



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

July 2, 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 June 18, 2026 Regular Meeting

ITEM #1 PUBLIC HEARING – PONDELICEK DECK VARIATION – 7946 167TH STREET

Consider recommending that the Village Board grant Joseph & Emily Pondelicek a Variation from Section III.H.1. of the Zoning Ordinance to allow an encroaching deck in the secondary front yard at 7946 167th Street in the R-4 Single-Family Residential Zoning District.

Receive Comments from the Public

Good of the Order

Adjourn Meeting



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

June 18, 2026

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on June 18, 2026.

CALL TO ORDER – CHAIRMAN GRAY called to order the regularly scheduled meeting of the Plan Commission on June 18, 2026, at 7:05 p.m.

Present Plan Commissioners: Angela Gatto
Eduardo Mani
Andrae Marak
Edgar Montalvo
Steve Sepessy
Chairman Garrett Gray

Absent Plan Commissioners: James Gaskill
Terry Hamilton
Amanda Martinez

Village Staff: Peter Murphy, Village Attorney
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner

Petitioners: Laura Pacino, 7 Brew

Members of the Public: None

COMMUNICATIONS – Lori Kosmatka, Senior Planner noted that due to a change in the Village's insurance policy, the Village Attorney will be present at all future Plan Commission meetings. Peter Murphy, Village Attorney, introduced himself. Lori Kosmatka also noted that the Petitioner for Item 2 on the agenda requested the item be continued to a future meeting.

APPROVAL OF THE MINUTES – Minutes of the June 4, 2026, Plan Commission meeting were presented for approval. CHAIRMAN GRAY requested a motion to approve the minutes. COMMISSIONER SEPESSY made a motion to approve the minutes of the June 4, 2026 Plan Commission meeting. COMMISSIONER GATTO 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 JUNE 18, 2026 REGULAR MEETING

**ITEM 1: PUBLIC HEARING – 7 BREW SIGN– 7121 159TH STREET – SPECIAL
USE FOR A SUBSTANTIAL DEVIATION TO THE TINLEY PARK
SHOPPING CENTER PUD**

Consider recommending that the Village Board grant Chris George on behalf of Who Brew IL I, LLC, a Special Use for a Substantial Deviation to the Tinley Park Shopping Center PUD with an Exception to the Village Zoning Ordinance for an additional wall sign at 7 Brew Coffee located at 7121 159th Street, within the B-2 PD (Community Shopping, Tinley Park Shopping Center PUD) zoning district.

Present Plan Commissioners: Angela Gatto
Eduardo Mani
Andrae Marak
Edgar Montalvo
Steve Sepessy
Chairman Garrett Gray

Absent Plan Commissioners: James Gaskill
Terry Hamilton
Amanda Martinez

Village Staff: Peter Murphy, Village Attorney
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner

Petitioners: Laura Pacino, Who Brew LLC

Members of the Public: None

CHAIRMAN GRAY introduced item #1.

CHAIRMAN GRAY requested a motion to open the public hearing. COMMISSIONER GATTO made a motion to open the public hearing, seconded by COMMISSIONER SEPESSY. Voice vote; all were in favor. Motion carried.

CHAIRMAN GRAY noted the proof of publication.

Lori Kosmatka, Senior Planner, presented the staff report.

Laura Pacino on behalf of Who Brew LLC, representing Petitioner Chris George, was sworn in. She noted Staff covered the proposal. She added that originally in 2024 the sign was on the plans

but then taken as it was not approved and then through the two years of construction when the building was then put down and installed, it was inadvertently missed by our construction team. This sign is a standard part of our modular building, so when it was noticed as dropped, they thought it was a mistake, and added it back in. This was not caught until there was an inspection. As for the brick batch numbers, there would be a noticeable difference if we were to take the 24x36 box off. The hope is the sign can be approved. Also, while we do not advertise walk-up service, there is the possibility that people from nearby businesses, such as Midas, may like to walk-up and grab a coffee, then this would be the only menu board they would have to look at.

CHAIRMAN GRAY asked if they got a lot of walk-ups. He noted there are a lot of businesses there.

Ms. Pacino responded that it varies. Sometimes they get walk-ups from adjoining businesses. Also in the beginning people sometimes think that if they don't wait in the line that it would be quicker to come via the walk-up service. We would never turn away a customer, but it is not one of our typical operating procedures as a double-drive-thru concept only.

COMMISSIONER GATTO said the day that she was there, there were a couple of people trying to walk-up from Midas, and that the gentlemen out there directing traffic said there was no walk-up at that time. She said she can see that being used quite a bit in that area. She also noted they did do a great job directing traffic with the queuing line.

COMMISSIONER SEPESSY said that sign is probably or definitely needed. He said he is in there almost every day and he cannot count the number of times he has seen people walk right up to his car to see the person in the drive-up lane. He also added 7 Brew is doing a wonderful job.

COMMISSIONER MONTALVO had no comment.

COMMISSIONER MANI said he thinks it looks great. He has no issue with the additional sign if it helps expedite the customer service. Every time he tries to go there, he doesn't because he would have to wait in line. He said if it's good for business, then it's great for Tinley Park.

COMMISSIONER MARAK said it looks like the Petitioner is making a claim that the sign is vital for your business model, and it was put up by mistake, but you want to keep it in part because of how the façade would look and it should have been there in the first place. He stated he would have preferred the Petitioner to have pushed more for the sign in the original design if it is that key.

Ms. Pacino responded that she had asked Chris George why. This was one of the first deals we had started working on. It was one of those items where it wasn't realized then how important it was at the time when it went through Plan Commission. We had run into a lot of issues with IDOT and we otherwise would have been ready to open in September. This property has long been on the docket. Now that we have 39 stands open, we realize that it really is a vital component of the building.

CHAIRMAN GRAY noted he agreed. He said that functionally, you need it to direct people with all the other infrastructure in place. He said it does make sense, that they need to see rather than to stop the employees to recite the menu. He echoed Commissioner Sepessy's thoughts, he recalled years ago he went to a Burger King, and someone had jumped in his pickup truck to order something from the drive-thru. He said this is a safety issue so that people do not go between cars to peek at the menu board in the drive-thru and walk back to order. He believes this should have been pushed because this is a good, unique thing, and if it's good for business, then it's good for Tinley Park. He has no issues with the sign itself. As for the light on the sign, you can really only see it from one view and on other sides it is pretty discreet and the building shrouds it. He noted the listed condition that the sign would only be allowed as long as the walk-up service is provided, and stated if that somehow changes going forward then it would be taken down. He believes it is necessary to maintain order and safety. He entertained a motion to close the public hearing.

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

Lori Kosmatka presented the standards for approval.

CHAIRMAN GRAY requested a motion for the Special Use.

COMMISSIONER MONTALVO made a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation to the Tinley Park Shopping Center PUD with an Exception to the Village Zoning Ordinance for an additional wall sign that exceeds the maximum allowable quantity by one, and size by 5.28 square feet, to the Petitioner, Chris George on the behalf of Who Brew IL I, LLC, at 7121 159th Street in the B-2 PD (Community Shopping, Tinley Park Shopping Center PUD) Zoning District, in accordance with the plans submitted and adopt the Findings of Fact as proposed in the June 18, 2026 staff report with the following condition:

The sign is only allowed as long as walk-up service is provided.

