



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

January 15, 2026 – 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 December 18, 2025 Regular Meeting

ITEM #1 PUBLIC HEARING – HELEN KELLER ELEMENTARY SCHOOL – 16227 EVERDON DRIVE & 7846 163RD STREET – SUBDIVISION/CONSOLIDATION AND REZONING / MAP AMENDMENT

Consider recommending that the Village Board grant Dan Callaghan on behalf of Kirby School District 140 a Rezoning / Map Amendment at 16227 Everdon Drive from the R-3 (Single-Family Residential) to R-4 (Single-Family Residential) Zoning District, and a Plat of Subdivision to consolidate 16227 Everdon Drive with the existing Helen Keller Elementary School at 7846 163rd Street.

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**

December 18, 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 December 18, 2025.

CALL TO ORDER –ACTING CHAIR HAMILTON called to order the regularly scheduled meeting of the Plan Commission on December 18, 2025, at 7:16 p.m.

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

Absent Plan Commissioners: Angela Gatto
Chairman Garrett Gray
Amanda Martinez
Steve Sepessy

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

Petitioners: Dan Olson, Upstream Design Group (item 2)
Joe Kerchner, Lingle Design Group (item 2)
Dennis Mahoney, 16801 Sayre Avenue (item 3)

Members of the Public: Chris Kalischefski, WT Group (item 1)
Jennifer Vargas (item 1, 2)
Pamela Maloney (item 2)

COMMUNICATIONS – Lori Kosmatka, Senior Planner, noted that COMMISSIONER HAMILTON would serve as Acting Chair for the meeting in CHAIRMAN GRAY’S absence.

APPROVAL OF THE MINUTES – Minutes of the October 16, 2025 Plan Commission meeting were presented for approval. ACTING CHAIR HAMILTON requested a motion to approve the minutes. COMMISSIONER MANI made a motion to approve the minutes of the July 3, 2025 Plan

Commission meeting. COMMISSIONER MARAK seconded the motion. All were in favor.
Motion carried.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE DECEMBER 18, 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.

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

Absent Plan Commissioners: Angela Gatto
Chairman Garrett Gray
Amanda Martinez
Steve Sepessy

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

Petitioner: *absent*

Members of the Public: Chris Kalischefski, WT Group
Jennifer Vargas

ACTING CHAIR HAMILTON introduced item #1.

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

ACTING CHAIR HAMILTON noted the proof of publication.

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

ACTING CHAIR HAMILTON invited Chris Kalischefski of WT Group up to speak.

Chris Kalischefski was sworn in. He said that he was there representing Gas N Wash, the buyer of Lot 4. He noted that the request for item #1 was very narrow, and approval of the request would allow his client Gas N Wash to apply to build a new gas station. He added that Gas N Wash would have preferred Lot 4 from the start, were it available.

COMMISSIONER MANI asked why the original PUD limited gas stations to only Lot 1.

Michael O. Whalen said that it was to ensure that only one gas station could be developed within the PUD.

COMMISSIONER MARAK said that he recalled the parcel on the corner of 191st and Harlem having a gas station proposed in the past. He asked why Gas N Wash would open another location a few blocks down from the existing location on 194th and Harlem. He asked if that location would be closed.

Chris Kalischefski said that Gas N Wash is confident it can support two locations based on roadway volume.

COMMISSIONER MARAK asked if any future gas station user would have to come before the Plan Commission for review. Michael O. Whalen confirmed that a gas station is a special use in the commercial zoning districts and that gas stations and carwashes within PUDs require a special use for a deviation from the PUD.

Jennifer Vargas was sworn in. She noted that there are already two Gas N Wash locations near the property. She said that she was concerned with vehicle traffic on her street and said that the development will increase traffic. She said that there was a burglary in her neighborhood recently. She said that the neighborhood is opposed to 24-hour businesses opening nearby. She said she is also concerned with noise and lighting at the development.

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

Michael O. Whalen presented the standards for approval.

COMMISSIONER MONTALVO made 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. COMMISSIONER GASKILL seconded. Roll call vote. 3 aye-2 nay. Motion carried.

ACTING CHAIR HAMILTON noted the item would go before the Village Board on January 6, 2026.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE DECEMBER 18, 2025 REGULAR MEETING

**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.

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

Absent Plan Commissioners: Angela Gatto
Chairman Garrett Gray
Amanda Martinez
Steve Sepessy

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

Petitioner: Dan Olson, Upstream Design Group
Joe Kerchner, Lingle Design Group

Members of the Public: Jennifer Vargas
Pamela Maloney

ACTING CHAIR HAMILTON introduced item #2.

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

ACTING CHAIR HAMILTON noted the proof of publication.

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

Dan Olson was sworn in. He said that the layout chosen is McDonald's most efficient layout. He noted that there would be queueing space for 16 vehicles and three drive-thru windows to provide faster service. He said that the trash enclosure and shed would be clad in the same materials as the building. He said the increased landscaping would help reduce light spillover from vehicle headlights. He said he would prefer to not limit the hours of operation and said that the operator of the restaurant would typically determine the hours.

COMMISSIONER MARAK said that he recalled that during the public hearing for the PUD that limiting 24-hour operation of all businesses was discussed. Michael O. Whalen said that he recalled the discussion, but that nothing was added as a condition in the PUD.

ACTING CHAIR HAMILTON asked if the other McDonald's in Tinley Park were 24-hours. Michael O. Whalen noted that the two other locations in town were 24-hours for drive-thru customers only.

Pamela Maloney was sworn in. She noted that both McDonald's locations in the Village were 24-hours. She said that there were no houses near the other two locations. She said that she would like to see the hours restricted to minimize disturbances to the neighborhood. She asked what the benefit to the neighborhood would be if 24-hour operation was allowed. She asked if deliveries would be allowed while the restaurant is closed. Michael O. Whalen said that typically restricting hours of operation would not limit deliveries to allow flexibility for the business. Pamela Maloney said that noise carries across the property currently. She asked if the proposed landscaping would block light from vehicles' headlights. Michael O. Whalen said that the landscaping would grow to block most light.

Pamela Maloney said that she had heard there would be a fence installed. Michael O. Whalen said that the latest landscape plan from the master developer included fencing along the commercial developments in the PUD and that the fences would be located on the common property of the PUD, rather than on each individual lot.

Jennifer Vargas was sworn in. She presented a picture of a vehicle's headlights on her phone and asked how long it would take for landscaping to grow. She asked when the fence would be installed.

COMMISSIONER MARAK made a motion to close the public hearing. COMMISSIONER MANI seconded. Voice vote. All in favor. Motion carried.

Michael O. Whalen asked the Commission about the hours of operation restriction. He said that the motion is drafted to limit hours between 4 a.m. and 10 p.m.

COMMISSIONER MANI said that he felt limiting the hours to the hours of the Village's noise ordinance would be more appropriate.

ACTING CHAIR MARAK said he understood the reasons behind wanting to restrict 24-hour

operation but added that he would like to see businesses succeed for the benefit of the community. He said that requiring the restaurant to close at 10:00 p.m. seemed a little early and that 5:00 a.m. seemed like a good time for breakfast customers.

COMMISSIONER MARAK proposed limiting the hours from 5:00 a.m. to 11:00 p.m. ACTING CHAIR HAMILTON said that he could support that restriction.

ACTING CHAIR HAMILTON invited Dan Olson back up to speak. He said that he felt limiting the hours of the business seemed arbitrary. He said closing the dining room overnight is very common, but that the drive-thrus may stay open later or 24-hours. He said that closing at 10:00 p.m. would be very early and the future operator would lose a lot of business. He said the same was true about restricting hours before 7:00 a.m.

ACTING CHAIR HAMILTON invited Pamela Maloney back up to speak. She said she did not care about the impact to the future operator. She added that drive-thru customers typically eat their food parked in the lot while the dining room is closed.

ACTING CHAIR HAMILTON invited Jennifer Vargas back up to speak. She said that she has lived in the neighborhood for 20 years. She said that a McDonald's in Frankfort wanted to add 24-hour operation and the Frankfort Village Board limited their hours.

COMMISSIONER MARAK reiterated that he was okay with 5:00 a.m. to 11:00 p.m. He said that the hours of operation could be reconsidered in the future.

COMMISSIONER MANI said that adding a fence could help reduce noise and block headlights.

Michael O. Whalen said there is a commitment from the master developer to construct a 6-foot-tall fence along the commercial properties. He added that the fence height could be increased to 8 feet if the Commission would like to make that request of the developer.

COMMISSIONER MARAK asked about the berm that was to be installed along the master development property lines. Michael O. Whalen said that during the final engineering process for the master development the berm was reduced in height to accommodate additional stormwater management area.

Michael Coleman, Community Development Director, said that the master developer has agreed to increase landscaping along the south property line, and each individual lot developer can add enhanced landscaping on those lots. He said that he recommends a low maintenance material like vinyl.

ACTING CHAIR HAMILTON asked about the location of the fence. Michael O. Whalen said that the fence would be installed on the common property in the master development, rather on each individual lot. Michael Coleman said that was still under discussion and that the fences may be installed on the individual lots.

ACTING CHAIR HAMILTON confirmed that a fence will be installed between the commercial

properties and the residential properties. Michael Coleman said that the fences would be installed prior to each business opening to avoid damage to the fence from construction. Lori Kosmatka, Senior Planner, said fence installation could be part of each individual lot's certificate of occupancy requirements. COMMISSIONER MARAK asked how to best require the fence installation. Michael O. Whalen said they could impose a condition on the Site Plan/Architectural approval.

Michael O. Whalen presented the standards for approval.

COMMISSIONER MARAK made a motion to recommend that the Village Board grant a Special Use 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 December 18, 2025 Staff Report, subject to the condition that the hours of operation for the establishment (drive-thru usage as well as dine-in and carry-out) are limited to 5:00 a.m. to 11:00 p.m. COMMISSIONER GASKILL seconded the motion. Roll call vote. All in favor. Motion carried.

COMMISSIONER MANI made 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 December 18, 2025 Staff Report, subject to the conditions in the Staff Report, and that a fence be installed along the west and south property lines prior to issuance of a Certificate of Occupancy. COMMISSIONER MONTALVO seconded the motion. Roll call vote. All in favor. Motion carried.

