



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

March 5, 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 January 15, 2026 Regular Meeting

ITEM #1 PUBLIC HEARING – TRACE VANDENBERG – 9318 PLEASANT AVENUE – VARIATION FOR SECONDARY FRONT YARD SETBACK

Consider recommending that the Village Board grant Trace Vandenberg on behalf of Vandenberg Construction, LLC, a Variation from Section V.B. Schedule II of the Tinley Park Zoning Ordinance to reduce the required Secondary Front Yard from 30 feet to 16.7 feet for the property located at 9318 Pleasant Avenue in the R-2 Single-Family Residential District.

ITEM #2 PUBLIC HEARING – UNITED GYMNASTICS ACADEMY – 6805 159TH STREET – SPECIAL USE FOR COMMERCIAL INDOOR RECREATION >3,500 SQUARE FEET

Consider recommending that the Village Board grant Linfu (“Frank”) Zhang of United Gymnastics Academy, LLC a Special Use to operate an Indoor Recreation Use greater than 3,500 square feet in area at 6805 159th Street in the B-2 (Community Shopping) Zoning District.

ITEM #3 PUBLIC HEARING – DT GROUP, LLC – 8201 183RD STREET SUITE K – SPECIAL USE FOR A CONTRACTOR’S OFFICE

Consider recommending that the Village Board grant Katarzyna Orzechowski of DT Group, LLC a Special Use for a Substantial Deviation from the Tinley Crossings Corporate Center PUD to allow for the operation of a contractor’s office at 8201 183rd Street, Suite K, in the M-1 PD (General Manufacturing; Tinley Crossings Corporate Center PUD) Zoning District.

ITEM #4 PUBLIC MEETING – ZONING MAP UPDATE

Consider recommending that the Village Board adopt the Village’s Official Zoning Map reflecting map amendments through December 31, 2025.

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**

January 15, 2026

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 January 15, 2026.

CALL TO ORDER –ACTING CHAIR MARTINEZ called to order the regularly scheduled meeting of the Plan Commission on January 15, 2026, at 7:10 p.m.

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

Absent Plan Commissioners: Garrett Gray

Village Staff: Michael Coleman, Comm. Development Director
Lori Kosmatka, Senior Planner

Petitioners: Dan Miletic, RA Smith (item 1)

Members of the Public: Patricia Gregor

COMMUNICATIONS – Lori Kosmatka, Senior Planner, noted tonight the visual feed on the monitors is unavailable, but noted that everyone in attendance has a copy of the staff report.

APPROVAL OF THE MINUTES – Minutes of the December 18, 2025 Plan Commission meeting were presented for approval. ACTING CHAIR MARTINEZ requested a motion to approve the minutes. COMMISSIONER GASKILL made a motion to approve the minutes of the December 18, 2025 Plan Commission meeting. COMMISSIONER MONTALVO seconded the motion. All were in favor. Motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JANUARY 15, 2026 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 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.

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

Absent Plan Commissioners: Garrett Gray

Village Staff: Michael Coleman, Comm. Development Director
Lori Kosmatka, Senior Planner

Petitioner: Dan Miletic, RA Smith (item 1)

Members of the Public: Patricia Gregor

ACTING CHAIR MARTINEZ introduced item #1.

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

ACTING CHAIR MARTINEZ noted the proof of publication.

Lori Kosmatka, Senior Planner, presented the staff report.

ACTING CHAIR MARTINEZ invited the Petitioner to speak.

Dan Miletic of RA Smith was sworn in. He noted the school is very excited for this, and are already under construction for their building addition located behind the existing school. The kids used to

play in this area. He stated the addition brings something new to the students with modern amenities to serve its growing population. He noted the Village has been fantastic to deal with in terms of being upfront with any site challenges and working with the school. He said he is available for any questions.

ACTING CHAIR MARTINEZ said she would like to split this into two topics. She asked if there was any questions on the lot consolidation. Hearing none, she stated we will move onto the rezoning request.

COMMISSIONERS GASKILL, SEPESSY, MONTALVO, MARAK, and MANI had no comment.

COMMISSIONER HAMILTON noted occasionally things come to the Plan Commission that are settled at the Plan Commission, and do not require the Village Board to approve. He speculated that these are not these kind of issues.

Lori Kossmatka, Senior Planner, confirmed. She stated Plan Commission has final authority for Site Plan/Architecture, meanwhile for other types of items the Plan Commission makes a recommendation vote for Village Board. She noted that the Village Board will consider all items in addition to the rezoning and plat, including the IGA which coordinates everything, as well as all the other documents.

Michael Coleman, Community Development Director, added that this requires Board approval with a land transfer.

ACTING CHAIR MARTINEZ asked for confirmation that this project does not involve the property to the north serving as detention.

Lori Kosmatka, Senior Planner, confirmed yes. She noted there is a large detention north of parcels 1 and 2. This project does not touch that detention.

ACTING CHAIR MARTINEZ asked if the property would also be compliant under the R-3 zoning, and if there was consideration for the R-3 zoning.

Lori Kosmatka, Senior Planner, noted the school property is already R-4. You could either rezone the smaller, vacant parcel, or else you could rezone the existing school. Surrounding zoning includes R-3 to the west and R-4 to the east. We chose to rezone the property that is vacant versus one that is developed.

Michael Coleman, Community Development Director, added the property shares a contiguous property line. We discussed it and felt it made sense to just have it all R-4 as one, consolidated parcel.

ACTING CHAIR MARTINEZ thanked Staff for the explanation. She did not have any further questions. She asked if anyone from the public wishes to speak on this matter.

Patricia Gregor approached the podium and stated her name. She noted she lives behind the school. She asked what the intention is for parcel 2. She asked if they are putting up a bus lane and if anything is going to change with the landscape, or if they just need to consolidate it. She asked what the purpose of that land use is.

Dan Miletic of RA Smith responded. He noted site plans were shared with the Village. Off Everdon Drive there are going to be two new curb cuts with access driveways which will serve a bus lane in up to the school building's sidewalk immediately west of the school building. It will drop kids off there in a one-way loop go back onto Everdon Drive. The idea is to get the buses out of the south parking lot which is currently very overcrowded. With the new bus lane, there will also be a blacktop play area for the kids to play in. There will be new trees planted. Every tree that is being removed as part of the new paving will be replaced along Everdon Drive. The only other improvement being made within parcel 2 is the addition to the school is that it is getting a new sanitary service lateral that is connecting out to the public sanitary main on Everdon Drive so that will run through parcel 2. Thus to simplify there are two driveways and trees.

ACTING CHAIR MARTINEZ asked if there are any other questions from the public. Hearing none, she entertained a motion to close the public hearing.

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

Lori Kosmatka, Senior Planner, presented the standards for approval. She added that for rezoning requests, which are not common, the Village uses a set of standards called the LaSalle Factors.

ACTING CHAIR MARTINEZ requested a motion for the Plat.

COMMISSIONER GATTO made 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.

COMMISSIONER MANI seconded. Roll call vote. All were in favor (8-0). Motion carried.

ACTING CHAIR MARTINEZ requested a motion for the Rezoning / Map Amendment.

COMMISSIONER HAMILTON made 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.

COMMISSIONER GATTO seconded. Roll call vote. All were in favor (8-0). Motion carried.

ACTING CHAIR MARTINEZ noted the item would go before the Village Board

Lori Kosmatka, Senior Planner, noted the Village Board meeting yet to be confirmed, is anticipated for February 3rd, but this is dependent upon the other agreements that the District and the Village are currently working on.

DRAFT

Receive Comments from the Public

There were no comments from the public.

Good of the Order

Michael Coleman, Community Development Director provided an update.

- Planning Manager - We have hired a new Planning Manager. This individual will be starting in the next couple of weeks and we look forward to having this individual on board. It will be good for Lori, Michael, and Walt have someone with the integrity and education requirements which this individual has.
- Projects - We have some good projects coming through. It will be a busy summer, and we will be seeing a lot of work in the next 2-3 years.
- Sportsdome - Sportsdome will be proceeding with their full support building which is an 18,000 structure that will be going up around February going vertical. They have the foundation and utilities in. They are still awaiting to get ComEd approval out there, and are working through that. We are anticipating the dome to go up in Spring or late Spring, operational with temporary toilet facilities which will meet plumbing code requirements. We anticipate to have the full support building in August. This will be exciting for that area.
- Magnuson – We have nothing more to report. Finance issues are still being worked through. He will be having another meeting with the architect to see what other options we can help them with. He does not want to sacrifice the safety of that building to produce a less costly building. We will see what we can do with them to hopefully get that project through and finalized soon.

Adjournment

ACTING CHAIR MARTINEZ requested a motion to adjourn the meeting.

COMMISSIONER SEPESSY made a motion to adjourn the meeting. COMMISSIONER GASKILL seconded the motion. Voice vote. All were in favor. The meeting adjourned at 7:42 p.m.

PLAN COMMISSION STAFF REPORT

March 5, 2026 – Public Hearing

Petitioner

Trace Vandenberg
(Vandenberg
Construction, LLC)

Property Location

9318 Pleasant Avenue

PIN

19-09-03-102-014-0000

Zoning

R-2 (Single-Family
Residential)

Approvals Sought

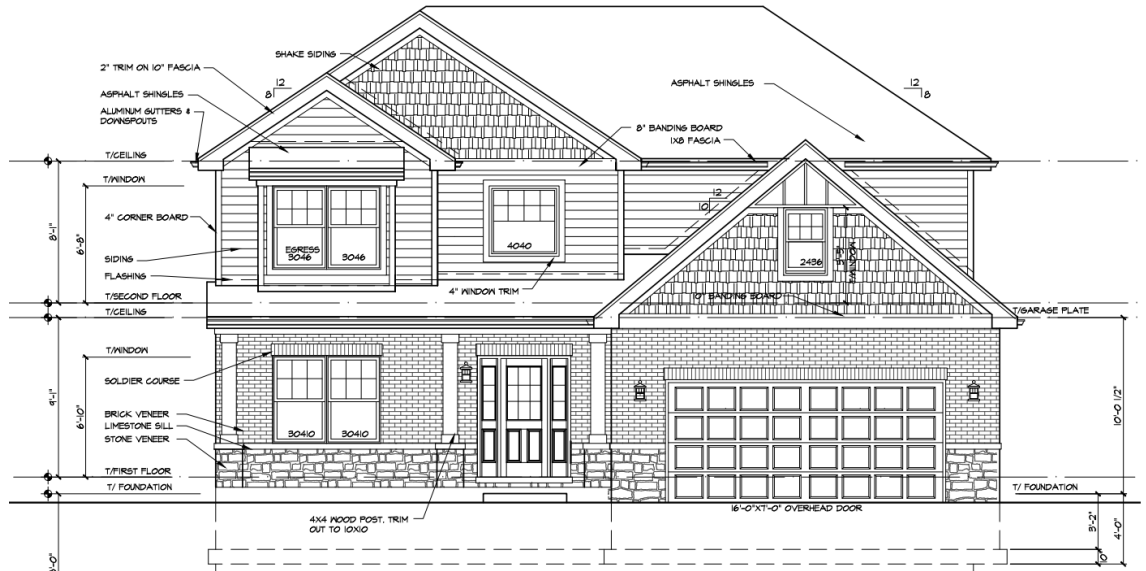
Variation

Project Planner

Mark Herman, MPA, AICP
Planning Manager

Vandenberg – Secondary Front Yard Variation

9318 Pleasant Avenue



EXECUTIVE SUMMARY

The Petitioner and property owner (Trace Vandenberg, on behalf of Vandenberg Construction, LLC) is requesting a Variation from Section V.B. Schedule II of the Tinley Park Zoning Ordinance to decrease the minimum required Secondary Front Yard. Where the required Secondary Front Yard is 30 feet, the Petitioner is requesting Secondary Front Yard of 16.7 feet (a reduction of 13.3 feet into the Secondary Front Yard).

The subject property is a vacant corner lot in the R-2 (Single-Family Residential) Zoning district at the northeast corner of Pleasant Avenue and Lenore Lane and commonly known as 9318 Pleasant Avenue.

The Petitioner is proposing to construct a new single-family detached residence on the vacant lot and is requesting the Variation due to the fact that the subject property is a corner lot that is sized the same as the interior lots within the subdivision; and because of this applying the Secondary Front Yard setback creates a difficulty in constructing the new home on the property.



Site location map and aerial

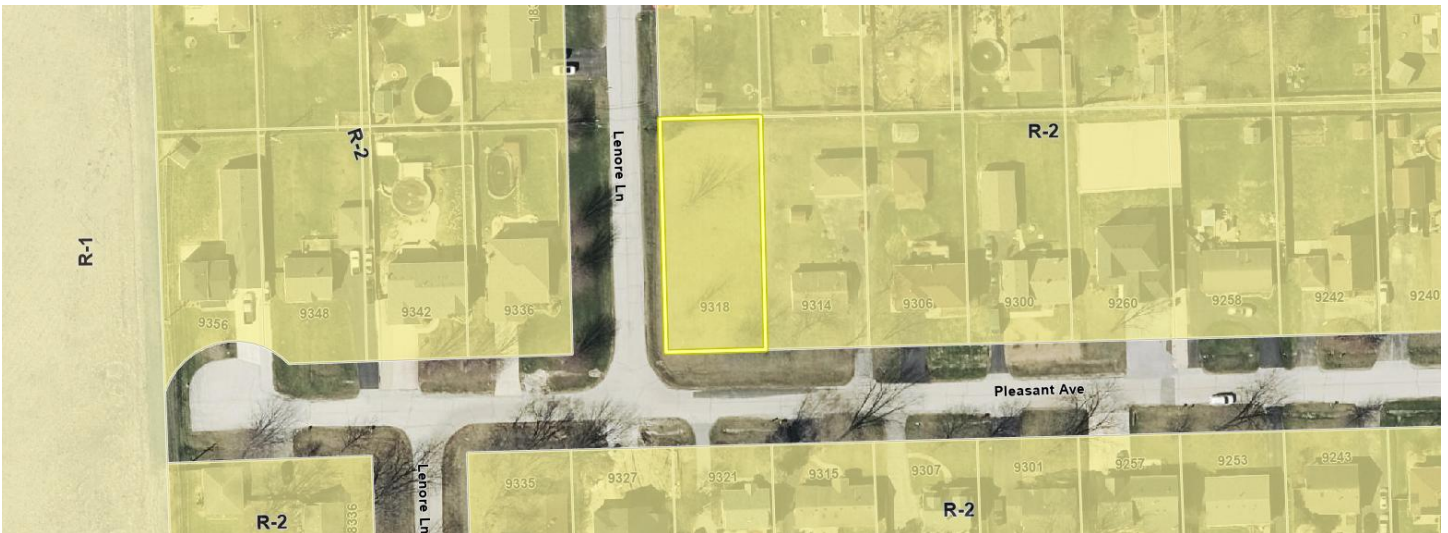
EXISTING SITE & HISTORY

The subject property is a vacant corner lot located at 9318 Pleasant Avenue. The subject property is 72' wide (along Pleasant Avenue) by 164' deep (along Lenore Lane), totaling 11,808 sq. ft. There is grassed area within the right-of-way between the property boundary lines and the street curbs. The property is Lot 30 in the Tinley Gardens Subdivision (from 1959) which was developed under unincorporated Will County jurisdiction and was subsequently annexed into the Village in 1997 (Ord. #97-O-073). When annexed in 1997, the Village granted lot size, lot width, and dwelling size variations via Ord. #97-O-83 for all of the lots in the subdivision to address issues with nonconforming lots. The Ordinance stipulated that future residential development on vacant lots shall be a minimum of 2,000 sq. ft. for single family homes.

ZONING & NEARBY LAND USES

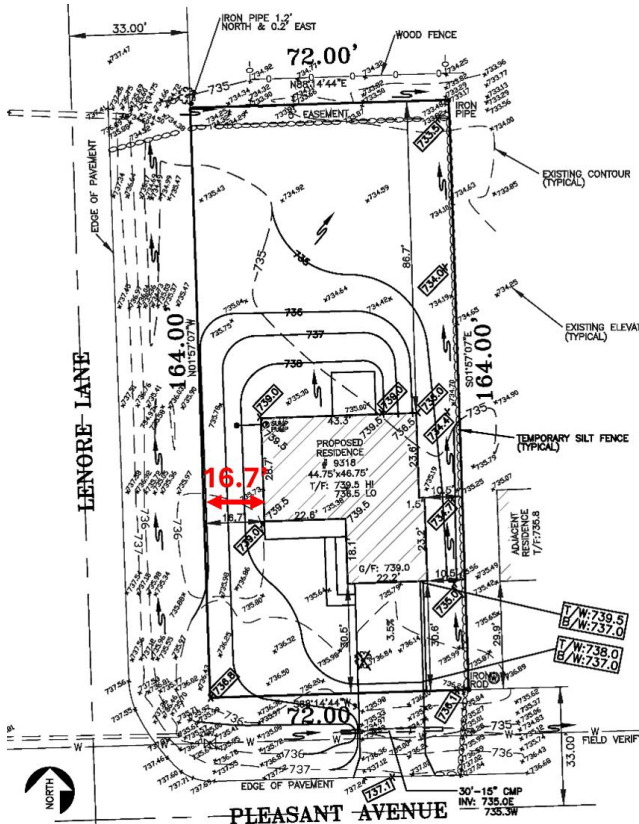
The subject property is located within the **R-2 Single-Family Residential** zoning district. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	R-2 Single-Family Residential	Single-family detached dwelling
East	R-2 Single-Family Residential	Single-family detached dwelling
South	R-2 Single-Family Residential	Single-family detached dwelling
West	R-2 Single-Family Residential	Single-family detached dwelling

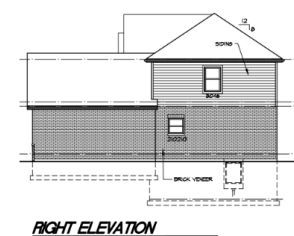
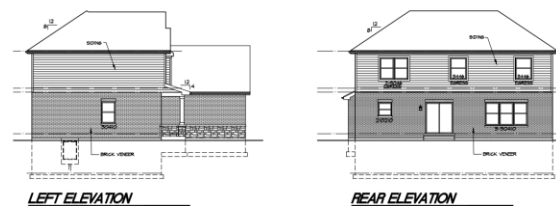
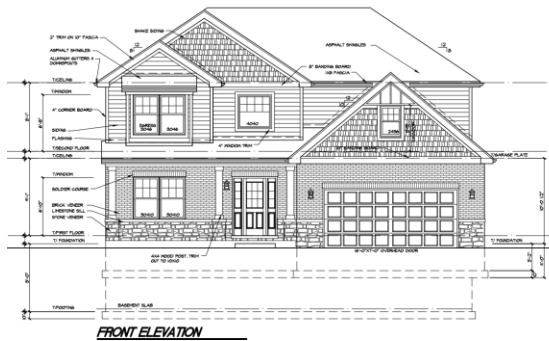


Zoning map

VARIATION REQUEST



Proposed Site Plan with markup



Proposed Exterior Elevations

Section V.B. Schedule II of the Tinley Park Zoning Ordinance establishes the lot, yard, and bulk regulations for each zoning district in the Village. The existing lot size of 11,808 sf and width of 72 feet for the subject property are allowed per Ord. #97-O-83, which granted Variations for the Tinley Gardens Subdivision. Additionally, the proposed house would have a floor area of 2,163 sf, which is also allowable per Ord. #97-O-83. The proposed development complies with all other applicable zoning regulations other than the Secondary Front Yard. The Zoning Ordinance defines Secondary Front Yard as a street-side yard that measures the larger dimension on a corner lot, thus applying to the Lenore Lane frontage for the subject property. In the R-2 Zoning District the required Front Yard setback is 30 feet. The applicant is proposing a Secondary Front Yard (along Lenore Lane) of only 16.7 feet, which is a reduction (encroachment) of 13.3 feet into the Secondary Front Yard.

The applicant notes that the Variation is necessary to meet the required 2,000 sq. ft. dwelling area while not sacrificing the appearance of the proposed home. This is because the existing lot is only 72' wide. Requiring a 30' secondary front setback along the west property line and the required 10' side yard setback to the east would only allow a buildable width of 32'. The applicant further notes that the proposed home would be 39'-7" from the edge of pavement of Lenore Lane. This is in reference to the existing grassed area in the right-of-way between the property line and curb.

The proposed home with Variation would also fit the character of the neighborhood. Based off GIS estimates, nearby corner properties along Lenore Lane appear to have existing, nonconforming secondary front yard setbacks. 9336 Pleasant Avenue has a secondary front setback off Lenore Lane of ~15.5', 18300 Lenore Lane has a front setback of ~22', and 9321 183rd has a setback off Lenore Lane for their detached garage of ~14.5'.

The Petitioner has also provided plan drawings, including exterior elevations. The "Left Elevation" would front the Secondary Front Yard along Lenore Lane. The plan drawings meet other Zoning Ordinance requirements including but not limited to masonry and bulk regulations such as height and floor area ratio.



Photograph of Subject Property

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff draft Findings of Fact are provided below for the Commission's review and approval.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
Construction of a new single-family residence on the Subject Property without the requested Secondary Front Yard Variation would create difficulties in meeting the required dwelling size or require an impractical site design, featuring a narrow home occupying the eastern portion of the lot while the western portion (along Lenore Lane) is open; which does not fit the existing setbacks of homes with Lenore Lane frontage.
2. The plight of the owner is due to unique circumstances.
The unique circumstances impacting the subject property is that it is a corner lot in an old subdivision that was originally platted outside of the Village. Village regulations require additional setbacks for corner lots as they would have two front yard setbacks and only one side yard setback (as opposed to an interior lot, which has one front setback and two side yard setbacks). Village regulations would require corner lots to have greater size and width to accommodate increased setbacks. However, the Tinley Gardens subdivision was platted with corner lots having the same dimensions as interior lots.
3. The Variation, if granted, will not alter the essential character of the locality.
The Variation would not alter the essential character of the locality. The Variation to reduce the Secondary Front Yard Setback (off Lenore Lane) will match the character of the locality as the reduced setback matches the established setbacks of existing homes in the area. Meeting the 30' required Secondary Front Setback would be more out of character than the proposed Variation.

4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

MOTION TO CONSIDER

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

“...make a motion to recommend that the Village Board grant a Variation to the Petitioner, Trace Vandenberg on behalf of Vandenberg Construction, LLC, from Section V.B. Schedule II of the Tinley Park Zoning Ordinance to reduce the required Secondary Front Yard from 30 feet to 16.7 feet for the property located at 9318 Pleasant Avenue in the R-2 Single-Family Residential District, consistent with the plans submitted and adopt the Findings of Fact as proposed in the March 5, 2026 Staff Report.”

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Planning and Zoning General Application and Variation Addendum	Applicant	2/3/2026
	Narrative	Applicant	N/A (Rec'd 2/3/2026)
	Ord. #97-O-83 granting Variations to Tinley Gardens (excerpt)	Village	N/A (Rec'd 2/3/2026)
	Will County Tax Assessment Map of Tinley Gardens	Will County	N/A (Rec'd 2/3/2026)
	Photograph of Similar Construction	Applicant	N/A (Rec'd 2/3/2026)
	Plat of Survey	Exacta Land Surveyors, LLC.	2/20/2025
	Topographic Survey and Site Development Plan	KDC Consultants, Inc.	10/27/2025
	Architectural Drawings	Kirk Design, Inc.	2/2/2026



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 Corner Setback Variance
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: 9318 Pleasant New SFH

Project Description: New Construction- Single Family Home

Project Address: 9318 Pleasant Ave Property Index No. (PIN): 19-09-03-102-014

Zoning District: R-2 Lot Dimensions & Area: 72'X164'///11,808 sq ft

Estimated Project Cost: \$ 300,000

OWNER OF RECORD INFORMATION

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

Name of Owner: Trace Vandenberg Company: Vandenberg Construction

Street Address: [REDACTED] City, State & Zip: Mokena, IL 60448

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

APPLICANT INFORMATION

☒ Same as Owner of Record

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

Name of Applicant: _____ Company: _____

Relation To Project: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____



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

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: _____

Property Owner Name (Print): _____

Acknowledgements

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

Property Owner Signature: _____

Property Owner Name (Print): TRACE VANDENBERG

Applicant Signature:
(If other than Owner) _____

Applicant's Name (Print): _____

Date: 7-7-2026

VILLAGE OF TINLEY PARK, ILLINOIS VARIATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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

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

- ☒ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☒ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☒ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.
- ☒ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.
- ☒ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.
- ☒ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).
- ☐ **Residential Variation Hearing Fee - \$250 + \$75 per additional Variation**
Commercial Variation Hearing Fee - \$500 + \$75 per additional Variation

STANDARDS AND CRITERIA FOR A VARIATION

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

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

THE SIZE OF OUR CORNER LOT IS SAME DIMENSIONS AS INTERIOR LOTS IN SUBDIVISION. I'VE ATTACHED TAX MAP WITH LOT SIZES

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

THE WIDTH OF BUILDING IS SHORTENED WITH CURRENT ZONING REGULATIONS

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

SUBDIVISION BUILT 50+ YEARS AGO, ANNEXED INTO TINLEY PARK

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

THIS CORNER LOT WHICH IS SIMILAR OR SAME IN SIZE TO THE INTERIOR LOTS REQUIRES A 30' CORNER SETBACK COMPARED TO INTERIOR LOT SETBACK OF 10'

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

WE ARE TRYING TO BUILD A HOME THAT FITS WITH RECENT NEW DEVELOPMENT ON THE SAME STREET

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

WE BELIEVE OUR HOME WOULD ONLY INCREASE NEIGHBORING HOME VALUES NO NEGATIVE EFFECT ON ANY NEIGHBORING PROPERTIES

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

GRANTING THIS VARIANCE WILL ALLOW US TO BUILD A HOME THAT FITS THE NEIGHBORHOOD. CONFORMING WITH ALL OTHER ZONING REQUIREMENTS

H. Describe how the requested Variance will not:

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

WILL NOT IMPAIR. WE ARE FOLLOWING ALL OTHER ZONING

2. Substantially increase the congestion of the public streets.

WILL NOT AFFECT ANY CONGESTION TO PUBLIC STREETS

3. Increase the danger of fire.

WILL FOLLOW ALL STATE AND LOCAL FIRE REGULATIONS & CODE

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

ALL DRAINAGE WILL BE APPROVED BY LICENSED ENGINEER

5. Endanger the public safety.

THERE IS NO DANGER TO PUBLIC SAFETY. ALL PROPER
SAFETY SNAKE AND SILT FENCE WILL BE ON SITE

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

NEW SFH WILL ONLY INCREASE PROPERTY VALUES IN AREA

To Whom it May Concern:

Please strongly consider the following variation request for the property located at 9318 Pleasant Ave. PIN 19-09-03-102-014 located in the Tinley Gardens subdivision. Tinley Gardens was annexed into the Village of Tinley Park in November of 1997. According to legal documents, an ordinance was passed in December of 1997 to ensure future residential development therein is in conformity with the existing development. Lot sizes were all grant variations from the bulk regulations upon their annexation. I have attached this information with the application for reference. As it currently stands, we have met all requirements for this zoning in accordance with the existing annexation and ordinance. The ordinance calls for a minimum square footage of 2,000 sq ft. We are presenting a plan that is 2163 sq ft.

