



## **AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION**

**December 1, 2016 – 7:30 P.M.  
Council Chambers  
Village Hall – 16250 S. Oak Park Avenue**

**Regular Meeting Called to Order**

**Roll Call Taken**

**Communications**

**Approval of Minutes:** Minutes of the October 20, 2016 Regular Meeting

**Approval of Minutes:** Minutes of the November 17, 2016 Regular Meeting

**Item #1**

**PUBLIC HEARING: MACK COMPANIES – 6787 159<sup>TH</sup> STREET – SPECIAL  
USE PERMIT FOR A RESIDENTIAL UNIT ABOVE COMMERCIAL SPACE**

Consider a request for a Special Use Permit from the Applicant, Kevin McWilliams of MACK Companies, for a residence to be located above a principal use at 6787 159<sup>th</sup> Street within the B-3 (General Business and Commercial) Zoning District. This Special Use Permit would allow the Petitioner to utilize existing space on the second floor of the building for an 880 square foot one-bedroom residential unit above a commercial space.

**Item #2**

**PUBLIC HEARING: UNITED ATHLETICS – 6805 159<sup>TH</sup> STREET – SPECIAL  
USE PERMIT FOR A COMMERCIAL INDOOR RECREATION USE GREATER  
THAN 3,500 SQUARE FEET**

Consider a request for a Special Use Permit from the Petitioner, Michael Kociolek of United Athletics, 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.

**Good of the Order**

**Receive Comments from the Public**

**Adjourn Meeting**



## **MINUTES OF THE PLAN COMMISSION**

### **VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS**

**OCTOBER 20, 2016**

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on October 20, 2016 at 7:30 p.m.

#### **ROLL CALL**

Plan Commissioners: Kevin Bergthold  
Lori Kappel  
Peter Kroner  
Ken Shaw, Acting Chairman  
Tim Stanton

Absent: John Domina  
Anthony Janowski  
Edward Matushek III, Chairman  
Mark Moylan

Village Officials and Staff: Paula Wallrich, Interim Community Development Director  
Stephanie Kisler, Planner I  
Patricia Meagher, Commission Secretary

#### **CALL TO ORDER**

ACTING CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for October 20, 2016 at 7:33 p.m. ACTING CHAIRMAN SHAW asked for a Motion to open the Public Meeting. COMMISSIONER STANTON made the motion, seconded by COMMISSIONER BERGTHOLD; all in favor.

#### **COMMUNICATIONS**

ACTING CHAIRMAN SHAW stated that the next meeting of the Plan Commission will be held on Thursday, November 3, 2016 at 7:30 p.m., at Central Middle School. The agenda consists of a workshop for Legacy Code Text Amendments. The meeting packet will be going out to the public as early as tomorrow (10/21/2016).

#### **APPROVAL OF MINUTES**

A motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER BERGTHOLD to approve the Minutes of the October 6, 2016 meeting of the Plan Commission. Vote by voice; all approved. ACTING CHAIRMAN SHAW declared the Motion approved.

**OTHER BUSINESS**

ACTING CHAIRMAN SHAW asked for a Motion to table Item #3 (Workshop: Text Amendment to the Village of Tinley Park Zoning Ordinance [Section II and Section III] related to Fence Regulations) from the Agenda to be discussed at the November 17, 2016 Regular Meeting of the Plan Commission. COMMISSIONER STANTON made the Motion, seconded by COMMISSIONER KRONER; all in favor.

ACTING CHAIRMAN SHAW asked for a Motion to table Item #4 (Workshop: Text Amendment to the Village of Tinley Park Zoning Ordinance [Section II and Section IX] related to Sign Regulations) from the Agenda to be discussed at the November 17, 2016 Regular Meeting of the Plan Commission. COMMISSIONER KRONER made the Motion; seconded by COMMISSIONER KAPPEL; all in favor.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE OCTOBER 20, 2016 REGULAR MEETING**

**ITEM #1: PUBLIC HEARING: LISA CAUSLEY – 6801 180<sup>th</sup> Court – VARIATION FOR A FENCE IN A FRONT YARD WITHIN THE LEGACY DISTRICT**

Consider a proposal from Lisa Causley of 6801 180<sup>th</sup> Court for a fourteen-foot (14') Variation from Section XII.3.G.6., of the Zoning Ordinance where a six-foot (6') tall privacy fence is permitted at a fifteen-foot (15') setback. This Variation would allow the Petitioner to construct a new six-foot (6') tall wood privacy fence at a one-foot (1') setback from the east (Oak Park Avenue) property line at 6801 180<sup>th</sup> Court in the NG (Neighborhood General) Zoning District. The proposed fence would be in the same location as the previous fence.

Present were the following:

Plan Commissioners: Kevin Bergthold  
Lori Kappel  
Peter Kroner  
Ken Shaw, Acting Chairman  
Tim Stanton

Absent: John Domina  
Anthony Janowski  
Edward Matushek III, Chairman  
Mark Moylan

Village Officials and Staff: Paula Wallrich, Interim Community Development Director  
Stephanie Kisler, Planner I  
Patricia Meagher, Commission Secretary

Guest(s): Lisa Causley, Property Owner  
Jeff Lyon, Property Owner

ACTING CHAIRMAN SHAW explained the protocol to the public of how the meeting will run.

