,150 sq') limited size and number of interior closets with no inside space to add more, no current basement, (sits on a non-usable crawlspace) and a limited accessible attic with structure that is sub-par to hold or maintain any type of substantial weight for home storage.

This addition will NOT impede or encroach on any type of accessibility to mine, the village, or nearby homes for any reason. This addition will sit roughly 140' east off of the public roadway. This will also make it not impede any type of roadway and sidewalk paths in this area.

The size of the overall lot is over 17,500 square feet. With this lot size the addition will not create any type of overbuild or cluster as it sits.

Directly to the North of the property sits an open slot of land that also creates a "buffer" or additional open land space between mine and the neighbor's house.(Neighbors home is 16749 Sayre ave.) This gap between the two homes is roughly 70'.

This slot of land or field also creates a larger "buffer" of space for the residence at 16754 New England Ave at roughly 325 plus feet.

The residence directly to the East of my home would sit roughly 300' away from this addition. Within this 300' also consists of large trees and natural landscaping.

This addition would favor the North part of the property and would be at its almost furthest point away from the residence to the South. (16807 Sayre Ave)

The attached pictures represent the above stated information of the property and the addition included as well. I appreciate you taking the time to read this. If there are any other questions or concerns, I will be more than happy to address and communicate with your team/board. Your time is greatly appreciated.

Thank you,

Dennis Mahoney

Dennis Mahoney

Subject Property (16801 Sayre Avenue) Photographs Provided By Petitioner



Subject Property (16801 Sayre Avenue) Photographs Provided By Petitioner



Neighborhood Contextual Photographs Provided By Petitioner

Photo 1: This home is located across the street from me. The address is 16737 (or 16740). The pic simply shows different sides of the home to show the pitch on this roof. Not a flat roof, but what I would consider similar in style. This residence like many on the street and neighborhood also has vinyl exterior siding like I would be using on the addition to match my existing home and surrounding homes.



Photo 2: This maps image show the exterior of several homes on Sayre Ave. These homes have similar exterior siding to what will be installed on the addition at 16801 Sayre.

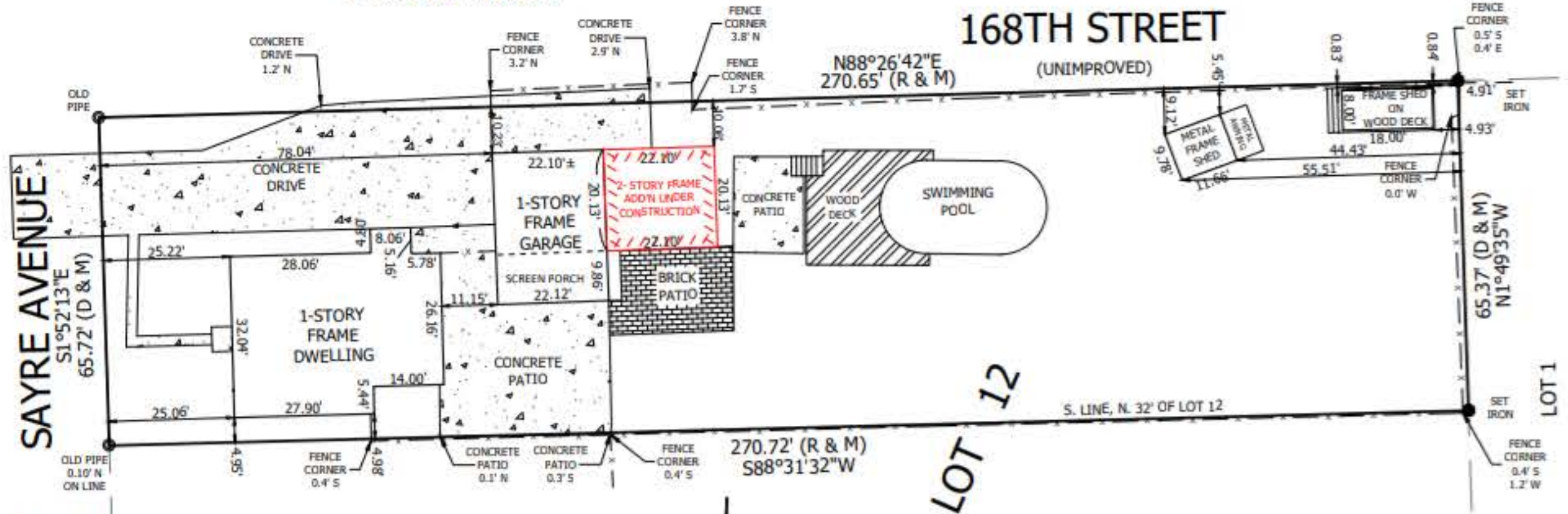
Photo 3: This pic simply shows a bird's eyes view of a home located at 17043 New England with a storage room with triangular windows on the second floor.