We are requesting a corner side setback variation for this property. The current R-2 (SF Residential) zoning calls for a corner side setback to be 30 ft. The lot dimensions are 72' X 164'. With the current 30' corner setback and 10' on the side yard, that leaves our allowable building width to be 32 feet wide. Building a new single-family home with this allowable width hinders our ability to reach the minimum square footage for the home and the appearance of the home. We are aiming to fit into the existing neighborhood as closely as possible to the homes built. This corner lot which is similar or same in size to the interior lots of the neighborhood requires 30'ft side setback while the interior lots require 10'ft. We are aware that right of way does not count towards the setbacks, but from the edge of the west property line to the edge of the pavement of Lenore Lane is 23 feet wide. The edge of the house would then be approximately 39'7 feet to the edge of the pavement.

The subdivision is 50+ years old which makes a hardship on new construction on vacant lots to meet up to date Zoning requirements

Property is generally located at the southeast corner of 94th Avenue and 183rd Street, and is legally described as follows:

ALL OF TINLEY GARDENS (BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN) IN WILL COUNTY, ILLINOIS. (COMMONLY KNOWN AS: 9207-9357 WEST 183RD STREET; 9200-9356 PLEASANT AVENUE; 9200-9343 ETHYL LANE; 18336-18376 LENORE).

(b) That the owners of record of the lots in the Subject Property (hereinafter collectively referred to as "Petitioners") (see list attached hereto as EXHIBIT C), have requested variations as follows:

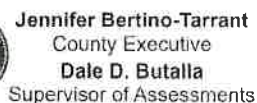
Developed Lots: Such variations from the zoning requirements applicable to the R-2 Zoning District, including but not limited to, variations to the minimum lot size, minimum house size, lot width, and yard setback requirements, so as to permit all existing residential uses and structures located on the Developed Lots on the Subject Property in existence at the time the Subject Property was annexed into the Village pursuant to Ordinance 97-O-073.

Vacant Lots: Variations from the lot width, lot area, and minimum house size requirements applicable to the R-2 Zoning District so as to permit future residential development on such Vacant Parcels on the Subject Property that were in existence at the time the Subject Property was annexed into the Village pursuant to Ordinance 97-O-073, provided, however, that (1) any such future residential development shall be a minimum of 2,000 square feet for all single family homes, regardless of whether such homes are ranch-style or two-story; and (2) any such residential development shall meet all other zoning requirements applicable to the R-2 Zoning District in effect at the time the development is proposed other than any lot width, lot area, or minimum house size requirement that would conflict with the variations granted herein.

(c) That the variations are necessary to allow the continued use and improvement of the existing lots on Subject Property.

(d) That the plight of the owners of the lots on the Subject Property is due to unique circumstances: the annexation of the Tinley Gardens Subdivision (i.e., the Subject Property), an existing subdivision wherein the majority of the lots are developed with single family homes. The fact that the lots are existing in their present size and configuration is unique to this subdivision.

(e) The variations, if granted, will not alter the residential character of the locality; in fact, the variations will enhance and maintain the established residential character of the



The authors of this study employed a Design of Experiments (DOE) approach to investigate the effects of various input variables on the output variables of the model. The input variables were categorized into three groups: model variables, training variables, and validation variables. The output variables were categorized into two groups: model performance variables and model interpretability variables. The authors used a 2^k-factorial design to investigate the effects of the input variables on the output variables. The results of the study showed that the model performance variables were significantly affected by the input variables, while the model interpretability variables were not significantly affected. The authors concluded that the model performance variables are more important than the model interpretability variables in the context of this study.

Tax Assessment Map

Revised for the 2025 Assessment

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COOK COUNTY



183RD ST

6	72	71.75	65	71.75	71.75	72	72	72	72	72.04	72	72.04	72.04	72.04
164	5	6	7	-028	164	10	11	12	13	14	15	16	164	164
-001	-002	-027	-004	-005	-006	-007	-008	-009	-010	-011	-012	164	164	164
72	71.75	65	6.75	71.75	71.75	72	72	72	72	72	72	72	72.04	72.20
164	164	164	164	164	164	164	164	164	164	164	164	164	164	164
72	71.75	71.75	71.75	71.75	72	72	72	72	72	72	72	72	72	72.16
164	29	28	27	26	25	24	23	22	21	20	19	18	164	164
-014	-015	-016	-017	-018	-019	-020	-021	-022	-023	-024	-025	-026	164	164

102

PLEASANT AVE

S003283

2	72	72	72	72	72	72	72	72	72	72	72	73.16													
164	37	164	38	164	39	164	40	164	41	164	42	164	43	164	44	164	45	164	46	164	47	164	48	164	49
32	-003	-004	-005	-006	-007	-008	-009	-010	-011	-012	-013	-014	-015												



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STARS

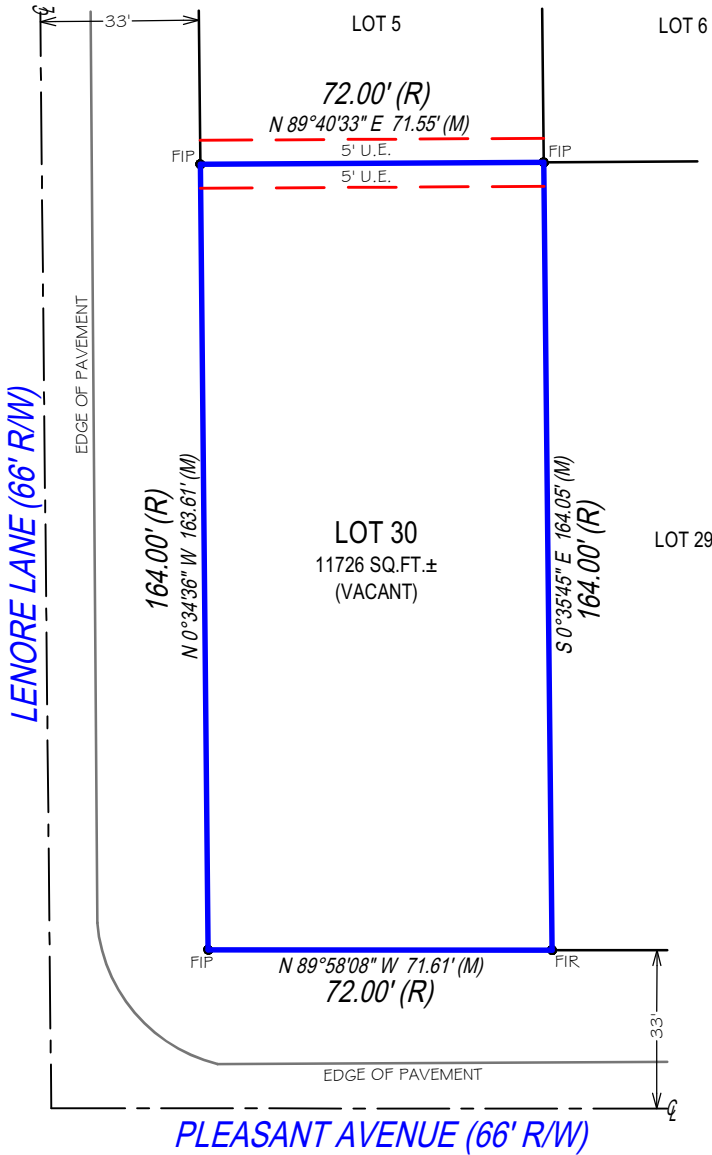
SURVEY TRACKING
AND
RETRIEVAL SYSTEM

www.surveystars.com

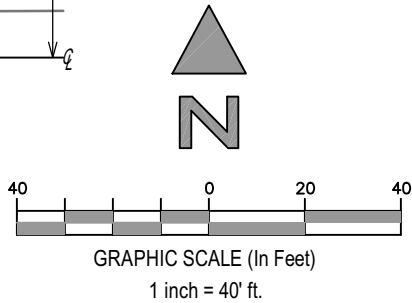
PROPERTY ADDRESS: 9318 PLEASANT AVENUE, TINLEY PARK, ILLINOIS 60487

SURVEY NUMBER: 2502.2721

2502.2721
PLAT OF SURVEY
WILL COUNTY, ILLINOIS



PROPERTY WAS SNOW COVERED AT TIME OF SURVEY



STATE OF ILLINOIS SS
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy



ILLINOIS PROFESSIONAL LAND SURVEYOR No.3403
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE



Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 02/20/25
FIELD WORK DATE: 2/19/2025
REVISION DATE(S): (REV.0 2/20/2025)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 9318 PLEASANT AVENUE, TINLEY PARK, ILLINOIS 60487

SURVEY NUMBER: 2502.2721

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF NORTH 0 DEGREES 34 MINUTES 36 SECONDS WEST IS BASED ON THE WESTERLY PROPERTY LINE OF LOT 30, LOCATED WITHIN TINLEY GARDENS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT DOC. NO. 888432 OF THE PUBLIC RECORDS OF WILL COUNTY, ILLINOIS.

LEGAL DESCRIPTION:

LOT 30 IN TINLEY GARDENS, BEING A SUB OF THE E1/2 OF THE NW 1 / 4 OF SEC 3, T35N-R12E.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.

5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.

9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.

10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.

11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.

15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED.

SURVEYOR'S LEGEND

<table><tr><th colspan="2">LINETYPES</th></tr><tr><td></td><td>Boundary Line</td></tr><tr><td></td><td>Center Line</td></tr><tr><td></td><td>Chain Link or Wire Fence</td></tr><tr><td></td><td>Easement</td></tr><tr><td></td><td>Edge of Water</td></tr><tr><td></td><td>Iron Fence</td></tr><tr><td></td><td>Overhead Lines</td></tr><tr><td></td><td>Structure</td></tr><tr><td></td><td>Survey Tie Line</td></tr><tr><td></td><td>Vinyl Fence</td></tr><tr><td></td><td>Wall or Party Wall</td></tr><tr><td></td><td>Wood Fence</td></tr><tr><th colspan="2">SURFACE TYPES</th></tr><tr><td></td><td>Asphalt</td></tr><tr><td></td><td>Brick or Tile</td></tr><tr><td></td><td>Concrete</td></tr><tr><td></td><td>Covered Area</td></tr><tr><td></td><td>Water</td></tr><tr><td></td><td>Wood</td></tr><tr><th colspan="2">SYMBOLS</th></tr><tr><td></td><td>Benchmark</td></tr><tr><td></td><td>Center Line</td></tr><tr><td></td><td>Central Angle or Delta</td></tr><tr><td></td><td>Common Ownership</td></tr><tr><td></td><td>Control Point</td></tr><tr><td></td><td>Catch Basin</td></tr></table>	LINETYPES			Boundary Line		Center Line		Chain Link or Wire Fence		Easement		Edge of Water		Iron Fence		Overhead Lines		Structure		Survey Tie Line		Vinyl Fence		Wall or Party Wall		Wood Fence	SURFACE TYPES			Asphalt		Brick or Tile		Concrete		Covered Area		Water		Wood	SYMBOLS			Benchmark		Center Line		Central Angle or Delta		Common Ownership		Control Point		Catch Basin	<table><tr><td></td><td>Elevation</td></tr><tr><td></td><td>Fire Hydrant</td></tr><tr><td></td><td>Find or Set Monument</td></tr><tr><td></td><td>Guywire or Anchor</td></tr><tr><td></td><td>Manhole</td></tr><tr><td></td><td>Tree</td></tr><tr><td></td><td>Utility or Light Pole</td></tr><tr><td></td><td>Well</td></tr></table> ABBREVIATIONS (C) - Calculated (D) - Deed (F) - Field (M) - Measured (P) - Plat (R) - Record (S) - Survey A/C - Air Conditioning AE - Access Easement ANE - Anchor Easement ASBL - Accessory Setback Line B/W - Bay/Box Window BC - Block Corner BFP - Backflow Preventer BLDG - Building BLK - Block BM - Benchmark BR - Bearing Reference BRL - Building Restriction Line BSMT - Basement C - Curve C/L - Center Line C/P - Covered Porch C/S - Concrete Slab CATV - Cable TV Riser CB - Concrete Block CH - Chord Bearing CHIM - Chimney CLF - Chain Link Fence CME - Canal Maintenance Easement CO - Clean Out CONC - Concrete COR - Corner CS/W - Concrete Sidewalk CUE - Control Utility Easement CVG - Concrete Valley Gutter D/W - Driveway DE - Drainage Easement DF - Drain Field DH - Drill Hole DUE - Drainage & Utility Easement ELEV - Elevation EM - Electric Meter ENCL - Enclosure ENT - Entrance EOP - Edge of Pavement EOW - Edge of Water ESMT - Easement EUB - Electric Utility Box F/DH - Found Drill Hole FCM - Found Concrete Monument FF - Finished Floor FIP - Found Iron Pipe FIPC - Found Iron Pipe & Cap FIR - Found Iron Rod FIRC - Found Iron Rod & Cap FN - Found Nail FN&D - Found Nail & Disc FRRSPK - Found Rail Road Spike GAR - Garage GM - Gas Meter ID - Identification IE/EE - Ingress/Egress Easement ILL - Illegible INST - Instrument INT - Intersection IRRE - Irrigation Easement L - Length LAE - Limited Access Easement LB# - License No. (Business) LBE - Limited Buffer Easement LE - Landscape Easement LME - Lake/Landscape Maintenance Easement LS# - License No. (Surveyor) MB - Map Book ME - Maintenance Easement MES - Mitered End Section MF - Metal Fence MH - Manhole MHWL - Mean High Water Line NR - Non-Radial NTS - Not to Scale NAVD88 - North American Vertical Datum 1988 NGVD29 - National Geodetic Vertical Datum 1929 OG - On Ground ORB - Official Records Book ORV - Official Record Volume O/A - Overall O/S - Offset OFF - Outside Subject Property OH - Overhang OHL - Overhead Utility Lines OHWL - Ordinary High Water Line ON - Inside Subject Property P/E - Pool Equipment PB - Plat Book PC - Point of Curvature PCC - Point of Compound Curvature PCP - Permanent Control Point PI - Point of Intersection PLS - Professional Land Surveyor PLT - Planter POB - Point of Beginning POC - Point of Commencement PRC - Point of Reverse Curvature PRM - Permanent Reference Monument PSM - Professional Surveyor & Mapper PT - Point of Tangency PUE - Public Utility Easement R - Radius or Radial R/W - Right of Way RES - Residential RGE - Range ROE - Roof Overhang Easement RP - Radius Point S/W - Sidewalk SBL - Setback Line SCL - Survey Closure Line SCR - Screen SEC - Section SEP - Septic Tank SEW - Sewer SIRC - Set Iron Rod & Cap SMWE - Storm Water Management Easement SN&D - Set Nail and Disc SQFT - Square Feet STL - Survey Tie Line STY - Story SV - Sewer Valve SWE - Sidewalk Easement TBM - Temporary Bench Mark TEL - Telephone Facilities TOB - Top of Bank TUE - Technological Utility Easement TWP - Township TX - Transformer TYP - Typical UE - Utility Easement UG - Underground UP - Utility Pole UR - Utility Riser VF - Vinyl Fence W/C - Witness Corner W/F - Water Filter WF - Wood Fence WM - Water Meter/Valve Box WV - Water valve		Elevation		Fire Hydrant		Find or Set Monument		Guywire or Anchor		Manhole		Tree		Utility or Light Pole		Well
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CERTIFIED TO:

.

DATE SIGNED: 02/20/25

BUYER:

LENDER:

TITLE COMPANY:

COMMITMENT DATE:

CLIENT FILE NO:

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

FLOOD ZONE INFORMATION:



Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

TOPOGRAPHICAL SURVEY & SITE DEVELOPMENT PLAN

OF

COMMON ADDRESS: 9318 PLEASANT AVENUE
TINLEY PARK, IL

PIN: 19-09-03-102-014
LOT AREA=11,808 S.F.

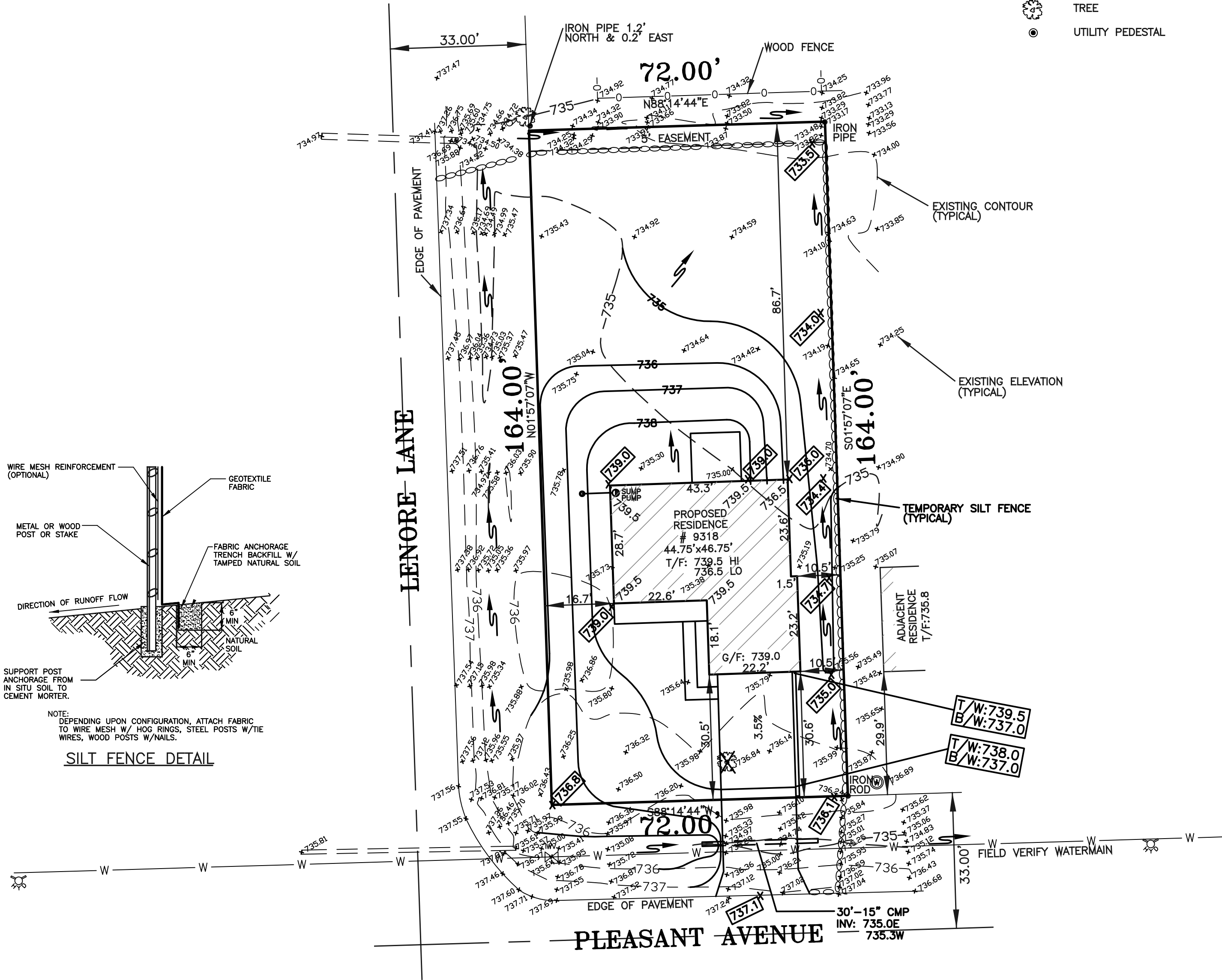


ZONED R-2 (SF RESIDENTIAL)		
SETBACKS	REQUIRED	PROPOSED
FRONT	30	30.5
CORNER	30	*16.7
SIDE	10	10.5
REAR	35	86.7'

* REQUIRED VARIANCE

LEGEND

- TEMPORARY SILT FENCE
- T/F: 700.00 TOP OF FOUNDATION SPOT ELEVATION
- SWALE
- CONTOUR
- B-BOX
- CATCH BASIN
- FLARED END SECTION
- SANITARY MANHOLE
- IRON PIPE
- UTILITY POLE
- TREE
- UTILITY PEDESTAL



NOTES:

- 1) ALL FILL FROM THE EXCAVATION MUST BE REMOVED AND HAULED OFF SITE. ANY FURTHER REGRADING DONE ON THE LOT OR IN THE PUBLIC UTILITY AND DRAINAGE EASEMENT WILL ELIMINATE CAPACITY AND MAY CAUSE FLOODING.
- 2) THE UTILITY LINES SHALL BE RELOCATED AS NECESSARY FOR CONSTRUCTION.
- 3) ANY CHANGES MADE IN THE FIELD MUST BE REQUESTED IN WRITING AND APPROVED BY THE VILLAGE OF TINLEY PARK PRIOR TO ANY CONSTRUCTION.
- 4) FIELD VERIFY PRIOR TO CONSTRUCTION AND REPORT AN DISCREPANCIES.
- 5) BOUNDARY INFORMATION TAKEN FROM PLAT OF SURVEY BY OTHERS.
- 6) CONTRACTOR RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO CURB, SIDEWALK OR OFFSITE.
- 7) NO STRUCTURES OR WALL SHALL BE PLACED WITHIN VILLAGE EASEMENT

THE LOCATION OF EXISTING UTILITIES, EASEMENTS, AND RIGHT OF WAYS ARE SHOWN ON THESE PLANS ACCORDING TO SURVEYS CARRIED OUT AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND UTILITIES OR EASEMENTS. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND TO PROVIDE FOR THEIR PROTECTION FROM DAMAGE DURING THE CONSTRUCTION OPERATIONS. IF OTHER UTILITIES OR CONFLICTS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED.

BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE

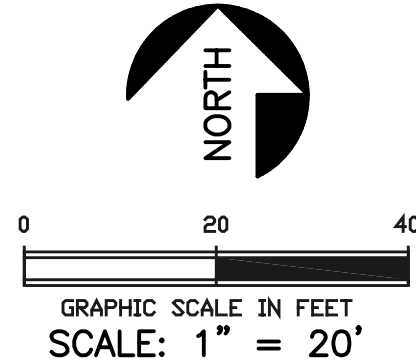
COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT MAY NOT HAVE BEEN FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS. SUBJECT TO EASEMENTS OF RECORD.

DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT THE PERMISSION OF KDC CONSULTANTS, INC.. THIS PLAT IS NOT TRANSFERABLE. ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES. © COPYRIGHT, ALL RIGHTS RESERVED.

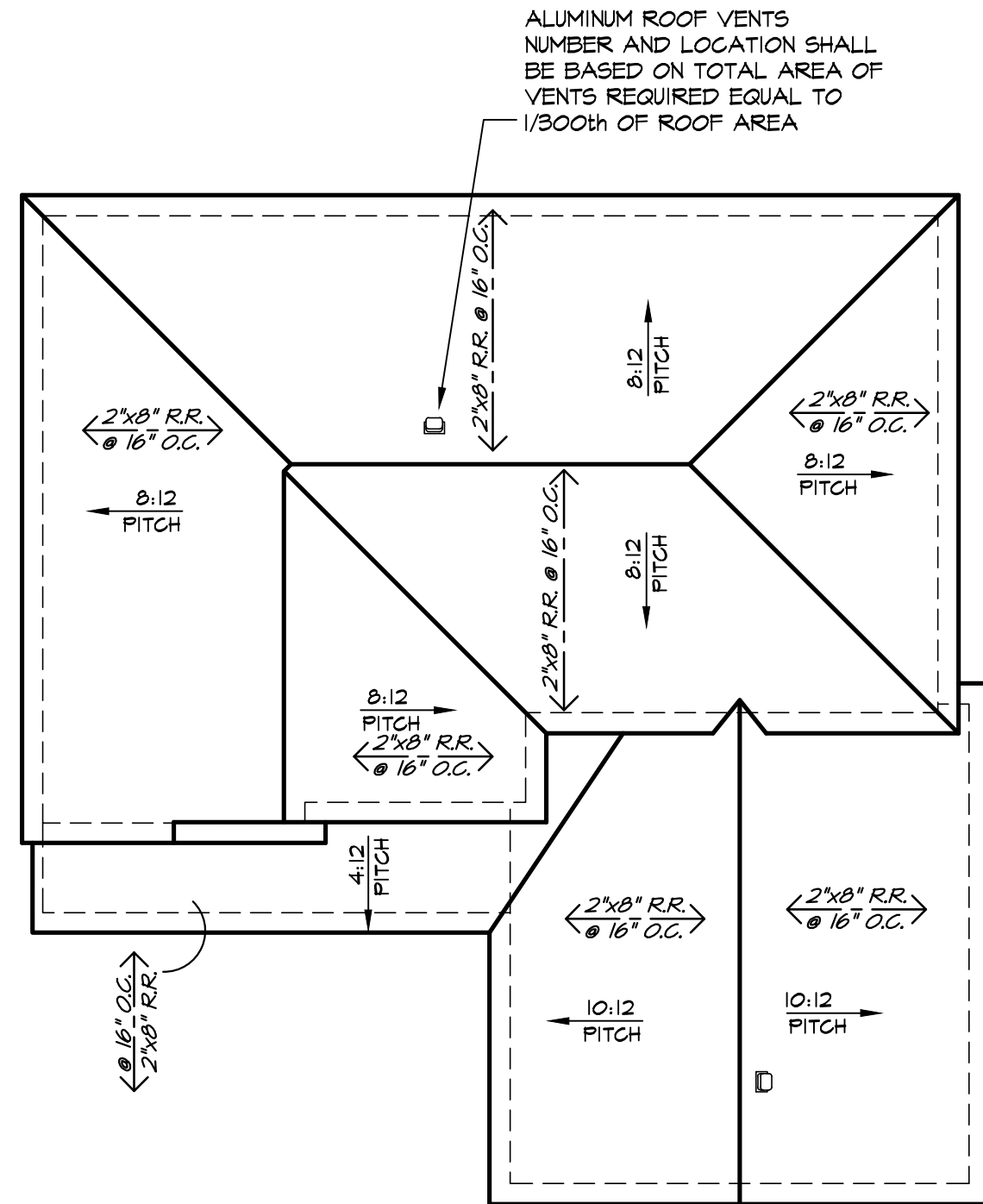
Kevin Chaffin



DATED: OCTOBER 27, 2025



PREPARED BY: KDC CONSULTANTS INC. WWW.KDCCONSULTANTSINC.COM 16144 S. BELL ROAD HOMER GLEN, ILLINOIS 60491 (708) 645-0545	
PREPARED FOR: VANDENBERG CONSTRUCTION	
PROJECT 25-10-081 SP	PAGE 1 OF 1



ROOF PLAN

SCALE: 1/8" = 1'-0"

ROOF NOTES

- USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10". 2"x12" ROOF RAFTERS SHALL BE CANADIAN HEM-FIR NO. 2 PER U.S. SPAN BOOK FOR CANADIAN LUMBER SPAN TABLES SPP FOR SOUTHERN LUMBER (NORTHERN LUMBER GREATER SPANS ARE ALLOWED).
- 2"x6" @ 12" O.C. = 13'-7" 2"x8" @ 12" O.C. = 17'-5" 2"x10" @ 12" O.C. = 21'-4" 2"x6" @ 16" O.C. = 11'-11" 2"x8" @ 16" O.C. = 15'-1" 2"x10" @ 16" O.C. = 19'-5"
- HEM FIR
2"x12" @ 12" O.C. = 24'-4"
2"x12" @ 16" O.C. = 21'-11"
- HIP OR VALLEY RAFTERS EXCEEDING 24'-0" IN LENGTH SHALL BE 1 3/4" WIDE GANG LAM MEMBERS x RAFTER DEPTH PLUS 2" DEEP.
 - ALL HIP VALLEY CRIPPLE JACKS SHALL BE INSTALLED AND SHALL BE EQUAL IN DEPTH AND SPACING TO MAIN RAFTER FRAMING INTO HIP OR VALLEY RAFTER.
 - PROVIDE ICE AND WATER SHIELD A MIN. OF 24" MEASURED HORIZONTALLY FROM INSIDE FACE OF EXTERIOR WALL.
 - 2X6 COLLAR TIES SHALL BE INSTALLED FOR ROOF RAFTERS @ 48" O.C.
 - WHERE HIP RAFTERS FRAME PERPENDICULAR TO CEILING JOISTS PROVIDE SOLID BLOCKING AT 8'-0" O.C. BETWEEN JOISTS FOR A DISTANCE OF 10'-0" FROM EXTERIOR WALL.
 - PROVIDE FLASHING AT ALL WALL AND ROOF INTERSECTIONS WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS.
 - RAFTERS SHALL BE FRAMED TO EACH OTHER WITH A GUSSET PLATE OR TO A MINIMUM 1-INCH NOMINAL THICKNESS RIDGE BOARD, NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.
 - A MINIMUM 2-INCH NOMINAL THICKNESS VALLEY OR HIP RAFTER IS REQUIRED AT ALL VALLEYS AND HIPs, NOT LESS THAN THE DEPTH OF THE CUT END OF THE RAFTER, AND SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION.
 - THE ENDS OF EACH RAFTER AND CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE. MAINTAIN 2" CLEARANCE TO COMBUSTIBLE FRAMING MEMBER AT MASONRY FIREPLACE.