ACTING CHAIR HAMILTON noted the item would go before the Village Board on January 6, 2026.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE DECEMBER 18, 2025 REGULAR MEETING

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.

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

Absent Plan Commissioners: Angela Gatto
Chairman Garrett Gray
Amanda Martinez
Steve Sepessy

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

Petitioner: Dennis Mahoney, 16801 Sayre Avenue

Members of the Public: None

ACTING CHAIR HAMILTON introduced item #2.

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

ACTING CHAIR HAMILTON noted the proof of publication.

Lori Kosmatka, Senior Planner, presented the staff report.

ACTING CHAIR HAMILTON invited the Petitioner to speak.

Dennis Mahoney of 16801 Sayre Avenue was sworn in. He recalled at the last Commission meeting that Commissioner Marak had brought up a suggestion of having some residents come to the meeting. He said he talked with some of the residents, and unfortunately they could not

participate here with other obligations mainly due to family and work. He received verbal confirmation from a total of nine residents at three homes. One was the residents to the north directly next to him (16749), others were at 16763 Westwind Drive, and the home kiddy-corner to him (16754 Sayre). These residents told him they are in full support, saying it would be a great addition, and can't wait until it gets done. They also all offered to write something in if needed as a confirmation for verification of the conversation that they were in support. He believes these residents have lived there at least 25 years. He also noted the gable-style roof has been taken down to meet the height restriction of 18 feet. He also noted there was a correction of the width versus the length. The width is now the 20'-2" dimension, not the 40-some foot dimension.

Michael Coleman, Community Development Director added that in our code we had an interpretation that needed clarification. He noted he had provided the width is a dimension that is side-to-side Side-to-side would be the façade that is facing the street, that is your front elevation, and you have two side elevations. That is the width of the garage which is under the 34 feet maximum including the screened in porch so we are in compliance. The length is what is 42 feet, and is what is from front to back. We recently had another interpretation where someone came in with a garage that is wider than 34 feet, so we made him reduce it down to fall into the same compliance, and he made it a little deeper. In our office now, width is side-to-side, not the depth, the garage is. Also, if you were to level his site, at 2800 sq. ft. with a pitch less than 8/12, he is estimated to be about a 5/12 right now, even with all these additions on here, he is still just barely over but still tremendously under his lot coverage. He is going to use that addition to take a lot of the accessory storage items, boats and so forth to be stored inside so it is an important, good thing for code enforcement to have them stored inside. He noted the Petitioner stated that the existing shed will be brought into compliance with a permit. He could do that separately or could do it coincidentally with the submittal that he has in now. He said he is also willing to put in a four-inch concrete slab which is required for any shed over 100 sq. ft. up to 200 sq. ft., and take it off five-foot from the property lines. It does not appear that he has any easements so five-foot would be the limit. This would bring the property more into compliance.

ACTING CHAIR HAMILTON asked if there is an ordinance regarding boats and other items in the driveway.

Michael Coleman, Community Development Director responded that boats are like trailers, they are open and have to be at least two-feet off the side property line. If they ask, we try to tell people to find storage for them as it can be unattractive and subject to vandalism. Petitioner Mahoney brought up that he would like to bring his into the garage at the back portion. Taking some of his vehicles and enclosing them would be good.

ACTING CHAIR HAMILTON asked if there are any comments from the Commissioners.

COMMISSIONERS GASKILL and MONTALVO had no comment.

COMMISSIONER MANI said he had no comment other than what he had said at the last Plan Commission meeting. It looks good.

COMMISSIONER MARAK had a couple comments. The thing he had wanted was either hearing

from the neighbors or having photos of other places in the neighborhood that look like this to get a better sense of how this fits in. He appreciates this, and is perfectly happy with that. The other comment is for Staff about the zoning to need to get away from legacy zoning (not the “Legacy” area downtown), of requiring the houses to be bigger than the houses are in the neighborhoods. He noted he felt that is a silly part that destroys the ability to work with these things sometimes where we know every house in the neighborhood is automatically nonconforming, and that is a problem. That is not really what zoning is for. He said he is pleased to see other examples of the home images.

ACTING CHAIR HAMILTON asked how we came about this having the code getting written with this situation where nearly every single residence in the neighborhood is nonconforming.

Michael Coleman, Community Development Director responded that he can speak on behalf of Planning and himself as an architect. A lot of times you run into an existing legal nonconforming issue. This means at the present time when this neighborhood was built, the zoning code was probably incredibly less restrictive. Building and zoning codes get more restrictive as time goes on. Building code is unfortunately possibly due to a fatality or a collapse. The zoning code is where you look a pattern of what is happening. So when this was built, the zoning code probably said what the maximum house you could put out there which was probably due to construction standards and what people could afford at the time. Now we have with certain lots we look at a pattern to see if a variance can be possible where the hardship is wanting to match the conformity of the neighborhood. All of the homes next to it don’t meet the 2800 square feet. That is what we look at. We have ran into that in several cases where it did not meet the intent of the code, but the adjacent properties did, so it becomes progressive. The code 50 years later have these houses not matching it which is legal nonconforming which is perfectly fine. He noted in the neighborhood he grew up in Garfield Ridge every lot is 30 feet wide, and people build up to the property lines. When those houses were built there in the ‘60’s, the code was more restrictive but they since opened it up more a bit.

ACTING CHAIR HAMILTON asked if we are addressing this in the Comprehensive Plan.

Michael Coleman, Community Development Director responded that we will probably be addressing it in the Unified Development Ordinance. The Comprehensive Plan is a major design motif we are looking at for the Village for the next 20-25 years dealing with transportation, pedestrian walkways, housing, retail, etc. and where we want it to go. The Unified Development Ordinance will be more specifically zoned in to zoned lots such as yards, uses, lot allowances, FAR requirements. This is the nitty-gritty of what we look at regarding a set of plans, versus the Comprehensive Plan looks at the Village overall.

COMMISSIONER MARAK noted the larger house requirements were meant to keep poor folks out of the community.

ACTING CHAIR HAMILTON added that it was to increase property value. He noted there is no one else in the audience. He entertained a motion to close the public hearing.

COMMISSIONER MONTALVO made a motion to close the public hearing. Seconded by

COMMISSIONER MANI. Voice vote. All in favor. Motion carried.

Lori Kosmatka, Senior Planner, noted the standards were on-screen for presentation. She presented the standards for approval and read through the motion's conditions for this public hearing.

COMMISSIONER GASKILL asked how long the exclusions and necessities for storage were in effect and if it was otherwise available in the house.

Lori Kosmatka, Senior Planner, responded this is comparison to lacking in amenities typically found in homes, such as no basement, a house size of only 1302 sq. ft. leaves very limited space for closet storage. These are unique plight and physical hardship to the property.

COMMISSIONER GASKILL noted he hadn't heard of this as a hardship before, and how long ago this was put into effect.

Lori Kosmatka, Senior Planner, responded that the Staff Report's black text was as previously presented at the public hearing, so there was noting of lack of storage.

Michael Coleman, Community Development Director noted back in October at the first appearance with the Plan Commission that the Petitioner is on a concrete block foundation which is very difficult to add an addition to it, especially if adding a basement. There is underpinning for concrete block at every joint which is 8x16 and creates a shear point that is very difficult to maintain. Existing ceiling joists are typically 2x4 which will pick up load but bend a lot. When they bend they break the gypsum board or possibly the plaster ceiling so it is not conducive to storage up there in the attic.

ACTING CHAIR HAMILTON requested a motion for the Variation.

COMMISSIONER MARAK made 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 with the conditions listed and as indicated on the slide.

COMMISSIONER MANI seconded. Roll call vote. All were in favor (5-0). Motion carried.

ACTING CHAIR HAMILTON noted the item would go before the Village Board on January 6, 2026.

Receive Comments from the Public

There were no comments from the public.

Good of the Order

Michael Coleman, Community Development Director provided an update. He noted that Hannah Lipman, Assistant Village Manager is resigning from the Village on January 2nd. He also provided a status update for ongoing projects:

- Magnuson – Staff is working with the developer on the project. They are looking into value engineering the building/s. He and the Fire Marshal have worked with them on solutions that will not reduce the safety or well-being of the building/s.
- Other developments are anticipated forthcoming.
- We are in the final revision stages of the Comprehensive Plan. Hopefully it will come back to the Plan Commission late winter. After that we will go into working on the Unified Development Ordinance. The UDO will combine the zoning, subdivision, and landscape ordinances as well as engineering standards.
- He will be adopting the 2024 building codes around February or March and our Village will be one of about 10% of communities on the most recent codes. The State has now passed an ordinance effective last January stating we can only be two code cycles behind. The ICC code is every 3 years. In theory we should at least be on the 2018. When he joined the Village, the Village was on the 2012 version. We adopted the 2021 version. By adopting the 2024 version, we will be good for another 3 or 4 years.

Adjournment

ACTING CHAIR HAMILTON requested a motion to adjourn the meeting.

COMMISSIONER GASKILL made a motion to adjourn the meeting. COMMISSIONER MONTALVO seconded the motion. Voice vote. All were in favor. The meeting adjourned at 9:21 p.m.