Photo 4: 16737 (or 16731) New England Ave on Google Maps



PLAT OF SURVEY

LOT 12 (EXCEPT THE SOUTH 32 FEET THEREOF) IN BLOCK 5 IN ELMORE'S OAK PARK AVENUE ESTATES BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE DRAINAGE DITCH CONVEYED BY DOCUMENT 377150), IN COOK COUNTY, ILLINOIS



STATE OF ILLINOIS)
COUNTY OF WILL)
I, MICHAEL R. ROGINA, ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY
CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE
CAPTION AND THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION
THEREOF

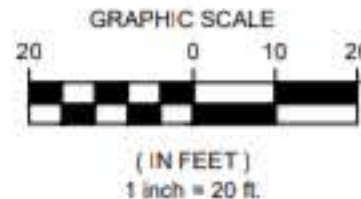
DATED THIS 23rd DAY OF SEPTEMBER, 2025

MICHAEL R. ROGINA

I.P.L.S. 3516

LICENSE EXPIRES 11/30/2025

COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY
APPARENT DIFFERENCE TO THE SURVEYOR.
REFER TO DEED OR GUARANTEE TITLE POLICY FOR BUILDING LINE RESTRICTIONS
OR EASEMENTS NOT SHOWN ON PLAT OF SURVEY.
TO INSURE AUTHENTICITY OF ANY COPIES, THEY MUST BEAR THE SURVEYOR'S
SEAL AND SIGNATURE IN RED INK.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.



NOTES:

- DUE DRAINAGE AND UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- (M) MEASURED
- (R) RECORD
- (D) DEED

COMMONLY KNOWN AS:
16801 SAYRE AVENUE
TINLEY PARK, IL 60477

PIN 28-30-106-015

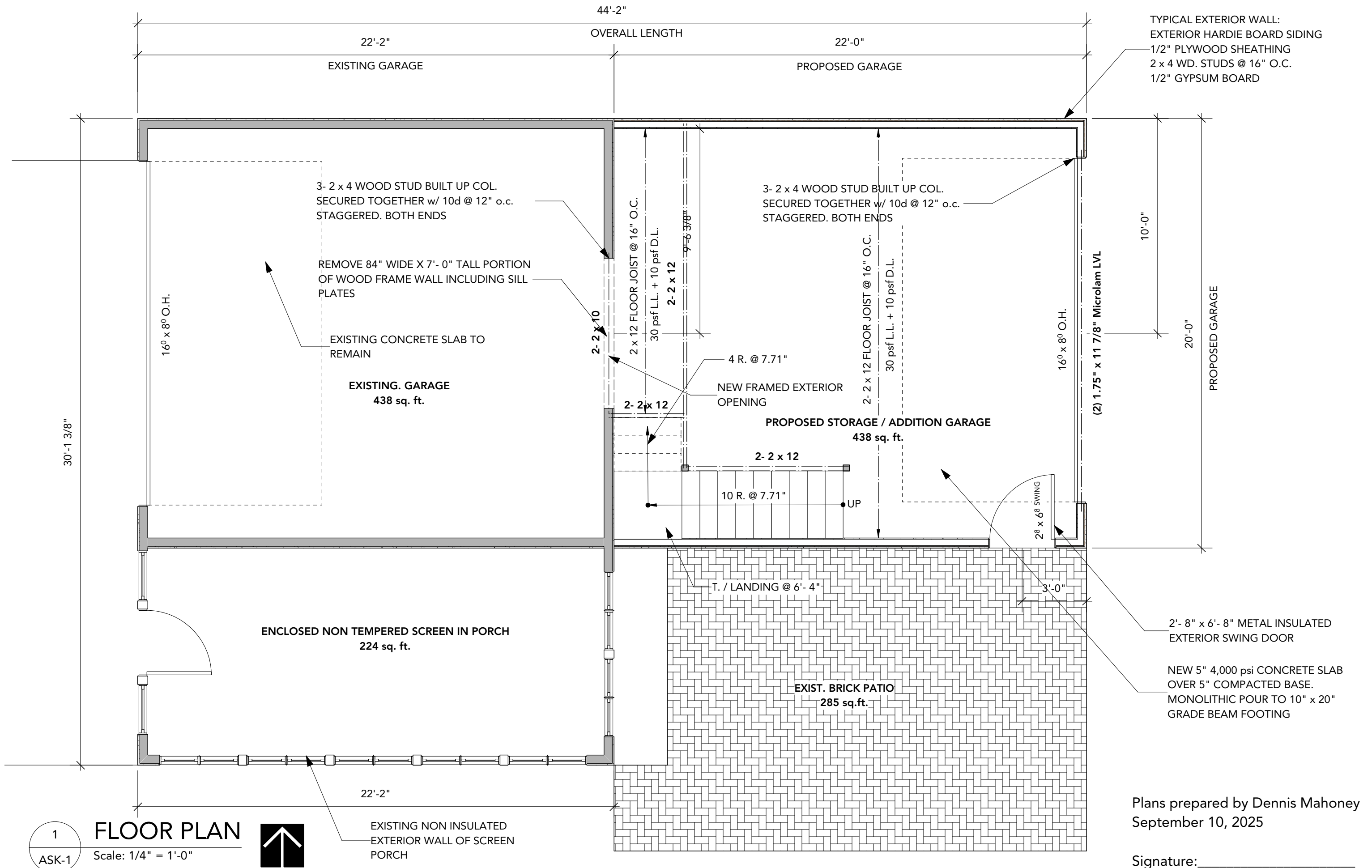
LOT 12 (EX. S. 32' THEREOF) IN BLOCK 5 IN
ELMORE'S OAK PARK AVENUE ESTATES

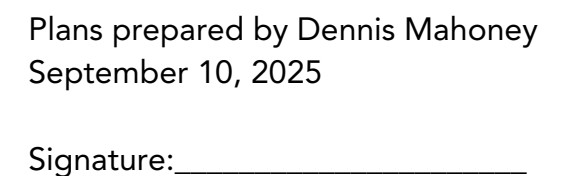
SCALE: 1" = 20' FIELDWORK DATE: 9-19-2025 REVISION FIELDWORK DATE: DRAWN BY: CRR