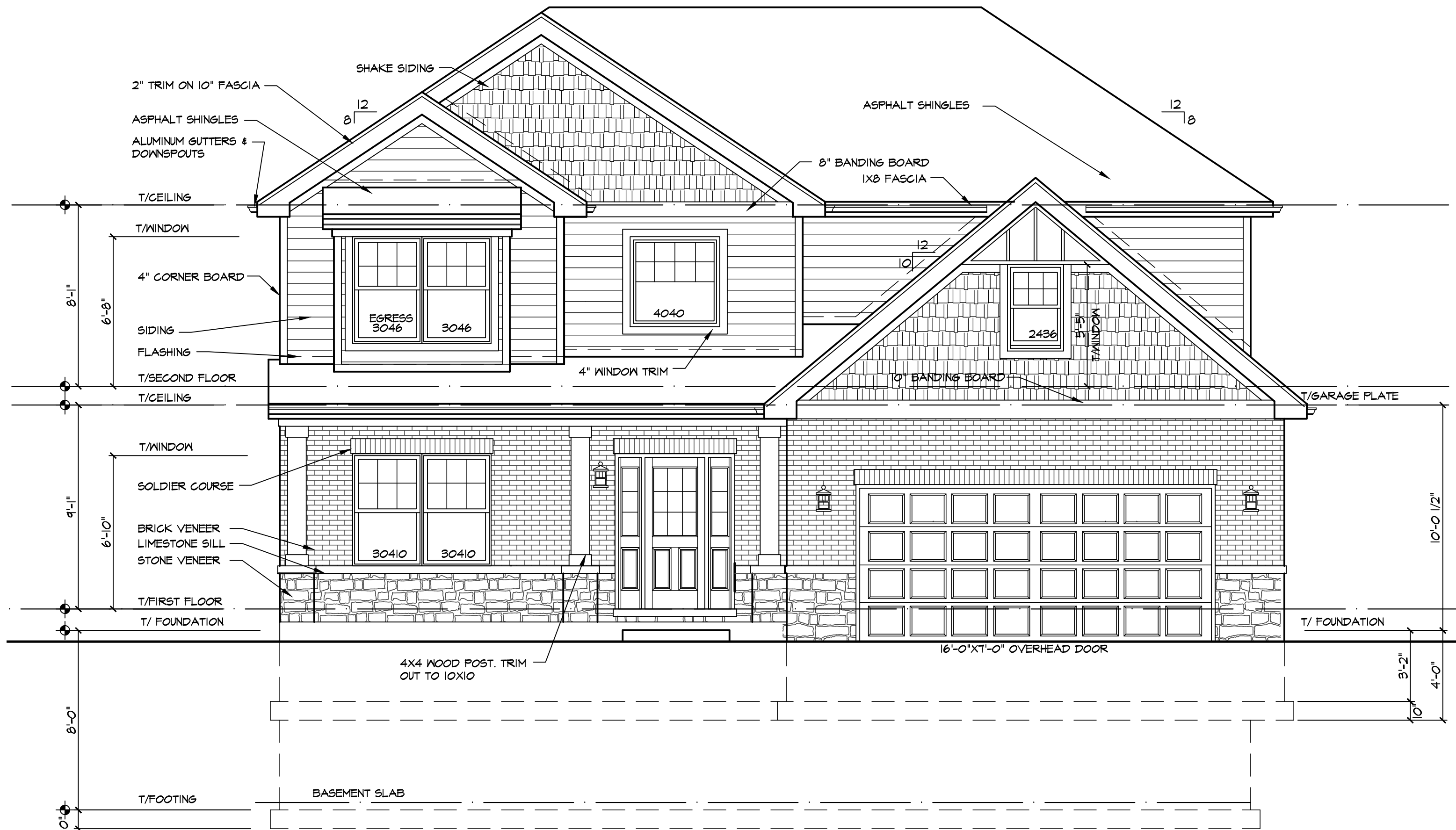
ROOF VENT CALCULATIONS

MAIN ROOF: 1299 SQ. FT.
1299 S.F./300 = 4.3
4.3 x 144"/S.F. = 619"² VENT REQ'D.
619"²/2 = 309" SOFFIT & ROOF VENTS
309"²/50" (PER ROOF VENT) = 6.2
THEREFORE 7 ROOF VENTS ARE REQUIRED AT THE MAIN ROOF.

153 LINEAR FEET OF SOFFITS / 6' O.C. VENTS = 25 VENTS
25 x 30" x 150" 10" ACTUAL SOFFIT VENT AREA WHICH IS GREATER THAN THE REQUIRED 309"²

GARAGE ROOF: 581 SQ. FT.
581 S.F./300 = 1.9
1.9 x 144"/S.F. = 274"² VENT REQ'D.
274"²/2 = 137"² SOFFIT & ROOF VENTS
137"²/50" (PER ROOF VENT) = 2.7
THEREFORE 3 ROOF VENTS ARE REQUIRED AT THE GARAGE ROOF.

64 LINEAR FEET OF SOFFITS / 6' O.C. VENTS = 10.7 VENTS
10.7 x 30" x 94" 10" ACTUAL SOFFIT VENT AREA WHICH IS GREATER THAN THE REQUIRED 274"



FRONT ELEVATION

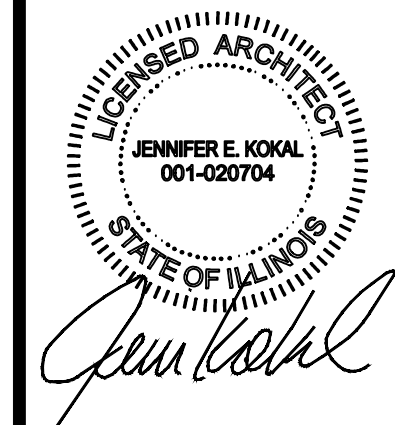
SCALE: 1/4" = 1'-0"

FIRST FLOOR=1,145 SQUARE FEET
SECOND FLOOR=1,018 SQUARE FEET
TOTAL=2,163 TOTAL SQUARE FEET

DRAWING INDEX

A-1	ELEVATIONS/ROOF PLAN
A-2	FOUNDATION PLAN
A-3	FIRST FLOOR PLAN
A-4	SECOND FLOOR PLAN
E-1	ELECTRICAL PLANS
D-1	WALL SECTIONS
D-2	DETAILS
SP-1	SPECIFICATIONS

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EXPIRES: 11/30/2026

REVISIONS:

TITLE:
ELEVATIONS/
ROOF PLAN

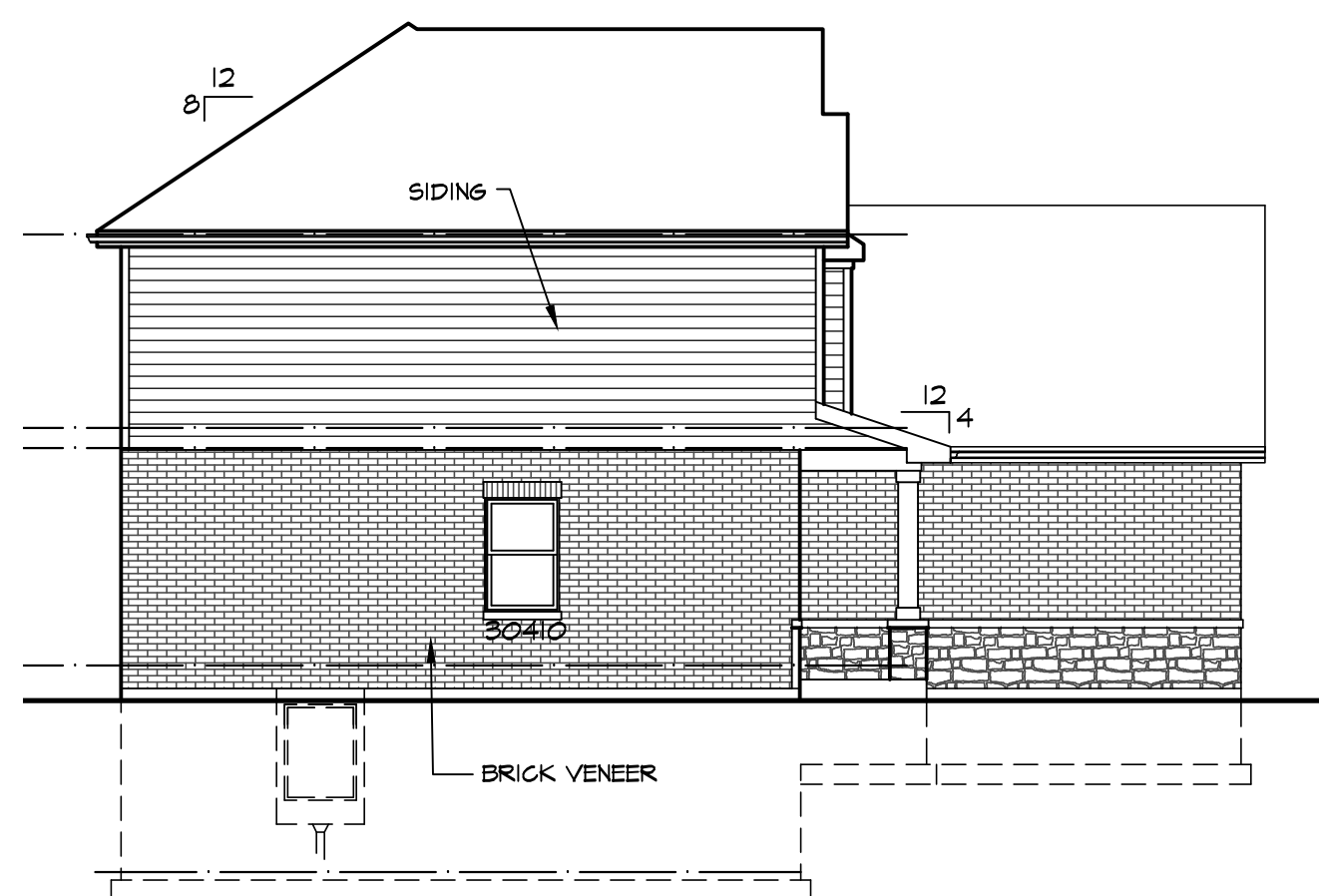
DRAWN: JK CHECKED: JK

DATE ISSUED:
2/2/26

PROJECT NUMBER:
2026-003

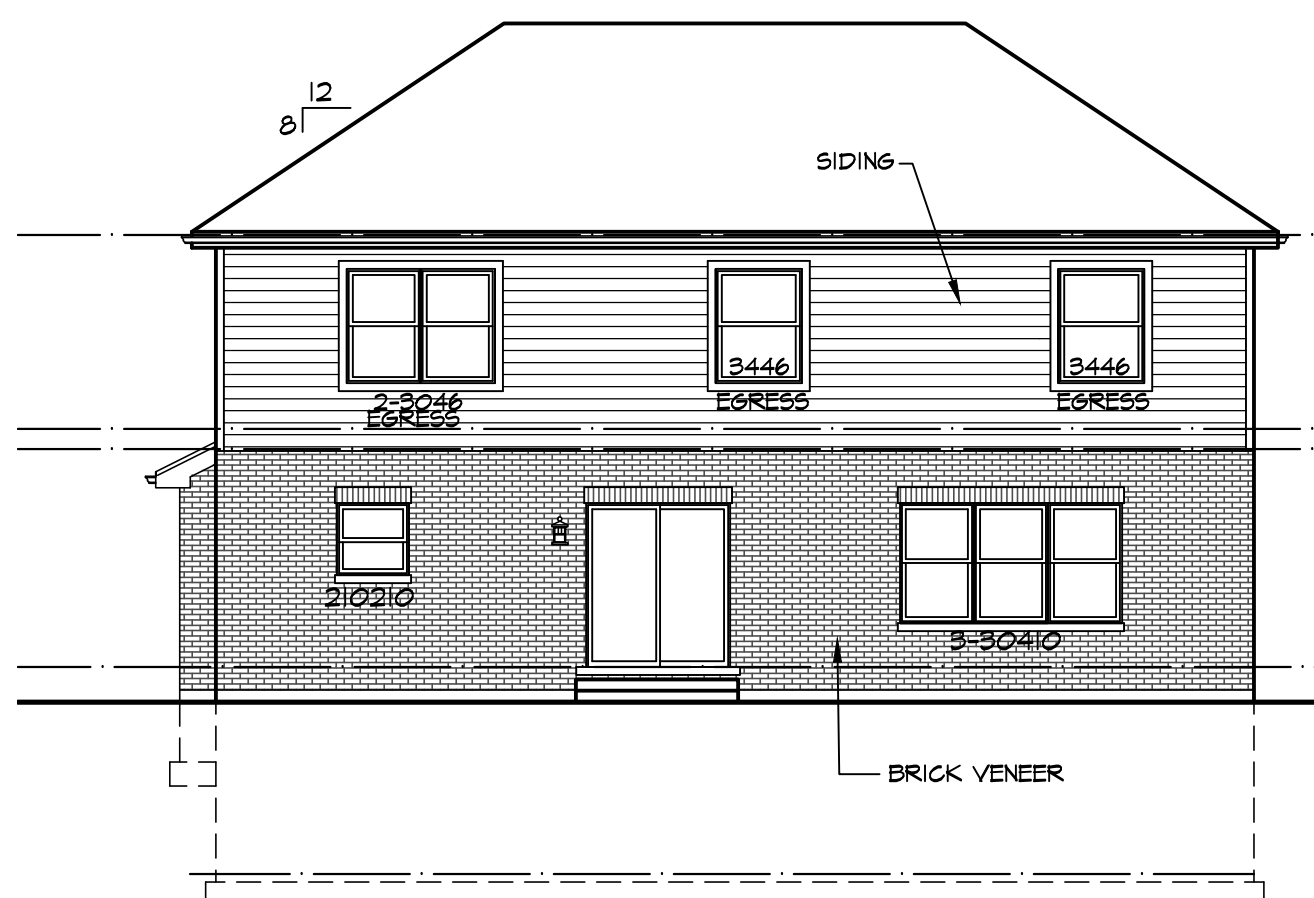
SHEET NUMBER:

A-1



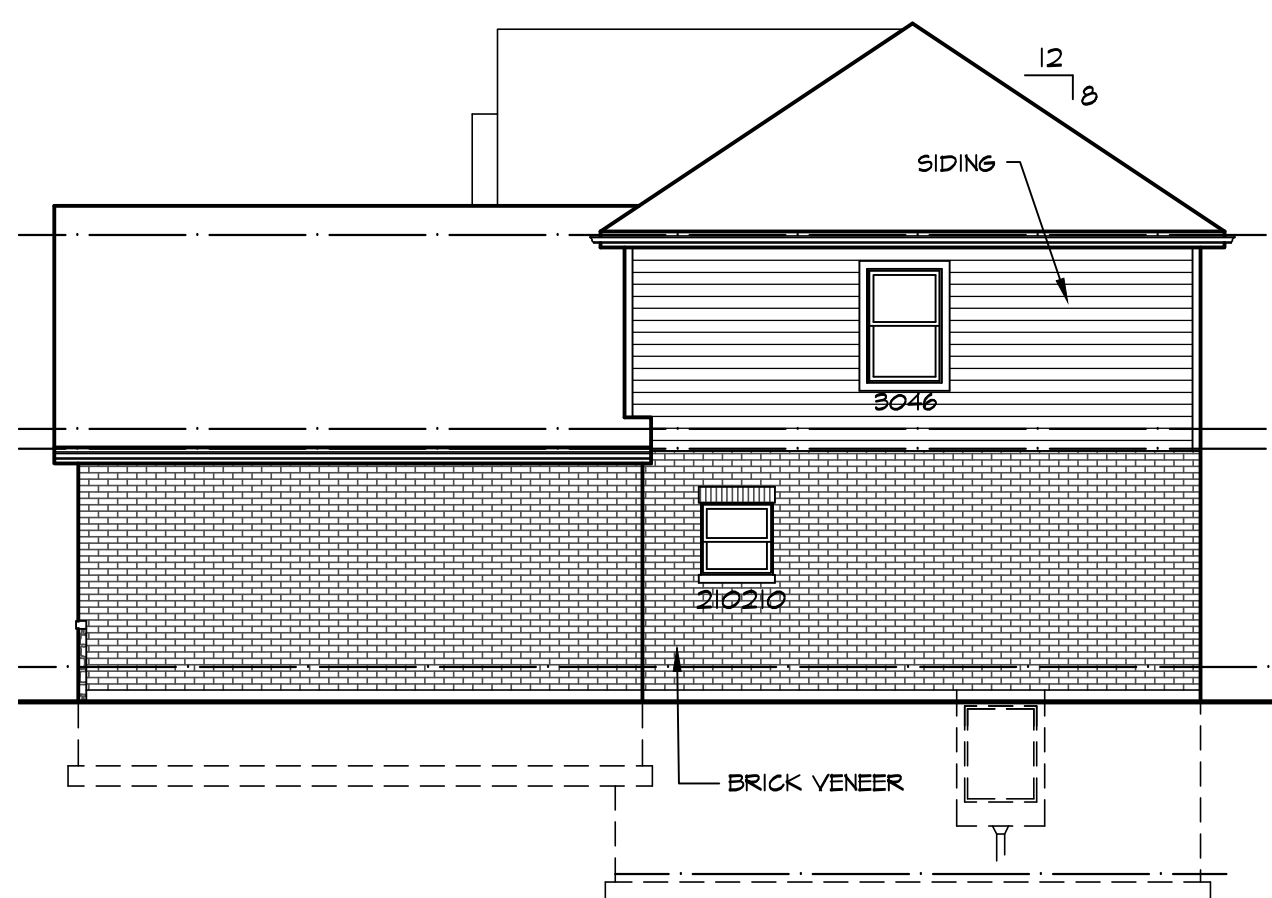
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

CODES

2021 INTERNATIONAL RESIDENTIAL CODE
2014 ILLINOIS STATE PLUMBING CODE
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE

CERTIFICATION

I CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY ABILITY COMPLY WITH THE BUILDING ORDINANCES, ZONING ORDINANCES, AND OTHER APPLICABLE CODES AND ORDINANCES OF THE VILLAGE OF TINLEY PARK, ILLINOIS

Jennifer E. Kokal
PROFESSIONAL DESIGN FIRM # 184.006712

EXPIRES 4/30/2027

A New Residence for
Vandenberg Construction
9318 Pleasant Ave.
Tinley Park, IL

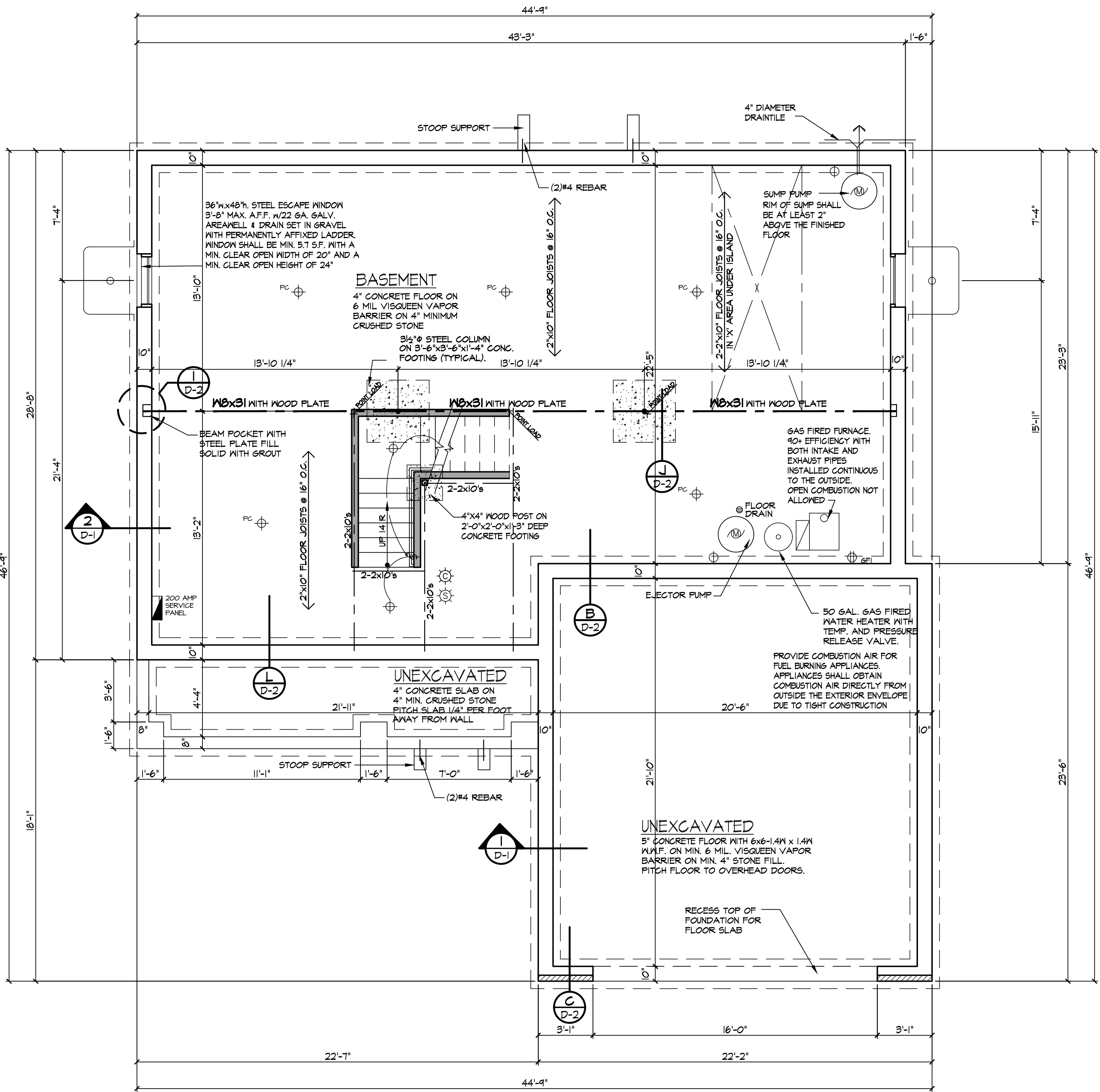
KIRK DESIGN INC.
ARCHITECTS
jenrikokal@comcast.net
Shorewood, IL
Phone: 630-334-7779