COMMISSIONER MANI seconded. Roll call vote. All in favor. Motion carried.

CHAIRMAN GRAY noted the item would be heard at the July 7, 2026, Village Board meeting. The Petitioner noted a potential scheduling concern with that date but would follow up with staff.

Receive Comments from the Public

None were present.

Good of the Order

Lori Kosmatka, Senior Planner, noted the following project updates:

- 17824 Woburn Variation was approved by Village Board and permits were submitted.
- 18301 Ridgeland cell tower will use colored textured block for the equipment enclosure.
- Brailynn Pointe Variations were approved by Village Board.
- 6732 173rd Street Variation was denied by Village Board.

She also noted that the Clerk's office is requesting contact information updates.

Michael O. Whalen, Associate Planner, noted that Commissioner Amanda Martinez resigned her position on the Plan Commission effective June 18. He added that the Commissioner had intended to attend this meeting, but that she had an unexpected conflict come up. CHAIRMAN GRAY thanked COMMISSIONER MARTINEZ for her service on the Commission.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER SEPESY made a motion to adjourn the meeting. COMMISSIONER MONTALVO seconded the motion. Voice vote. All were in favor. The meeting adjourned at 7:36 p.m.

PLAN COMMISSION STAFF REPORT

July 2, 2026 – Public Hearing

Petitioner

Joseph & Emily
Pondelicek

Property Location

7946 167th Street

PIN

27-24-310-029-0000

Zoning

R-4 (Single-Family
Residential)

Approvals Sought

Variation

Pondelicek Deck Variation

7946 167th Street



EXECUTIVE SUMMARY

The Petitioners are requesting a Variation from Section III.H.1. to allow an encroaching *deck* within the required secondary front yard. The house on the subject property is situated 28.33 feet from the secondary front lot line. The R-4 Single-Family Residential Zoning District requires a 25-foot secondary front yard. The proposed *deck* would encroach two feet eight inches into the secondary front yard.

The subject property is a legally nonconforming lot, which was subdivided in 1978 at a time where there were no corner-lot specific dimensional standards in the Zoning Ordinance. The subject property is approximately 8,750 square feet with a 70-foot lot width. In 2006, the Zoning Ordinance was amended to require that corner lots in the R-4 Zoning District be no less than 10,000 square feet and no narrower than 75 feet.

Section III.H.1. allows certain structures and uses to encroach into residential required yards. While a *porch* may encroach up to 35% into the required front yard (8.75 feet in the R-4 Zoning District), a *deck* is prohibited in this location. The Petitioners state that adding a roof above the proposed *deck* so that it can be classified as a *porch* is not feasible given the architecture of the existing house.

Project Planner

Michael O. Whalen, AICP
Associate Planner



Location Map



Zoning Map

EXISTING SITE & HISTORY

The subject property is an 8,750 square foot corner lot in the Parkview subdivision. The subdivision was platted in 1978, at a time when the Zoning Ordinance did not have corner-lot specific dimensional requirements as it does today. In 1978, the lot conformed to the requirements of the R-4 Zoning District. However, in 2006, the Zoning Ordinance was amended to require larger minimum lot areas and larger lot widths for corner lots in the R-4 Zoning District. The lot is approximately 1,250 feet smaller and five feet narrower than what the R-4 district requires today. Despite these nonconformities, the property meets the 25-foot front and secondary front yard setbacks. The existing house on the subject property is situated approximately one foot behind the front setback line and approximately three feet behind the secondary front setback line.

The property is located on 167th Street, which has a 100-foot right-of-way in the area.

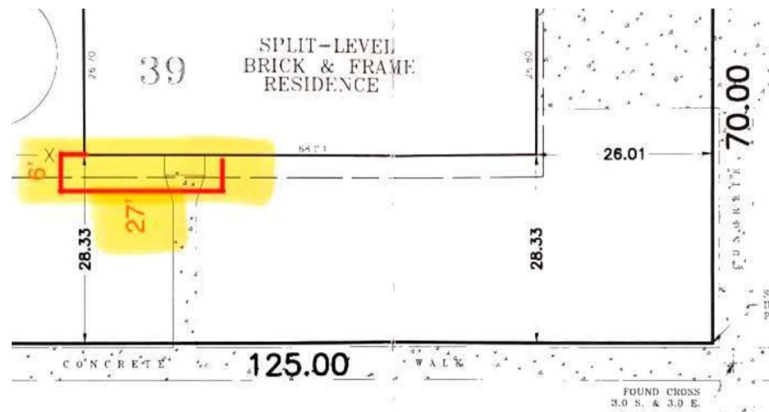
ZONING & NEARBY LAND USES

The subject property is located within the **R-4 Single-Family Residential** Zoning District. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	R-4 Single-Family Residential	<i>detached house</i>
East	R-4 Single-Family Residential	<i>detached house</i>
South	B-1 Neighborhood Shopping	<i>place of worship</i>
West	B-1 Neighborhood Shopping	<i>commercial strip center</i>

VARIATION REQUEST

The Petitioners are requesting a Variation from Section III.H.1. of the Zoning Ordinance to allow a deck to encroach two feet eight inches into the required secondary front yard. The Subject Property is designated as R-4 Single-Family Residential on the Village Zoning Map. The Zoning Ordinance requires a 25-foot front and secondary front setback. The existing house is situated 28.33 feet from the secondary front lot line along 167th Street.



Proposed deck location

The proposed deck would project six feet from the front wall of the house and be installed approximately 18" above grade. Steps would be included leading to the front door. The Petitioners state that the deck would provide additional outdoor space and improve the property's curb appeal. The Petitioners further state that a deck is a less visually intrusive option than a porch, which would be allowed to encroach up to eight feet nine inches into the required secondary front yard. The narrative provided by the Petitioners indicates support for the request from neighbors.



Deck rendering



Streetview of proposed location

ZONING DISCUSSION

Section III.H.1. of the Zoning Ordinance allows *porches* to encroach into required front (and secondary front) yards. *Decks* are prohibited within required front (and secondary front) yards. The Zoning Ordinance provides the following definitions:

PORCH: A Porch is a covered platform, usually having a separate roof, which is not heated or cooled, that is attached to the outside of a building.

DECK: A Deck is an open and roofless platform, either freestanding or attached to a building that is supported by a means other than the principal structure.

While there may be an argument that *decks* and *porches* serve a similar function and create similar visual impact, the Zoning Ordinance clearly distinguishes between the two types of structures. Despite the property's status as a legally nonconforming lot, there does not appear to be any unique physical characteristics which make strict compliance with the Zoning Ordinance unduly burdensome. Several properties within half a mile of the subject property have porches, decks, or patios in front of the house, so it can be argued the proposed deck will not alter the character of the neighborhood, however some of these structures may be situated behind the setback line.

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.
The existing house on the property may be accessed from a permitted structure, such as a stoop or porch.
2. The plight of the owner is due to unique circumstances.
The subject property is a legally nonconforming lot, however these nonconformities do not impact the required secondary front yard.
3. The Variation, if granted, will not alter the essential character of the locality.
The Variation requested will not alter the character of the area.
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 the Petitioners, Joseph and Emily Pondelicek, a Variation from Section III.H.1. of the Zoning Ordinance to allow a deck to encroach up to three feet into the required secondary front yard at the Subject Property, 7964 167th Street in the R-4 Single-Family Residential Zoning District, in accordance with the plans submitted and adopt the Findings of Fact as proposed in the July 2, 2026 Staff Report.”