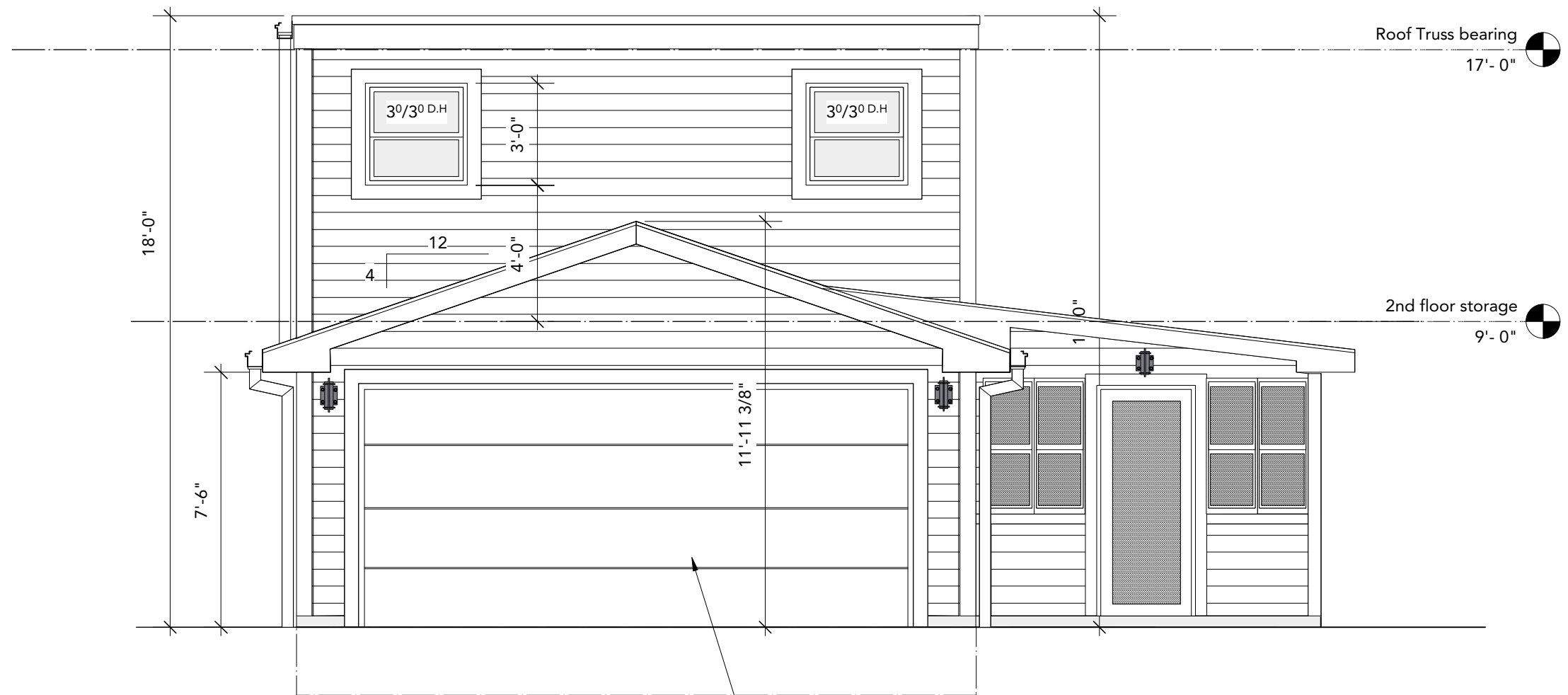


ROGINA
ENGINEERS & SURVEYORS, LLC.
1225 Channahon Road Joliet, Illinois 815/729-0777 FAX 815/729-0782
Professional Design Firm License No. 184-006843 - Exp. 4/30/2027