2021 IECC COMPLIANCE REQUIREMENTS

1. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED. A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING, WHERE LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL, OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN THE CEILING/ROOF, WALLS, FOUNDATION(SLAB, BASEMENT WALL, CRAWL SPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES. IF FACTORS FOR PENETRATION AND THE SHAG OF PENETRATION THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING, WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL INDICATE BOTH THE VALUE COVERING THE LARGEST AREA AND THE AREA-WEIGHTED AVERAGE VALUE IF AVAILABLE. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT, WHERE A GAS FIRED INVENTED ROOM HEATER, ELECTRIC FURNACE OR BASEBOARD ELECTRIC HEATER IS INSTALLED, THE CERTIFICATE SHALL INDICATE "GAS-FIRED INVENTED ROOM HEATER, ELECTRIC FURNACE, OR BASEBOARD ELECTRIC HEATER". AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED INVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS. THE CODE EDITION UNDER WHICH THE STRUCTURE WAS PERMITTED AND THE COMPLIANCE PATH USED.
2. THE BUILDING OR DWELLING UNIT SHALL BE TESTED FOR AIR LEAKAGE. THE MAXIMUM AIR LEAKAGE RATE FOR ANY BUILDING OR DWELLING UNIT UNDER ANY COMPLIANCE PATH SHALL NOT EXCEED 3.0 AIR CHANGES PER HOUR OR 20 CUBIC FEET PER MINUTE(CFM) PER SQUARE FOOT OF DWELLING UNIT ENCLOSURE AREA. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ANSI/RESNET/ICC 380, ASTM E779 OR ASTM E827 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. WHERE REQUIRED BY THE CODE. OFFICIAL TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATING OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE HAVE BEEN SEALED.
3. NEW WOOD BURNING FIREPLACES SHALL HAVE TIGHT FITTING FLUE DAMPERS OR DOORS AND OUTDOOR COMBUSTION AIR, WHEN USING TIGHT-FITTING DOORS, ON FACTORY BUILT FIREPLACES LISTED AND LABELED IN ACCORDANCE WITH UL 127, THE DOORS SHALL BE TESTED AND LISTED FOR THE FIREPLACE.
4. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
5. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES. PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL, OR OTHER CONTROL THAT IS INSTALLED OR BUILT INTO THE FIXTURE. EXPECT IN BATHROOMS, HALLWAYS, EXTERIOR LIGHTING AND LIGHTING DESIGNED FOR SAFETY OR SECURITY.
6. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLenums.
7. THE THERMOSTAT CONTROLLING THE PRIMARY HEATING OR COOLING SYSTEM SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMP. SET POINTS AT DIFFERENT TIMES OF DAY AND DIFFERENT DAYS OF THE WEEK. THE THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPS. OF NOT LESS THAN 55 DEGREES F. TO NOT GREATER THAN 85 DEGREES F.
8. ATTIC ACCESS PANELS MUST BE INSULATED EQUIVALENT TO THE SURROUNDING SURFACE AND WEATHER STRIPPED.
9. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES F OR BELOW 55 DEGREES F SHALL BE INSULATED TO A MINIMUM R-3.
10. ELECTRICAL AND COMMUNICATION OUTLET BOXES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. THEY SHALL BE TESTED IN ACCORDANCE WITH NEMA OS 4 AND SHALL HAVE AN AIR LEAKAGE RATE OF NOT GREATER THAN 2.0 CUBIC FEET PER MINUTE. BOXES SHALL BE MARKED "NEMA OS 4" OR "OS 4" IN ACCORDANCE WITH NEMA OS 4.
11. INSULATE THE FOLLOWING PIPES WITH R-3 INSULATION:
A. PIPING 3/4" AND LARGER IN NOMINAL DIAMETER LOCATED INSIDE THE CONDITIONED SPACE
B. PIPING SERVING MORE THAN ONE DWELLING UNIT
C. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE
D. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD
E. PIPING LOCATED UNDER A FLOOR SLAB
F. BURIED PIPING
G. SUPPLY AND RETURN PIPING IN CIRCULATION AND REGULATION SYSTEMS OTHER THAN COLD WATER PIPE RETURN DEMAND REGULATION SYSTEMS
12. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
13. SUPPLY AND RETURN DUCTS LOCATED OUTSIDE CONDITIONED SPACE SHALL BE INSULATED TO AN R-VALUE OF NOT LESS THAN R-6 FOR DUCTS 3 INCHES IN DIAMETER AND LARGER AND NOT LESS THAN R-6 FOR DUCTS SMALLER THAN 3 INCHES IN DIAMETER.
14. DUCTS LOCATED IN CONDITIONED SPACE, FOR DUCTWORK TO BE CONSIDERED INSIDE A CONDITIONED SPACE, IT SHALL COMPLY WITH THE FOLLOWING: 1. DUCT SYSTEM SHALL BE LOCATED COMPLETELY WITHIN THE CONTINUOUS AIR BARRIER AND WITHIN THE BUILDING THERMAL ENVELOPE. 2. THE DUCTWORK IN VENTILATED ATTIC SPACES SHALL BE BURIED WITHIN CEILING INSULATION AND THE AIR HANDLER IS LOCATED WITHIN THE CONTINUOUS AIR BARRIER AND BUILDING THERMAL ENVELOPE. THE DUCT LEAKAGE IS LESS THAN OR EQUAL TO 1.5 CUBIC FEET PER MINUTE PER 100 SF OF CONDITIONED FLOOR AREA AND THE CEILING INSULATION R-VALUE INSTALLED AGAINST AND ABOVE THE INSULATED DUCT IS GREATER THAN OR EQUAL TO THE PROPOSED CEILING INSULATION R-VALUE. LOSS THE R-VALUE OF THE INSULATION ON THE DUCT. 3. DUCTWORK IN FLOOR CAVITIES LOCATED OVER UNCONDITIONED SPACE SHALL COMPLY WITH ALL OF THE FOLLOWING: 1. A CONTINUOUS AIR BARRIER INSTALLED BETWEEN UNCONDITIONED SPACE AND DUCT, INSULATION INSTALLED IN ACCORDANCE WITH SECTION R402.2.1, A MINIMUM R-4 INSULATION INSTALLED IN THE CAVITY WITH SEPARATING THE DUCT FROM UNCONDITIONED SPACE. 4. DUCTWORK LOCATED WITHIN EXTERIOR WALLS OF THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE FOLLOWING: 1. A CONTINUOUS AIR BARRIER INSTALLED BETWEEN UNCONDITIONED SPACE AND THE DUCT, MINIMUM R-10 INSULATION INSTALLED IN THE CAVITY WITH SEPARATING THE DUCT FROM THE OUTSIDE SHEATHING, THE REMAINDER OF THE CAVITY INSULATION SHALL BE FULLY INSULATED TO THE DRYWALL SIDE.
15. DUCTS BURIED WITHIN CEILING INSULATION, WHERE SUPPLY AND RETURN DUCTS ARE PARTIALLY OR COMPLETELY BURIED IN CEILING INSULATION, SUCH DUCTS SHALL COMPLY WITH THE FOLLOWING: DUCTS INSULATION NOT LESS THAN R-8, AT ALL POINTS ALONG THE DUCT, THE SUM OF THE CEILING INSULATION R-VALUE AGAINST AND ABOVE THE TOP OF THE DUCT, AND AGAINST AND BELOW THE BOTTOM OF THE DUCT, SHALL BE NOT LESS THAN R-14, EXCLUDING THE R-VALUE OF THE DUCT.
16. HEATING AND COOLING EQUIPMENT MUST BE SIZED PER ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODS/EXHIBIT CALCUS.
17. DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED.
18. FOR SUNROOMS AND HEATED GARAGES: 1. THE MINIMUM CEILING INSULATION R-VALUES SHALL BE R-24. 2. THE MINIMUM WALL INSULATION R-VALUE SHALL BE R-13. WALLS SEPARATING A SUNROOM OR HEATED GARAGE WITH THERMAL ISOLATION FROM CONDITIONED SPACE SHALL COMPLY WITH THE BUILDING THERMAL ENVELOPE REQUIREMENTS OF THIS CODE.
19. A Baffle SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. BAFFLES SHALL MAINTAIN A NET FREE OPENING EQUAL TO OR GREATER THAN THE SIZE OF THE VENT. THE BAFFLE SHALL EXTEND OVER THE TOP OF THE ATTIC INSULATION. THE BAFFLE SHALL BE PERMITTED TO BE ANY SOLID MATERIAL. THE BAFFLE SHALL BE INSTALLED TO THE OUTER EDGE OF THE EXTERIOR WALL, TOP PLATE, WHERE SOFFIT VENTING IS NOT CONTINUOUS, BAFFLES SHALL BE INSTALLED CONTINUOUSLY TO PREVENT VENTILATION AIR IN THE EAVE SOFFIT FROM BYPASSING THE BAFFLE.
20. ELECTRICAL AND COMMUNICATION OUTLET BOXES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE AND SHALL BE MARKED "NEMA OS 4" OR "OS 4" IN ACCORDANCE WITH NEMA OS 4.
21. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLE SEALED TO LIMIT INFILTRATION WITH A SUITABLE SOLID MATERIALS BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.

DESIGN LOADS

USE	LL	DL
BALCONIES(EXTERIOR)	60	7
DECKS	60	7
ROOF RAFTERS	30	7
ROOF RAFTERS W/CATHEDRAL CEILING	30	15
ROOF RAFTERS(HEAVY ROOF)-EX. CLAY, TILE, CEMENT, SLATE	30	17
ATTICS(ND STORAGE WITH ROOF SLOPE NOT STEEPER THAN 3:12)	10	10
ATTICS(LIMITED ATTIC STORAGE)	20	10
FLOORS	40	10
FLOORS(SLEEPING ROOMS)	30	10
STAIRS	30	10
GUARDRAILS AND HANDRAILS (A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP)	200	
WALLS-STUD	10	
WALLS-BRICK(STD)	40	
PARTITIONS OR WALLS (INTERIOR), HORIZONTALLY	5	
FLEXICORE	100	



FOUNDATION PLAN

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

FRAMING NOTES-DEAD LOAD 10#/S.F.

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS. FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR #2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM-FIR.

ALLOWABLE SPANS ARE AS FOLLOWS:

	SPRUCE-PINE-FIR #2	HEM-FIR #2
CEILING JOISTS - 20lbs LIVE LOAD		
12" O.C.	2'x6" 14'-4"	2'x8" 18'-4"
16" O.C.	2'x8" 12'-10"	2'x10" 19'-10"
2nd FLOOR, FLOOR JOISTS - 30lbs LIVE LOAD		
12" O.C.	2'x8" 14'-0"	2'x10" 17'-2"
16" O.C.	2'x10" 12'-10"	2'x12" 19'-8"
1st FLOOR, FLOOR JOISTS - 40lbs LIVE LOAD		
12" O.C.	2'x10" 17'-8"	2'x12" 20'-4"
16" O.C.	2'x12" 15'-5"	2'x14" 17'-7"

MICROLAM LVL AND PARALLAM PSL HEADERS AND BEAMS ARE MANUFACTURED BY "TRUS JOIST MAC MILLAN" OR APPROVED EQUAL. ENGINEERED LUMBER SHALL NOT BE CUT, DRILLED, NOTCHED UNLESS SPECIFICALLY INCLUDED IN THE DESIGN.

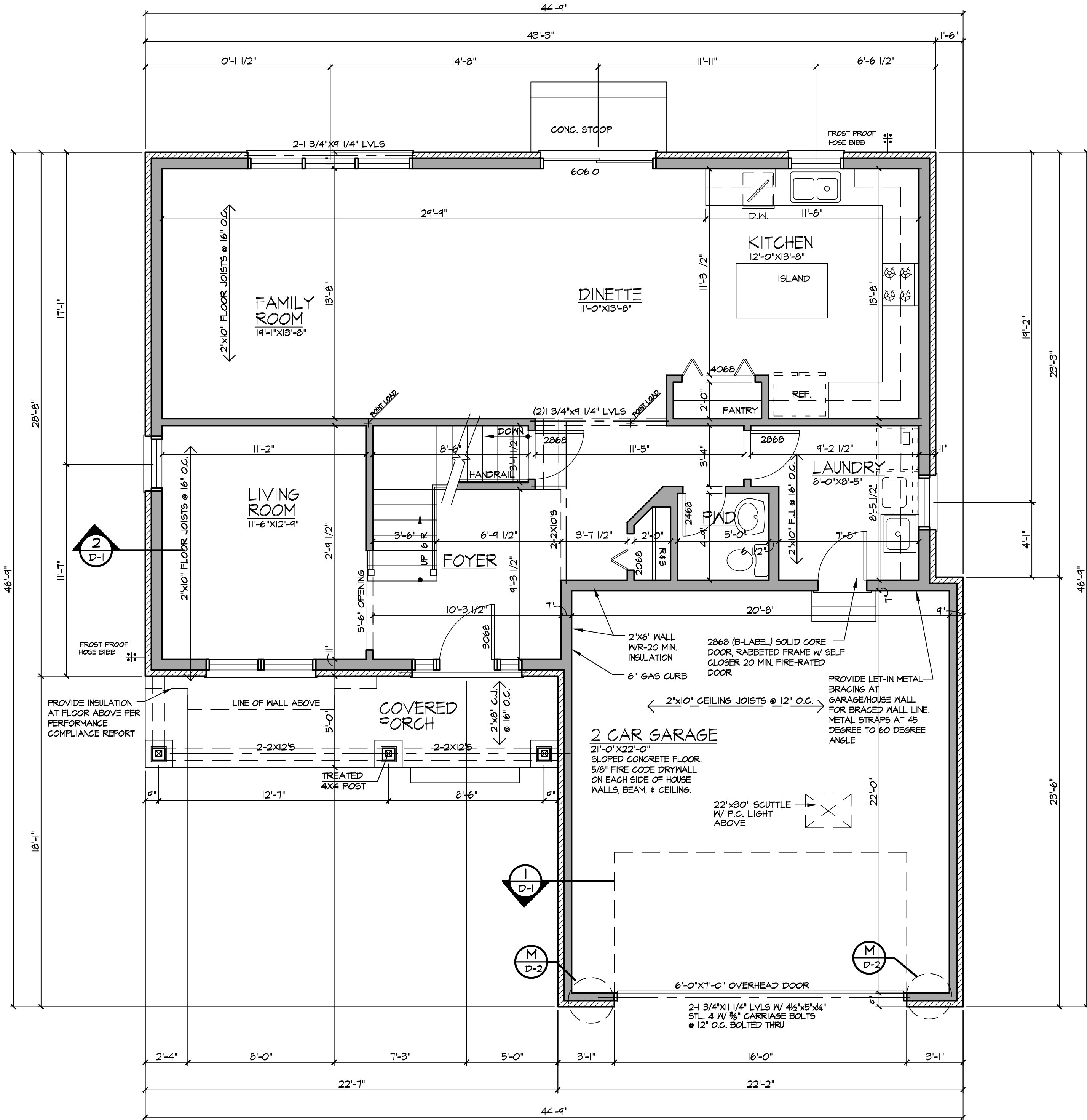
GENERAL NOTES

- ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE, COUNTY, AND LOCAL BUILDING ORDINANCES.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR DIMENSIONAL ACCURACY. ALL DIFFERENCES IN ANTICIPATED DIMENSIONS OR CONDITIONS SHALL BE IMMEDIATELY SUBMITTED IN WRITING TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK OR THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAME. ANY DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND WILL NULLIFY AND VOID ANY ARCHITECTURAL CERTIFICATION PERTAINING TO THIS PROJECT.
- THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONTRACTOR'S OR SUBCONTRACTOR'S SCHEDULES OR FOR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
- CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 3000 PSF.
- CONCRETE SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. CONCRETE FOR PORCHES, STEPS, AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND A MINIMUM 5% AND MAX. 7% AIR ENTRAINED.
- WOOD SILL PLATES BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED FOR ROT AND TERMITES.
- PROVIDE A CONTINUOUS 2X6 WOOD NAILER ON TOP OF ALL STEEL BEAMS EXCEPT THOSE USED FOR SUPPORTING MASONRY.
- PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, OVERSIZED SUBS AND SOLID BLOCKING UNDER PERPENDICULAR PARTITIONS.
- BLOCK SOLID ALL POINTS LOADS DOWN TO STEEL BEAMS AND FOUNDATION WALLS.
- PROVIDE 3-2X4'S MIN. AT EACH END OF ALL WOOD BEAMS, HEADERS, AND GIRDER TRUSSES CONTINUOUS TO CONCRETE FOUNDATION OR STRUCTURAL STEEL UNLESS NOTED OTHERWISE.
- FIRESTOP ALL SOFFITS, PENETRATIONS BETWEEN STORIES, THE ROOF SPACES AND DROPPED CEILINGS WITH 5/8" DRYWALL OR 3/4" PLYWOOD.
- PLUMBING SUPPLY LINES SHALL BE COPPER TYPE L.
- ALL WINDOW DESIGNATIONS ARE "ANDERSEN".
- ALL EGRESS WINDOWS FROM SLEEPING ROOMS MUST HAVE A MIN. NET CLEAR OPENING OF 57 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MIN. NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" A.F.F.
- PROVIDE SAFETY GLAZING FOR WINDOWS LESS THAN 18" A.F.F. AND OVER ALL TUBS.
- FIREPLACE FLUES TO BE MIN. (2'-0") ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF (10'-0").
- PROVIDE ICE AND WATER SHIELD AT ALL VALLEYS, SKYLIGHTS, SADDLES, ROOF/WALL INTERSECTIONS(3'-0" UP WALL) AND AT EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE OF THE EXTERIOR WALL LINE OF THE BUILDING MEASURED HORIZONTALLY.
- ENGINEERED LUMBER SHALL NOT BE CUT, DRILLED, OR NOTCHED UNLESS SPECIFICALLY INCLUDED IN THE DESIGN.
- ALL WINDOW KILLS TO HAVE COVERS OR GUARDS.
- WINDOW KILLS WITH VERTICAL DEPTH GREATER THAN 44" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. RUNGS AT LEAST 12" WIDE AT LEAST 3" FROM WALL, SPACED NO MORE THAN 18" O.C. VERTICALLY FOR FULL HEIGHT OF WINDOW KILL.
- PROVIDE 1X3 CROSS BRACING IN FLOORS WITH MAX. SPACING OF 8'-0" O.C. ONE ROW MINIMUM. PROVIDE SOLID BRIDGING IN THE CEILING JOISTS WITH MAX. SPACING OF 8'-0" O.C. ONE ROW MIN.
- HOT AND COLD AIR RETURNS/SUPPLIES MUST BE IN SHEET METAL.
- FIREPLACE OPENINGS OF 6 S.F. OR LESS-HEARTH EXTENSION OF 8" ON EACH SIDE AND 16" IN FRONT OF FIREPLACE OPENING. FIREPLACE OPENINGS OF 6 S.F. OR GREAT-HEAR EXTENSION OF 12" ON EACH SIDE AND 20" IN FRONT OF FIREPLACE.
- WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 12" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
 - OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2040
 - OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2
- APPROVED PLANS SHALL BE ON SITE FOR ALL INSPECTIONS.
- THE BUILDING INSPECTOR MAY REQUIRE A SOIL BEARING TEST TO BE PERFORMED BY A GEOTECHNICAL ENGINEER WITH A REPORT SUBMITTED TO THE COUNTY. IT SHALL BE THE ARCHITECT'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE ENCOUNTERED GROUND MEETS THE DESIGN REQUIREMENTS SPECIFIED IN THE DRAWINGS.
- EXTERIOR OR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TIE 16 GAGE AND 1 1/2 INCHES WIDE FASTENED TO EACH PLATE.
GARAGE DOOR OPENERS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.
- THE SUMP PIT SHALL BE NOT LESS THAN 18 INCHES IN DIAMETER AND 24 INCHES DEEP, UNLESS OTHERWISE APPROVED. THE PIT SHALL BE ACCESSIBLE AND LOCATED SO THAT ALL DRAINAGE FLOWS INTO THE PIT BY GRAVITY. THE SUMP PIT SHALL BE CONSTRUCTED OF TILE, CONCRETE, STEEL, PLASTIC OR OTHER APPROVED MATERIALS. THE PIT BOTTOM SHALL BE SOLID AND PROVIDE PERMANENT SUPPORT FOR THE PUMP. THE SUMP PIT SHALL BE FITTED WITH A GASTIGHT REMOVABLE COVER ADEQUATE TO SUPPORT ANTICIPATED LOADS IN THE AREA OF USE. THE SUMP PIT SHALL BE VENTED IN ACCORDANCE WITH CHAPTER 31.
- MINIMUM OF (2)SPRINKLER HEADS SUPPLIED BY DOMESTIC WATER SYSTEM ARE REQUIRED NEAR GAS FIRED FURNACE AND WATER HEATER.
- DRAIN TILE MUST CONNECT TO WATER-TIGHT SUMP PUMP PIT(CAST IRON, FIBERGLASS, OR APPROVED PLASTIC). THE SUMP PUMP SHALL DISCHARGE THROUGH PIPING APPROVED BY THE VILLAGE INTO THE REAR YARD. SUCH SUMP PUMPS SHALL NOT BE ALLOWED TO DISCHARGE INTO EITHER THE FRONT OR SIDE YARDS/MINIMUM TEN FEET FROM ANY LOT LINE) OR OTHERWISE IN FRONT OF THE BUILDING, BUT NEED NOT BE CONNECTED DIRECTLY TO A STORM SEWER.
- PROVIDE AUTOMATIC SAFETY MIXING DEVICE FOR SHOWER AND TUB COMBOS.

LINTEL SCHEDULE

4'-0" OR LESS	L- 3 1/2"x3 1/2"x5/16"
5'-0"	L- 3 1/2"x3 1/2"x5/16"
6'-0"	L- 4"x3 1/2"x5/16"
7'-0"	L- 4"x3 1/2"x5/16"
8'-0"	L- 5"x3 1/2"x5/16"
9'-0"	L- 5"x3 1/2"x3/8"
10'-0"	L- 6"x3 1/2"x3/8"
16'-0"	L- 6"x4"x3/8"

LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.



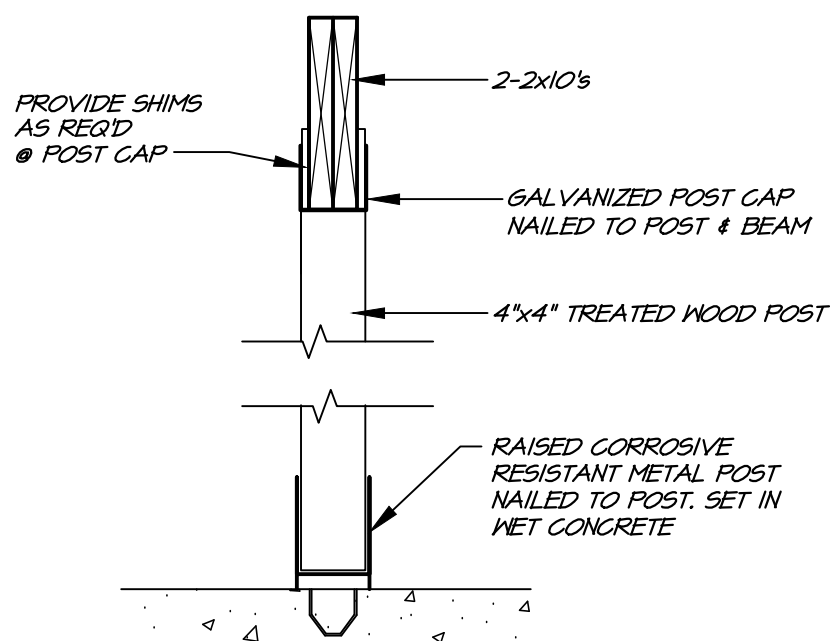
FIRST FLOOR PLAN

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

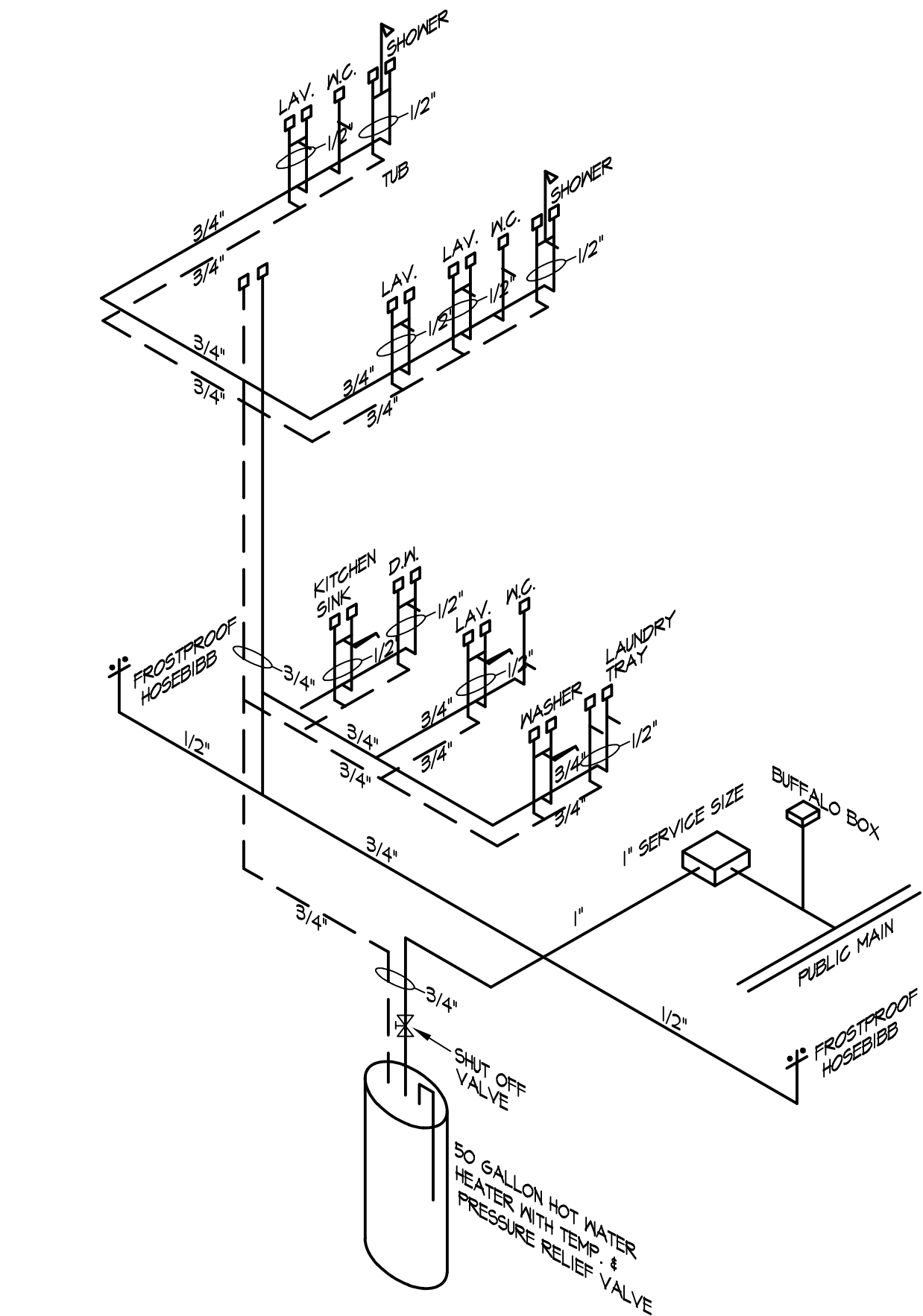
LIGHT AND VENT SCHEDULE

ROOM	AREA	REQ. LIGHT 8%	ACTUAL LIGHT	REQ. VENT 4%	ACTUAL VENT	
KITCHEN/DINETTE	322	25.8	30.6	12.4	18.08	
FAMILY ROOM	266	21.3	33.51	10.6	18.6	
LIVING ROOM	147	11.8	33.51	5.9	18.6	
PWD. 1	23	-	-	34.5	-	50 CFM EXH. FAN
MASTER BEDROOM	219	17.5	30.9	8.8	17.2	
BEDROOM #2	117	9.4	11.6	4.7	6.4	
BEDROOM #3	130	10.4	11.6	5.2	6.4	
BEDROOM #4	158	12.6	20.6	6.3	11.4	
MASTER BATH	61	-	-	41.5	-	100 CFM EXH. FAN
BATH #2	43	-	-	64.5	-	75 CFM EXH. FAN
BASEMENT(2%)	1038	20.76	24	20.76	24	

NOTE:
ALL WINDOW SIZES SHOWN ARE DESIGNATED AS "ANDERSEN" MANUFACTURED WINDOWS. IF A DIFFERENT MANUFACTURER IS TO BE USED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT ALL WINDOWS MEET NECESSARY LIGHT, VENT, SAFETY GLAZING, AND EGRESS REQUIREMENTS.