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Application	Petitioner	6/5/2026
2	Variation Addendum	Petitioner	6/5/2026
3	Narrative	Petitioner	6/5/2026
4	Plat of Survey	Preferred Survey, Inc.	12/31/2001
5	Deck Plans	Petitioner	6/5/2026



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

PROJECT & PROPERTY INFORMATION

Project Name: Pondelicek

Project Description: Front porch/deck

Project Address: 7946 167th St Tinley Park Property Index No. (PIN): 27 24 310 029 0000

Zoning District: R 4 Lot Dimensions & Area: 125x70

Estimated Project Cost: \$ 3500

OWNER OF RECORD INFORMATION

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

Name of Owner: Joseph & Emily Pondelicek Company: _____

Street Address: 7946 167th St City, State & Zip: Tinley Park, IL 60477

E-Mail Address: _____ Phone Number: _____

APPLICANT INFORMATION

- ☒ Same as Owner of Record

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

Name of Applicant: _____ Company: _____

Relation To Project: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
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): _____

Applicant Signature:
(If other than Owner) _____

Applicant's Name (Print): _____

Date: _____

6/3/2026



Tinley Park, IL 60477 708-444-5100

Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.

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?**

Our property does not possess any unusual shape or size that would inherently prevent us from adhering to zoning regulations. The porch/deck will meet all safety and aesthetic standards and will occupy the same footprint as current landscaping. Given the presence of previously approved variances in the neighborhood, we are hopeful our variation request will also be permitted. Furthermore, the porch/deck would not impact property lines or exceed set standards for encroachment limits.

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

Enforcing the denial of this variance limits us from improving not only the look and aesthetic of our home but also increasing the property's value.

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

No difficulty or hardship has been created thus far apart from having to file for a variation to build a porch/deck in front of our home within our property limits.

- 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.**

As stated in the original denial of the permit request, where we would like to build our porch/deck was considered our secondary front yard. However, what is considered our secondary front yard is not only where our front door and primary entry is but also includes the location of our mailbox. The location of our primary front yard does not allow for a space to build this desired porch/deck.

- 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.**

This variance is not at all an attempt at financial gain. The sole reason for wanting this variance is to add living space, be more neighborly, socialize with neighbors that regularly pass by, and to improve the curb appeal of our corner-lot property. This porch/deck will not bring in any additional income nor is that the goal.

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.

Granting this variance will not adversely affect public welfare or neighboring properties. The porch/deck will have no negative impact on critical factors such as drainage, airspace, light, or parking. It's design would be respectful of all nearby properties, both business and residential, and would be harmonious with the established neighborhood character. The porch/deck's construction would not interfere with fire safety or utility access and would align with the ordinance's provisions for maintaining public health and safety. In sum, granting this variance will not cause harm to others. Not granting this variance will not allow us to improve our living space or curb appeal.

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

The building of this porch/deck will not alter the character of the neighborhood. There are other porches in the neighborhood in the same way that is desired in our case. It would enhance the overall appearance of our home and would not detract from the neighborhood's character. We have talked to countless neighbors who have approached us to share their delight and enjoyment of the improvements we have made to our home thus far. Further, we created a mockup rendering of the porch/deck that we hope to build and it was met with rave reviews, excitement, and thoughts that it would be a wonderful addition to the look of our home as well as curb appeal.

Updated 12/18/2018

2 |

H. Describe how the requested Variance will not:

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

This porch/deck will not block any light due to it being a planned open-air concept. Also, with us being a corner lot, it would face 167th St which is very open and faces a parking lot of a neighboring church and businesses.

2. Substantially increase the congestion of the public streets.

This porch/deck will not increase public street congestion as it does not affect parking or traffic flow, satisfying the ordinance's requirements for minimal impact on public infrastructure.

3. Increase the danger of fire.

Planned construction with materials in compliance with fire safety codes, the porch/deck will not present with an increased fire risk.

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

The porch/deck will not impair natural drainage or create drainage problems on neighboring properties. We also do not have an immediate neighbor adjacent to our secondary front yard as we are a corner lot. It would occupy the same footprint as the current landscaping, which also does not cause any drainage issues.

5. Endanger the public safety.

This porch/deck will not endanger public safety. It would be structurally sound, would not protrude into public space such as sidewalks or village-owned land. The closest sidewalk would be approximately 23' away from this constructed space. Only those that are coming on to our property, specifically to our front door or to this proposed porch/deck would interact with this space and they would not be in any danger due to planned, structurally sound, construction.

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

Granting the variance will not diminish or impair property values within the neighborhood. The porch/deck will enhance the aesthetics of our home and the rendering of this construction of which was shown to neighbors has already been positively received. It would contribute to the overall value of the neighborhood.

June 4, 2026

Tinley Park Zoning Department
Village of Tinley Park
16250 S. Oak Park Ave.
Tinley Park, IL 60477

To the members of the Tinley Park Plan Commission and Village Board,

We are respectfully requesting approval of a zoning variation to allow the construction of an open-air deck at our home. The proposed deck would encroach approximately 2 feet 8 inches into the required 25-foot secondary front yard setback within the R-4 Zoning District.

Our goal is simple: we would like to create a comfortable outdoor space where both we and our family can relax, spend time together, and enjoy our home. We have invested a great deal into maintaining and improving our property, and we believe this deck would be a meaningful addition that enhances both the appearance and functionality of our home.

Because our property is located on a corner lot, we are subject to a secondary front yard setback that limits where the deck can be placed. The variation we are requesting is relatively minor, amounting to less than three feet of encroachment into the required setback. We are not seeking to build an enclosed structure or add a roof. The proposed deck is an open-air design intended to blend with the existing home and neighborhood.

One aspect that we found particularly challenging is that a covered porch could be permitted in this area, while an uncovered deck requires a variation. We believe the deck is actually the less intrusive option, as it will not have a roofline or additional visual mass. Our request is simply to build a modest outdoor space that allows us to enjoy our property without negatively impacting those around us.

Before submitting this request, we spoke with our neighbors to make sure they were comfortable with the proposal. They were very supportive of the idea and expressed that they felt it would be a positive addition to the neighborhood. We envision the deck as a welcoming place where friends, family, and neighbors can gather and socialize, helping us continue to build the strong sense of community that we value so much.

We also believe the location of our property makes this request particularly reasonable. As a corner lot, our home is surrounded in part by nearby businesses rather than neighboring homes. The proposed deck will not block anyone's view, reduce access to sunlight, create privacy concerns, or interfere with the operation of surrounding businesses. Likewise, it will not create any traffic, safety, or visibility concerns for the public.

We are proud to call Tinley Park home and are committed to maintaining our property in a way that contributes positively to the neighborhood. We believe this deck will enhance our home's appearance, increase its value, and provide an outdoor space that our family can enjoy for years to come. We respectfully ask for your consideration and approval of this variation request. We appreciate your time and the opportunity to present our proposal.