DENNIS P. MAHONEY FILE NO: 6938.01







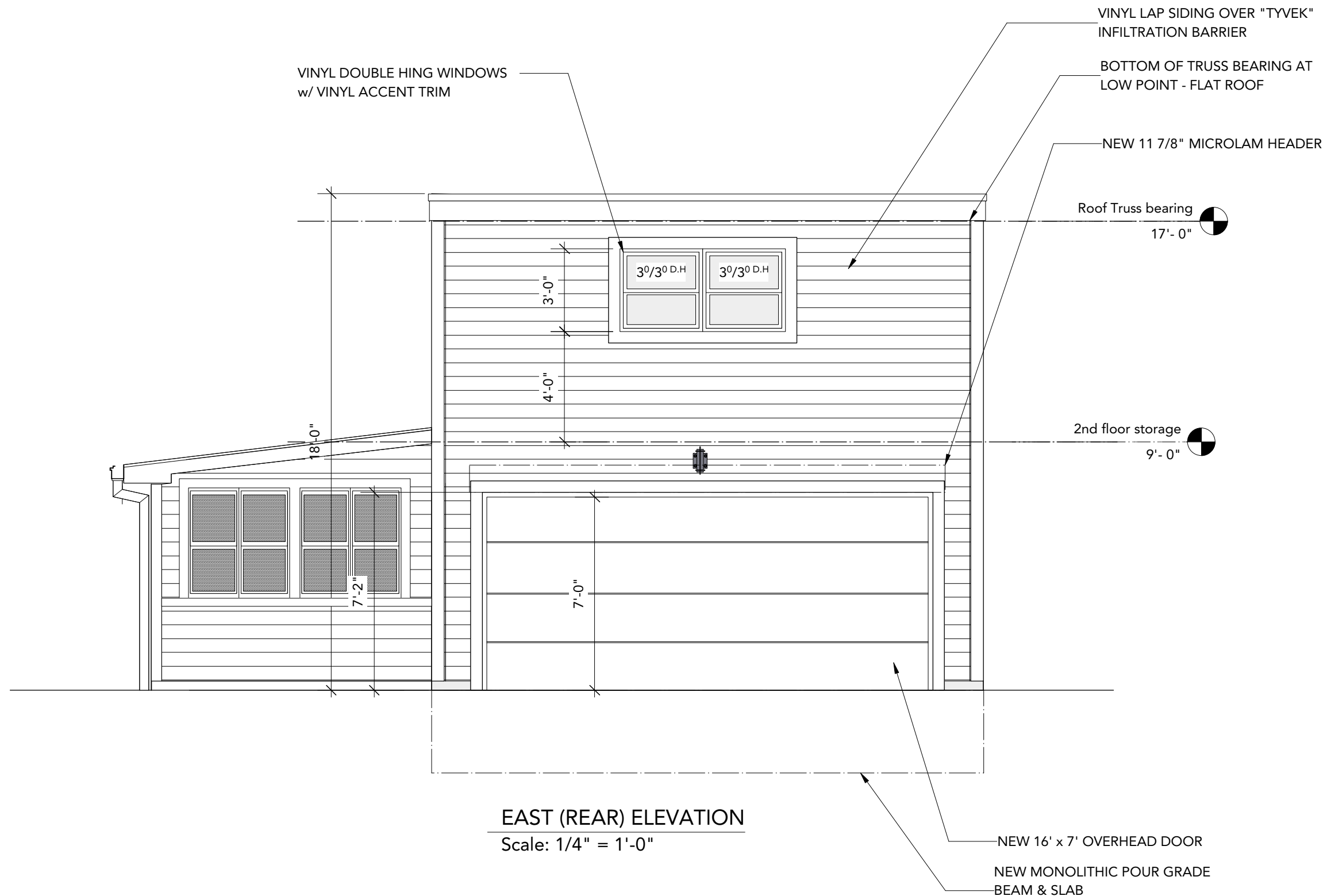
WEST (FRONT) ELEVATION

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

EXISTING OVERHEAD DOOR

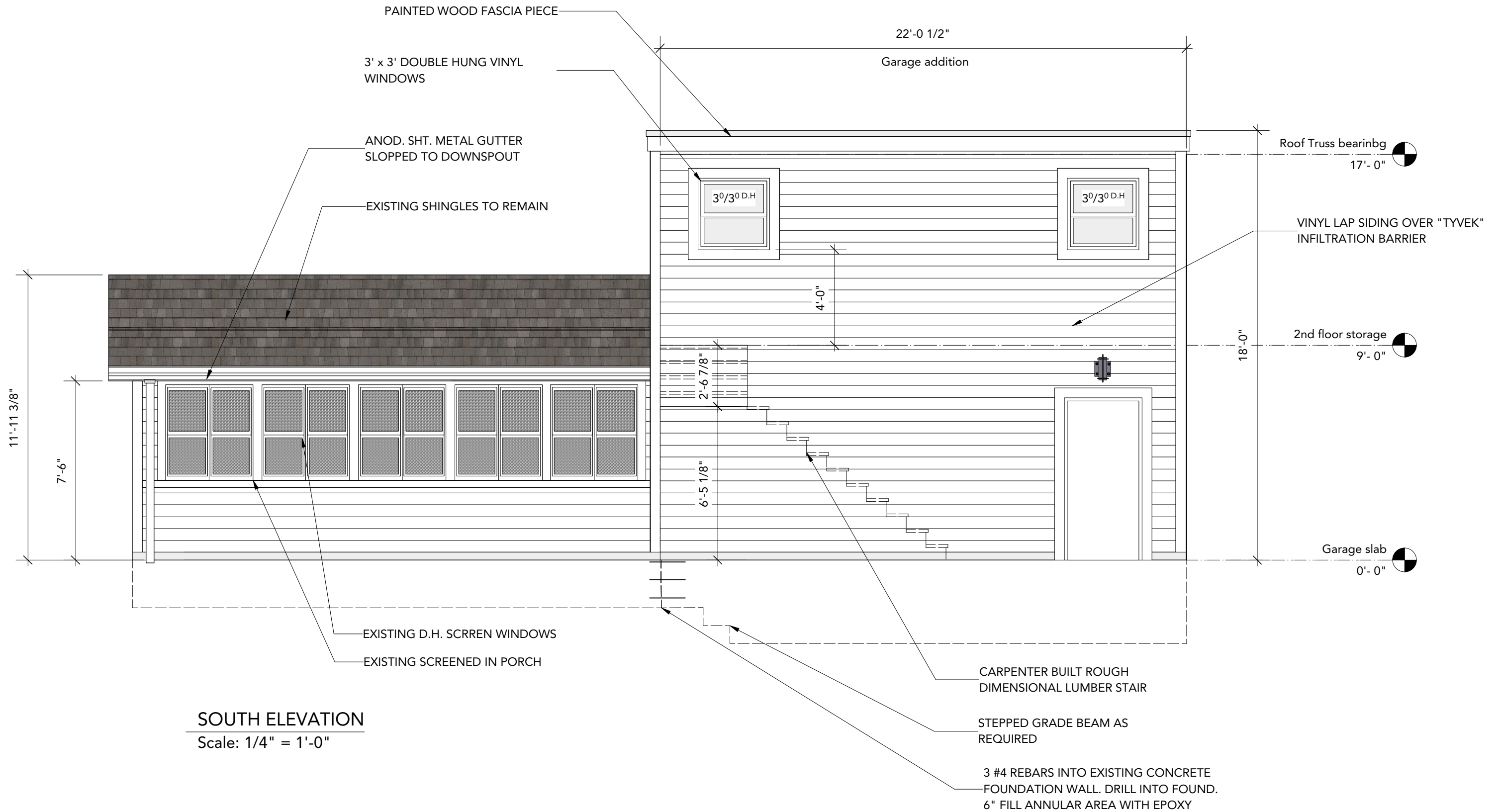
Plans prepared by Dennis Mahoney
September 10, 2025