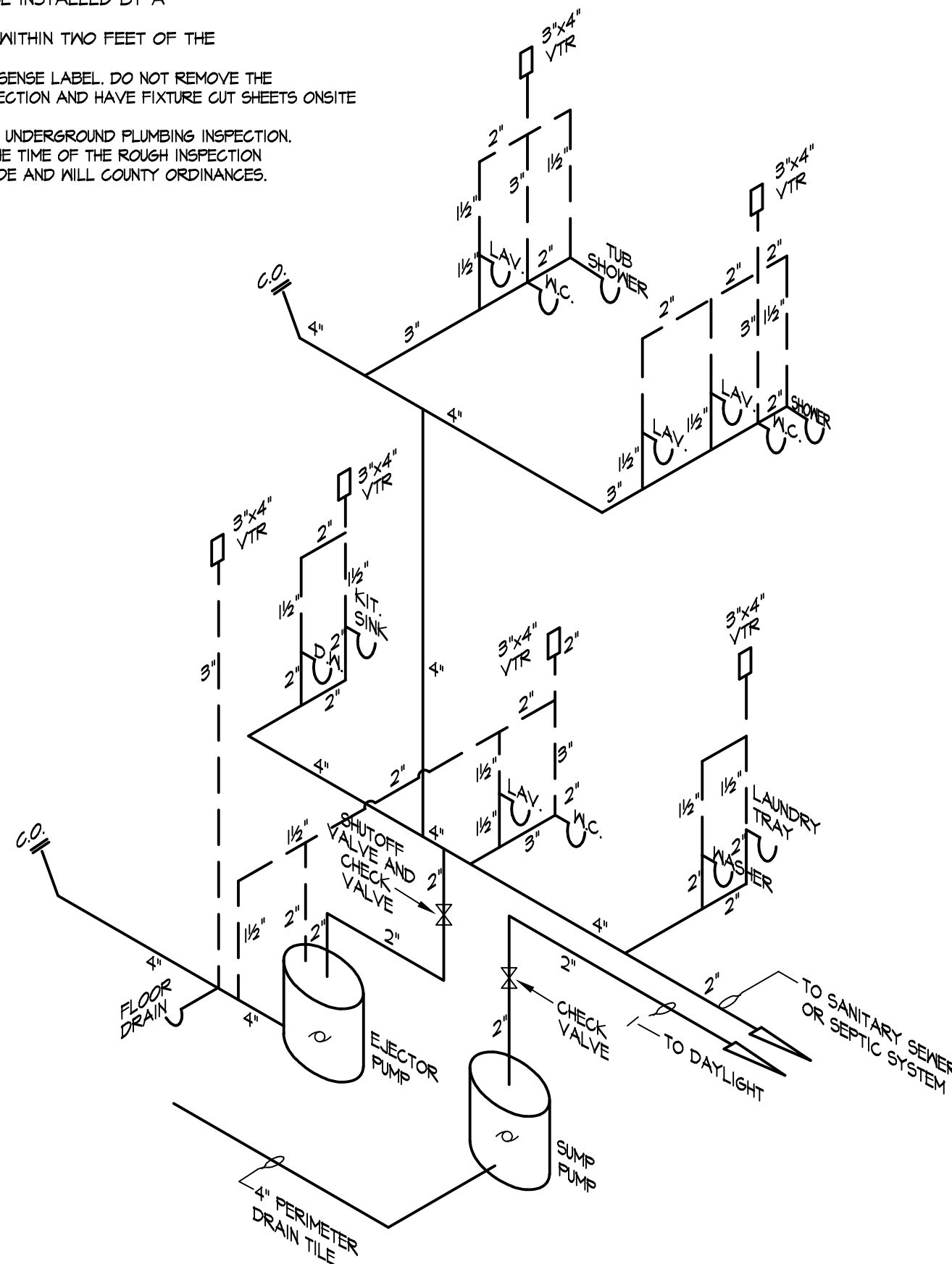
POST DETAIL



GENERAL WATER RISER DIAGRAM

SUPPLY PIPES= COPPER
TYPE K WATER PIPE BELOW GRADE, TYPE L COPPER ABOVE GRADE.
12" AIR CHAMBER AT EACH FIXTURE
24" AIR CHAMBER AT EACH RISER
SHUT OFF VALVE AT EACH FIXTURE

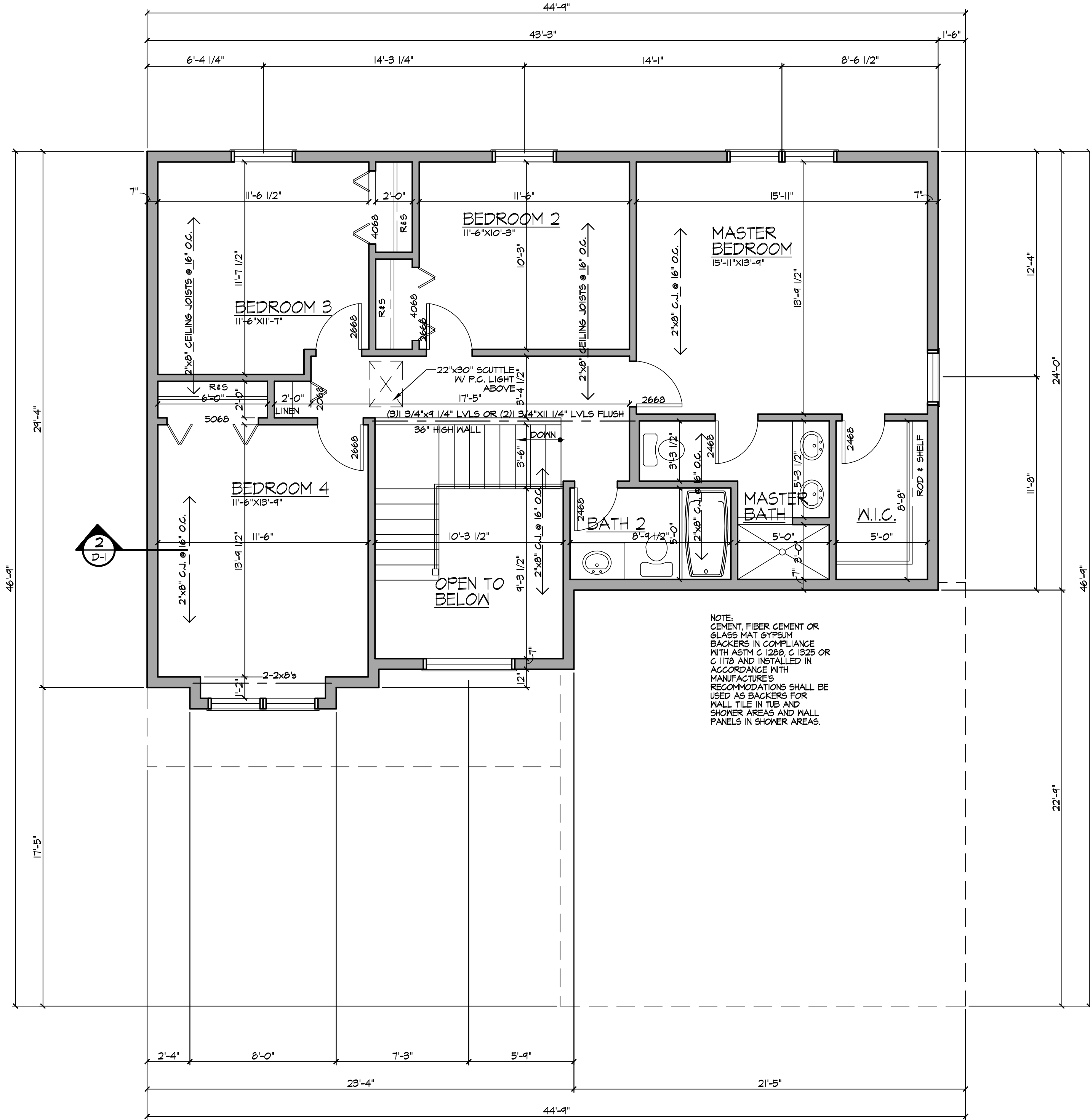
1. AIR CHAMBERS FOR FIXTURES SHALL BE A MINIMUM OF 12" LONG AND AT LEAST SAME SIZE AS FIXTURE SUPPLY PIPE, OR AN AIR CHAMBER OF EQUIVALENT VOLUME MAY BE USED.
2. STACK TEST IS REQUIRED FOR ALL DRAIN, WASTE, AND VENT PIPING.
3. WATERPIPING SHALL BE AIR TESTED TO 100 PSI.
4. WATER SERVICE FROM MAIN TO BUILDING TO BE INSTALLED BY A LICENSED PLUMBER.
5. ANY FUTURE WATER PIPING SHALL BE CAPPED WITHIN TWO FEET OF THE MAIN.
6. ALL NEW PLUMBING FIXTURES MUST BEAR THE WATER SENSE LABEL. DO NOT REMOVE THE WATER SENSE LABEL PRIOR TO PASSING THE FINAL INSPECTION AND HAVE FIXTURE CUT SHEETS ONSITE FOR FINAL INSPECTION.
7. THE FOUNDATION MUST BE BACKFILLED PRIOR TO THE UNDERGROUND PLUMBING INSPECTION.
8. 25 PSI AIR TEST REQUIRED ON ALL GAS PIPING AT THE TIME OF THE ROUGH INSPECTION.
9. ALL NEW PLUMBING MUST MEET ILLINOIS PLUMBING CODE AND MILL COUNTY ORDINANCES.



GENERAL SOIL WASTE AND VENT DIAGRAM

RETURN PIPES= PVC

1. PROVIDE A SHUTOFF VALVE AND CHECK VALVE ON THE 2" EJECTOR DISCHARGE PIPE.
2. PROVIDE ONE MAIN VENT STACK NO SMALLER THAN 3" INSTALLED ON THE BUILDING DRAIN.

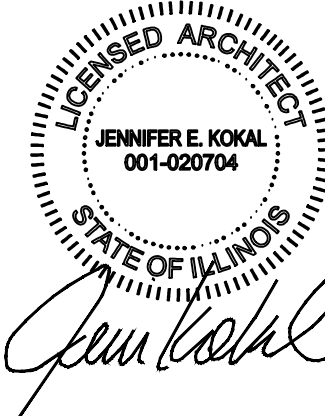


SECOND FLOOR PLAN

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

A New Residence for
Vandenberg Construction
9318 Pleasant Ave.
Tinley Park, IL

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OTHER RESERVED RIGHTS, INCLUDING
COPYRIGHT. INFRINGEMENT WILL
RESULT IN LEGAL ACTION TO RECOVER
THE ARCHITECT'S FEE IN ADDITION TO
ALL LEGAL FEES INCURRED.



EXPIRES: 11/30/2026

REVISIONS:

TITLE:

SECOND

FLOOR PLAN

DRAWN: CHECKED:

JK JK

DATE ISSUED:

2/2/26

PROJECT NUMBER:

2026-003

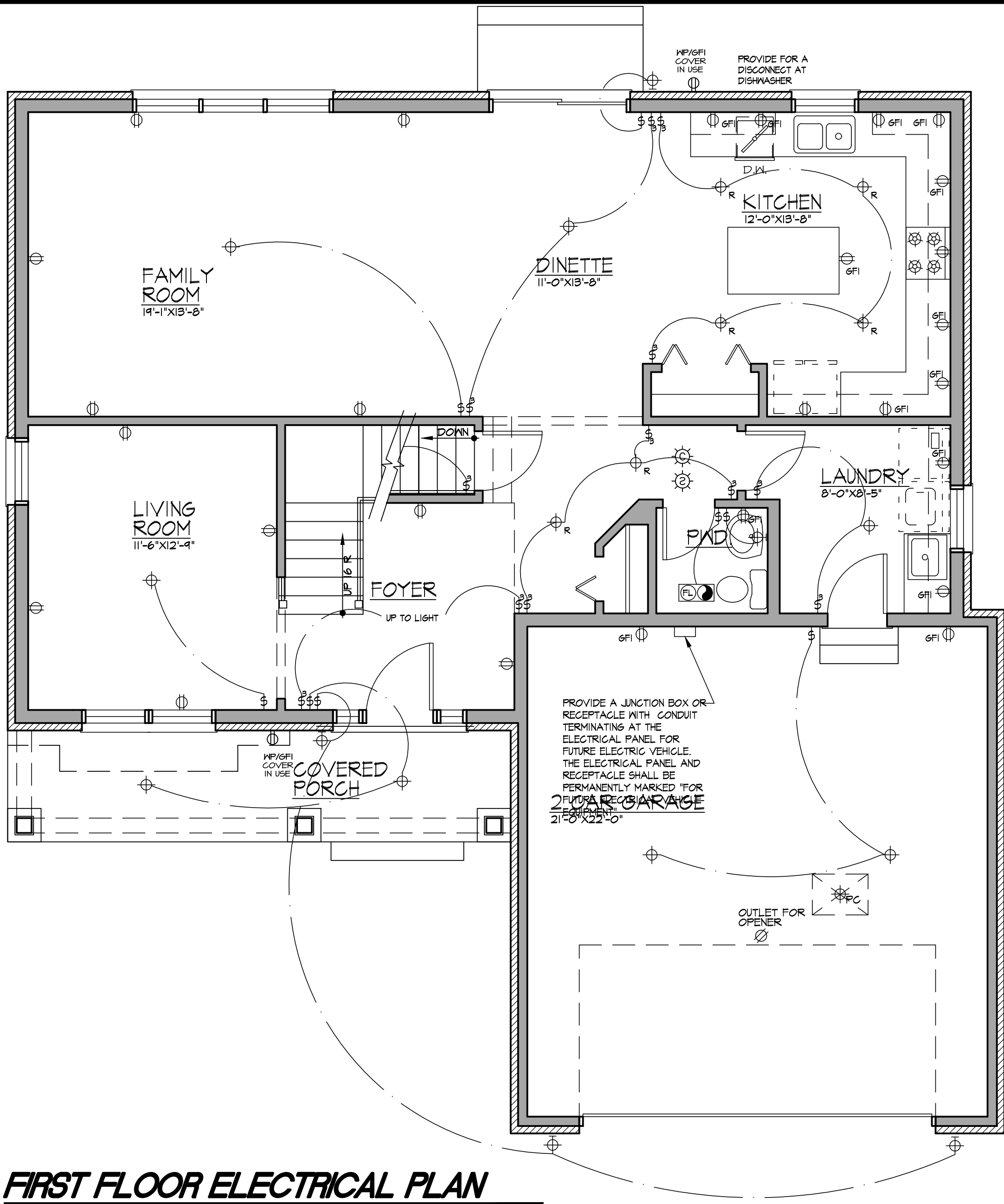
SHEET NUMBER:

A-4

KIRK DESIGN INC.
ARCHITECTS
jenikokal@comcast.net
Phone: 630-334-7779
Shorewood, IL

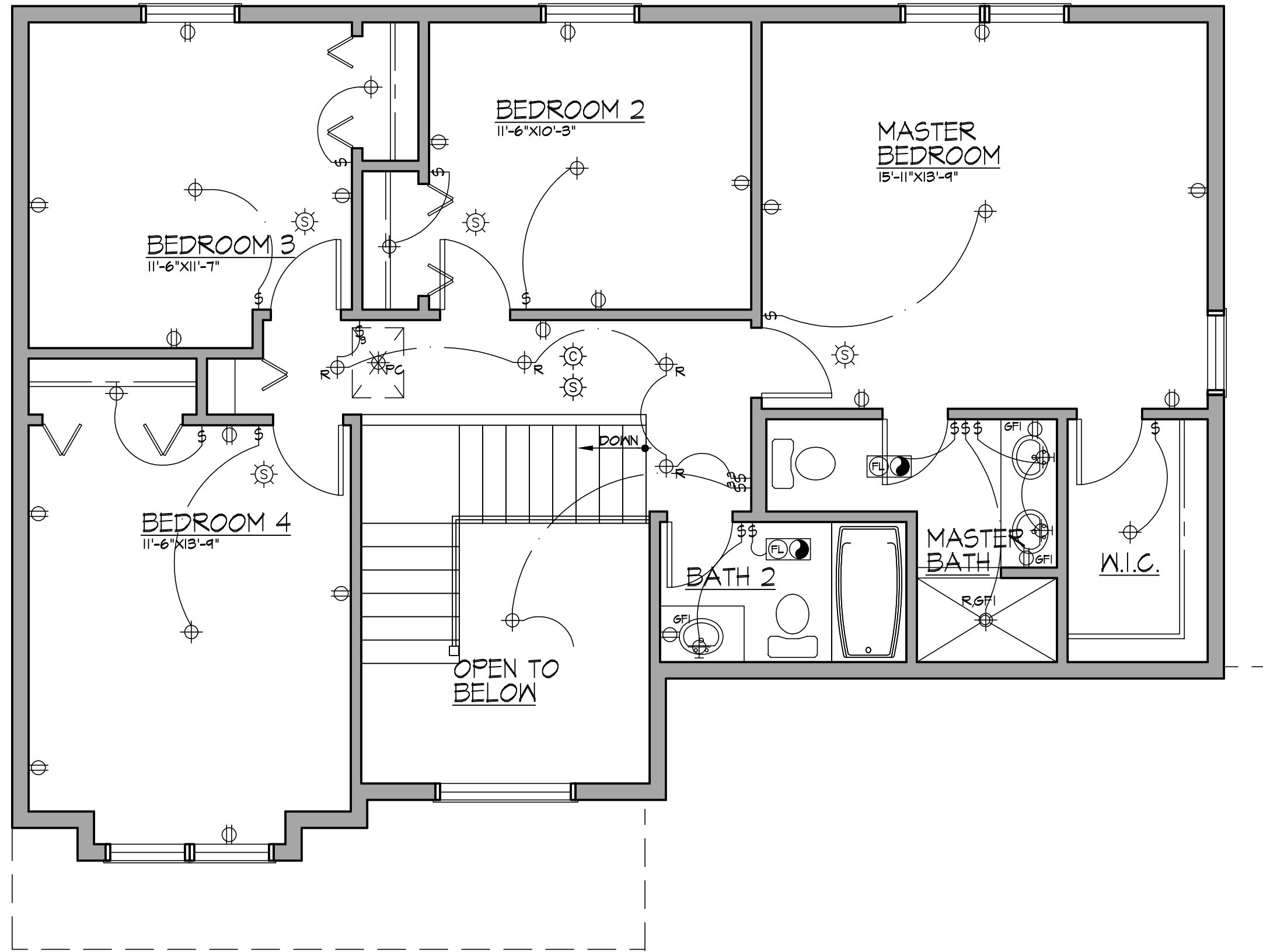
LEGEND

DUPLEX OUTLET
HALF SWITCHED DUPLEX OUTLET
QUADRAPLEX OUTLET
GROUNDFAULT DUPLEX OUTLET
WATERPROOF GOUNDFAULT DUPLEX OUTLET
IN USE COVER (GFI)
SINGLE OUTLET (DEDICATED CIRCUIT)
FLOOR OUTLET
CEILING MOUNT LIGHT FIXTURE
WALL MOUNT LIGHT FIXTURE
FULL CHAIN CEILING MOUNT LIGHT FIXTURE
RECESSED CAN LIGHT FIXTURE
RECESSED/WATERPROOF FIXTURE
CEILING PADDLE FAN (OPTIONAL LIGHT KIT)
WALL SCONCE
EXHAUST FAN (SEE VENT SCHEDULE FOR C.F.M.)
EXHAUST FAN/LIGHT COMBO (SEE VENT SCHEDULE FOR C.F.M.)
MOTOR
SINGLE POLE SWITCH
THREE POLE SWITCH
FOUR POLE SWITCH
110 V SMOKE DETECTOR WIRED IN SERIES WITH BATTERY BACKUP
100 V C.O. DETECTOR WIRED IN SERIES WITH BATTERY BACKUP
ELECTRIC PANEL
CONDUIT AND WIRE
UNDER/ABOVE CABINET STRIP LIGHTING
CABLE TELEVISION CONNECTION
TELEPHONE JACK
WALL SCONCE TYPE AND STYLE PER OWNER / CONTRACTOR



FIRST FLOOR ELECTRICAL PLAN

SCALE:3/16" = 1'-0"



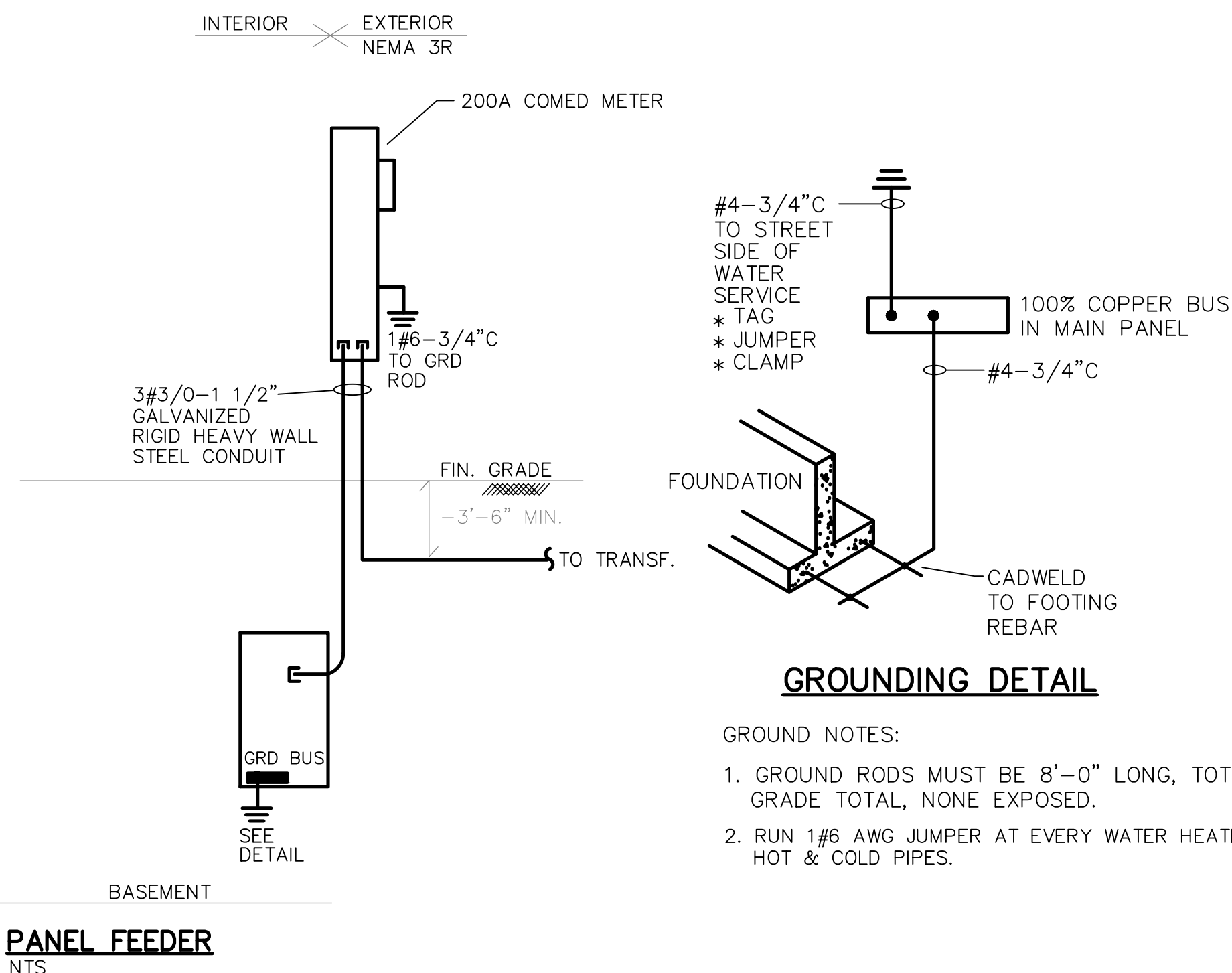
SECOND FLOOR ELECTRICAL PLAN

SCALE:3/16" = 1'-0"