Sincerely yours,

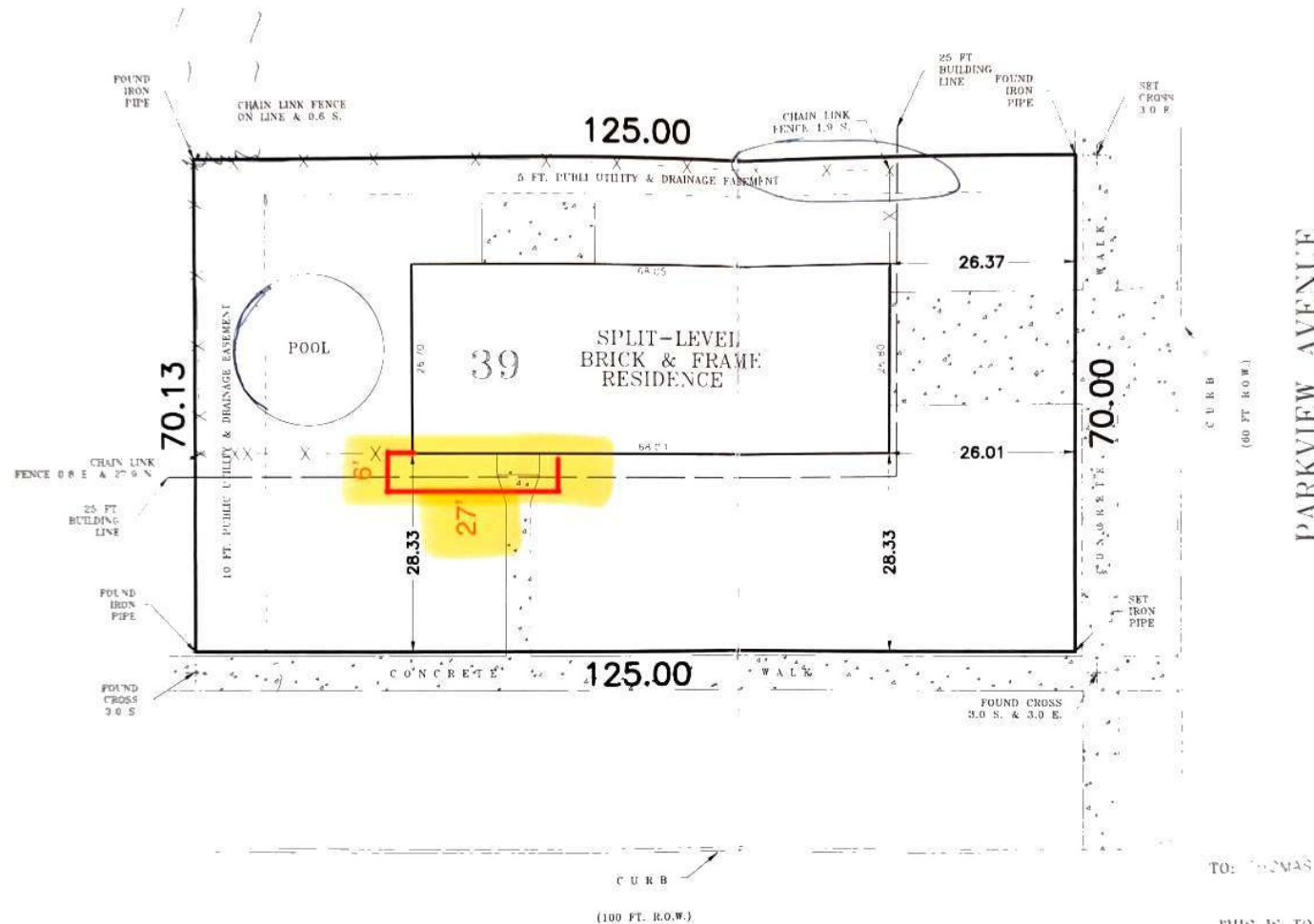
Joseph & Emily Pondelicek

7946 167TH ST TINLEY PARK, IL. [REDACTED]

PLAT OF SURVEY

OF LOT 39 IN PARKVIEW HOMES UNIT 2, A SUBDIVISION OF PART OF LOTS 9 AND 10 AND LOTS 11 TO 16 AND PART OF VACATED PRINCETOWN AVENUE IN BREMENTOWNE ESTATES UNIT 6, PHASE 2, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 24 AND PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7946 W. 167TH STREET, TINLEY PARK, ILLINOIS



N
SCALE: 1"=20'

W. 167TH STREET

TO: THOMAS W. PAXSON

THIS IS TO CERTIFY THAT WE, PREFERRED SURVEY, INC., ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THAT SURVEY. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MY LICENSE RENEWS ON NOVEMBER 30, 2002.

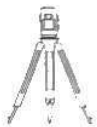
GIVEN UNDER OUR HAND AND SEAL AT GLEN ELLYN, ILLINOIS, THIS DAY OF



ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #116

P.S.I. NO. 312621

FLD CREW VJ/CG
CAD BW



PREFERRED SURVEY, INC.

799 W. Roosevelt Road/Building #4, Suite 305/Glen Ellyn, IL 60137

Phone 630-790-5451 / Fax 630-858-8217

Shared Dealer Locator
Report



7946

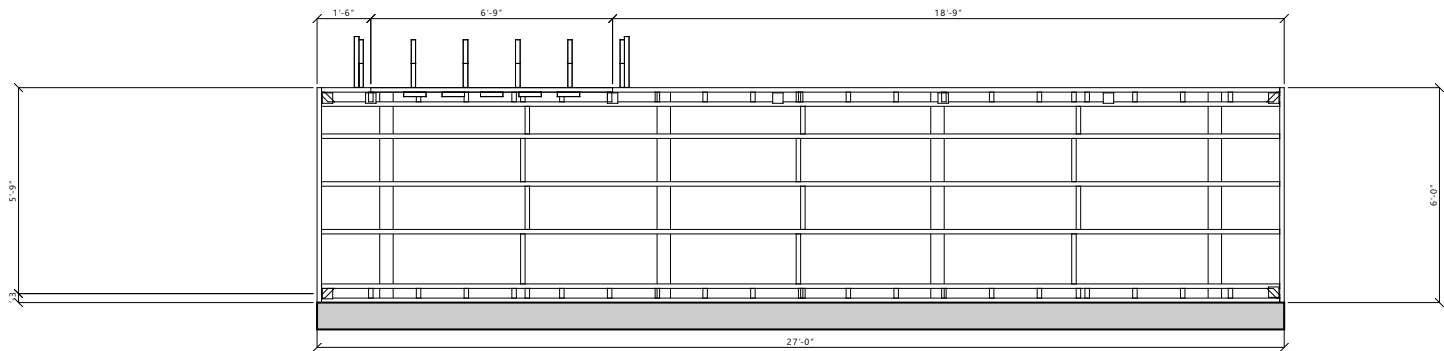
Deck Planner Software™ Report

All lengths, areas, weights, masses and structural forces are expressed in U.S. Customary units unless otherwise specified.