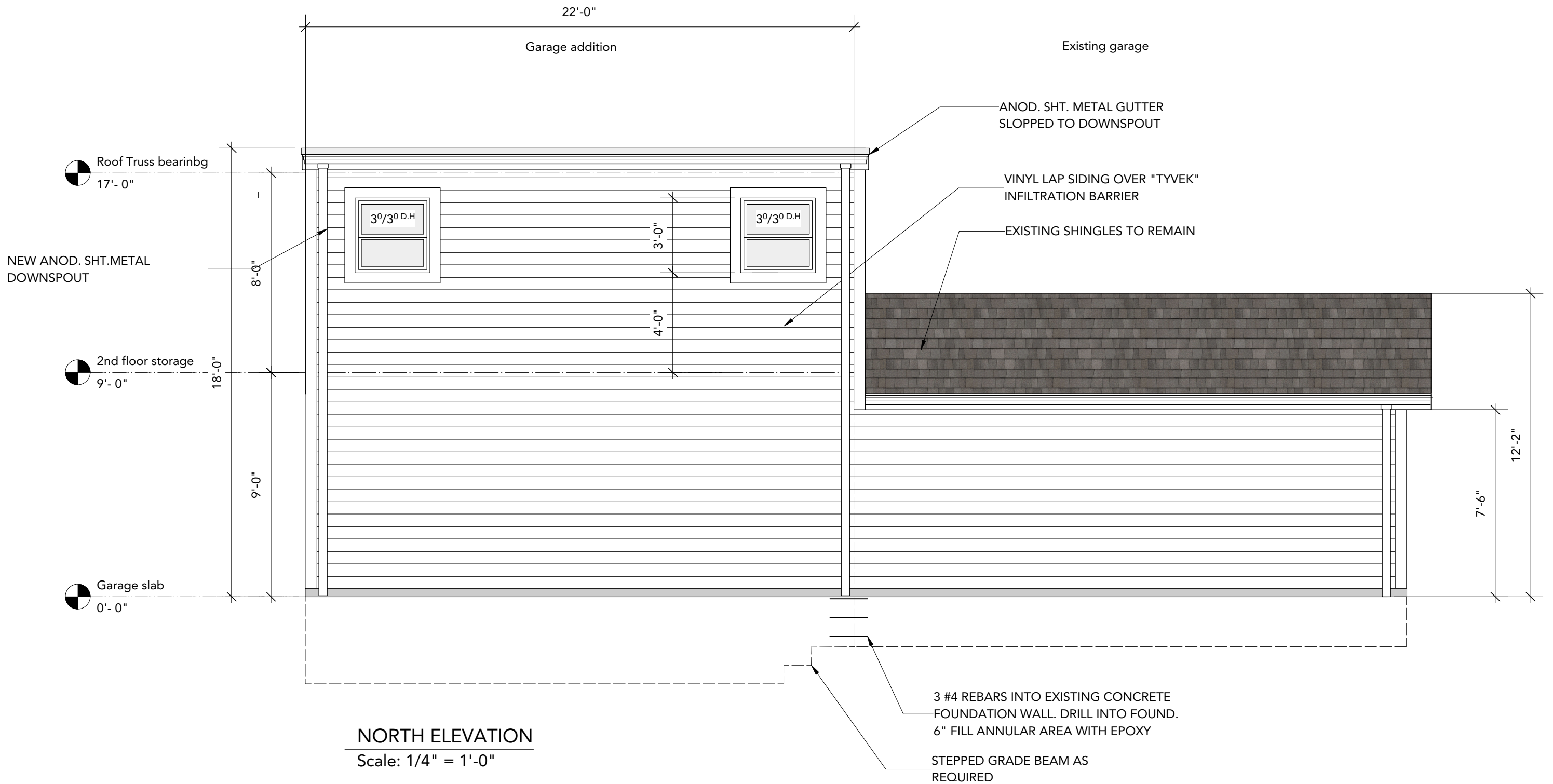
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Plans prepared by Dennis Mahoney
September 10, 2025