PLAN COMMISSION STAFF REPORT

January 15, 2026 –Public Hearing

Petitioner

Dan Callaghan on behalf
of Kirby School District
140

Property Location

7846 163rd Street & 16227
Everdon Drive

PIN

Parcel 1: 27-24-100-017-
0000

Parcel 2: 27-24-118-002-
0000

Zoning

Existing Parcel 1: R-4
Existing Parcel 2: R-3

Proposed Lot 1:
R-4

Approvals Sought

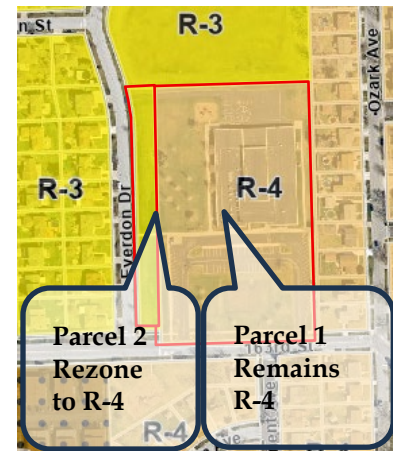
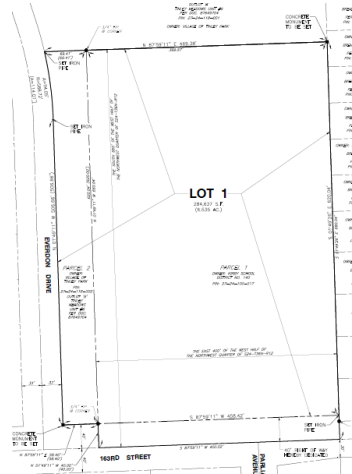
Plat
Rezoning (Parcel 2)

Project Planner

Lori Kosmatka, AICP
Senior Planner

Helen Keller Elementary School Plat and Rezoning

7846 163rd Street & 16227 Everdon Drive



EXECUTIVE SUMMARY

The Petitioner, Kirby School District 140, is seeking a Plat of Subdivision/Consolidation and Rezoning/Map Amendment. The request includes two adjacent subject properties: 7846 163rd Street ("Parcel 1") and 16227 Everdon Drive ("Parcel 2"). Parcel 1 contains the existing Helen Keller Elementary School within the Kirby School District 140. Parcel 2 contains vacant land currently owned by the Village of Tinley Park with public utilities.

The existing school ("Parcel 1", 7846 163rd St.) is undergoing a two-phase site improvement project, and as part of this project, is requesting to take ownership of the adjacent vacant parcel of land to the west, located along the east side of Everdon Drive. This adjacent land is currently owned by the Village ("Parcel 2", 16227 Everdon Dr.). Part of the school's site improvements include a bus drop-off with hardscape play area on Parcel 2 accessed off Everdon Drive, and a new playground (to replace former/existing) toward the north part of the property. Site Plan/Architectural approval is not required for a public educational facility within a public school district.

The request includes consolidating the two existing parcels into one lot and dedicating a portion of land, part of which falls within the 163rd Street roadway, to the Village for right-of-way. Proposed Lot 1's area (excluding the area of the dedication to right-of-way) is 284,637 sq. ft. (6.534 ac.).

Since the existing Parcel 2 portion of land is currently R-3 zoning district, the Petitioner is requesting a rezoning to R-4 so that all of the land consolidated together will be the same zoning district (as existing Parcel 1 is zoned R-4).

Other approvals, such as an Intergovernmental Agreement, land transfer (conveyance with deed), and Easement Agreements are not in the Plan Commission's purview for review. In these situations, the Village Engineer, Village Attorney, and Village Community Development staff handle the request to bring to the Village Board for consideration and approval.

EXISTING SITE & HISTORY

There are two subject properties for this request: 7846 163rd Street ("Parcel 1") and 16227 Everdon Drive ("Parcel 2"). These are adjacent (contiguous) properties, located in the neighborhood southeast of 159th Street and 80th Avenue. Parcel 1 has the existing Helen Keller Elementary School which is a primary level educational facility within the Kirby School District 140. Parcel 1 is owned by the school district, and its area is approximately 264,013 sq. ft. As seen on the aerial location map, the southern portion of Parcel 1 is within the 163rd Street right-of-way public roadway owned and maintained by the Village. Having public roadway within property ownership boundaries is atypical. Typically, the roadway, a parkway (green space), a sidewalk, and an additional foot of land beyond the sidewalk would be located within the right-of-way and the front property boundary line would begin at that point.

Adjacent to the west of Parcel 1, along the east side of Everdon Drive, north of 163rd Street, is vacant land currently owned by the Village of Tinley Park with public utilities running underground ("Parcel 2") and is approximately 36,625 sq. ft. in area.

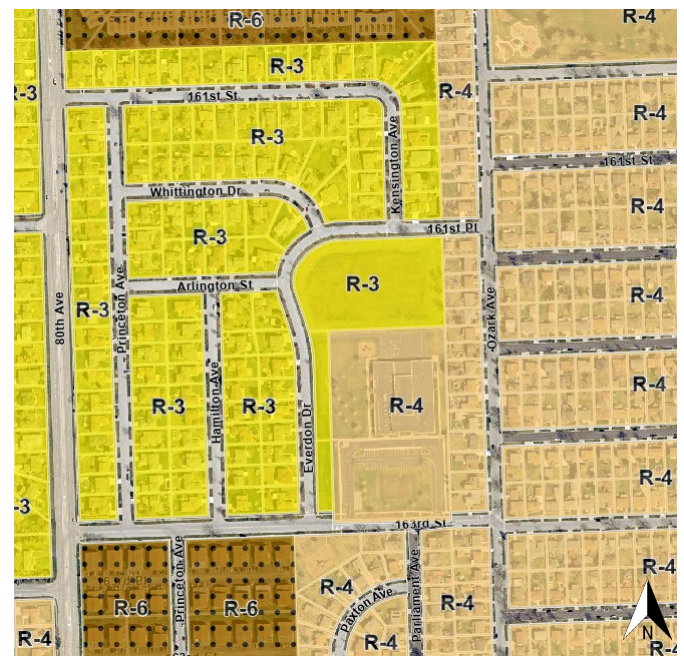
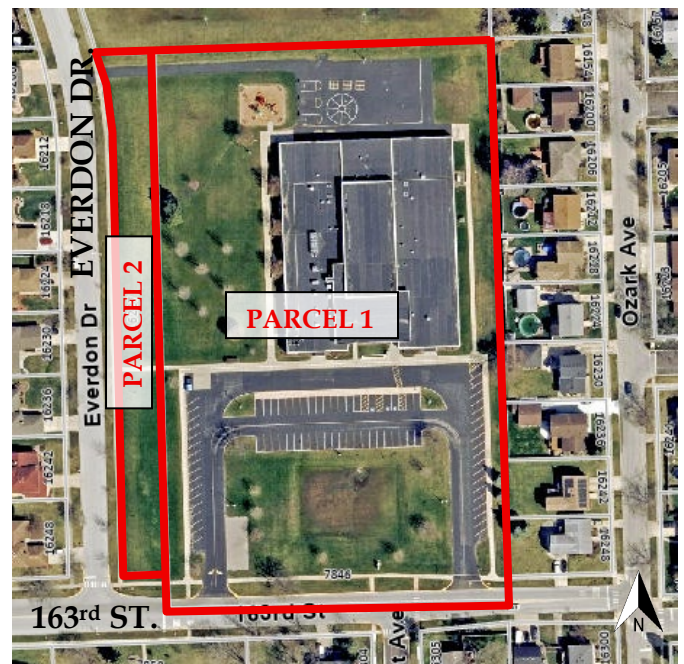
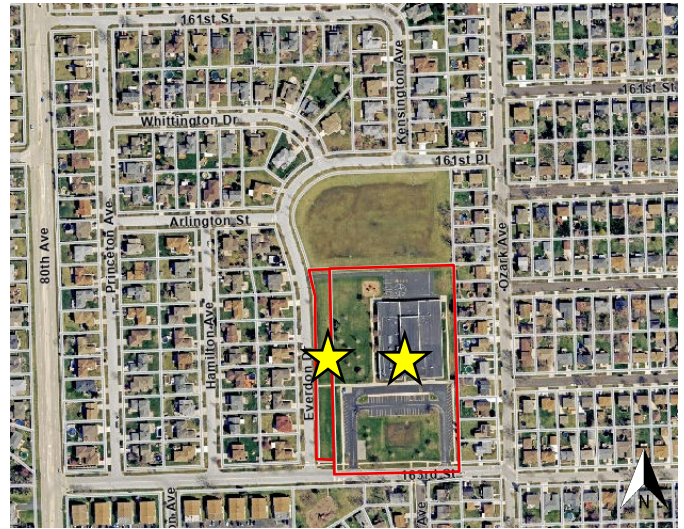
The two parcels were annexed and developed separately. Parcel 1 is associated with the Brementowne Estates development. Brementowne Estates is a large, residential subdivision with properties annexed and developed throughout the late 1960's-1970's. Parcel 2 was annexed later in 1987 and included as an outlot in Gallagher & Henry's Tinley Park Meadows Unit 6 subdivision ("Tinley Meadows"), recorded in 1987.

ZONING & NEARBY LAND USES

The two subject properties are in different zoning districts. Parcel 1 is in the R-4 zoning district, while Parcel 2 is in the R-3 zoning district.

The R-1, R-2, R-3, and R-4 zoning districts are all categorized as Single-Family Residential all described by Sec. V.A.1. as: *"intended to stabilize, preserve, and protect certain older areas of the community developed principally for single-family uses, and to provide new areas in which exclusively single-family detached dwellings may be constructed"*.

In terms of what can be built where, the R-3 and R-4 zoning district only have a few minor quantitative differences per the Schedule of District Requirements Lot, Yard, and Bulk Regulations (Sec. V.B.). Compared to the R-4, the R-3 is only slightly more restrictive with respect to: minimum lot area and width requirements, maximum Floor Area Ratio



Aerial Location Maps and Zoning Map

requirements and side yard setbacks (8 vs 7.5 ft, 16 vs. 15 for total). Other yard setbacks and maximum building height are the same between the R-3 and R-4.

The R-3 and R-4 zoning districts are otherwise largely the same. There is only one difference in the Schedule of Permitted Uses. A *Medical Office located within 300 ft. of a business district* is possible to request via a Special Use Permit in the R-4 zoning district, versus not allowed in the R-3. However, this does not geographically apply at this location based on the Village's current land use and zoning map. The subject properties do not have any business districts within 300 ft., as the closest is over 1,600 ft. away to the north along 159th Street. The rest of the uses (including *Primary Educational Facilities* being *Permitted*) are the same.

The subject properties are embedded within a large area of R-3, R-4, and R-6 zoning districts. Nearby land uses are all residential development, with a detention area located north of the school.

REZONING AND PLAT APPROVALS

Multiple properties with contiguous use, site improvements, and ownership will require lot consolidation via the Plat of Subdivision process. If the multiple properties are of differing zoning districts, a rezoning/map amendment thus is also technically triggered for at least one of the properties so that the resulting consolidated lot is all the same, single zoning district. Combining Parcel 1 (zoned R-4) with Parcel 2 (zoned R-3) will require the two parcels to be brought together as one zoning lot, to be zoned all as R-4. Site Plan/Architectural approval is not required for a public educational facility within a public school district.