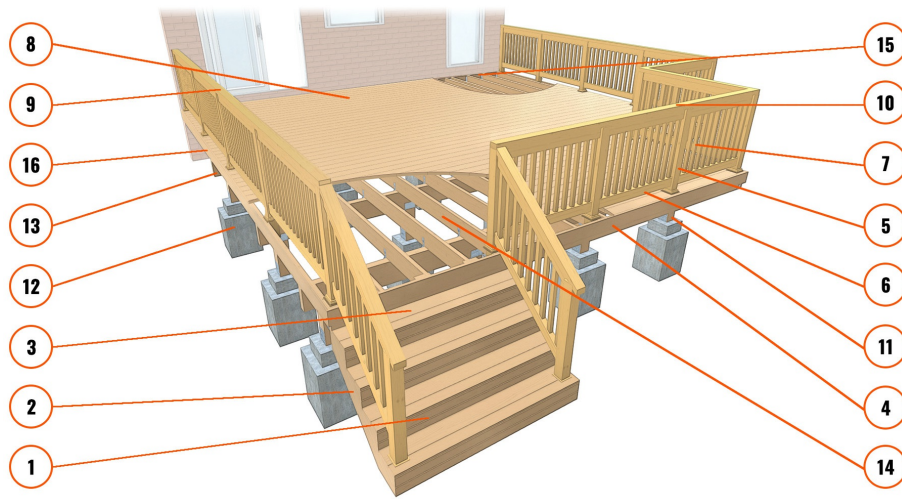
This report was created 6/4/2026 5:09 PM by Deck Planner Software™

Your Planned Deck Design

Plan view construction



Glossary Of Decking Terms



1. Risers: The vertical boards attached to the stair stringers. Many localities require risers to prevent possible trip hazards.

2. Stringers: The structural support for stairs. They have limits on how much weight they can carry, so size and spacing are important considerations. Composite manufacturers provide recommended stringer spacing to support the tread material.

3. Treads: The horizontal stair surfaces on which deck users walk.

4. Rim Joist: Also known as edge bands, the rim joist wraps the deck and keeps the joists standing on edge, while also providing a solid surface for attaching railing posts. Proper attachment is critical to installing a safe railing.

5. Rail Post: Vertical lumber member that supports the handrail and resists the outward force of people leaning on the railings.

6. Bottom Rails: Lumber members that connect to the rail posts and provide a solid surface for securing the infills.

7. Infills: Also known as balusters or pickets, the infills are connected to the top and bottom rails and provide a barrier against falls.

8. Decking: When properly attached to each joist and rim joist, the decking surface (whether wood or composite material) helps unify the entire structure.

9. Rail Cap: Much like the decking, the rail cap unifies the railing system and provides a decorative feature.

10. Top Rails: These members have the same stabilizing function as the bottom rails.

11. Post: Vertical structural member that supports the beams and attaches the deck to the footings using a post base.

12. Footing: Concrete element that serves as the foundation of the deck.

13. Beams: Structural members that support the decking floor joists. Beams are made of doubling 2x material and can be installed as a laminate, sandwiched, or notched into the post.

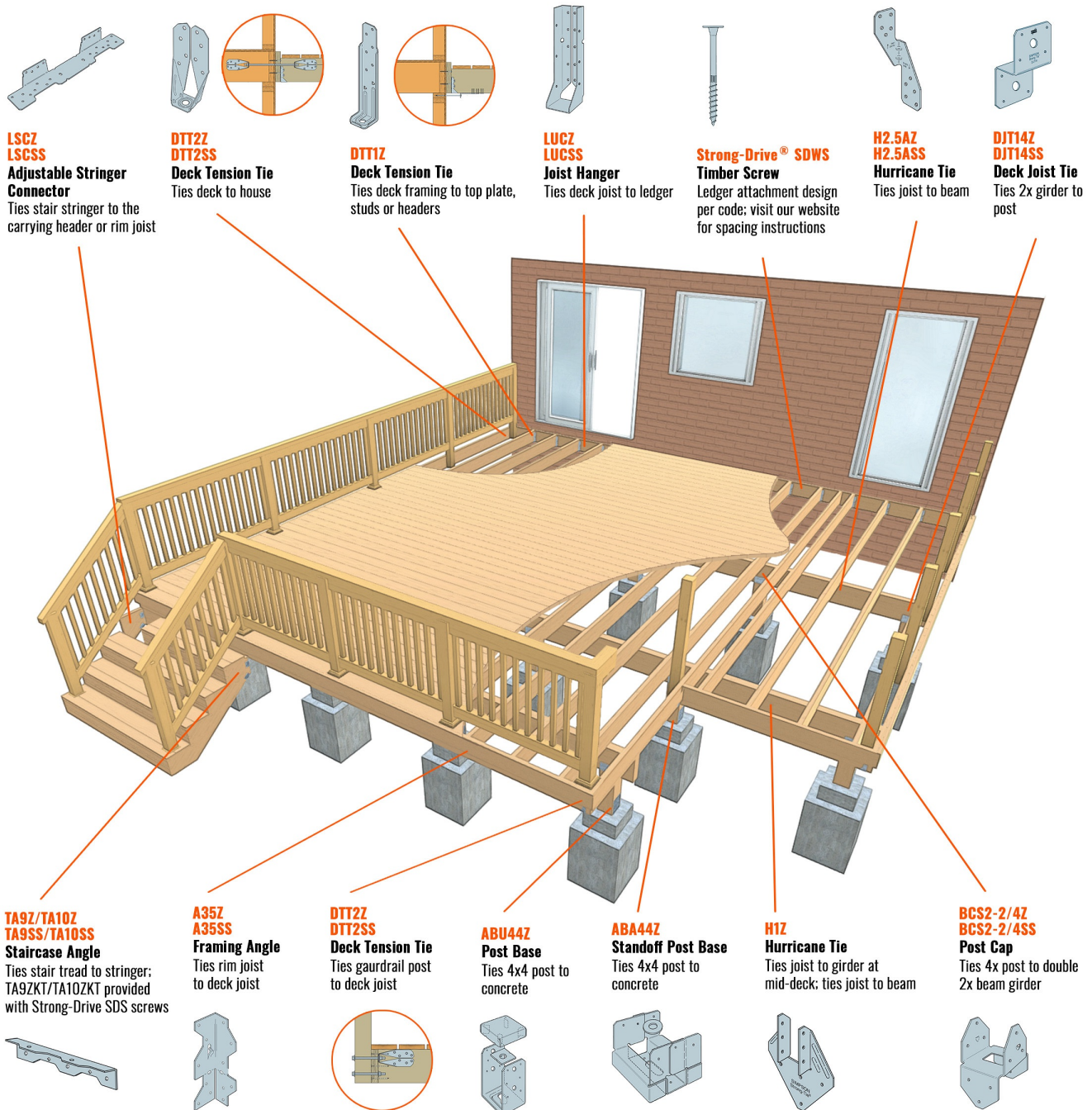
It is important to have a post of sufficient size and strength to support the beam. The beam should not be any wider than the thickness of the post, and should be secured with the correct post cap.

14. Joists: Wood members installed across the beams and spaced to accommodate the decking material. The joist spacing may depend on the angle at which the deck boards are applied.

15. Ledger: The ledger is a crucial connection because it attaches the deck to the house. The material used to construct the house may determine the type of connection. Consult local building officials on the recommended connection.

16. Fascia: Vertical boards that face outwards from the edges of the deck, attached to the rim joists. Fascia boards typically consist of a lumber species that matches the appearance of the decking material.

A Complete Connector System for Building Safer, Code-Compliant Decks



Platform Decks and Flush Beams

Platform Decks

Once a deck goes to two feet or below posts and beam to posts connectors are removed. Deck height incrementing is constrained to those that can be constructed by combining the joist and beam height with the deck board thickness. At 1" and below flush beams will be used to enable lower decks as described below.