NOTES

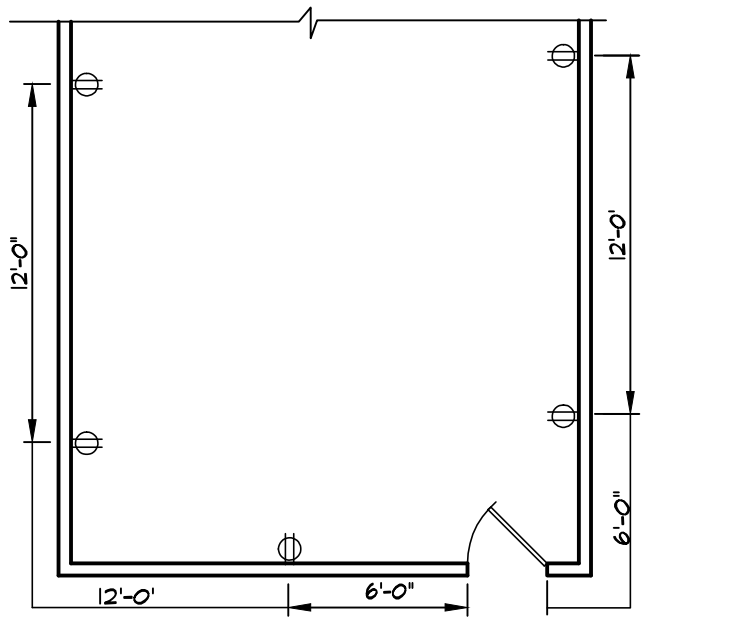
1. ALL ELECTRICAL MUST BE IN CONDUIT.
2. ELECTRICAL OUTLETS IN BASEMENT TO BE "GFI" PROTECTED.
3. SMOKE DETECTORS SAHLL BE HARDWIRED AND INTERCONNECTED FOR SIMULTANEOUS ACTUATION. PROVIDE MIN. ONE DETECTOR PER FLOOR AND WITH A MINIMUM OF 15' FROM ANY BEDROOM. PROVIDE A SMOKE DETECTOR IN EACH SLEEPING ROOM.
4. INSTALL C.O. DETECTOR AS REQUIRED BY LOCAL CODES.
5. ALL BEDROOM, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, RECREATION ROOM, CLOSET HALLWAY OR SIMILAR AREA RECEPTACLE AND LIGHTING CIRCUITS SHALL BE ARC-FAULT PROTECTED.
6. ELECTRICAL PANEL HAVE AT LEAST 12" CLEARANCE IN FRONT AND 3'-0" CLEARANCE ON SIDES FROM ANY GROUNDED EQUIPMENT.
7. ALL EXHAUST FANS SHALL VENT DIRECTLY TO THE EXTERIOR.
8. ALL OUTLETS SERVING KITCHEN TO BE GFI PROTECTED.
9. PROVIDE LIGHT AT ALL ACCESS PANELS TO ATTIC SPACES.
10. MAINTAIN A MIN. 3" CLEARANCE FROM RECESSED LIGHT FROM COMBUSTIBLE INSULATION.
11. FLOOR RECEPTACLES MUST BE GFI.
12. PROVIDE A SINGLE RECEPTACLE FOR THE ELECTOR AND SUMP PUMPS.
13. ALL BATHROOM SWITCHES SHALL BE A MIN. 5' AWAY FROM ANY TUB OR SHOWER UNLESS LOCATED OUTSIDE OF THE ROOM.
14. INSTALL CONDUIT CHASE FOR INSTALLATION OF REMOTE READER FOR WATER SERVICE.
15. PROVIDE ELECTRICAL JUMPER CABLE AROUND WATER METER AND BETWEEN HOT AND COLD WATER PIPES SERVING WATER HEATER.
16. ALL CLOSET LIGHTS SHALL BE:
A. RECESSED LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE.
B. FLUORESCENT LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE.
C. INCANDESCENT LIGHTS WITH 12" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE.
17. ALL GFCI OUTLETS TO BE LED TYPE
18. SMOKE DETECTORS TO BE INTERCONNECTED WITH AC POWER AND BATTERY BACKUP
19. ALL CEILING ELECTRIC BOXES MUST BE FAN RATED.
20. ALL METAL PIPING SYSTEMS, METAL PARTS OF ELECTRICAL EQUIPMENT, AND PUMP MOTORS ASSOCIATED WITH THE WHIRLPOOL TUB SHALL BE BONDED TOGETHER USING A COPPER BONDING JUMPER NO SMALLER THAN A #8 SOLID.
21. INTERIOR ELECTRICAL WIRE SHALL BE CU#12
22. TAMPER RESISTANT OUTLETS REQUIRE FOR ALL AREAS.
23. PROVIDE DISHWASHER DISCONNECT IF HARDWIRED
24. ELECTRIC WIRE SHALL BE COPPER
25. NO TANDEM CIRCUIT BREAKERS ARE PERMITTED.
26. ALL BATHROOM GFCI OUTLETS MUST BE ON A 20 AMP SEPARATE CIRCUIT
27. ALL SERVICES SHALL BE RIGID METAL CONDUIT, INTERMEDIATE CONDUIT, OR ALUMINUM RIGID.
28. ALL GARAGES SHALL BE REQUIRED TO BE ON THEIR OWN CIRCUIT.
29. BATHROOM EXHAUST REQUIRED TO BE ON TIMERS
30. ALL ELECTRICAL SERVICE MUST HAVE GROUNDING BUSHINGS ON BOTH METER AND MAIN DISCONNECT ENDS.
31. PERMANENTLY INSTALLED LUMINAIRES IN HABITABLE SPACES SHALL BE CONTROLLED WITH A MANUAL DIMMER OR WITH AN AUTOMATIC SHUTOFF CONTROL THAT AUTOMATICALLY TURNS OFF LIGHTS WITHIN 20 MINUTES AFTER ALL OCCUPANTS HAVE LEFT THE SPACE AND SHALL INCORPORATE A MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN THE LIGHTS ON OR OFF. PERMANENTLY INSTALLED LUMINAIRES IN GARAGES, UNFINISHED BASEMENTS, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE CONTROLLED BY AN AUTOMATIC SHUTOFF CONTROL THAT AUTOMATICALLY TURNS OFF LIGHTS WITHIN 20 MINUTES AFTER ALL OCCUPANTS HAVE LEFT THE SPACE AND SHALL INCORPORATED A MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN THE LIGHTS ON OR OFF.
32. RESIDENCE SHALL HAVE AT LEAST ONE EV-CAPABLE PARKING SPACE. THIS INCLUDES ANTICIPATING THE LOAD IN THE ELECTRIC SERVICE, PROVIDING SPACE IN THE ELECTRICAL PANEL, AND INSTALLING RACEWAYS TO THE PARKING SPACES. IT DOES NOT INCLUDE INSTALLING CONDUCTORS NOR THE CHARGING DEVICE. THESE ITEMS MUST BE INSTALLED WITHIN THREE FEET OF THE PARKING SPACE.

PANEL FEEDER
NTS



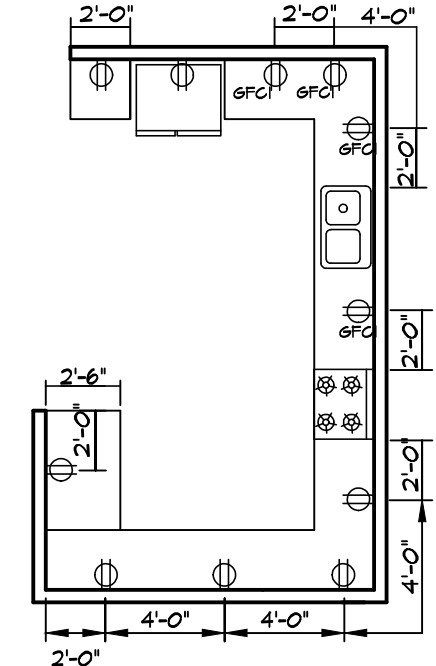
GROUNDING DETAIL

- GROUND NOTES:
1. GROUND RODS MUST BE 8'-0" LONG, TOTALLY BELOW GRADE TOTAL, NONE EXPOSED.
 2. RUN 1#6 AWG JUMPER AT EVERY WATER HEATER, BETWEEN HOT & COLD PIPES.



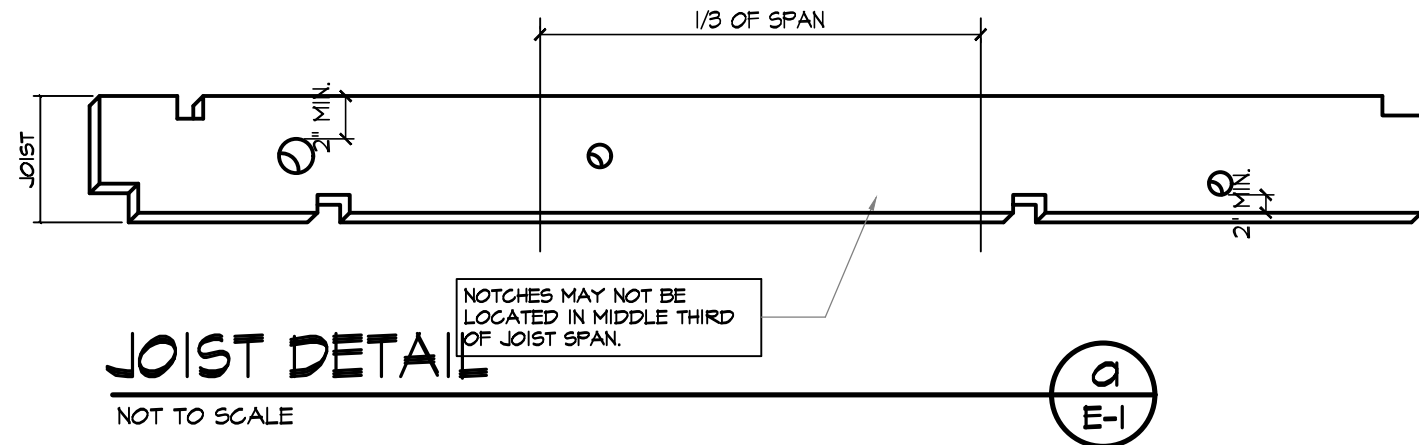
GENERAL ROOM RECEPTACLE LAYOUT
NTS

SPACING OF ELECTRICAL OUTLETS.
A. GENERAL: OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. N.E.C. 210-52(G).



COUNTERTOP RECEPTACLE LAYOUT
NTS

KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12" OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH FOUR FEET OF COUNTER TOP. COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES. N.E.C. 210-52(C).



JOIST DETAIL

NOT TO SCALE

SECTION 5026

NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE JOIST AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. WHERE JOISTS ARE NOTCHED ON THE ENDS FOR A LEDGER, THE NOTCH SHALL NOT EXCEED ONE-FOURTH THE JOISTS DEPTH. GANTLEVERED JOISTS SHALL NOT BE NOTCHED UNLESS THE REMOVED SECTION PROPERTIES AND LINGER DEFECTS ARE CONSIDERED IN THE DESIGN.

SECTION 502.7

HOLES DRILLED OR BORED IN JOISTS SHALL NOT BE WITHIN 2 INCHES(51mm) OF THE TOP OR BOTTOM OF JOISTS, AND THEIR DIAMETER SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

SECTION 6025

ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40% OF THE STUD WIDTH. THE EDGE OF THE HOLE IS NO CLOSER THAN 3/8 INCH (9.5mm) TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR A NOTCH.

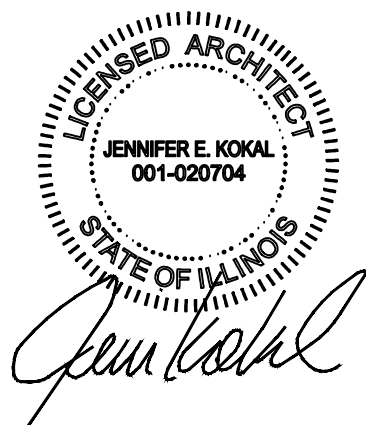
SPACING OF ELECTRICAL OUTLETS

A. GENERAL: OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. N.E.C.

B. KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12" OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH FOUR FEET OF COUNTER TOP. COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES.

A New Residence for
Vandenberg Construction
9318 Pleasant Ave.
Tinley Park, IL

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EXPIRES:11/30/2026

REVISIONS:

TITLE:
ELECTRICAL PLANS

DRAWN: JK CHECKED: JK

DATE ISSUED:
2/2/26

PROJECT NUMBER:
2026-003

SHEET NUMBER:

E-1

**Petitioner**

Linfu ("Frank") Zhang,
United Gymnastics
Academy, LLC

Property Location

6805 159th Street

PIN

28-19-105-003-0000

Zoning

B-2 Community
Shopping District

Approvals Sought

Special Use for Indoor
Recreation over 3,500
square feet

Project Planner

Michael O. Whalen, AICP
Associate Planner

PLAN COMMISSION STAFF REPORT

March 5, 2026 –Public Hearing

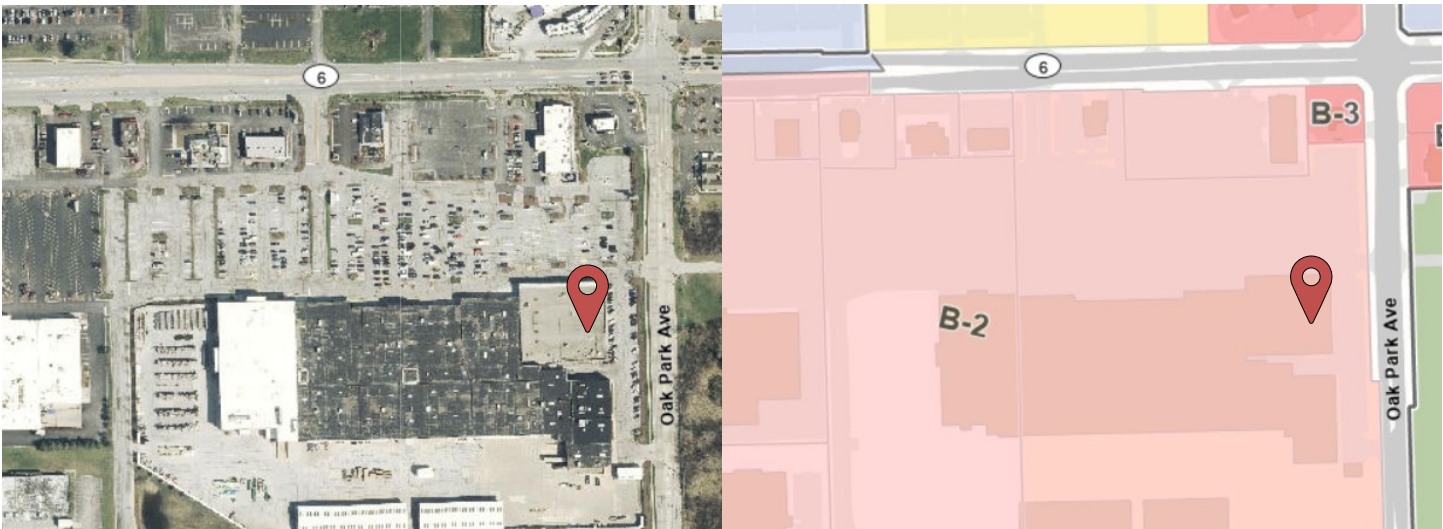
United Gymnastics Academy Special Use

6805 159th Street

**EXECUTIVE SUMMARY**

The petitioner Linfu ("Frank") Zhang is requesting a Special Use to operate a *Commercial Indoor Recreation (>3,500 SF)* use at 6805 159th Street. United Gymnastics Academy has operated at this location since 2018. The Special Use is being requested to allow for the transfer of the existing Special Use (Ord. No. 2017-O-003) from United Athletics to a separate legal entity, United Gymnastics Academy, LLC. This request is necessary because Sec. X.J.6. of the Zoning Ordinance generally stipulates that certain transfers of ownership will cause a Special Use to expire.

The application materials indicate that the new ownership entity does not have plans to substantially change the business. The Staff Report from the December 1, 2016 Plan Commission meeting is attached to this report.



EXISTING SITE & HISTORY

The subject property is an approximately 15,000 square foot in-line tenant space located in the former Brementowne Mall. The property was built in the 1970s and is now owned by Menards, Inc. United Gymnastics Academy (then owned by United Athletics) received a Special Use for *Commercial Indoor Recreation* (>3,500 SF) in 2017 (Ord. No. 2017-O-003). UGA has operated continuously since then.

ZONING & NEARBY LAND USES

The subject property is located within the **B-2 Community Shopping District**. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	B-3 General Business and Commercial	Commercial
East	<i>Unincorporated Cook County</i> <i>R-4 Single-Family Residence</i>	forest preserve
South	B-2 Community Shopping	Commercial
West	B-2 Community Shopping	Commercial

The site is surrounded by commercial development on the north, south, and west. The Cook County Forest Preserve District’s Bremen Grove is across Oak Park Avenue to the east.

The property developed as the Brementowne Mall (including outlots) were previously indicated as a Planned Unit Development on the Tinley Park Official Zoning Map. No such PUD exists for this property.

PROPOSED USE

The Petitioner proposes to continue the operation of a 15,000 square foot gymnastics facility. The business name, United Gymnastics Academy, will remain the same—only the legal ownership entity will change.

SITE PLAN, ARCHITECTURE, & SIGNAGE

The Petitioner is not proposing any changes to the exterior of the property.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has prepared draft responses for these Standards below. The standards can be modified, or changes as the Plan Commission deems fit based on their findings from the public hearing.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
The proposal will not be detrimental or dangerous.
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
The proposal will not be injurious to any neighbors, nor will it diminish or impair property values.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
The proposed use has existed for eight years and has not caused issues.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
All necessary facilities already exist.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
No changes to parking or access are proposed. There is a large existing parking lot to accommodate staff and customers.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
All requirements will be met.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
The proposal will allow for the transfer of ownership of a Tinley Park business.

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

MOTION TO CONSIDER

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

Motion (Special Use for a Contractor's Office and Shop in the Tinley Crossings Corporate Center PUD):

"...make a motion to recommend that the Village Board grant a Special Use for Commercial Indoor Recreation (greater than 3,500 SF) to the Petitioner, Linfu ("Frank") Zhang of United Gymnastics Academy, LLC, in the B-2 Community Shopping Zoning District."

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Application	Petitioner	2/6/2026
2	Addenda	Petitioner	2/6/2026
3	Narrative	Petitioner	2/6/2026
4	Property Ownership Letter (for original SUP)	Menards, Inc.	10/21/2016
5	Survey	Menards, Inc.	2/6/2026
6	Site Plan	n/a	n/a
7	Staff Report from the December 1, 2016 Plan Commission	staff	2/26/2026



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:** United Gymnastics Academy, LLC
- ☐ **Planned Unit Development (PUD)** ☐ **Concept** ☐ **Preliminary** ☐ **Final** ☐ **Deviation**
- ☐ **Variation** ☐ **Residential** ☐ **Commercial** for _____
- ☐ **Annexation**
- ☐ **Rezoning (Map Amendment)** From _____ to _____
- ☐ **Plat (Subdivision, Consolidation, Public Easement)** ☐ **Preliminary** ☐ **Final**
- ☐ **Site Plan**
- ☐ **Landscape Change Approval**
- ☐ **Other:** _____

PROJECT & PROPERTY INFORMATION

Project Name: _____

Project Description: Change of ownership of United Gymnastics

Project Address: 6805 159th Street, Tinley Park, IL **Property Index No. (PIN):** _____

Zoning District: _____ **Lot Dimensions & Area:** _____

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: Menard, Inc. **Company:** Menard, Inc.

Street Address: 5101 Menard Drive **City, State & Zip:** Eau Claire, WI 54703

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

APPLICANT INFORMATION

☒ **Same as Owner of Record**

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

Name of Applicant: Frank Zhang **Company:** United Gymnastics Academy, LLC

Relation To Project: Applicant is the tenant in the building and the entity that operates the business

Street Address: [REDACTED] **City, State & Zip:** [REDACTED]

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



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

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 Linfu (Frank) Zhang (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): Menard, Inc., by Theron J. Berg, GM Properties

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): Menard, Inc., by Theron J. Berg, GM Properties

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): Linfu (Frank) Zhang

Date: 2/5/2026



VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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

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

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

STANDARDS AND CRITERIA FOR A SPECIAL USE

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

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

We will continue providing gymnastics sport instruction to children and youth of Tinley Park. It is our firm belief that providing children with sports opportunities promotes their personal growth and general welfare and brings an essential service to the community.

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

We will continue providing the services in the same space where it had previously been permitted. The other tenants of the building are a furniture store and a real estate agency. Within the past 8 years of us being in this space, we have never had any complaints from the other tenants or owners of nearby properties.

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

Our gym occupies a commercial space with adequate parking. There will not be any changes to the operations or the building itself.

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

The gym has been fully functional for the last 8 years with all facilities, parking, access roads

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

The number of children in each class is limited and there will not be traffic congestion.

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

The building is in a commercial space following all applicable regulations.

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

Our services bring direct economic benefit to the community of Tinley Park. But more importantly, we provide top-level gymnastics instruction to children and give them opportunities to develop their skills in this sport. We do so in a safe and fun environment that is very popular with children and their parents / guardians as evidenced by the families that keep returning for new classes.

To whom it may concern:

United Gymnastics Academy is an established business in Tinley Park community. We opened our gym in August 2017 and it has been a great success with children and their parents who keep returning to our gym for additional classes.

We have highly qualified coaches who teach children gymnastics in a fun and safe environment. We provide classes ranging from traditional gymnastics to ninja skills training. Our gym has all the equipment and space necessary to meet the needs of customers. The gym itself is located in a convenient space where it does not disturb any neighboring facilities with adequate parking so that there is no inconvenience to the other tenants' customers.

Our classes vary in size but the number of children per class is limited – we want to ensure that each child has adequate attention and supervision. At maximum, there are 12 coaches present.

We are grateful to be part of Tinley Park community and provide service that gives children the opportunity to build their confidence and social skills, refine their athletic skills, and explore the exciting world of sport.



October 21, 2016

Village of Tinley Park
ATTN: Stephanie Kisler
16250 S Oak Park Ave
Tinley Park, IL 60477

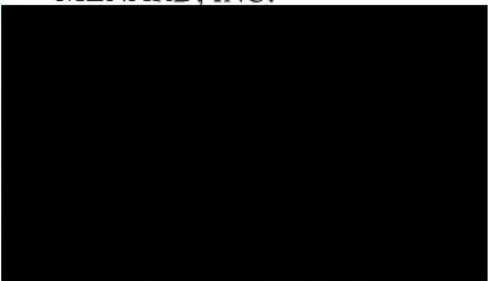
RE: Special Use Permit
6805 159th Street

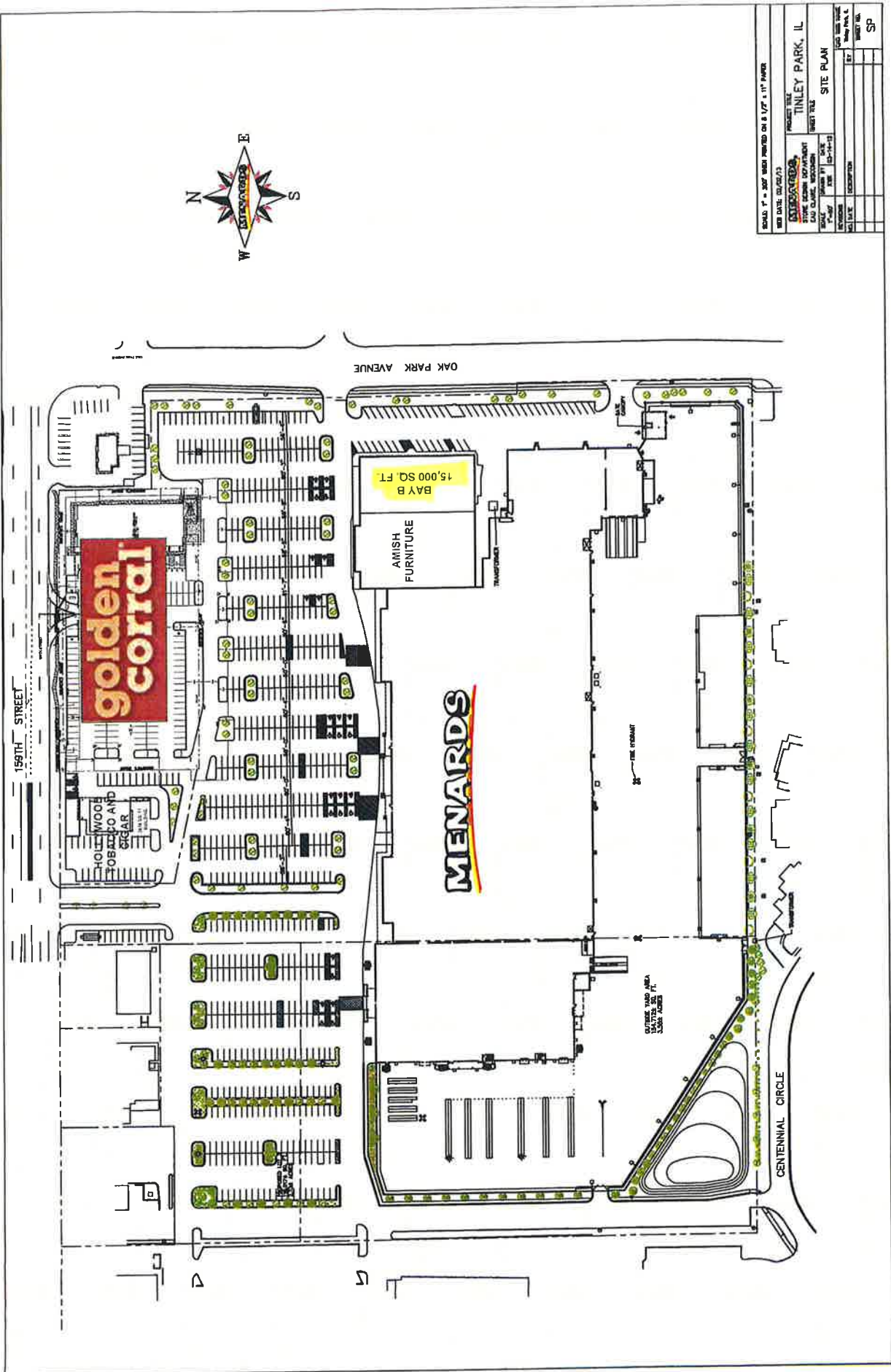
Dear Ms. Kisler:

Menard, Inc. has agreed to general business terms with United Athletics to lease the space addressed 6805 W. 159th Street, Tinley Park, Illinois. This letter should serve as written approval to proceed with United Athletics application for a special use permit for this space. If you have any questions or concerns please feel free to contact me.

Sincerely,

MENARD, INC.

A large black rectangular redaction box covers the signature and any handwritten notes that might have been present below the typed name.





Applicant

Michael Kociolek,
United Athletics

Property Location

6805 159th Street

PIN

28-19-105-003-0000

Tenant Space

15,000 SF ±

Parcel Size

28.82 Ac ±

Zoning

B-2 PUD (Community
Shopping District-
Bremontowne Mall)

Adjacent Uses/Zoning

North: B-3 (Sonic)
R-2 (Church)
East: B-3 (Aurello's)
Forest Preserve
South: B-2 (Office)
R-6 (MF)
West: B-2 (Commercial)

Approval Sought

Special Use Permit

Project Planner

Paula J. Wallrich, AICP
Interim Community
Development Director

PLAN COMMISSION STAFF REPORT

December 1, 2016

PUBLIC HEARING:

United Athletics – Special Use Permit

6805 159th Street



Vacant Hancock Fabric tenant space



EXECUTIVE SUMMARY

The Applicant, Michael Kociolek, of **United Athletics**, is seeking approval for a Special Use Permit to operate a *Commercial Indoor Recreation* (>3,500 SF) use for **United Gymnastics Academy** (UGA) in the former Hancock Fabrics lease space (15,000 SF) in the Bremontowne Mall. The property is zoned B-2 (Community Shopping District) in the Bremontowne PUD; a *commercial indoor recreation business* requires a Special Use Permit (SUP) in this zoning district.

United Gymnastics Academy provides gymnastic instruction for children ranging in age from 2-18. This is their second facility with the first located in Frankfort, Illinois. A Special Use requires a Public Hearing, which has been scheduled for the regular Plan Commission meeting on Thursday, December 1, 2016.