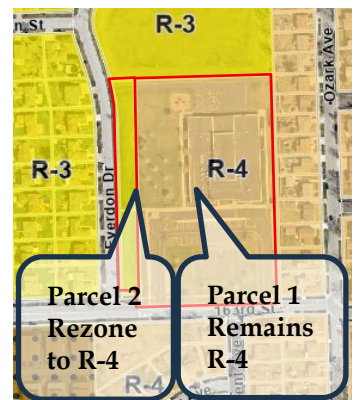
Other approvals, such as an Intergovernmental Agreement, land transfer (conveyance with deed), and Easement Agreements are not in the Plan Commission's purview for review. In these situations, the Village Engineer, Village Attorney, and Village Community Development staff handle the request to bring to the Village Board for consideration and approval.

PETITIONER REQUEST

The Petitioner, Kirby School District 140, is seeking a Plat of Subdivision/Consolidation and Rezoning/Map Amendment for use by Helen Keller Elementary, an existing public school.

Rezoning:

Since the existing Parcel 2 portion of land is currently R-3 zoning district, the Petitioner requests rezoning to R-4 so that all of the land consolidated together will be the same zoning district (as existing Parcel 1 is zoned R-4). Thus, only the west parcel (Parcel 2) is changing the zoning district, meanwhile the east parcel (Parcel 1) will remain the same zoning district. The Petitioner provided a response to standards for rezoning. The property value will be equivalent. The rezoning will allow improvements for the existing public elementary school. The property is currently maintained by the school and suitable for school use. The public need for the proposed use in rezoning is stated that the school is expanding to serve more students and provide more amenities. The Petitioner states the allowance of a primary educational facility being a permitted principal use in both the R-3 and R-4 zoning districts demonstrate the thoroughness in which the Village has planned and zoned for the use.



Proposed Rezoning

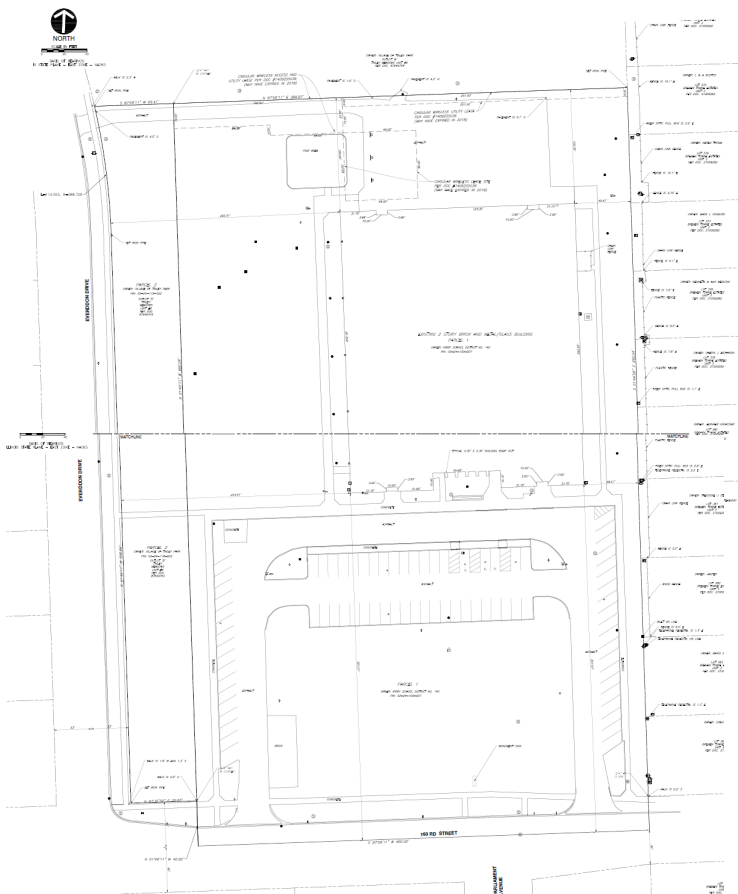
Plat:

The subdivision plat will consolidate land into one lot and dedicate a portion of land to right-of-way. Proposed Lot 1's area (excluding the area of the dedication to right-of-way) is 284,637 sq. ft. (6.534 ac.).

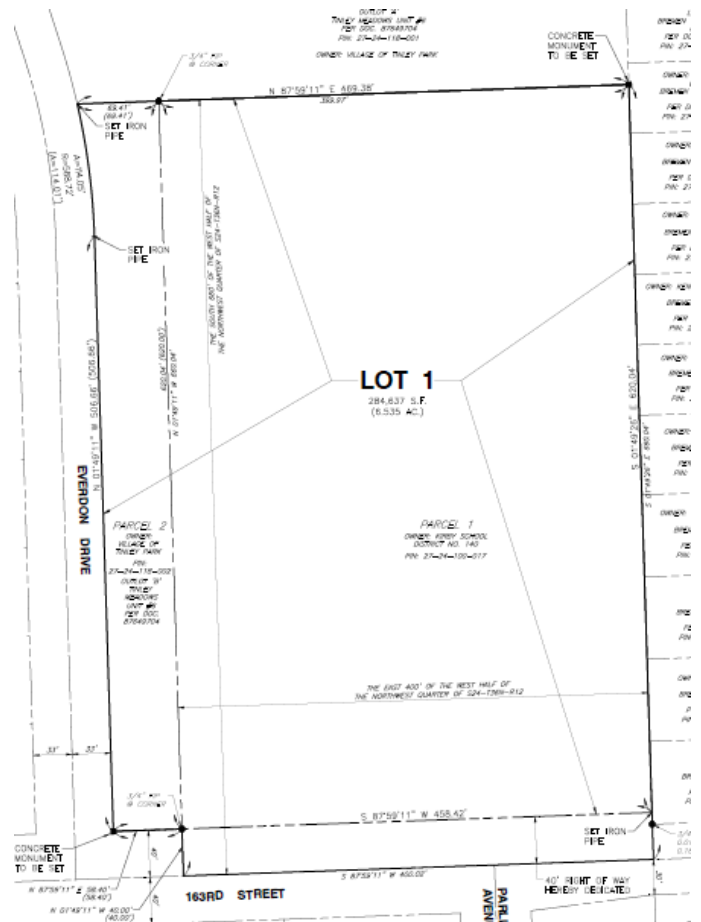
Lot #	Area*	Lot Width*	Lot Depth*	Primary Frontage (shorter lot line)	Proposed Zoning District
Existing Parcel 1	264,013 sq. ft.	70.63'	506.66'	163 rd St.	Remain R-4
Existing Parcel 2	36,625 sq. ft.	400.02'	660.04'	163 rd St.	Rezone R-3 to R-4
Gross Boundary of Existing Parcels 1 & 2	300,638 sq. ft.	469.38'	660.04'	163 rd St.	Rezone R-3 to R-4
Dedication for 163 rd St. (southern 40' of Existing Parcel 1)	16,001 sq. ft.	400.02'	40"	163 rd St.	N/A, Right-Of-Way
Proposed Lot 1 (Net Area less the Dedication)	284,637 sq. ft.	469.38'	506.66'	163 rd St.	Rezone R-3 to R-4

*=area per ALTA/NSPS land title survey & plat of subdivision

The existing school ("Parcel 1" at 7846 163rd St.) is undergoing a two-phase site improvement project, and as part of this project, is requesting to take ownership of the adjacent vacant parcel of land to the west, located along the east side of Everdon Drive. This adjacent land is currently owned by the Village ("Parcel 2" at 16227 Everdon Dr.). Part of the school's site improvements include a bus drop-off with hardscape play area on Parcel 2 accessed off Everdon Drive, and a new playground (to replace former/existing) toward the north part of the property. The Petition thus includes the Plat of Subdivision/Consolidation since the land would be proposed under contiguous use and ownership by the school district.



ALTA/NSPS Land Title Survey (existing conditions)



Plat of Subdivision/Consolidation (proposed)

Dedication:

A 40'x400' dedication to right-of-way is proposed within the Plat of Subdivision/Consolidation. This area proposed for dedication is the southern 40' of the existing Parcel 1, and will thus remove it from the school district's ownership. The dimensions and location of the proposed dedication align with the southern edge of existing Parcel 2. The proposed dedication will resolve the currently atypical situation of having public right-of-way 163rd Street roadway and sidewalk within the school's property boundaries.

Since the dedication will move back the school district's front property line back by 40 feet, the setback of the existing ground monument sign to the front property line will become legally nonconforming by approximately five-feet as observed on the ALTA /NSPS Land Title Survey, versus the Village's 10-ft. code minimum). As per the Village's Zoning Ordinance sign code requirements, any structural replacements (beyond a face change) will require either full Village code compliance (thus relocation of the sign) or else request for Variation relief.

Along with Plat and Rezoning, there will be additional requested items for approval including an Intergovernmental Agreement which will include land transfer with deed conveying property ownership of existing Parcel 2 from the Village to the School District, as well as Easement Agreements with graphic depictions for Public Utility Drainage Easements rights by the Village. These requested items are not under the Plan Commission purview for review, but will instead go to Village Board for consideration and approval. The Village's Engineer and Attorney, along with Village Community Development / Planning Staff have been coordinating the submittal with the school district so that all items go to Village Board.

Easements:

The current proposed version of plat of subdivision (dated 12/19/2025) does not contain any easement information, but easement information may be referenced in the final version for signature and recording. A **condition** of plat approval has been added into the Plan Commission's motion stating that the plat is subject to review and approval by the Village Engineer and Village Attorney. The Village Attorney and Village Engineer are preparing easement agreements for existing public utilities. The Village Engineer has stated the easements will consist of 1) a loop within Parcel 1, and 2) the western 15 feet of Parcel 2. The Village will require graphic depiction of easements, which may be illustrated on either as exhibits to the agreements or on the plat of subdivision/consolidation. The Village has requested, if the former, that the plat then include a reference to the easement agreements with a blank for to the county-recorded document numbers of the easement agreements.