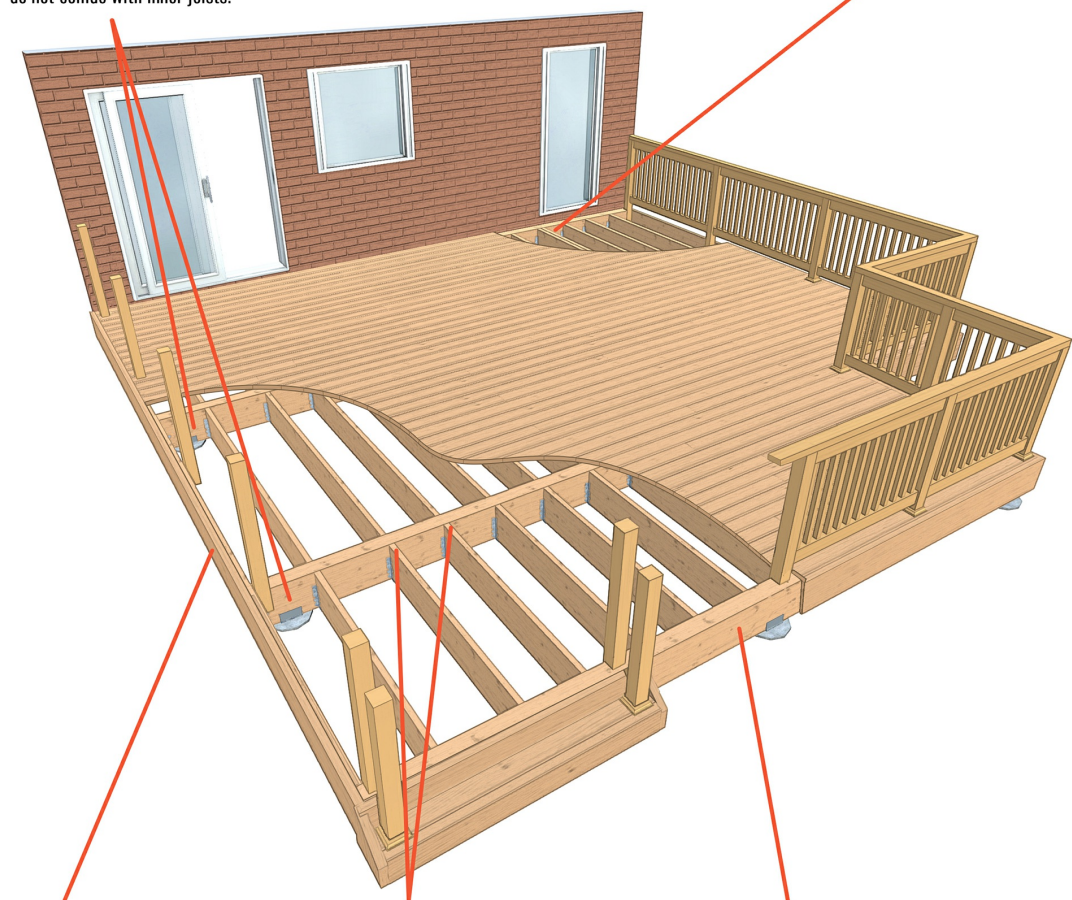
Flush Beam Decks

Post Base To Beam

The beams sit in the post base connector and the connector is updated to fit the beam. Posts are adjusted so that the post base connectors do not collide with inner joists.

Ledgers Removed

Ledgers are not used with flush beam decks, no ledger materials or BVLZ connectors will be added.



Outer Joist

The parallel outer joists are cut either side of the beams and supported by the joist hangers, like an inner joist.

Inner Joist

Inner joist and beam are combined to the same level, removing the joist to beam connectors. Joists are cut either side of the beam. Joist hangers are used to support the joists between the beams.

Outer Beam

Joist cantilever is removed and beams are moved to the outside of the deck. Outer Joists that aren't parallel with inner joists are replaced with the beam it overlaps

Installation Considerations

Building Code and Zoning Requirements

Check deed restrictions, building codes and zoning laws to make sure your deck complies. The local building jurisdiction will require a minimum setback from property lines. Check with local utility companies to make sure deck construction will not disturb underground piping or wiring.

A resource for general residential deck codes and building practices is the Prescriptive Residential Deck Construction Guide, by the American Wood Council (free download from www.awc.org).

The local building jurisdiction should be consulted to verify any building code requirements specific to the area.

Deck Function

While planning your deck, consider how it will be used. Sun/shade areas and possible views are common considerations.

Lumber

Pressure- or preservative-treated lumber, or lumber that is naturally decay resistant, should be used for durability. Cut edges should be field-treated with preservative.

Fasteners and Connectors

To resist corrosion, fasteners and connectors in contact with treated lumber should be ZMAX®, hot-dip galvanized (HDG) or made with stainless steel.

Consult with the building code, the preservative treatment manufacturer and strongtie.com to get recommendations for your conditions. Fasteners and connectors should be made of the same material (i.e. both of them galvanized, both of them HDG or both in stainless steel).

Ledgers

Proper corrosion-resistant flashing should be installed between a deck ledger and the house. The ledger should be installed directly to the framing, with any siding removed.

Deck Area and Footing Layout

Batter boards (temporary wood supports, such as 2x4s), mason's string and a plumb bob can be used to lay out the deck area and footings. For a rectangular shape, the corners will be square when the lengths of the two diagonals are equal.

Footings

Holes for footings will need to be dug to a depth below the frost line.

Post Bracing

Diagonal bracing between posts and joists/beams should be installed according to the building code.

Posts and Beams

Allow an additional margin in length to the posts. Determine the desired deck floor height on the post and then cut to the appropriate length.

Attaching Joists

Attach joists to the ledger board with joist hangers.

Laying Decking

Drill pilot holes into the ends of boards to prevent splitting. Allow space between boards.

Guardrails

Guardrails must be adequately attached to the framing members of the deck. The building code has limits on the size of openings that are permitted in the guard system.

Stairs and Handrails

Stairs should be at least 91cm wide. The building code has limits on the size of openings in a flight of stairs and specific directions for providing handrails.

Tools Required

The checklist provided should be used as a quick guide only,
and we highly recommend consulting some additional resources listed here:

www.strongtie.com/solutions/deckcenter

Concrete Work

- Pick
- Post hole digger
- Shovel
- Wheelbarrow
- Hoe and hose (to mix concrete)
- Tamper

Concrete Layout

- Stakes or batter boards
- String
- Transit

Safety

- Eye Protection
- Hearing protection
- Dust mask
- Gloves
- Kneepads

Wood Work

- Extension cord
- Circular saw
- Drills and bits
- Hammer
- Nail set
- Chisel
- Handsaw
- Ladder
- Mallet
- Tool belt

Wood Layout

- Tape measure
- Squares: Rafter/Speed, Framing
- Level/Levels
- Chalk line
- Pencils
- Plumb bob