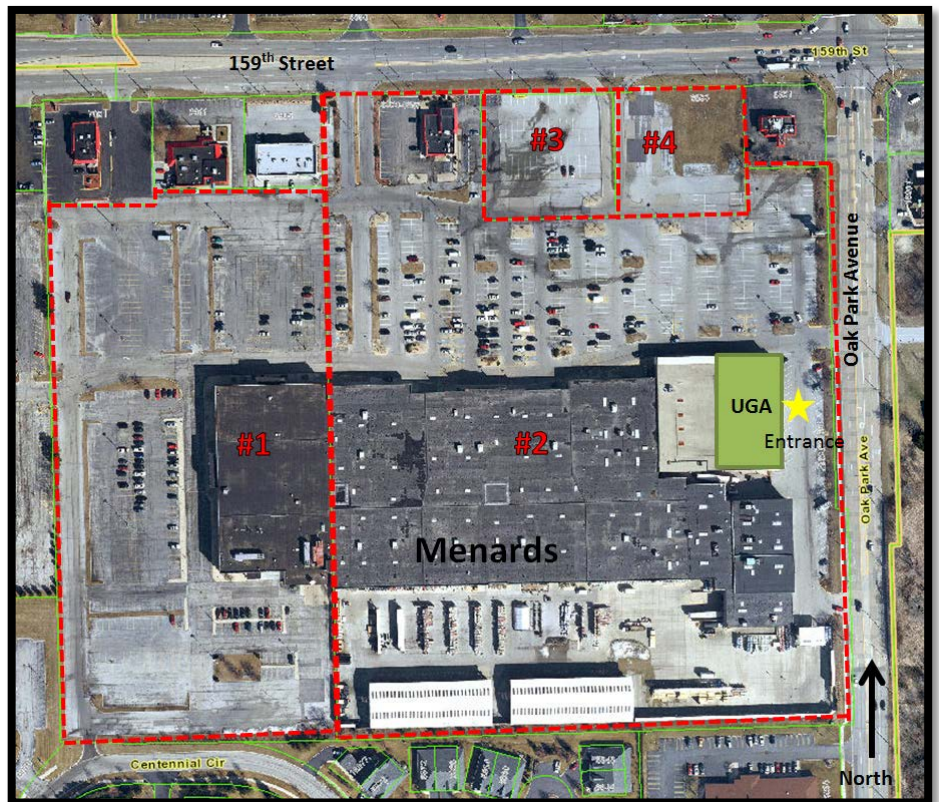
UPDATES FROM THE 11/17/2016 STAFF REPORT ARE IN RED

BACKGROUND

Michael Kociolek has applied for a Special Use on behalf of United Athletics to lease 15,000 SF in the Brentmentowne Mall. The lease space is the former Hancock Fabrics store, which closed in the spring of 2015 and has remained vacant since that time. United Athletics is leasing the space for the purposes of gymnastic instruction for children ranging in age from 2-18. This is the second facility (the first facility is located in Frankfort, Illinois) for United Gymnastics. Mr. Kociolek is a resident of Tinley Park and considers this business initiative a personal goal to provide *“a business service that contributes to the importance of family values, community connectedness and a place where families can feel safe when looking for activities for their children”*. He has stated they will be partnering with the Tinley Park Park District with some of their programming.

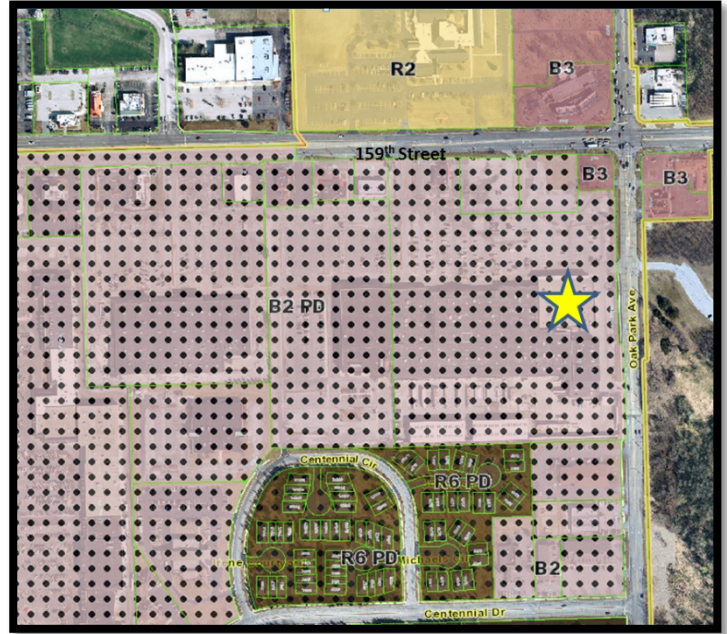
EXISTING SITE

The Brentmentowne Mall comprises four (4) parcels totaling 28.82 acres; the former Southtown Newspaper (#1), the subject parcel (#2), and two outlots (#3 & #4) that were consolidated for the Golden Corral restaurant. With the redevelopment of the Menards store, the parcels have been brought under common ownership by the Menards Corporation. There is an abundance of parking along the 159th Street frontage of the site with close to 900 spaces exclusive of the parking field with 45 parking spaces along the east side of the building which will directly serve UGA. Mr. Kociolek has stated that they plan to use the east entrance (starred in the adjacent exhibit) for access to his facility. The Village ordinance requires 6.5 spaces per 1,000 SF in a planned shopping center; therefore this use requires 97 parking spaces. As a Planned Unit Development there is flexibility with parking regulations, especially in light of the fact that Menards is the primary user of this parcel rather than a several users with greater parking demands which might be expected for a building of this size. Staff does not anticipate any parking issues.



ZONING & NEARBY LAND USES

The zoning of the subject parcel is B-2 PUD (Bremtowne Mall PUD) and is surrounded by B-3 (Delta Sonic) and R-2 (Trinity Lutheran Church) to the north, B-3 (Aurellio's) and Forest Preserve to the east, B-2 (Office) and R-6 PUD (multi-family residential) to the south and B-2 (commercial) to the west. The Amish Furniture store is the adjacent tenant space to the west. The proposed United Gymnastics Academy is to be located within the Bremtowne Mall on its east side with direct access from Oak Park Avenue. The mall is located in the southwest quadrant at the intersection of two commercial corridors, 159th Street and Oak Park Avenue.



The proposed use is a special use in the B-2 (Community Shopping Zoning District) and is defined as a 'commercial indoor recreation business': *Commercial Indoor Recreation facilities are conducted entirely indoors for commercial purposes, with or without seating for spectators, and providing accommodations for a variety of individual, organized, or franchised sports, including wrestling, basketball, soccer, tennis, volleyball, racquetball, handball, bowling, indoor golf driving ranges, skating, and ice skating. Such facilities may also provide other regular organized or franchised events, such as children's amusements, dance studios and instruction, music schools and instruction, martial arts studios and instruction, skateboard facilities, **trampoline or gymnastic facilities**, large health and fitness club facilities, swimming pools, snack bars, restaurants, retail sales or related sports, health, or fitness items, and other support facilities. Commercial Indoor Recreation facilities less than thirty-five hundred (3,500) square feet are considered to be neighborhood uses of low intensity impact on land use.*

The proposed use is consistent with the Comprehensive Plan which designates this area for commercial uses.

PROPOSED USE

United Gymnastics Academy will provide gymnastic instruction for area youth ages 2-18. As their second facility, they hope to provide recreational and instructional services to Tinley residents and the surrounding area. The proposed business hours are as follows:

- Monday - Friday 9am - 9pm
- Saturday 8am - 7pm
- Sunday 9am - 5pm



Mr. Kociolek anticipates hiring ten (10) employees, including instructors. Class size is limited to eight (8) children with no more than four (4) classes held at any given time. There are opportunities to rent space for birthday parties on Sundays from 1:00pm – 5:00pm. There is no food service on site except for small snacks; however, options for bringing in outside pizza will be made available. Alcohol is not allowed on the premises. On occasion there may be competitions, but UGA has used the Tinley Park Convention Center for these purposes in the past.

The main entrance/drop off will be on the Oak Park Avenue (east) side of the building to minimize potential impact on Menards customers and traffic flow.

The Petitioner has stated that there will be music playing as ‘background’ and does not anticipate it being heard beyond the walls of the facility.

There has been no sign proposal submitted for the facility. As part of the Brementowne Mall PUD, any proposal will need to conform to the PUD’s special sign regulations outlined in Section IX.E. of the Zoning Ordinance.

Staff has inquired whether security cameras will be installed (interior and exterior) as part of the tenant build out. The Petitioner stated there are no plans to install cameras at this time; the Plan Commission may wish to request this as a condition of the Special Use Permit.

SUMMARY OF OPEN ITEMS

OPEN ITEMS	RESOLUTIONS
1. Provide exterior security cameras.	The Plan Commission must consider the need for security cameras and provide direction to the Petitioner. The Petitioner has stated that they now have plans to put security cameras on the inside and outside of the building to ensure safety of the students, families, and staff members.
2. Provide plans for changes to the façade(s), including signage, awnings, and any other aesthetic changes.	The Petitioner has provided a photo of the existing wall sign at their current location in Frankfort, Illinois. The Petitioner will provide more plans for discussion at the Public Hearing.
3. Provide information on soundproofing between the tenant spaces.	The Petitioner noted that the wall between the proposed tenant space and the existing Amish Furniture Shoppe is made up of two (2) 5/8" drywall on each side with insulation between, which is essentially 1.25 inch drywall - insulation - 1.25 drywall. The Petitioner is currently working to verify the level of soundproofing that the current wall provides. The Petitioner will provide further information for discussion at the Public Hearing.
4. Provide plans for stop signs/crosswalks near the tenant space.	The Petitioner will provide plans for discussion at the Public Hearing.
5. Provide tax revenue information for the former tenant, Hancock Fabrics.	Staff will provide information for discussion at the Public Hearing.

STANDARDS FOR A SPECIAL USE

Section X.J.5. outlines standards that need to be considered by the Plan Commission. Attached please find the standards provided by the Applicant in defense of the requested Special Use. Staff will prepare Findings of Fact based on these standards for the Public Hearing. As part of the Public Hearing Process, the Findings of Fact – either as presented by the Applicant or as proposed by Staff (which are subject to revision upon hearing all testimony given during the Public Hearing) – shall be entered as part of the record for the Public Hearing. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - The proposed gymnastics training facility is located in a shopping center with a common management company that is responsible for the maintenance of the center that will ensure safe access to the facility. The proposed use is a recognized service for the training of children in gymnastics skills.
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - The Petitioner and/or property owner plan to make various improvements to the site to accommodate the needs of the proposed business, such as the addition of stop signs and crosswalks to promote safety in the parking lot areas, new signage, and aesthetics improvements to the east side of the building.
 - The proposed gymnastics training facility will fill a storefront that has been vacant for about a year and a half.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - The surrounding area is developed; the prospective tenant and/or property owner will be making improvements to the site to accommodate the needs of the proposed use.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - The site offers existing utilities, access roads, and other necessary facilities. Access to 159th Street and Oak Park Avenue are provided within the PUD.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - The site currently provides ingress and egress at 159th Street and at Oak Park Avenue. The site also has access roads through to adjacent commercial developments to the west.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - The proposed gymnastics training facility will conform to all other applicable regulations.

- Staff notes that there are no major nonconformities within the PUD.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - The proposed gymnastics will occupy a tenant space that has been vacant for over a year.
 - The proposed business will bring customers to the area who may visit other businesses within the vicinity.

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

APPROPRIATE MOTION

If the Plan Commission wishes to make a motion, the following motion is **written in the affirmative** for the Commission's consideration:

"...make a motion to consider recommending that the Village Board grant the Petitioner, United Athletics, a Special Use Permit for a commercial indoor recreation use greater than 3,500 square feet at 6805 W. 159th Street within the B-2 PD (Community Shopping, Brementowne Mall Planned Unit Development) Zoning District. This Special Use Permit would allow the Petitioner to utilize an existing 15,000 square foot tenant space for a gymnastics training facility."

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

1. That the Petitioners have provided evidence establishing that they have met the standards within Section X.J.5. of the Zoning Ordinance.
2. *[any other facts or unique circumstances that the Plan Commission would like to mention.]*

...With the following conditions:

1. That the Petitioner provide security cameras;
2. That the Petitioner make improvements to the façade(s), including: _____;
3. That the tenant space be adequately soundproofed from adjacent tenants; and
4. That safety measures, including stop sign and/or crosswalks, be implemented on the exterior of the tenant space.
5. *[any other conditions that the Plan Commission would like to recommend.]*

**Petitioner**

Katarzyna Orzechowski
of DT Group, LLC

Property Location

8201 183rd St, Ste K

PIN

19-09-02-205-003-0000

Zoning

M-1 PD (General
Manufacturing, Tinley
Crossings Corporate
Center PUD)

Approvals Sought

Special Use for a
Contractor's Office

Project Planner

Michael O. Whalen, AICP
Associate Planner

PLAN COMMISSION STAFF REPORT

March 5, 2026 –Public Hearing

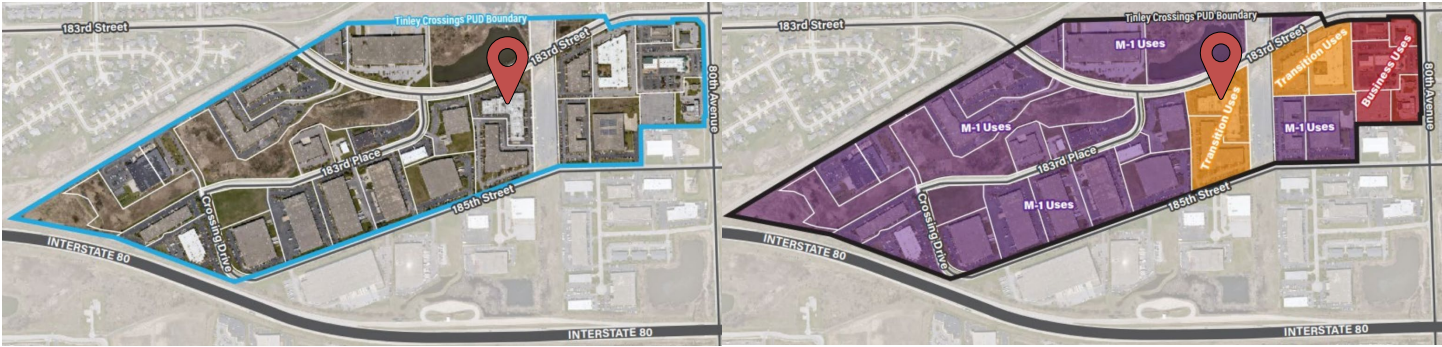
DT Group Special Use

8201 183rd Street, Suite K

**EXECUTIVE SUMMARY**

The petitioner Katarzyna Orzechowski of DT Group, LLC is requesting a Special Use to operate a contractor's office in the M-1 PD (General Manufacturing, Tinley Crossings Corporate Center PUD) Zoning District. This use, officially *Contractor's Offices and Shops* in the Schedule of Permitted Uses in the Zoning Ordinance, is typically permitted by right in the M-1 General Manufacturing Zoning District. However, this property is within the Tinley Crossings Corporate Center Planned Unit Development, which includes land use controls. *Contractor's Offices and Shops* is a Special Use in this PUD.

The Petitioner states that the DT Group plans to use Suite K primarily as an office space and storage for the business' tools and equipment. Trailers and any heavy vehicles will be stored in the building.



EXISTING SITE & HISTORY

The subject property is a multi-tenant building within an industrial park. The building, 8201 183rd Street, is currently divided into thirteen spaces. The Petitioner intends to occupy Suite K of the building. The space has three neighboring suites with shared walls.

The Tinley Crossings Corporate Center PUD was approved by the Village Board in 1998 by Ord. No. 1998-O-007 to develop a 175-acre industrial park. The PUD was amended in 2024 (Ord. No. 2024-O-014) to create a transitional subarea in the PUD to allow compatible commercial and industrial uses in between the specifically commercial and specifically industrial areas of the PUD.

Notably for this project, this amendment modified the use allowability in the “transitional uses” subarea to require a Special Use for *Contractor’s Offices and Shops*, where as this use is permitted by-right in the underlying M-1 Zoning District.

ZONING & NEARBY LAND USES

The subject property is located within the **M-1 General Manufacturing Zoning District**. The property is within the “Transitional Uses” subarea of the **Tinley Crossings Corporate Center PUD**. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	M-1 PD General Manufacturing Tinley Crossings Corporate Center PUD	stormwater pond
East	M-1 PD General Manufacturing Tinley Crossings Corporate Center PUD	Industrial Park
South	M-1 PD General Manufacturing Tinley Crossings Corporate Center PUD	Industrial Park
West	M-1 PD General Manufacturing Tinley Crossings Corporate Center PUD	Industrial Park

The site is surrounded by industrial development in all directions.

PROPOSED USE

The Petitioner is proposing a contractor’s office for the DT Group. The Zoning Ordinance does not provide a definition or any use standards for this use. A Special Use for *Contractor’s Offices and Shops* in the “transitional uses” subarea in the Tinley Crossings Corporate Center PUD.

The Petitioner’s narrative states that the proposed office will be used by five employees and for tool and equipment storage. No employees will be dispatched from the property, and the space will only be open to the public by appointment. All tools, equipment, materials, and heavy vehicles will be stored indoors.

SITE PLAN, ARCHITECTURE, & SIGNAGE

The Petitioner is not proposing any changes to the exterior of the property. The existing ground sign for the building can accommodate a sign panel for the business.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has prepared draft responses for these Standards below. The standards can be modified, or changes as the Plan Commission deems fit based on their findings from the public hearing.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
The proposal will not be detrimental or dangerous.
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
The proposal will not be injurious to any neighbors, nor will it diminish or impair property values.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
The proposed use is appropriate within an industrial park.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
All necessary facilities already exist.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
No changes to parking or access are proposed. There is a large existing parking lot to accommodate staff and customers.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
All requirements will be met.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
The proposal will reactivate a vacant commercial space.

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

MOTION TO CONSIDER

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

Motion (Special Use for a Contractor's Office and Shop in the Tinley Crossings Corporate Center PUD):

"...make a motion to recommend that the Village Board grant a Special Use for a Contractor's Office and Shop in the Tinley Crossings Corporate Center PUD to the Petitioner Katarzyna Orzechowski of DT Group LLC at 8201 183rd Street, Suite K in the M-1 PD (General Manufacturing, Tinley Crossings Corporate Center PUD) Zoning District.

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Application	Petitioner	2/3/2026
2	Addenda	Petitioner	2/3/2026
3	Narrative	Petitioner	2/3/2026
4	Tinley Crossings Corporate Center Property Information	Petitioner	n/a Rec'd 2/3/2026
5	Survey	Petitioner	2/3/2026



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:** Contractor's Office / Shop
- ☐ **Planned Unit Development (PUD)** ☐ **Concept** ☐ **Preliminary** ☐ **Final** ☐ **Deviation**
- ☐ **Variation** ☐ **Residential** ☐ **Commercial** for _____
- ☐ **Annexation**
- ☐ **Rezoning (Map Amendment) From** _____ **to** _____
- ☐ **Plat (Subdivision, Consolidation, Public Easement)** ☐ **Preliminary** ☐ **Final**
- ☐ **Site Plan**
- ☐ **Landscape Change Approval**
- ☐ **Other:** _____

PROJECT & PROPERTY INFORMATION

Project Name: DT Group LLC

Project Description: Paper general contractor and construction management

Project Address: 8201 183rd Street, Ste K **Property Index No. (PIN):** 19-09-02-205-003-0000

Zoning District: M-1 **Lot Dimensions & Area:** See Survey

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: HANS BODEN **Company:** 8201 T Cross LLC

Street Address: _____ **City, State & Zip:** _____

E-Mail Address: _____ **Phone Number:** _____

APPLICANT INFORMATION

☐ **Same as Owner of Record**

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

Name of Applicant: Katarzyna Orzechowski **Company:** DT Group LLC

Relation To Project: Owner of DT GROUP LLC / New Tenant

Street Address: _____ **City, State & Zip:** _____

E-Mail Address: _____ **Phone Number:** _____



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

Authorized Representative Consent

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

I hereby authorize HARRIET BASIORKA - KATARZYNA ORZECHOWSKI (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): HANS BODEN

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): HANS BODEN - 8201 T Cross LLC

Applicant Signature:
(If other than Owner) _____

Applicant's Name (Print): Katarzyna Orzechowski

Date: 1/30/26



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

VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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

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

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

STANDARDS AND CRITERIA FOR A SPECIAL USE

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

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

WILL NOT

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

WILL NOT

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

WILL NOT

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

NO CHANGES TO EXISTING

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

NO CHANGES TO EXISTING

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

WILL CONFORM

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

DIRECTLY IF CITIZENS OF TINLEY PARK UTILIZE THE SERVICES OFFERED


DT GROUP LLC

Village of Tinley Park, Illinois

Change of Use/Change of Owner Inspection Request Application

Company Description

DT Group LLC is an established paper general contractor and construction management specializing in residential and commercial construction, including remodeling and ground-up projects, with a client-focused approach that brings our team directly to the customer's home, coordinates personalized showroom visits, and allows contracts to be reviewed and finalized in the comfort of their residence.

Facility Purpose and Operations

The subject property will be utilized as follows:

Office Space:

- Administrative and operational office functions
- Staff workspace for management, accounting, and scheduling projects
- No public-facing retail
- Typical office hours: Standard business hours, Monday - Friday, Weekends by Appointment

Warehouse Storage Area:

- Secure storage of small construction equipment and hand-held tools
- Storage facility for maintenance and operational equipment (basic tools)
- Trailer parking inside warehouse only

Equipment and Inventory Storage

The warehouse portion of the facility will be used exclusively for storage of small hand-held tools. The following types of equipment will be stored on-site:

- Power tools (drills, circular saws, etc.)
- Hand tools and tool sets
- Safety equipment and PPE
- Leaf blowers and landscape maintenance equipment
- Measuring instruments and levels
- Tool storage boxes and organizational systems
- Ladders and scaffolding components
- Extension cords, etc.
- Equipment trailers (limited quantity for company use)
- Truck (on a limited basis inside)

Inventory and Storage Limitations

Important Clarifications:

- **Low-Volume Operations:** The facility will **NOT** house high-volume product inventory such as cabinets, countertops, fixtures, or similar materials.
- **No Retail Distribution:** This is not a distribution center or retail sales location.
- **No Workforce Dispatch:** Company labor crews are **NOT** dispatched from this office/warehouse location. Crews are assigned separately and work is managed remotely. Crews go directly to client project locations.
- **Secure Storage:** All equipment will be stored securely within the warehouse facility with appropriate organization systems.

Operational Impact**Traffic and Parking:**

- Minimal vehicular traffic associated with office operations
- No frequent deliveries or customer visits
- Limited parking requirements for office staff

Noise and Nuisance:

- No operational equipment will be run on-site
- No outdoor storage of equipment/tools
- No manufacturing or assembly activities
- Facility operates during standard business hours only

Safety and Compliance:

- All equipment/tools stored per manufacturer specifications
- Compliance with applicable OSHA and safety regulations
- No hazardous materials storage beyond standard construction tool maintenance supplies
- Appropriate security and fire safety measures maintained

DT GROUP LLC

- Primary use of facility – Office and minimal warehouse
- Inquiry for special use is being requested because the Village Building Department considers DT Group LLC, a Contractor's Shop
- Current total employees – 5
- Current website - <https://dtgroupllc.com/>
- Company Email - [REDACTED]
- Hours of operation:
 - Monday – Friday 9AM – 5PM
 - Saturday & Sunday – By appointment only
- Sufficient parking in place– 3 reserved spots for Suite K.
- Peak number of parking spots total employees/customers – 5 spots
- Max total of occupants in space at any given time – 5
- No changes to existing premises besides new paint and carpet.
- Previous tenant – Universal Management
- Current Property Owner: 8200 T Cross LLC (recorded owner) – JCR Corporation (True Owner)
- Hans Boden and Joan Boden-Capodice as the President of JCR Corporation.
- 8201 is one of three buildings currently located in Tinley Park and owned by JCR Corporation. Others include 18520 81st Avenue and 8200 W 185th Street.
- Other current tenants of 8201 183rd Street include
 - Alert Fire Protection M-F 7AM – 5PM
 - Carey's HVAC M-F 9AM-5PM
 - MVP Fire Systems M-F 7AM-3:30PM
 - Graphicsland M-F 9AM – 5PM
 - Volvo /Mack Academy M-F 9AM – 5PM
 - TNT Extreme Dance M-TH 4PM – 9PM, FRI Closed, SAT 9AM-12PM
 - Allstates Rubber 9AM – 4PM.
 - South Shore Roofing M-F 9AM – 4PM
 - Soundgrowler Brewing Co M-TH 12Pm – 10PM, FRI-SAT 12PM – 11PM, SUN 12PM-7PM
- Site Parking – 362 parking spots (Includes shared parking lot with 8200 W 185th Street)
- Signage – No additional signage will be requested. Existing monument signs at North Entrances will be updated.
- Confirming there are no other site impacts outside tenant space (outdoors) aside from parking
- Confirming no vehicles will be parked overnight.
- Identify access points onto property – 2 entrances from 183rd Street and 2 entrances from 185th Street.
- Confirming the use will not negatively impact other businesses

8201 W 183rd St - Tinley Crossings Corporate Center



Light Manufacturing - Near
South Cook Submarket
Tinley Park, IL 60487

86,810
SF RBA

4.31
AC Lot

2001
Built

Multi
Tenancy

Parcel

Parcel ID	19-09-02-205-003	Land Use	Industrial General	Latitude	41.556084
Municipality Name	Frankfort			Longitude	-87.8191
Subdivision	Tinley Crossings			Census Tract	883514

Land

Acres	5.33 AC	Land SF	232,175 SF
-------	---------	---------	------------

Legal Description	LOT 20 IN TINLEY CROSSINGS CORPORATE CENTER UNIT 1, BEING A SUB OF PRT OF THE E1/2 NW1/4 PRT OF THE NE1/4 OF SEC 2, T35N-R12
-------------------	--

Owner

Recorded Owner	8201 T CROSS LLC	Mailing Address	1405 W Irving Park R...
Ownership Type	Company Or Corpo...		Chicago, IL 60613

Last Sale

Transaction

Sale Date	11/12/2021	Transaction Type	Resale w/Financing	Document #	2022.3004
Recordation Date	1/7/2022	Deed Type	Mortgage		
Sale Type	Arms Length				

Contact Details

Buyer	Undisclosed	Seller	Undisclosed	Title Company	Chicago Title
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Images



Primary Photo



Building Photo



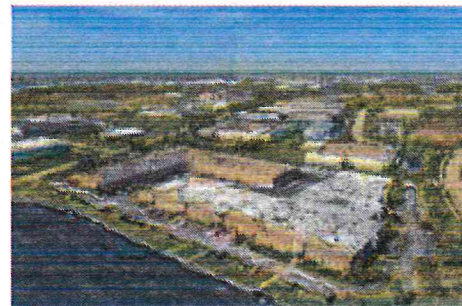
Aerial



Building Photo



Building Photo



Aerial



Aerial

JCR Corporation

1405 W Irving Park Rd, Suite 3
Chicago, IL 60613
United States
(773) 549-3861

[Summary](#) | [Properties](#) | [Contacts](#) | [Sales](#) | [Leasing](#)

Highlights

True Owner 3 Properties • 227,249 SF

Company Overview

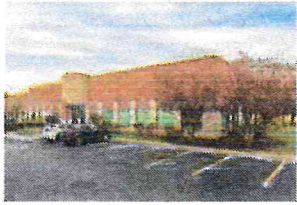
Parent Company	JCR Corporation
Company Type	Owner
Headquarters	1405 W Irving Park Rd, Suite 3, Chicago, IL 60613, United States
Locations	1

Top Properties Owned

All

Flex

Industrial



Tinley Crossings Corporate Center, 8200 W 185th St, Tinley Park, IL 60487, United States

★★★★★ Flex

RBA	83,139 SF	% Leased	100%
Market	Chicago, IL	Leasing	
Submarket	Near South Cook	Phone	



Apollo Bldg, 18524-18610 81st Ave, Tinley Park, IL 60487, United States

★★★★★ Industrial

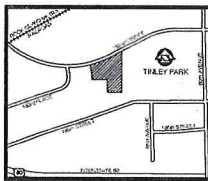
RBA	57,300 SF	% Leased	100%
Market	Chicago, IL	Leasing	Terry Grapenthin
Submarket	Near South Cook	Phone	(773) 355-3042



Tinley Crossings Corporate Center, 8201 W 183rd St, Tinley Park, IL 60487, United States

★★★★★ Flex

RBA	86,810 SF	% Leased	100%
Market	Chicago, IL	Leasing	Terry Grapenthin
Submarket	Near South Cook	Phone	(773) 355-3042



VICINITY MAP
(NOT TO SCALE)
INDICATES SITE LOCATION

LEGEND	
⊙	SANITARY SEWER MANHOLE
⊙	WATER VALVE IN VAULT
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	STORM SEWER INLET
⊙	STORM SEWER MANHOLE
⊙	POWER POLE
⊙	TRANSFORMER BOX PAD
⊙	LIGHT
⊙	TELEPHONE BOX / PAD
⊙	GAS VALVE
⊙	ELECTRIC MANHOLE
⊙	TELEPHONE MANHOLE
⊙	SEWER
—	FENCE LINE
⊙	REGULAR PARKING SPACE
⊙	HANDICAP PARKING SPACE
NOTES CORRESPONDING TO SCHEDULE B	

EASEMENT NOTES:

A 15 foot Public Utility and Driveway Easement is reserved across the rear of all lots, unless otherwise shown.