Review:

As this is a public primary educational facility falling under the jurisdiction and oversight of the state's Capital Development Board / Regional Office of Education ("State"), the Village does not have discretionary purview of site plan and architectural review. Village Staff (Building, Planning, Engineering, Fire, and Police) provided an interdepartmental staff review of the site improvements at the permit level, with respect to applicable Village code conformity, inclusive of Village Zoning Ordinance (land use, zoning), engineering (utilities), accessibility, and building and fire matters (safety and fire concerns, response and access to the site). Other codes including Energy and Construction/Building remain under the purview of the State, with official building permit issuance by the State.

STANDARDS FOR MAP AMENDMENT (REZONING) APPROVAL

The Zoning Ordinance does not establish any specific criteria that must be met in order 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, LaSalle Bank of Chicago v. County of Cook (1957) and Sinclair Pipeline v. Village of Richton Park (1960), when evaluating the validity of zoning changes. The so-called “LaSalle factors” are listed below. The Plan Commission must consider these standards when analyzing a Map Amendment (Rezoning) request.

- a. The existing uses and zoning of nearby property;
 - *The eastern part of the subject properties, identified as Parcel 1, is already in the R-4 zoning district, and contains the existing Helen Keller Elementary School. Nearby properties are a mix of R-3, R-4, and R-6 zoning districts with developed residences.*
- b. The extent to which property values are diminished by the particular zoning;
 - *The rezoning of the western part of the subject properties, identified as Parcel 2, is changing due to lot consolidation, thus the property value will be equivalent and not diminished.*
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
 - *The rezoning with lot consolidation will benefit the public by allowing improvements to the public elementary school.*
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
 - *The rezoning with lot consolidation will benefit the public by allowing improvements to the public elementary school.*
- e. The suitability of the property for the zoned purpose;
 - *The property is currently maintained by the school, and is suitable for rezoning and school use. .*
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
 - *The land being rezoned, identified as Parcel 1, is vacant and undeveloped, and has historically not been developed in the past.*
- g. The public need for the proposed use; and
 - *The public need for the proposed use will be for primary educational facilities, a permitted use of the R-4 zoning district. The land being rezoned will further serve the existing school as it expands to serve more students and provide more amenities.*
- h. The thoroughness with which the municipality has planned and zoned its land use.
 - *The allowance of a primary educational facility being a permitted principal use in both the R-3 and R-4 zoning districts demonstrate the thoroughness in which the Village has planned and zoned for the use.*

MOTIONS TO CONSIDER

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

Motion 1: Plat:

"...make a motion to recommend that the Village Board grant approval to the Petitioner Dan Callaghan on behalf of Kirby School District 140, Final Plat Approval for the Final Plat of Subdivision of Helen Keller Elementary School Subdivision dated December 19, 2025, subject to the following condition:

1. *The Final Plat is subject to final review and approval by the Village Engineer and Village Attorney prior to recording.*

Motion 2: Map Amendment (Rezoning):

"...make a motion to recommend that the Village Board grant the Petitioner, Dan Callaghan on behalf of Kirby School District 140, a Map Amendment (Rezoning) from the R-3 (Single-Family Residential) zoning district to the R-4 (Single-Family Residential) Zoning District for the existing property at 16227 Everdon Drive, as consolidated with 7846 163rd Street, and adopt the Findings of Fact as listed in the January 15, 2026 staff report.

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Planning & Zoning General Application	D140*	12/17/2025, Rec'd 12/30/2025
2	Response to Standards	raSmith*	N/A, Rec'd 12/30/2025
3	Project Narrative	raSmith*	12/29/2025 Rec'd 12/30/2025
4	ALTA/NSPS Land Title Survey (3 sheets)	CEC*	5/17/2025 Rec'd 10/17/2025
5	ALTA Title Commitments Parcels 1 and 2	Fidelity*	5/16/2025 Rec'd 12/19/2025
6	Plat of Subdivision (Final Plat of Subdivision of Helen Keller Elementary School Subdivision) (2 sheets)	CEC*	12/19/2025 Rec'd 12/19/2025

* D140 = Kirby School District 140

* raSmith = R. A. Smith, Inc. (Civil Engineers, Structural Engineers, Land Surveyors)

* CEC = Civil & Environmental Consultants, Inc.

* Fidelity = Fidelity National Title Insurance Company



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 R-3 to R-4

☒ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☒ Final

☐ Site Plan

☐ Landscape Change Approval

☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: _____

Project Description: _____

Project Address: 7846 W. 163rd Street Property Index No. (PIN): 27241000170000

Zoning District: R4 Lot Dimensions & Area: 6.902 Acre

Estimated Project Cost: \$ 1,672,000.00

OWNER OF RECORD INFORMATION

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

Name of Owner: Dr. Dan Callaghan, Superintendent Company: Kirby School District 140

Street Address: 16931 S. Grissom Drive City, State & Zip: Tinley Park, IL 60477

E-Mail Address: dcallaghan@ksd140.org Phone Number: 708-532-6462

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: Dan Miletic, PE Company: R.A. Smith, Inc.

Relation To Project: Civil Engineer

Street Address: 55 Shuman Blvd, Suite 375 City, State & Zip: Naperville, IL 60563

E-Mail Address: dan.miletic@rasmith.com Phone Number: 630-405-5722

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 Dan Miletic, PE-R.A. Smith Inc. (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): Dr. Dan Callaghan, Superintendent of Kirby School District 140

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: _____

Dr. Dan Callaghan, Superintendent of Kirby School District 140

Dan Miletic, PE, R.A. Smith Inc.

12/17/2025

VILLAGE OF TINLEY PARK, ILLINOIS REZONING (MAP AMENDMENT) 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 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 a **Map Amendment for Rezoning** 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 some 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.
- ☒ Response to LaSalle Factors/Criteria listed below.
- ☒ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details should include the existing zoning designation, the proposed designation and the intended future use and function of the site. The narrative should describe how the rezoning conforms to the Village's Comprehensive Plan as well as how it works with adjacent and nearby existing and proposed land uses. Any additional requests such as a Site Plan approval, Special Use permit or Variation should be indicated in the narrative as well.
- ☒ A Plat of Survey of the property, including the legal description, that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.
- ☒ It is standard practice and policy that zoning is not changed without specific plans for development that can be attached to the zoning change. Site Plan or interior layout plans that indicate how the property and site will be utilized and developed should be submitted and it is likely site plan approval will be required at the same time.
- ☐ \$750 Map Amendment/Rezoning hearing fee.

LASALLE FACTORS/CRITERIA FOR REZONING (MAP AMENDMENT)

The Zoning Code does not establish any specific criteria that must be met in order 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, LaSalle Bank of Chicago v. Count of Cook (1957) and Sinclair Pipeline v. Village of Richton Park (1960), when evaluating the validity of zoning changes. The so-called “LaSalle factors” are listed below. Village staff and officials will take these factors into consideration when evaluating and deciding rezoning requests. The petitioner should prepare their own responses to the “LaSalle Factors” with factual evidence to defend the requested rezoning. If additional space is required, you may provide the responses on a separate document or page.

A. The existing uses and zoning of nearby property;

The adjoining property is zoned R-4 and is used for Helen Keller Elementary School.

B. The extent to which property values are diminished by the particular zoning;

The property is changing from R-3 to R-4 due to consolidation, the property value will be equivalent.

C. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;

Consolidation and rezoning of the parcel allows improvements to the public elementary school.

D. The relative gain to the public as compared to the hardship imposed on the individual property owner;

Consolidation and rezoning of the parcel allows improvements to the public elementary school.

E. The suitability of the property for the zoned purpose;

The property is currently maintained by the school, it is suitable for school use.

F. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;

The school was developed before zoning of the parcel, improvements have not occurred since then.

G. The public need for the proposed use; and

Helen Keller Elementary is expanding to serve more students and provide more amenities.

H. The thoroughness with which the municipality has planned and zoned its land use.

Primary and secondary educational facilities are permitted principal uses in R-3 and R-4 districts.

**Village of Tinley Park Planning and Zoning
Project Narrative for Plat Addendum
12/29/2025**

The plat consolidation application for the 2025 Helen Keller Elementary Site Renovations is proposing consolidation of the primary parcel (Parcel 1) and the secondary parcel (Parcel 2).

Parcel 1 is a 6.061 Acre site located at 7846 163rd Street in Tinley Park (PIN: 27-34-100-017-000), and is the location of Helen Keller Elementary, built in 1976. Parcel 2 is a 0.841 Acre site located at 16227 Everdon Drive (PIN 27-24-118-002-0000) in Tinley Park, and is currently undeveloped land. Parcel 2 is located adjacent to Parcel 1. Parcel 2 will be consolidated into Parcel 1, and the zoning district will change from R3 to R4 for Parcel 2.