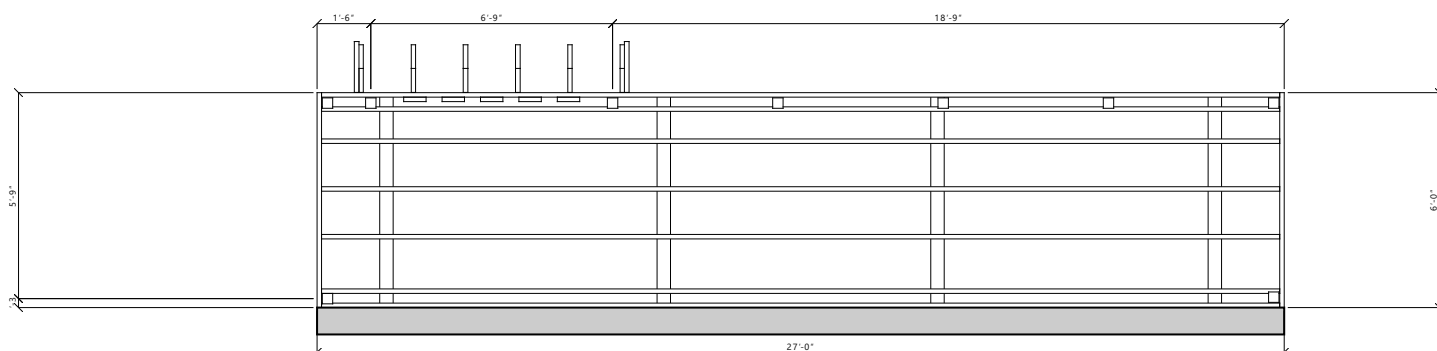
Tips for the DIYer

- When cutting or drilling wood, always wear eye protection to prevent injury from flying wood particles.
- If cutting pressure treated material, wearing a fabric breathing mask will help to avoid ingestion of the dust.
- Wear gloves to protect from splinters.
- Invest in a pair of kneepads if you are doing floor jobs or working on a deck.
- Dispose of scraps in the regular trash or take to a landfill - do not burn pressure treated materials.

Permit Info

LEVEL 1

Plan view construction



Structural Information: Level 1

Height of level (top of decking)	18"
Max. joist span	92 7/8"
Max. joist cantilever	21 3/4"
Max. beam span	0"
Max. beam cantilever	6"
Footing depth	48"
Footing area (ea.)	9 1/2 ft ²
Designed live load	40 lb/ft ²
Designed dead load	10 lb/ft ²

Deck and Post Height

Your design height is 18" from the top of the decking to the ground level. The top of the deck support posts will therefore be 1" above ground level."

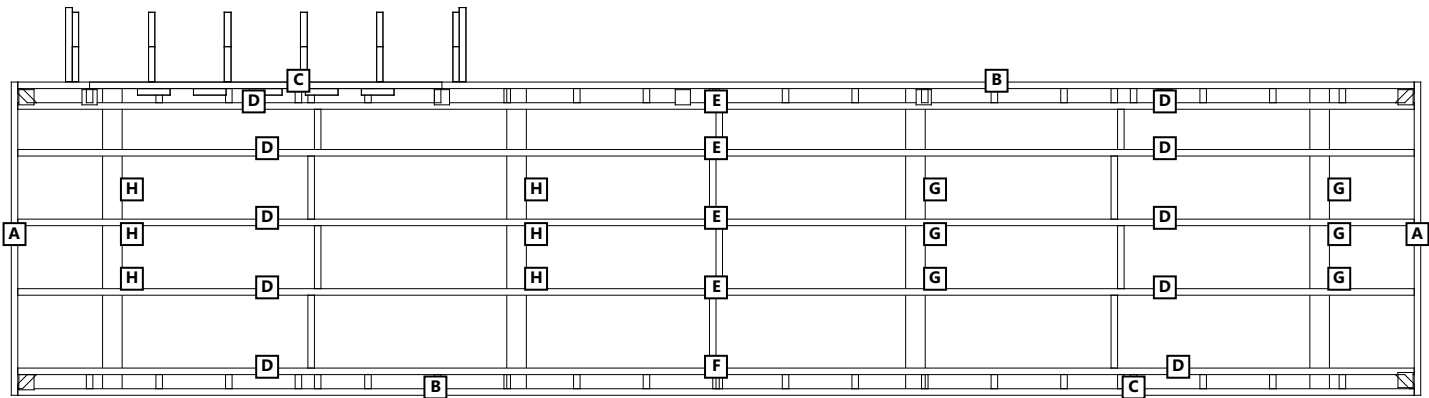
Joists

Set joists on top of beams, 16" center-to-center.

Materials Drawing

MATERIALS DRAWING 1

Plan view,
beams and joists



Materials Cut List

Label	Description	Qty	Length	Usage
A	2" x 8" x 12'- Wood SP (Square)	2	72"	Rim Joists, Joists, Blocking
B	2" x 8" x 16'- Wood SP (Square)	2	192"	Joists, Blocking
C	2" x 8" x 12'- Wood SP (Square)	2	129"	Rim Joists, Joists, Blocking
D	2" x 8" x 10'- Wood SP (Square)	10	115"	Joists
E	2" x 8" x 16'- Wood SP (Square)	4	92"	Joists, Blocking
F	2" x 8" x 8'- Wood SP (Square)	1	92"	Joists, Support Board For Stairs, Support Blocking For Stairs
G	2" x 10" x 12'- Wood SP (Square)	6	72"	Beams
H	2" x 10" x 12'- Wood SP (Square)	6	72"	Beams
	2" x 8" x 16'- Wood SP (Square)	3	16 3/4"	Joists, Blocking
	2" x 8" x 16'- Wood SP (Square)	6	14 1/2"	Joists, Blocking
	2" x 8" x 16'- Wood SP (Square)	3	9 1/4"	Joists, Blocking
	2" x 8" x 16'- Wood SP (Square)	8	3 1/4"	Joists, Blocking
	2" x 8" x 12'- Wood SP (Square)	40	3 1/4"	Rim Joists, Joists, Blocking
	1" x 6" x 16'- Wood SP (Grooved)	4	89"	Decking, Risers, Treads
	2" x 12" x 14'- Wood SP (Square)	6	26 1/2"	Stringers
	2" x 8" x 8'- Wood SP (Square)	1	81"	Joists, Support Board For Stairs, Support Blocking For Stairs
	2" x 8" x 8'- Wood SP (Square)	5	15"	Joists, Support Board For Stairs, Support Blocking For Stairs



Label	Description	Qty	Length	Usage
	2" x 12" x 12'- Wood SP	2	24 3/8"	Fascia, Stair Fascia

Railing Kit List

All Materials

Usage	Sub Product	Qty	SKU	Description
Stick Built Items				
	Railing Posts	9/9		Pyramid Cap 4in
	Railing Posts	9/9		Post Skirt 4in
	Railing Posts	9/9		Post Sleeve 4 x 36
	Top Rails	7/7		Select Top Rail 6ft
	Bottom Rails	7/7		Select Bottom Rail 6ft
	Infill	92/92		Square Baluster 36in
	Railing Posts	1/1		4" x 4" x 8' - WFP Truestyle™ Kiln-Dried Western Red Cedar
	Railing Posts	2/2		4" x 4" x 16' - WFP Truestyle™ Kiln-Dried Western Red Cedar
	Railing Posts	9/9	DTT2Z	DTT2Z Connector (ZMAX®)(Fasteners and Washers included)