A 7.5 foot Public Utility and Driveway Easement is reserved along the side lines of all lots, unless otherwise shown.

A 10 foot Public Utility and Driveway Easement is reserved across the street frontage of all lots.

All easement rights stated shall run to the Com-Ed Electric Company, American Telephone Company, In-Car Gas Company, Authorized Cable TV Company, and the public utility providing water, sanitary sewer, and storm sewer services.

UTILITY AND DRAINAGE EASEMENT PROVISIONS

Easements are reserved for the Village of Tinley Park and to those public utility companies operating under franchises from the Village of Tinley Park, including, but not limited to, Com-Ed, Ameritech, In-Car, Town Water, and their successors and assigns, 7.5 feet either side of all utilities, as installed, on the plat for the perpetual right, priority, and authority to construct, reconstruct, repair, inspect, maintain, and operate various utility transmission and distribution systems, and including overhead discharges, storm, and/or sanitary sewers, together with any and all necessary manholes, catch basins, connections, appurtenances, and other structures and appurtenances as may be deemed necessary by said Village and/or utility companies, over, upon, down, under, and through said easement, together with right of access across the property for necessary personnel and equipment to do any of the above work. The right is also granted to cut down and trim or remove any fences, temporary structures, trees, shrubs, or other plants without need for providing compensation hereon on the easement that interfere with the operation of the sewers or other utilities. No permanent buildings shall be placed on said easement, but same may be used for garages, sheds, landscaping, and other purposes that do not then or later interfere with the aforesaid use or rights. Where an easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinances of the Village of Tinley Park.

Easements are reserved for and granted to the Village of Tinley Park and other governmental authorities having jurisdiction of the land subdivided hereby, over the entire property, including building sites, for ingress, egress, and the performance of municipal and other governmental services including water, storm, and sanitary sewer service and maintenance.

CONTACT JULIE AT 811 OR 800-892-0123

WITH THE FOLLOWING INFORMATION

COUNTY NAME: WILL

CITY/TOWNSHIP: TINLEY PARK / FRANKFORT

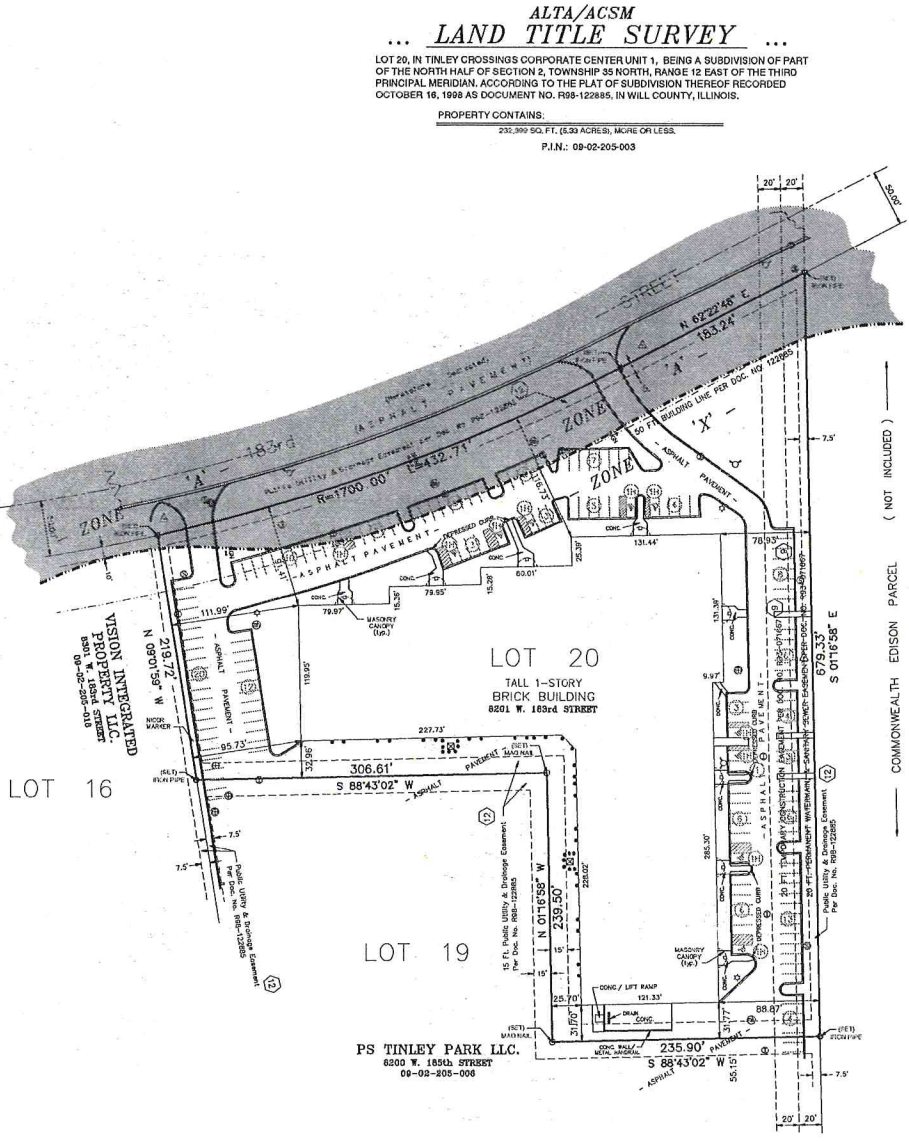
SEC & 1/4 SEC NO: N.1/4 SEC. 2-35-12

Know what's below. 48 HOURS (2 working days) BEFORE YOU DIG

Call before you dig.

UTILITY LOCATION

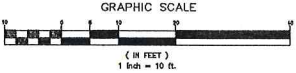
THE INFORMATION ON THIS PLAT IS BASED ON THE RECORDS OF THE PUBLIC UTILITY COMPANIES AND THE RECORDS OF THE VILLAGE OF TINLEY PARK. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PLAT AND HAS FOUND IT TO BE CORRECT. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE PLAT AND HAS FOUND IT TO BE CORRECT. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE PLAT AND HAS FOUND IT TO BE CORRECT.



ALTA/ACSM
... LAND TITLE SURVEY ...

LOT 20, IN TINLEY CROSSINGS CORPORATE CENTER UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION THEREOF RECORDED OCTOBER 16, 1998 AS DOCUMENT NO. R98-122885, IN WILL COUNTY, ILLINOIS.

PROPERTY CONTAINS:
232,300 SQ. FT. (5.33 ACRES), MORE OR LESS.
P.I.N.: 08-02-205-003



NOTES CORRESPONDING TO SCHEDULE B

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING DEEDS, EASEMENTS, RIGHTS, COVENANTS, RESTRICTIONS, ADVISORIES AND/OR OTHER DOCUMENTS THAT MIGHT AFFECT TITLE TO THE PROPERTY DEPICTED HEREON WAS OBTAINED FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 1401 066856284 D1, DATED DECEMBER 28, 2015, AS PROVIDED TO THE SURVEYOR BY THE CLIENT, TITLE COMPANY AND/OR THEIR REPRESENTATIVES.
- Q. (6) ENCROACHMENT OF THE BUILDING ONTO AN EASEMENT AS SHOWN ON PLAT OF SURVEY NO. 9376-119 PREPARED BY JOSEPH A. SCHUDT & ASSOCIATES. (NOT PLOTTED OR SHOWN ON SURVEY. DOES NOT AFFECT SUBJECT PARCEL.) (AFFECTS LOT 19)
- I. (9) EASEMENT TO THE VILLAGE OF TINLEY PARK FOR WATER MAIN AND SANITARY SEWER PER DOCUMENT NO. R92-71867 IS PLOTTED AND SHOWN ON SURVEY TO THE EXTENT POSSIBLE AND PRACTICAL.
- J. (10) TERMS AND CONDITIONS CONTAINED IN NOTICE OF REQUIREMENTS FOR STORM SEWER DETENTION PER DOCUMENT NO. R98-82150. (NOT PLOTTED OR SHOWN ON SURVEY. BLANKET IN NATURE)
- K. (11) EASEMENT IN FAVOR OF AMERITECH TELEPHONE COMPANY, COMED ELECTRIC COMPANY, AUTHORIZED D.A.T.V. FRANCHISEES AND IN-CAR GAS COMPANY PER DOC. NO. R98-45558. (NOT PLOTTED OR SHOWN ON SURVEY. DOES NOT AFFECT SUBJECT PARCEL.) (AFFECTS LOT 19)
- L. (12) PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOCUMENT NO. R98-122885 IS PLOTTED AND SHOWN ON SURVEY TO THE EXTENT POSSIBLE AND PRACTICAL.
- N. (20) COVENANTS AND RESTRICTIONS PER DOC. NO. R99-35472 AND AMENDED BY DOC. NO. R99-68419 AND DOC. NO. R2000-96124 ARE NOT PLOTTED OR SHOWN ON SURVEY. BLANKET IN NATURE.

PARKING SPACES:
REGULAR PARKING SPACES = 141
HANDICAP PARKING SPACES = 10
TOTAL PARKING SPACES = 151

NOTES:

1. DIMENSIONS ON THE PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS BASED UPON THE SUBDIVISION PLATS OF TINLEY CROSSINGS CORPORATE CENTER UNIT 1 RECORDED PER DOCUMENT NO. R98-122885 AND TINLEY CROSSINGS CORPORATE CENTER UNIT 2 RECORDED PER DOCUMENT NO. R92-47107.
2. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
3. FIELD WORK AND PLAT REPRESENT EXISTING CONDITIONS AS OF 8-2-2011. (12'24" OF SLOPE COVER)
4. INFORMATION ON SURVEY BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 1401 066856284 D1 WITH AN EFFECTIVE DATE OF DECEMBER 28, 2015.
5. ZONING CLASSIFICATION: M-1 PD (GENERAL MANUFACTURING - PLANNED DEVELOPMENT)
6. SETBACKS (M-1): FRONT YARD - 50 FT.
SIDE YARD - 30 FT.
SIDE YARD - 25 FT. (50 FT. TOTAL OF 2)

STATE OF ILLINOIS } SS.
COUNTY OF WILL }
TO: Chicago Title Insurance Company, its successors and/or assigns,
Fidelity National Title Insurance Company, its successors and/or assigns,
GWN Management, Inc., a California Corporation
8200 - 8201 TINLEY CROSSINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
AMERICAN EQUITRY HOLDINGS GROUP, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY,
FRANK P. KAVANAGH AND SUSAN M. KAVANAGH, AS TRUSTEES, AND NOT INDIVIDUALLY, OF THE
BET TRUST, DATED MARCH 11, 1999, AS AMENDED AND RESTATED,
610909 WILLIAMS GROUP LENDER, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY;
This is to certify that this map or plat and the survey on which it is based were made in accordance with the
"Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by
ALTA and NSPS in 2000, and include items 1, 2, 3, 4, 7(a), 8, 9, 10, 11(b), and 13 & 14 thereof. Pursuant to the
Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned
hereby certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the maximum
Relative Horizontal Accuracy of this survey does not exceed that which is specified therein.

Dated: _____ A.D. 2011
JOSEPH A. SCHUDT & ASSOCIATES (08-02-2011)

BY: _____
Michael G. Shackelford
Illinois Professional Land Surveyor No. 3148 (exp. 11-30-12)



Joseph A. Schudt & Associates
19350 S. HARLEM AVENUE FRANKFORT, IL 60423
PHONE: 708-720-1000 FAX: 708-720-1085
www.jaseng.com
(614-001172)

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

ALTA/ACSM LAND TITLE SURVEY
LOT 20 IN TINLEY CROSSINGS CORPORATE CENTER, UNIT 1
TINLEY PARK, IL

Date: 2-04-2011
Scale: 1" = 50'
Book No.: 95-078, 1076
Drawn: JCC/JAR
Checked: MCS
Sheet:
1 OF 1
Project No.:
9576-120



Will County CCAO
Dale D. Butalla, CIAO-M
302 N. Chicago Street
2nd Floor
Joliet, Illinois 60432
Phone: 1-815-740-4648

PIN 19-09-02-205-003-0000

Parcel Information

<< Prev Parcel

Next Parcel >>

FRANKFORT TOWNSHIP

Owner Name: 8201 T CROSS LLC

Street Address:

8201 183RD ST STE A
TINLEY PARK IL 60487

[View Additional Addresses](#)



[View on Bing Maps](#)

Subdivision: TINLEY CROSSINGS CORPORATE CENTER UNIT 1

Property Class: 0080 Industrial

Homesite Acres: 0.00

Farm Acres: 0.00

Open Space Acres: 0.00

Non-Farm Acres: 5.33

Total Acres: 5.33



<< Prev Picture

1 of 4

Next Picture >>

[GIS Map & Address Information](#)

[Will County Treasurer's Tax Information](#)

Assessment Information

Year	Assess Level	Land Unimproved/Farm	Land Improved	Building Other/Farm	Building	Total	Market Value	Instant Date	Instant Amount
2025	BOR	0	252,478	0	870,090	1,122,568	3,368,041		0
2025	SAE	0	252,478	0	870,090	1,122,568	3,368,041		0
2025	TWP	0	252,478	0	870,090	1,122,568	3,368,041		0
2024	BOR	0	252,478	0	870,090	1,122,568	3,368,041		0
2023	BOR	0	252,478	0	870,090	1,122,568	3,368,041		0

Sale Information

Sale Date	Sale Amount	Document Number
10/01/2018	7,125,000	R2018070982
04/01/2011	7,000,000	2011035852

Building Information

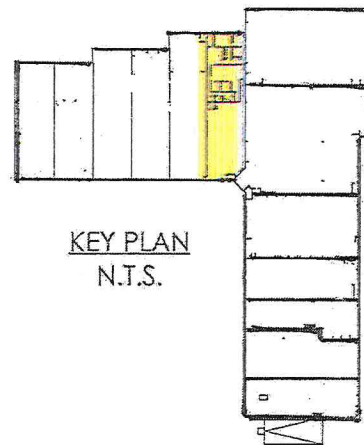
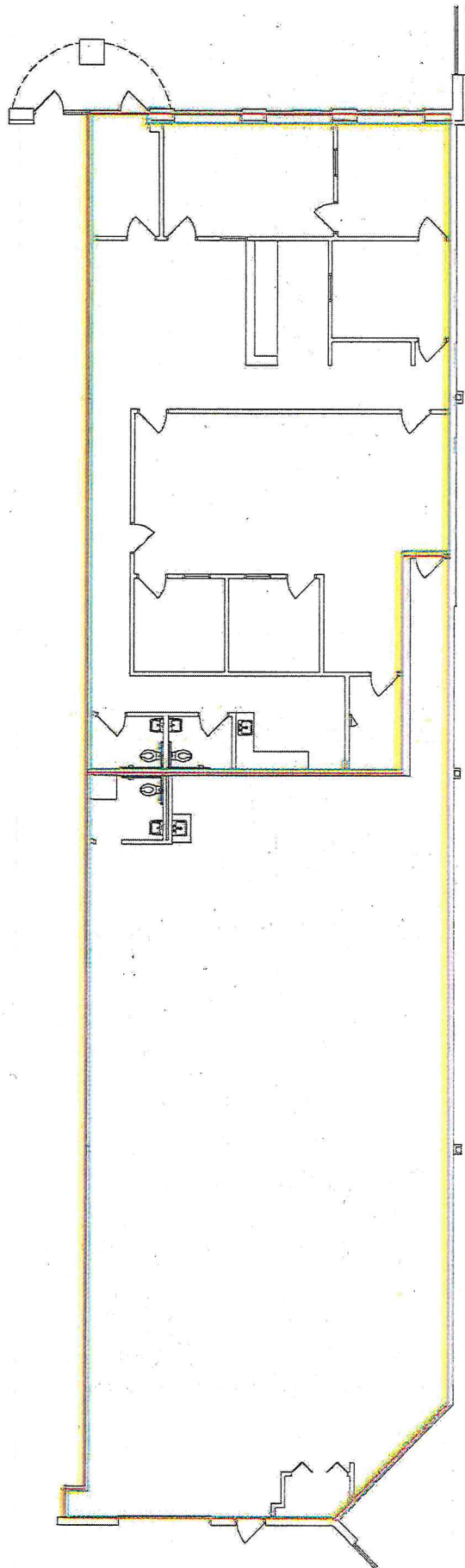
**** There is no building information currently available for this parcel. Please contact the [FRANKFORT TOWNSHIP](#) Assessor for more information. ****

Legal Description

LOT 20 IN TINLEY CROSSINGS CORPORATE CENTER UNIT 1, BEING A SUB OF PRT OF THE E1/2 NW1/4 & PRT OF THE NE1/4 OF SEC 2, T35N-R12E.

Suite K





KEY PLAN
N.T.S.

SUITE K
8201 W. 183rd Street
Tinley Park, IL



PLAN COMMISSION STAFF REPORT

March 5, 2026

Applicant

Village of Tinley Park

Approvals Sought

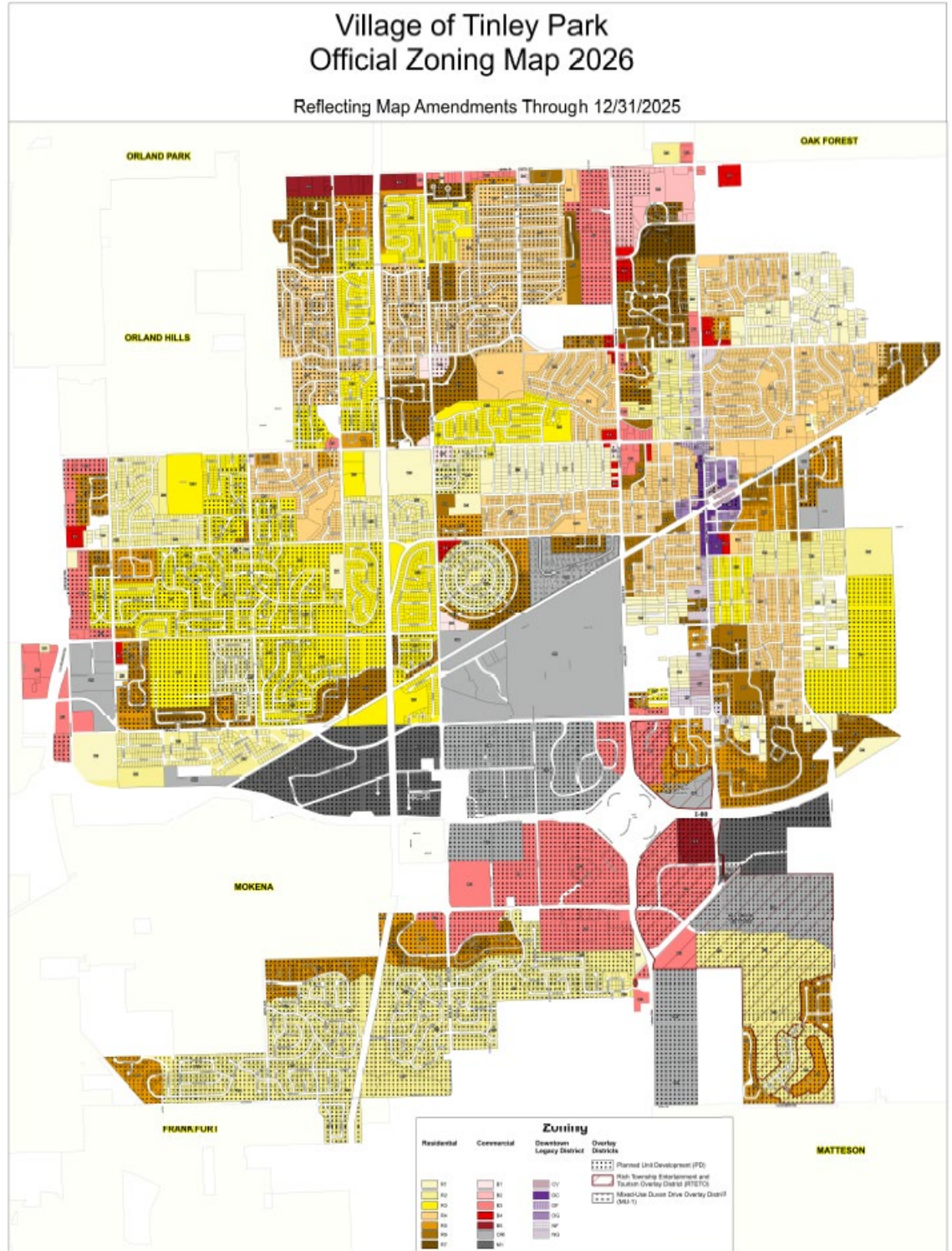
Official Zoning Map
Recommendation to the
Village Board

Project Planner

Lori Kosmatka, AICP
Senior Planner

Official Zoning Map Approval – 2026 (Reflecting Map Amendments Through 12/31/2025)

Village of Tinley Park



EXECUTIVE SUMMARY

Village Staff worked with the Village's GIS Consultant, MGP, Inc., to review the Village's Zoning Map and identify updates and corrections through December 31, 2025. Per the Illinois Municipal Code, municipalities must adopt an Official Zoning Map by March 31st of each year.

Village Board review and approval of the 2026 Official Zoning Map is tentatively scheduled for April 7, 2026. The Plan Commission will provide a recommendation to the Village Board as to whether to approve the draft Zoning Map as proposed by Staff.

No properties are being rezoned as part of the adoption of the official Zoning Map. All zoning changes included a Public Hearing at the time of their approval and this review is to ensure that the map correctly reflects any of the previous year's changes. The updates made to the map being proposed reflect any map amendments (rezonings), annexations, planned unit developments (PUDs), and subdivisions approved in 2025, or corrections that were previously approved, but not accurately documented. This year's updates include PUD and three corrections.

BACKGROUND

The Illinois Municipal Code (65 ILCS 5/11-13-19) requires certain municipal authorities to annually publish an Official Zoning Map by March 31st each year. While not required for home-rule municipalities like Tinley Park, it is considered good practice to do so annually to ensure the map remains accurate.

(65 ILCS 5/11-13-19) (from Ch. 24, par. 11-13-19) Sec. 11-13-19. Except as otherwise provided in this section, the corporate authorities shall cause to be published no later than March 31 of each year a map clearly showing the existing zoning uses, divisions, restrictions, regulations and classifications of such municipality for the preceding calendar year. The map published by the corporate authorities shall be the official zoning map.

The Village's GIS consultant maintains the online map and updates it with changes throughout the year; however, an official map must still be approved each year. Village Staff reviewed the current Zoning Map, made corrections based on map amendments approved through December 31, 2025, and provided a proposed draft of the Official Zoning Map for the Plan Commission's review.

CHANGES TO THE ZONING MAP

One planned unit development approval took place in 2025:

- Tinley Downes PUD (*displayed as dots on the map*) – SE of 80th Avenue & 171st Street for existing Tinley Downes Estates subdivision (annexed in 1987, 31 parcels with 30 single unit detached homes) and Tinley Downes Addition subdivision (annexed in 1993, 32 parcels, with 29 single unit detached homes) per Ordinance 2025-O-022

Staff also identified various corrections to the Official Zoning Map, including:

- Removal of properties from the PUD layer (*previously displayed as dots on the map*) for the Cherry Creek PUD: 8400 171st St., 8420 171st St., 8436 171st St., 8440 171st St., & 8444 171st St.
- Removal of properties from the PUD layer (*previously displayed as dots on the map*) at 18299 Harlem, 7130-7165 183rd St., & 7181 183rd St.
- Correcting name of PUD for 18201-18219 Harlem (PIN 28-31-306-046-0000) to be within the Glen Swilly PUD, not the Cornerstone PUD (*PUD names not displayed on map*)

RECOMMENDATION

Following a successful review, Staff recommends proceeding with the Map to Village Board on April 7, 2026.

Village of Tinley Park Official Zoning Map 2026

Reflecting Map Amendments Through 12/31/2025