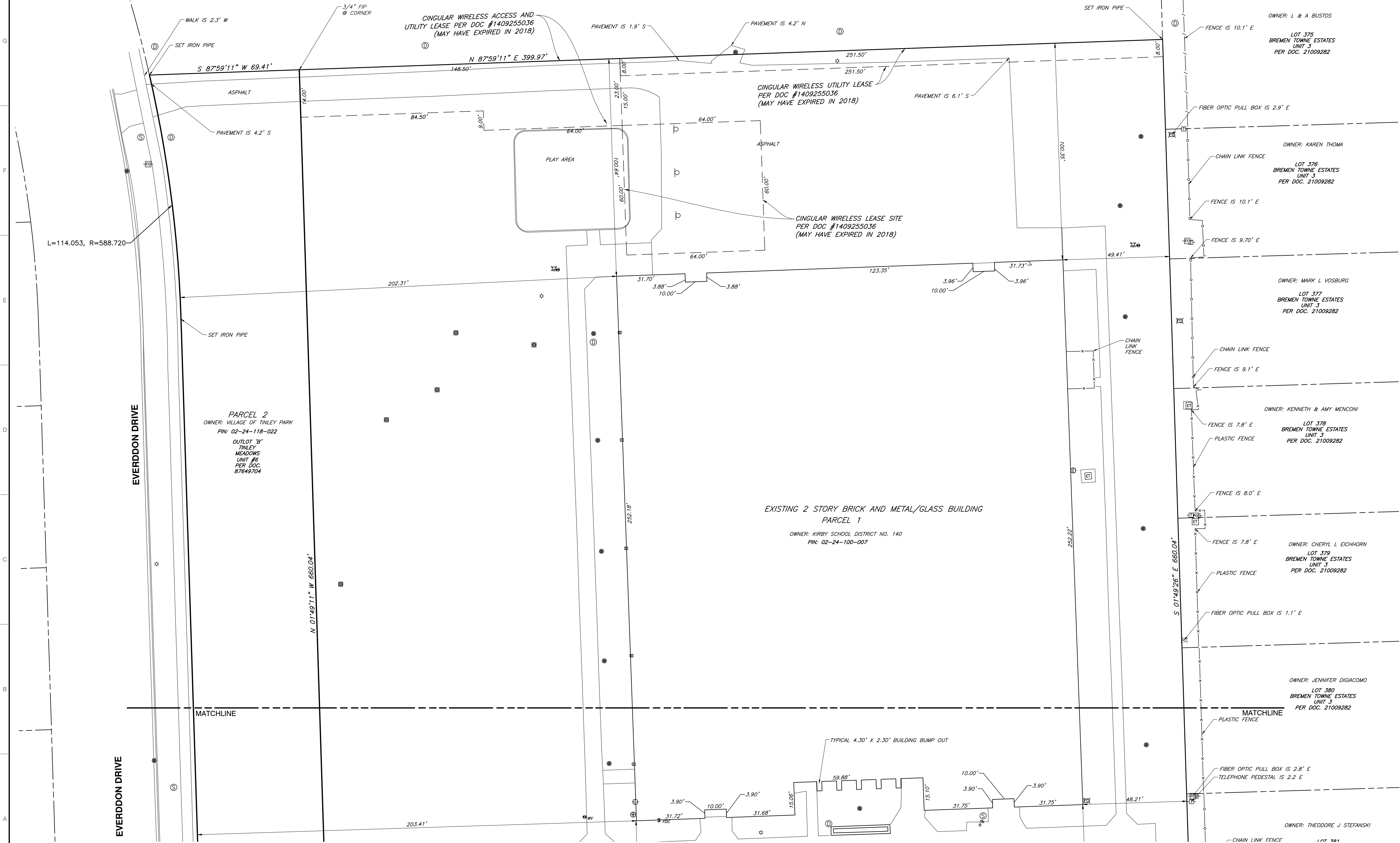
Consolidation of these parcels is proposed due to an impending agreement to transfer Parcel 2 ownership from the Village of Tinley Park to Kirby School District 140. Platting has been requested by the Village as part of the "Phase 2 Helen Keller Elementary Site Renovations" which proposes new driveway access and utilities that will be partially located on Parcel 2. Consolidation also simplifies property management for the owner, as Parcel 2 has historically been maintained by Helen Keller Elementary School and occasionally used for school activities.

A Plat of Consolidation has been submitted to the Village for staff review and comment prior presentation at upcoming Plan Commission and Village Board.



SCALE IN FEET

BASIS OF BEARINGS:
E PLANE - EAST ZONE - NAD83

[illegible]

1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com



**Civil & Environmental
Consultants, Inc.**

**R.A. SMITH INC.
HELEN KELLER ELEMENTARY SCHOOL
7846 163RD ST, TINLEY PARK, IL 60477**

DRAWING NO.: SV02		ALTA/NSPS LAND TITLE SURVEY	
DATE:	MAY 17, 2025	DRAWN BY:	BTR
DWG SCALE:	1"=30'	CHECKED BY:	DRAFT
PROJECT NO:			352-231
APPROVED BY:			DRAFT

Fidelity National Title Insurance Company

A.L.T.A. Commitment

Issuing Agent

Wheatland Title Company
105 W. Veterans Parkway
Yorkville, IL 60560

Prepared for

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200
Naperville, IL 60563

Customer Reference:

Parcel:

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

Prepared For:

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200
Naperville, IL 60563

Effective Date of Commitment: May 02, 2025

WTC File Number: CEC-2025CO-24931.0
Effective Date: May 02, 2025
Section: 24
Township: 36N
Range: 12E
County: Cook
State: Illinois

Customer Reference:

Order: Helen Keller Elementary - 7846 163rd St, Tinley Park
Parcel:

Tax Parcel Number(s): 27-24-100-017

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

Date: 05/16/2025

WTC File Number: CEC-2025CO-24931.0
Order: Helen Keller Elementary - 7846 163rd St, Tinley Park
Parcel:

A.L.T.A. COMMITMENT FORM
-Schedule A-

Effective Date: May 02, 2025

1. Policy or policies to be issued: 2006 ALTA Owner's

Proposed Amount of Insurance: To be determined

Proposed Insured: To be determined

2. The estate or interest in the land described or referred to in this commitment is a Fee Simple and title hereto is at the effective date hereof vested in:

The Board of Education of Kirby School District No. 140

3. The land referred to in this commitment is described as follows:

See Attached Page 2 of Schedule A

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

Authorized Signatory

By 
John D. Ammons

Date: 05/16/2025

WTC File Number: CEC-2025CO-24931.0
Order: Helen Keller Elementary - 7846 163rd St, Tinley Park
Parcel:

A.L.T.A. COMMITMENT FORM
-Schedule A Continued-

THE EAST 400 FEET OF THE SOUTH 660 FEET OF THE WEST 1/2 OF THE
NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST
OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

PERMANENT TAX NUMBER(S): 27-24-100-017

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

WTC File Number: CEC-2025CO-24931.0
Order: Helen Keller Elementary - 7846 163rd St, Tinley Park
Parcel:

A.L.T.A. COMMITMENT FORM
- SCHEDULE B Section 1 -
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

- SCHEDULE B Section 2 -
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

WTC File Number: CEC-2025CO-24931.0
Order: Helen Keller Elementary - 7846 163rd St, Tinley Park
Parcel:

A.L.T.A. COMMITMENT FORM
- SCHEDULE B -
- Exceptions -

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the 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.
6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.
7. All rights and easements in favor of the holder of any mineral estate and/or coal and/or oil and gas lease, and any party claiming by, through, or under said holder of the mineral estate or coal and/or oil and gas lease.

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

WTC File Number: CEC-2025CO-24931.0
Order: Helen Keller Elementary - 7846 163rd St, Tinley Park
Parcel:

SPECIAL EXCEPTIONS:

1. The lien of taxes for the year 2025 and thereafter.

Taxes for the property in question are EXEMPT.

PERMANENT TAX NUMBER: 27-24-100-017

2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attached subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of the record the estate or interest thereon covered by this commitment.
3. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, farm drainage systems, title systems of irrigation systems which would be disclosed by an accurate survey and inspection of the premises.
4. Rights of the Public, the State and the Municipality in and to that part of the land, if any, taken or used for road purposes.
5. Confirmed Special Assessments, if any, not certified to by the Company.
6. Financing Statements, if any, not certified to by the Company.
7. For information purposes only, the taxes are assessed to the following:

For Parcel(s): 27-24-100-017
School Dist 140
16931 S. Grissom Box 98
Tinley Park, IL 60477
8. Note: the subject property was obtained through condemnation in case 75 L 5858. At the time of this commitment the case file for this case was not available from the Circuit Clerk. It has been ordered and the Order by which title was obtained will be provided when and if it becomes available. We reserve the right to revise our title finding should the Order disclose

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

WTC File Number: CEC-2025CO-24931.0

Order: Helen Keller Elementary - 7846 163rd St, Tinley Park

Parcel:

ownership as less than Fee Simple.

9. Possible unrecorded easements for utilities and/or actual utilities lying within any public road right of way located within the land described herein, and the rights of the public or quasi-public utility companies to improve, repair or maintain said poles, conduits, pipes, sewers, etc.
10. Memorandum of Lease dated November 26, 2013 and recorded April 2, 2014 as Document No. 1409255036 made by Trustees of Schools of Township 36 North Range 12 East, for the use and benefit of School District No. 140 to New Cingular Wireless PCS, LLC, and all rights thereof and all acts done or suffered thereunder by said lessee or by any party claiming by, through or under said lessee, recorded in the Cook County Recorder's Office.

Note: we cannot determine if this lease has been renewed.

11. Upon a conveyance or grant of easement affecting the subject property, we should be furnished with the proper documentation, including, if applicable, properly executed resolutions, authorizing the execution of the documents of transfer or easement grant.

End Schedule B

Please refer all inquiries to T.J. Hiles 630-892-2323 Ext. 249 or John Ammons 630-892-2323 Ext. 224.

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

TRANSMITTAL FORM

Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

05/16/2025

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200
Naperville, IL 60563

WTC File Number: CEC-2025CO-24931.0

Customer Reference:

Section
County Cook
Order: Helen Keller Elementary - 7846 163rd St, Tinley Park
Parcel:

Title Is Vested In:
The Board of Education of Kirby School District No. 140

Accompanied with this transmittal are the following documents:

Title Document (s)
23035648

Plat (s)
None

Other Document (s)
1409255036

Fidelity National Title Insurance Company

A.L.T.A. Commitment

Issuing Agent

Wheatland Title Company
105 W. Veterans Parkway
Yorkville, IL 60560

Prepared for

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200
Naperville, IL 60563

Customer Reference:

Customer Reference / Parcel:

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

Prepared For:

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200
Naperville, IL 60563

Effective Date of Commitment: May 02, 2025

WTC File Number: CEC-2025CO-24931.1
Effective Date: May 02, 2025
Section: 24
Township: 36N
Range: 12E
County: Cook
State: Illinois

Customer Reference:

Order: Helen Keller Elementary - 7846 163rd St, Tinley Park
Customer Reference / Parcel:

Tax Parcel Number(s): 27-24-118-002

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

Date: 05/16/2025

WTC File Number: CEC-2025CO-24931.1
Order: Helen Keller Elementary - 7846 163rd St, Tinley Park
Customer Reference / Parcel:

A.L.T.A. COMMITMENT FORM
-Schedule A-

Effective Date: May 02, 2025

1. Policy or policies to be issued: 2006 ALTA Owner's

Proposed Amount of Insurance: To be determined

Proposed Insured: To be determined

2. The estate or interest in the land described or referred to in this commitment is a Invalid Interest Type and title hereto is at the effective date hereof vested in:

The Village of Tinley Park

3. The land referred to in this commitment is described as follows:

See Attached Page 2 of Schedule A

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

Authorized Signatory

By 
John D. Ammons

Date: 05/16/2025

WTC File Number: CEC-2025CO-24931.1
Order: Helen Keller Elementary - 7846 163rd St, Tinley Park
Customer Reference / Parcel:

A.L.T.A. COMMITMENT FORM
-Schedule A Continued-

OUTLOT B IN GALLAGHER AND HENRY'S TINLEY MEADOWS UNIT 6, A
SUBDIVISION OF PART OF THE WEST HALF (1/2) OF THE NORTH WEST
QUARTER (1/4) OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF
THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED DECEMBER 8, 1987 AS DOCUMENT 87649704 IN COOK
COUNTY, ILLINOIS.