Estimated Materials List

All Materials

Usage	Qty	SKU	Description	Type
Decking	20		1" x 6" x 16'- Wood SP (Grooved)	Lumber
Decking	4		1" x 6" x 12'- Wood SP (Grooved)	Lumber
Fascia	4		2" x 12" x 12'- Wood SP	Lumber
Rim Joists	1		2" x 8" x 12'- Wood SP (Square)	Lumber
Joists	4		2" x 8" x 16'- Wood SP (Square)	Lumber
Joists	1		2" x 8" x 8'- Wood SP (Square)	Lumber
Joists	10		2" x 8" x 10'- Wood SP (Square)	Lumber
Joists	2		2" x 8" x 12'- Wood SP (Square)	Lumber
Blocking	1		2" x 8" x 16'- Wood SP (Square)	Lumber
Blocking	1		2" x 8" x 12'- Wood SP (Square)	Lumber
Beams	6		2" x 10" x 12'- Wood SP (Square)	Lumber
Joists	28	H2.5AZ	H2.5AZ Hurricane Tie (ZMAX®)	Connector
Joists	6	LUS28Z	LUS28Z Joist Hanger with Double-Shear Nailing (ZMAX®)	Connector
Joists	4	LS50Z	LS50Z Skewable Angle (ZMAX®)	Connector
Posts/Footings	8	ABU66Z	ABU66Z Adjustable Post Base with Standoff (ZMAX®)	Connector
Posts/Footings	1		5/8" Diameter Straight Shank Carbide Drill Bit for Concrete & Masonry	Concrete
Tape	3	BDFB1550	BDFB1550 - Butyl Deck Flash Barrier 1-5/8" x 50'	Tape

Usage	Qty	SKU	Description	Type
Risers	2		1" x 6" x 16'- Wood SP (Grooved)	Lumber
Stringers	1		2" x 12" x 14'- Wood SP (Square)	Lumber
Treads	2		1" x 6" x 16'- Wood SP (Grooved)	Lumber
Support Board For Stairs	1		2" x 8" x 8'- Wood SP (Square)	Lumber
Support Blocking For Stairs	1		2" x 8" x 8'- Wood SP (Square)	Lumber
Stair Fascia	1		2" x 12" x 12'- Wood SP	Lumber
Stringers	6	LSCZ	LSCZ Adjustable Stair-Stringer Connector (ZMAX®)	Connector
Decking	1	S10300WPP	DWP #10 3IN 305SS FLAT T25 350CT	Fastener
Decking	4	S10300WP1	DWP #10 3IN 305SS FLAT T25 1#	Fastener
	2	T07162FWP	#7X1.625 316SS Trim-Head, Unpainted 100 CT	Fastener
Fastener	1	fsbit	FASCIA SCREW COUNTERSINK BIT	Fastener
Rim Joists	1	SDWS16300QR75	3 IN SDWS Framing Screw 75ct	Fastener
Joists	2	N8DHDG	Strong-Drive® SCN 1 1/2" x .131", 10 gauge, Smooth-Shank Connector Nail, Hot Dip Galvanized - 1 LB	Fastener
	2	N10DHDG	Strong-Drive® SCN 1 1/2" x .148", 9 gauge, Smooth-Shank Connector Nail, Hot Dip Galvanized - 1 LB	Fastener
Joists	1	10DHDG	Strong-Drive® SCN 3" x .148", 9 gauge, Smooth-Shank Connector Nail, Hot Dip Galvanized - 1 LB	Fastener
Beams	3	SDWS22400DB-RC12	SDWS22400DB Structural Wood Screw (12)	Fastener
Posts/Footings	8	THDB62600H4SSF1	5/8" x 6" Type 304 Stainless Steel Titen HD® Heavy-Duty Screw Anchor	Fastener

Usage	Qty	SKU	Description	Type
	2	S10250WP1	DWP #10 2-1/2IN 305SS FLAT T25 1#	Fastener
Support Blocking For Stairs	2	SDWS22300DB- RC12	SDWS22300DB Structural Wood Screw (12)	Fastener

Dealer Locations

Approved dealers local to your ZIP code.

Dealer Name	Address	Phone
HOME DEPOT #1906 (ORLAND PARK)	7300 W 159th St, Orland Park, 60462-5207, US	+ 1 708-614-9200
Forest Lumber	17280 Cicero Ave, Country Club Hills, 60478-2199, US	
SCHILLINGS - Mokena	9900 191st St, Mokena, 60448-8300, US	+ 1 708-479-7007
LOWE'S #1828 (ORLAND PARK)	15601 S La Grange Rd, Orland Park, 60462-4406, US	+ 1 708-645-5301
HOME DEPOT #6919 (FRANKFORT)	20101 S La Grange Rd, Frankfort, 60423-3102, US	+ 1 815-464-9107
HOME DEPOT #1932 (MATTESON)	20808 S Cicero Ave, Matteson, 60443-1652, US	+ 1 708-481-1551
GLOBAL INDUSTRIAL SUPPLIES	3808 W 128th St, Alsip, 60803-1536, US	+ 1 708-385-8866
American Bolt & Nut, Inc.	1200 171st St, Hazel Crest, 60429-1905, US	+ 1 708-849-8080
Swift Saw & Tool Supply Co. Inc.	1200 171st St, Hazel Crest, 60429-1905, US	+ 1 708-335-0550
US LBM-HINES BUILDING-ALSIP	12600 S Hamlin Ct, Alsip, 60803-1525, US	+ 1 708-388-0045
HOME DEPOT #6822 (ALSIP)	12000 S Cicero Ave, Alsip, 60803-2313, US	+ 1 708-239-1873
HOME DEPOT #1936 (HOMewood)	17845 Halsted St, Homewood, 60430-2011, US	+ 1 708-647-6084
LOWE'S #2580 (NEW LENOX)	2480 E Lincoln Hwy, New Lenox, 60451-9704, US	+ 1 815-215-6000
Fox Home Center, Inc.	11150 S Cicero Ave, Alsip, 60803-2828, US	+ 1 708-636-3500
HOME DEPOT #1989 (HOMER GLEN)	14053 S Bell Rd, Homer Glen, 60491-8463, US	+ 1 708-301-5139

Please re-enter your ZIP code in the user settings of Deck planner and re publish a report if the results are not desirable.

Legal Disclaimer

Effective Date: June 04, 2026

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You should secure professional technical and/or engineering expertise to review and confirm the appropriateness and accuracy of all information in the Report, including, without limitation, all input and output from the App. You should consult with a trained professional to ensure that the products are properly specified for your particular environment (including, without limitation, that the products have the proper level of corrosion resistance based on your particular environmental conditions, materials, construction design and other factors) and to ensure that the products are used in accordance with the design limits and the structural, technical and environmental specifications set forth on www.strongtie.com. The App is not a substitute for professional judgment or for independent design and testing for stress, safety and utility. You are responsible for ensuring that all measurements are correct and for verifying the Report's accuracy, completeness and suitability for your particular site conditions. Before beginning any project, you should confirm that the design set forth in the Report is safe and structurally sound for its size, location and anticipated use. If you have any doubts, concerns or questions, you should consult local experts, builders, architects and structural and soil engineers.

You should consult with local authorities to ensure that your project complies with all applicable zoning and building codes, requirements and practices, which vary greatly depending on your location. You are responsible for ensuring that the project (including the design set forth in the Report and any substitutions or modifications you make) complies with all applicable zoning and building codes, requirements and practices (including requirements for lighting).

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