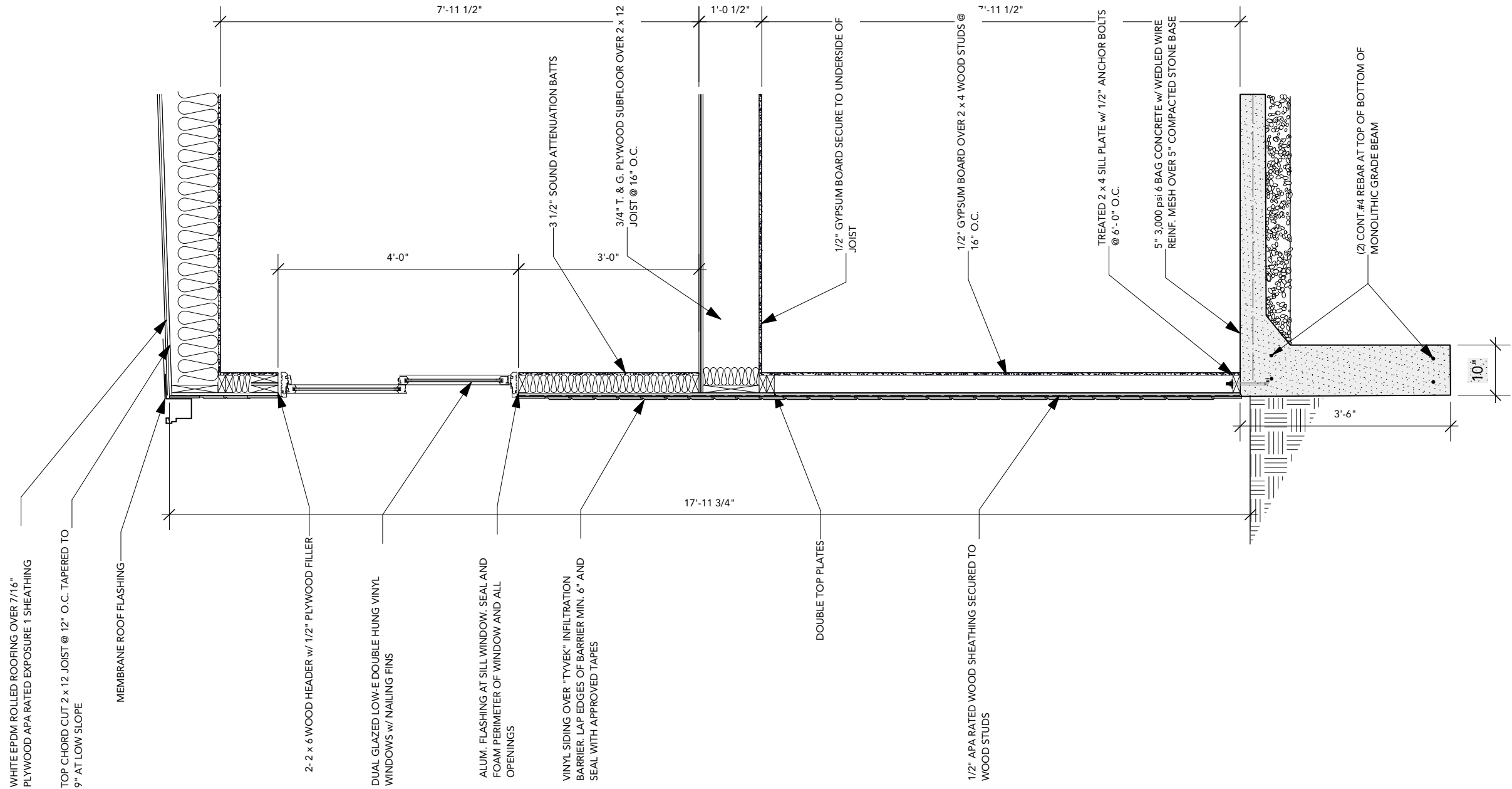
Signature: _____





Plans prepared by Dennis Mahoney
September 10, 2025

Signature: _____



1 WALL SECTION AT GARAGE ADDITION

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

Plans prepared by Dennis Mahoney
September 10, 2025

Signature:_____

MAHONEY LOT COVERAGE SITE AREAS

Single family residence – 1,302 sq. ft.

Existing garage including attached screened in porch – 668 sq. ft.

Proposed addition = 445 sq.ft.

Paver patio – 352 sq. ft.

Concrete patio – 858 sq. ft.

Above ground swimming pool – 614 sq. ft.

Attached above ground deck for pool - 135 sq. ft.

2 shed – 258 sq. ft.

Concrete driveway – 1,735 sq. ft.

Sidewalks – 114 sq. ft.

Lot area = 17,787 sq. ft.

Total lot coverage – 6,481 sq. ft.

6, 481 sq. ft. / 17,787 = 36% lot coverage.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE OCTOBER 16, 2025 REGULAR MEETING

ITEM 2: PUBLIC HEARING – GARAGE VARIATION – 16801 SAYRE AVENUE

Consider recommending that the Village Board grant Dennis Mahoney a Variation from Section III.I.2.b. of the Zoning Ordinance to allow for a detached garage exceeding the maximum accessory structure floor area and maximum accessory structure width at 16801 Sayre Avenue in the R-2 (Single-Family Residential) Zoning District.

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

Absent Plan Commissioners: Angela Gatto
Chairman Garrett Gray
Edgar Montalvo

Village Staff: Michael Coleman, Interim Comm. Development Director
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner

Petitioner: Dennis Mahoney, 16801 Sayre Avenue

Members of the Public: None

ACTING CHAIR MARTINEZ introduced item #2.

COMMISSIONER GASKILL made a motion to open the Public Hearing. COMMISSIONER MANI seconded. Voice vote. All in favor. Motion carried.

ACTING CHAIR MARTINEZ noted the proof of publication.

Lori Kosmatka, Senior Planner, presented the staff report.