PERMANENT TAX NUMBER(S): 27-24-118-002

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

WTC File Number: CEC-2025CO-24931.1
Order: Helen Keller Elementary - 7846 163rd St, Tinley Park
Customer Reference / Parcel:

A.L.T.A. COMMITMENT FORM
- SCHEDULE B Section 1 -
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

- SCHEDULE B Section 2 -
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

WTC File Number: CEC-2025CO-24931.1
Order: Helen Keller Elementary - 7846 163rd St, Tinley Park
Customer Reference / Parcel:

A.L.T.A. COMMITMENT FORM
- SCHEDULE B -
- Exceptions -

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the 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.
6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.
7. All rights and easements in favor of the holder of any mineral estate and/or coal and/or oil and gas lease, and any party claiming by, through, or under said holder of the mineral estate or coal and/or oil and gas lease.

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

WTC File Number: CEC-2025CO-24931.1
Order: Helen Keller Elementary - 7846 163rd St, Tinley Park
Customer Reference / Parcel:

SPECIAL EXCEPTIONS:

1. The lien of taxes for the year 2025 and thereafter.

Taxes for the property in question are EXEMPT.

PERMANENT TAX NUMBER: 27-24-118-002

2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attached subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of the record the estate or interest thereon covered by this commitment.
3. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, farm drainage systems, title systems of irrigation systems which would be disclosed by an accurate survey and inspection of the premises.
4. Rights of the Public, the State and the Municipality in and to that part of the land, if any, taken or used for road purposes.
5. Confirmed Special Assessments, if any, not certified to by the Company.
6. Financing Statements, if any, not certified to by the Company.
7. For information purposes only, the taxes are assessed to the following:

For Parcel(s): 27-24-118-002
Village of Tinley Park
16250 S. Oak Park Ave.
Tinley Park, IL 60477

8. Upon a conveyance or grant of easement affecting the subject property, we should be furnished with the proper documentation, including, if applicable, properly executed resolutions, authorizing the execution of the documents of transfer or easement grant.

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

Date: 05/16/2025

WTC File Number: CEC-2025CO-24931.1
Order: Helen Keller Elementary - 7846 163rd St, Tinley Park
Customer Reference / Parcel:

End Schedule B

Please refer all inquiries to T.J. Hiles 630-892-2323 Ext. 249 or John Ammons
630-892-2323 Ext. 224.

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

TRANSMITTAL FORM

Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

05/16/2025

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200
Naperville, IL 60563

WTC File Number: CEC-2025CO-24931.1

Customer Reference:

Section
County Cook
Order: Helen Keller Elementary - 7846 163rd St, Tinley Park
Customer Reference / Parcel:

Title Is Vested In:
The Village of Tinley Park

Accompanied with this transmittal are the following documents:

Title Document (s)
90374305

Plat (s)
87649704

Other Document (s)
None

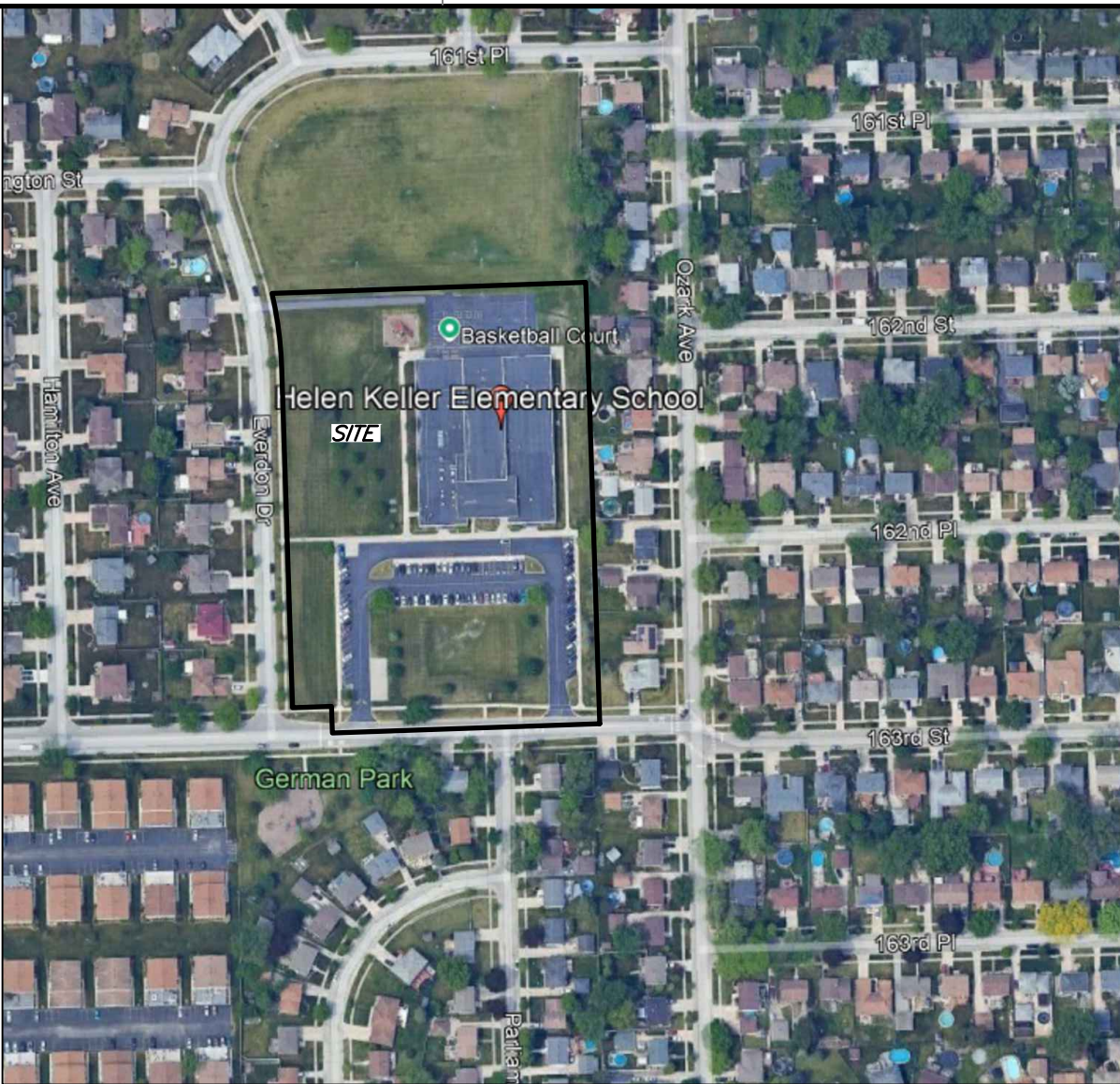


FINAL PLAT OF SUBDIVISION
OF
HELEN KELLER ELEMENTARY SCHOOL SUBDIVISION

BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N.: 27-24-118-002
PROPERTY ADDRESS: N/A (VACANT LAND)
163RD STREET
TINLEY PARK, ILLINOIS 60477

P.I.N.: 27-24-100-017
PROPERTY ADDRESS: 7846 163RD STREET
TINLEY PARK, ILLINOIS 60477



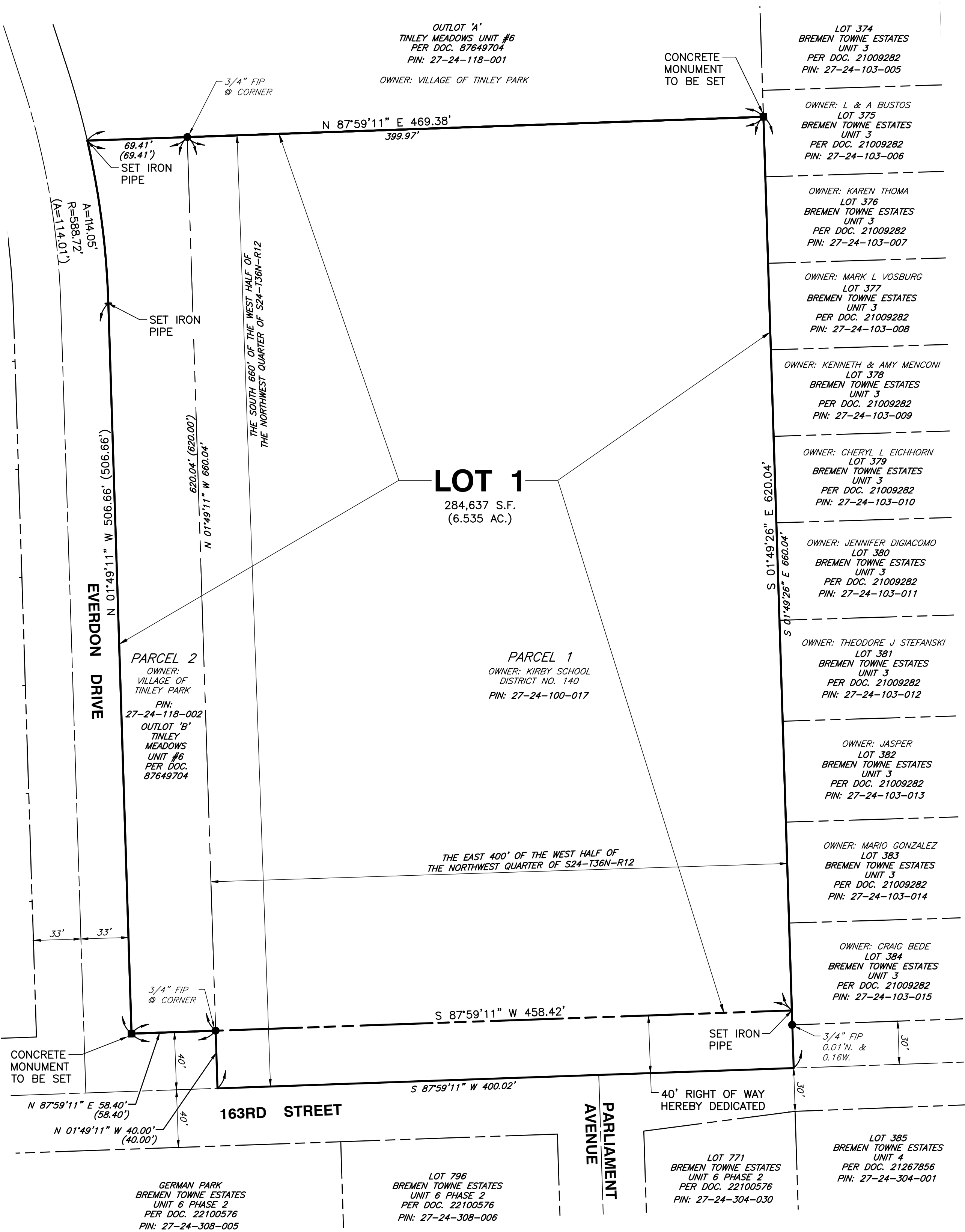
LOCATION MAP
N.T.S.

LEGEND & ABBREVIATIONS

	BOUNDARY
	EXISTING LOT LINE
	BUILDING SETBACK LINE
	EXISTING EASEMENT
	CENTER LINE
	PROPOSED ROW LINE
	PROPOSED EASEMENT
	SET CONCRETE MONUMENT
	MONUMENTATION FOUND PER FIELD OBSERVATIONS
	P.U. & D.E.
	PIN
	FIP
	FOUND IRON PIPE

AREA SUMMARY TABLE

PARCEL 1 AREA:	264,013 S.F. (6.061 AC.)
PARCEL 2 AREA:	36,625 S.F. (0.841 AC.)
GROSS BOUNDARY AREA	300,638 S.F. (6.902 AC.)
163RD STREET DEDICATION	16,001 S.F. (0.367 AC.)
NET AREA	284,637 S.F. (6.535 AC.)



SURVEYOR'S NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS HAVE BEEN SHOWN BASED ON THE FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER CEC-2025CO-24931.0, DATED MAY 16, 2025.
- THE PROPERTY DEPICTED ON THIS PLAT MAY BE SUBJECT TO A MEMORANDUM OF LEASE WITH NEW CINGULAR WIRELESS PCS, LLC RECORDED AS DOCUMENT 1406255036. THE LEASE APPEARS TO HAVE EXPIRED IN 2018 AND PLOTTABLE LEASE AREAS HAVE NOT BEEN SHOWN HEREON.
- THE PROPERTY DEPICTED ON THIS PLAT MAY BE SUBJECT TO A CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPARATELY FROM THIS PLAT.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE. THESE COORDINATES HAVE BEEN ESTABLISHED UTILIZING A REAL TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).
- MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 3/4" DIAMETER BY 24" LONG IRON PIPE.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. CIVIL & ENVIRONMENTAL CONSULTANTS, INC., IS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LICENSE NUMBER 184.004002, EXPIRES APRIL 30, 2027.

REVISION RECORD

NO	DATE	DESCRIPTION



Civil & Environmental
Consultants, Inc.

1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

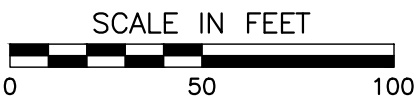
ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

HELEN KELLER ELEMENTARY SCHOOL SUBDIVISION
HELEN KELLER ELEMENTARY SCHOOL
7846 163RD ST, TINLEY PARK, IL 60477

DRAWN BY: MAJ CHECKED BY: DRAFT APPROVED BY: *DRAFT
DATE: DECEMBER 19, 2025 DWG SCALE: 1"=50' PROJECT NO: 352-231

FINAL PLAT OF SUBDIVISION

DRAWING NO.:
SV-03
SHEET 1 OF 2



A:\350-231\352-231-Sump\Draw\352-231-Subdiv\352-231-Subdiv.dwg(5/17) LS(12/19/2025 - mjmj) - Lp: 12/19/2025 11:44 AM

OWNER'S CERTIFICATE - VILLAGE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS IS TO CERTIFY THAT THE VILLAGE OF TINLEY PARK IS THE OWNER OF PART OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____, ILLINOIS, THIS ____ DAY OF _____, 20____.

BY: _____ ATTEST: _____

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

OWNER'S NOTARY CERTIFICATE - VILLAGE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, AND _____, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D., 2025.

MY COMMISSION EXPIRES ON: _____

OWNER'S CERTIFICATE - SCHOOL DISTRICT

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS IS TO CERTIFY THAT THE BOARD OF EDUCATION OF KIRBY SCHOOL DISTRICT NO. 140 IS THE OWNER OF PART OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

THIS IS ALSO TO CERTIFY THAT THE UNDERSIGNED AS OWNER OF THE PROPERTY DESCRIBED AS HELEN KELLER ELEMENTARY SCHOOL SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH OF THE FOLLOWING LOTS LIE:

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	SCHOOL DISTRICT 140 CONSOLIDATED HIGH SCHOOL DISTRICT 230 MORAIN VALLEY COMMUNITY COLLEGE DISTRICT 524

DATED AT _____, ILLINOIS, THIS ____ DAY OF _____, 20____.

BY: _____ ATTEST: _____

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

OWNER'S NOTARY CERTIFICATE - SCHOOL DISTRICT

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, AND _____, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D., 2025.

MY COMMISSION EXPIRES ON: _____

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

APPROVED AND ACCEPTED BY THE MAYOR AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, ILLINOIS, AT A MEETING HELD

THE ____ DAY OF _____, A.D., 20____.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

APPROVED BY THE VILLAGE OF TINLEY PARK PLAN COMMISSION AT A MEETING HELD THE ____ DAY OF _____, A.D., 20____.

BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OR OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE PROPERTY DESCRIBED HEREON.

THE ____ DAY OF _____, A.D., 20____.

BY: _____
VILLAGE COLLECTOR

SURFACE WATER STATEMENT

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____, 2025.

DANIEL B. MILETIC, P.E.
LICENSE NUMBER 062068629
LICENSE EXPIRES/RENEWS ON NOVEMBER 30, 2027
R.A.SMITH, INC.
55 SHUMAN BOULEVARD, SUITE 375
NAPERVILLE, ILLINOIS 60563

OWNER: THE BOARD OF EDUCATION OF KIRBY SCHOOL DISTRICT NO. 140

BY: _____ ATTEST: _____

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, TIMOTHY MURPHY, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED UNDER MY SUPERVISION AND THAT THE PLAT HEREON DRAWN IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

PARCEL 1:

THE EAST 400 FEET OF THE SOUTH 660 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PARCEL 2:

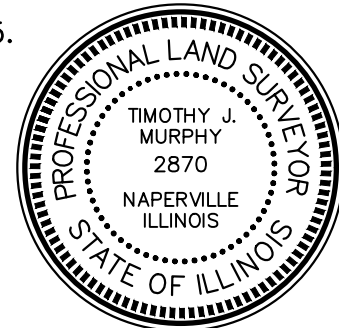
OUTLOT B IN GALLAGHER AND HENRY'S TINLEY PARK MEADOWS UNIT 6, A SUBDIVISION OF PART OF THE WEST HALF (1/2) OF THE NORTH WEST QUARTER (1/4) OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 8, 1987 AS DOCUMENT 87649704 IN COOK COUNTY, ILLINOIS.

I, FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF TINLEY PARK, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6, AS HERETOFORE AND HEREAFTER AMENDED.

I, FURTHER CERTIFY THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 17031C0706J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (DEFINED AS AREAS OF MINIMAL FLOOD HAZARD). THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 19TH DAY OF DECEMBER, 2025.

TIMOTHY J. MURPHY
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-002870
LICENSE EXPIRES/RENEWS NOVEMBER 30, 2026
*HAND SIGNATURE ON FILE



LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO STATE THAT TIMOTHY MURPHY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, BEING THE SAME LAND SURVEYOR WHO PREPARED AND CERTIFIED THE PLAT OF SUBDIVISION HEREON DRAWN, TITLED 'HELEN KELLER ELEMENTARY SUBDIVISION' DO HEREBY AUTHORIZE THE VILLAGE OF TINLEY PARK VILLAGE CLERK OR AN EMPLOYEE OF THE VILLAGE CLERK'S OFFICE TO PRESENT SAID PLAT OF SUBDIVISION TO THE COOK COUNTY RECORDER OF DEEDS TO BE RECORDED.

GIVEN UNDER MY HAND AND SEAL THIS 19TH DAY OF DECEMBER, 2025.

TIMOTHY J. MURPHY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002870
LICENSE EXPIRES/RENEWS NOVEMBER 30, 2026
*HAND SIGNATURE ON FILE



COOK COUNTY RECORDER'S CERTIFICATE

COOK COUNTY CLERK'S CERTIFICATE



Civil & Environmental Consultants, Inc.

1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

HELEN KELLER ELEMENTARY SCHOOL SUBDIVISION
HELEN KELLER ELEMENTARY SCHOOL
7846 163RD ST, TINLEY PARK, IL 60477

DRAWN BY:	MAJ	CHECKED BY:	DRAFT	APPROVED BY:	*DRAFT
DATE:	DECEMBER 19, 2025	DWG SCALE:	NO SCALE	PROJECT NO:	352-231

FINAL PLAT OF SUBDIVISION

DRAWING NO.:
SV-03

SHEET 2 OF 2