ACTING CHAIR MARTINEZ invited the Petitioner to speak.

Dennis Mahoney of 16801 Sayre Avenue was sworn in. He did not have anything to add to Staff's presentation.

COMMISSIONER MARAK asked how difficult it would be to put in a basement, if possible, and that it may potentially be a question for Staff or others. He also wanted to note that this is a hose that is smaller than what is zoned which we've got some substantial parts of the Village in that way. He doesn't have any additional questions.

COMMISSIONER MANI noted the lot is narrow, he doesn't have an issue, and noted the Petitioner is dealing with what he has to make it more comfortable for the belongings.

COMMISSIONERS HAMILTON and SEPESSY had no questions.

COMMISSIONER GASKILL asked for clarification on the structure as illustrated by the photographs in the Staff Report. He asked if this was already built, and without a permit.

Lori Kosmatka, Senior Planner, responded yes.

COMMISSIONER GASKILL noted it is way out of code.

Lori Kosmatka, Senior Planner, responded the code maximum is 720 sq. ft. The proposed is 1,558 sq. ft, thus is 838 sq. ft. over. The maximum width is about 10'-2" over, 44'-2" vs. 34'.

COMMISSIONER GASKILL asked the Petitioner if he thought it was okay.

Mr. Mahoney stated at the time it was overlooked, and was a mistake on his end.

COMMISSIONER GASKILL stated it needs to be corrected.

ACTING CHAIR MARTINEZ noted she is struggling with seeing the hardship on it. She asked the Petitioner to explain the hardship.

Mr. Mahoney responded that as stated in the report, the vehicles would go in the garage, and that above would be used for general storage use. He stated the home itself has limited, very small closet space. He stated that for the attic, the roof pitch cuts off a large portion of the attic. He stated the structure of the attic joists is not a 2x10 or 2x6, but rather a lesser width of lumber. He does not want to put anything up there of a substantial weight. This limits storage in the attic.

ACTING CHAIR MARTINEZ asked if he had considered an addition to the house, and why he wouldn't have pursued it.

Mr. Mahoney responded that there is a concrete slab at the back of the house. It would've had to be torn off the back. He doesn't think it's accessible with the way the garage sits to go back. To go upward, the house sits on a cinder block, so the support structure to go vertical with the cinder block foundation versus putting in a basement or going vertical would not support it.

ACTING CHAIR MARTINEZ asked if he could advise on his plans for the existing sheds. She asked if he would be removing them since he is proposing this structure.

Mr. Mahoney responded that one is a greenhouse, and the other shed structure holds snowblowers, gas grill and propane tanks, and lawn equipment.

ACTING CHAIR MARTINEZ asked Staff if there is a permit for the shed, and if a permit is necessary for one.

Lori Kosmatka, Senior Planner, responded she did not find a permit for that.

ACTING CHAIR MARTINEZ asked the Petitioner if he plans to put those items inside the new structure.

Mr. Mahoney responded yes, that is a possibility.

ACTING CHAIR MARTINEZ asked if there are any opinions on maybe proposing a condition to that effect.

Lori Kosmatka, Senior Planner, responded that Staff defers to the Commission to discuss. She said if there is an issue of the square footage, then removing the existing shed would reduce the extent of relief when you are looking at the overall lot. She noted the lot coverage data sheet identifies the structures. She read the dimensions of the two sheds (one of which is the greenhouse).

Mr. Mahoney responded that it would be the structure that sits on a diagonal.

Lori Kosmatka, Senior Planner, responded that the actual shed would be at the far rear corner stated. She noted that the setback of that shed as shown on the plat appears to not meet the code minimum of five feet, so it is nonconforming. These things can be taken into consideration.

ACTING CHAIR MARTINEZ stated that usually hardships it is more land-related. She knows there is a smaller width. She said storage is one of those ones that is not necessarily up to that standard. She said it would make her feel better if he removed that nonconforming shed. She asked if any other Commissioners had feelings on that.

COMMISSIONER HAMILTON said it is a long lot and he didn't feel like removing that little bit of square footage of that shed would make a substantial difference because it is a very large lot. He said the lot north of them is empty so it is not like there is a problem with the neighbor. He asked if the final design will have a flat roof.

Mr. Mahoney responded yes that is correct. He said the gable style that you see in the pictures is just a frame on the front and back, and would come down. He said it would be a flat roof as seen in the detailed drawings so as to not exceed the height restriction.

COMMISSIONER GASKILL asked if the Petitioner built the greenhouse and shed himself, and without a permit.

Mr. Mahoney responded yes that is correct.

COMMISSIONER MARAK said it is notable that the height of the garage is being taken in. He also noted it is his understanding that we only need one hardship, not multiple hardships to move forward. He said however what worries him is whether or not this will change the essential character of the locality. He said he is reminded of a couple other cases we had where allowing someone to come in and make a substantial change like this likely should, or do we say that because there is an open lot to the north no one else can do it, or will other people come in front of us and say rightly, as we've done with fences and other things, you've let these people do this so I am going to do it, and then the nature of the neighborhood itself gets compromised in terms of its look and its aesthetic. He said that is one concern that he has about recommending to grant this variation.

ACTING CHAIR MARTINEZ said she echoes that and that she had looked around, and it didn't seem like too many properties had such a structure. She asked how far away the one that he had referenced was.

Mr. Mahoney responded that there are several. He said there are two on New England Avenue, and there are several in the Parkside area as well. He said there are more than what is shown in the pictures that have the height, width, and length with windows on the second floor. He said they are in a very similar style in that older part of Elmore's village on the west and east sides of Oak Park Avenue.

COMMISSIONER SEPESSY asked if we know if the buildings that were identified in the Parkside area were built with permits.

Lori Kosmatka, Senior Planner, responded she did not know.

Mike Coleman, Interim Community Development Director responded they were prior to his living in the Village 31 years here. He said in the last four years, we have had a couple that have come in for variances. Before working for the Village, he was the architect working for one on the west side. He noted they were over 90 feet and it was for two garages and they were more in area than what he has on his site, but they had the 90 feet which allowed the two garages to be built on. He said it does happen. He also said to answer Commissioner Marak's question, being a cinder block foundation, chances are it is not reinforced. He stated if he were to want to make a basement he would have to shore up his entire house with I-beams, steel, temporary concrete columns to frame and shore it and kicker it off. He said they would have to replace and pour as we do not allow concrete block foundations for anything new, that it all has to be cast-in-place concrete. He clarified that if he is going down, he would have to go at least 8 feet, which would be a foundation wall that would be 8'-4" minus the slab that would give him an 8 foot height. He noted this would be a substantial undertaking to do that. He stated also with the pitch of the roof, these houses like the couple that we have done solar on to see if they have to reinforce the roofs, the actual ceiling joists are 2x4. He stated that 2x4 would not really pick up any load, so the loading in this particular case would be 15psf, versus what he is looking to design at is 30psf because it has a code compliant stair in it so that is designed to pickup what he actually wants to use rather than put it up in his attic. He stated those joints would eventually deflect on him, and chances are he may have plaster rather than gypsum board. Plaster is already a brittle material, so it may crack.

Mr. Mahoney responded that it is a mix.

COMMISSIONER MANI said just looking at the lot and where the Petitioner started to build, it appears to be lined up with the garage that is there now. He said if he is standing at the sidewalk facing the house he will just see the second story structure so he doesn't think it will change the character. He said even if the neighbors want to do the same thing, it looks good. He said the Petitioner is just trying to make his home more workable. He said he does not see this being detrimental to the neighborhood.

ACTING CHAIR MARTINEZ asked why the screened porch is necessary, and if it is part of the request.

Mr. Mahoney responded that it was already existing, and has single pane windows.

ACTING CHAIR MARTINEZ asked if the Commissioners had any further questions. Hearing none, she asked if anyone else from the public wished to testify or speak. None came forward. Seeing none, she requested a motion to close the public hearing.

COMMISSIONER SEPESSY made a motion to close the public hearing. Seconded by COMMISSIONER GASKILL. Voice vote. All in favor. Motion carried.

Lori Kosmatka, Senior Planner, presented the standards for approval.

ACTING CHAIR MARTINEZ requested a motion for the Variation.

COMMISSIONER MANI made a motion to recommend that the Village Board grant the Petitioner Dennis Mahoney, Variations from Section III.I.2.b. of the Tinley Park Zoning Ordinance to increase the maximum floor area of a detached garage accessory structure to 1,558 square feet and to increase the maximum width of a detached garage accessory structure to 44'-2" feet, at 16801 Sayre Avenue in the R-2 Single-Family Residential District in accordance with the plans submitted and adopt the Findings of Fact as proposed in the October 16, 2025 staff report.:

COMMISSIONER HAMILTON seconded. Roll call vote. Ayes: COMMISSIONER HAMILTON, COMMISSIONER MANI. Nays: COMMISSIONER GASKILL, COMMISSIONER SEPESSY, ACTING CHAIR MARTINEZ. Abstain: COMMISSIONER MARAK. COMMISSIONER MARAK said he wants to go on record to state he is concerned about the nature of the neighborhood, but he is also concerned about us having a zoning rule that all the houses inside of a zone are nonconforming which is true for this area. COMMISSIONER MARAK stated he is on both sides of the issue. COMMISSIONER MARAK abstained from the vote. Vote (2-3, 1 Abstain). Motion failed.

ACTING CHAIR MARTINEZ noted the Petitioner could revise the site to conform or go to Village Board. This item would go before the Village Board on November 4, 2025.

Michael O. Whalen, Associate Planner, clarified when the motion goes to Village Board without unanimous approval here, they typically do an initial reading where the item is introduced and discussed, followed by a formal vote to approve or deny at the following meeting.

COMMISSIONER MARAK stated that he felt it would be helpful if the Petitioner had some of his neighbors come out to say what they think about adding that in terms of character of the neighborhood. He said we saw a couple other places that have similar characteristics. He did drive by there, but he said it is hard to know as it didn't appear to be pervasive in that space. The big issue for him is to make sure we have neighborhoods where there are not things that stand out as being completely different than other ones around them. He felt it would be really helpful for him personally, though he won't be there, if the Petitioner brings neighbors in to talk about the character of the home and work and what they think about its impact on the neighborhood.

COMMISSIONER MANI suggested the Petitioner have a nice photo of the front showing that it does not stick out like a sore thumb and fits within the character. He noted it is not like it is three stories tall and not placed behind the existing garage. He said he likes it.

Additional Subject Property Photos by Village Staff 12/11-12/2025:







Additional Neighborhood Context Photos by Village Staff 12/11/2025:
Page 1: Sayre Avenue (Sample)



Additional Neighborhood Context Photos by Village Staff 12/11/2025:
Page 2: New England Avenue (Sample)