ACTING CHAIRMAN SHAW requested anyone present in the audience who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

A motion was made by COMMISSIONER BERGTHOLD, seconded by COMMISSIONER KAPPEL to open the Public Hearing. THE MOTION WAS APPROVED by voice call. ACTING CHAIRMAN SHAW declared the Motion approved.

ACTING CHAIRMAN SHAW confirmed receipt of the Notice and Certificate of Publication posted in the Daily Southtown on October 2, 2016 per State requirements and stated that notifications were sent to surrounding property owners per Village protocol.

ACTING CHAIRMAN SHAW requested that Staff give their presentation.

STEPHANIE KISLER, Planner I, provided an overview of the Petitioner's request for a Variation to allow a privacy fence within the required front yard setback. She also presented diagrams representing the Petitioner's property as well as similar properties within the Legacy District. MS. KISLER stated that in discussions with the Petitioner, they are willing to consider a PVC material versus wood to address any aesthetic concerns of the Village of Tinley Park.

MS. KISLER summarized the Findings of Fact as follows:

1. The private use and reasonable return of the Petitioner's property is significantly reduced if permitted to only be used under the conditions allowed by the required setbacks. The fenced portion of the yard would be reduced by fourteen feet (14') in width.
2. The plight of the owner is due to unique circumstances in that the property is adjacent to a highly trafficked road (Oak Park Avenue) and there are few other properties along Oak Park Avenue that present similar circumstances.
3. If the Variation were granted, it will not alter the essential character of the locality because a fence previously existed in this location. In addition, there is a larger than normal parkway adjacent to Oak Park Avenue (about 28') in this area, which provides additional distance between the fence and the street at this time.

ACTING CHAIRMAN SHAW asked the Commissioners if they had any questions for Staff. There were none. ACTING CHAIRMAN SHAW asked the Petitioner(s) if they would like to make a presentation at this time.

JEFF LYON, 6801 180<sup>th</sup> Court, stated that they would use the PVC material for the fencing on their property but would like to use wood fencing on the back of the property adjacent to the commercial parking lot.

ACTING COMMISSIONER SHAW asked for any other Public Comment.

COLETTE OLSON and ART OLSON stated their concerns of permitting the Variance for the Petitioner's fence. They stated that due to Village Codes be upheld they were unable to make changes to their property under these Codes. They stated that various changes to the property were not permitted and they were unable to make those same changes. They also stated that the fencing along the commercial parking lot was not damaged due to snow removal rather that the Petitioners would take that fence out when they needed to get things into their yard. Lastly, they put in a pool and there are electrical wires above.

MS. WALLRICH redirected by explaining the process of this Public Hearing and that specific Standards must be met and that the Variance is the topic of discussion.

MAUREEN BRACKA stated that the Variance should be granted to the Petitioner. She felt there were necessary reasons for this Variance such as more space for their pets. She also stated that she did not see

electrical wires above their pool. Lastly, she witnessed the damage to the Petitioners' fencing due to snow removal.

A motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER KAPPEL to close the Public Hearing. THE MOTION WAS APPROVED by voice call. ACTING CHAIRMAN SHAW declared the Motion approved.

ACTING COMMISSIONER SHAW asked if there were any questions for Staff from the Commissioners at this time. COMMISSIONER BERGTHOLD inquired about the specifications of the old permit that was pulled for the original fencing on the Petitioner's property. MS. KISLER stated that the location was approved by a permit in 1998; however, there is no record of a Variation for the location of the fence. PAULA WALLRICH, Interim Community Development Director, also explained that the older permits and paperwork stating "Variance" are honored, but going forward all Variation requests will follow current protocol and will be documented better. COMMISSIONER STANTON confirmed that the Petitioner would talk to the current owner of the commercial property adjacent to the south about reimbursement for the fencing along the parking lot since damage was allegedly caused by snow removal within their parking lot.

There being no further questions or comments, with no other additions to the Findings of Fact as published and incorporating those Findings into the record, a Motion was made by COMMISSIONER STANTON to recommend that the Village Board grant the Petitioner, Lisa Causley, a fourteen-foot (14') Variation from Section XII.3.G.6. of the Zoning Ordinance where a six foot (6') tall privacy fence is permitted at a fifteen foot (15') setback and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting. This Variation would allow the Petitioner to construct a new six-foot (6') tall privacy fence at a one-foot (1') setback from the east (Oak Park Avenue) property line at 6801 180<sup>th</sup> Court in the NG (Neighborhood General) Zoning District. The proposed fence would be in the same location as the previous fence. The Petitioners have agreed to replace the wooden fence with PVC material. They will also work with Vet Tech for a reimbursement arrangement for the fencing along the commercial parking lot.

The Motion was seconded by COMMISSIONER KRONER.

AYE: Lori Kappel, Tim Stanton, Peter Kroner, and Acting Chairman Ken Shaw

NAY: Kevin Bergthold

ABSENT: Chairman Ed Matushek, John Domina, Anthony Janowski, and Mark Moylan

THE MOTION WAS APPROVED by roll call. ACTING CHAIRMAN SHAW declared the Motion approved.

ACTING CHAIRMAN SHAW stated that this item will now be brought to the Village Board at their next meeting on November 1, 2016.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE OCTOBER 20, 2016 REGULAR MEETING**

**ITEM #2 SITE PLAN APPROVAL: HILLWOOD – 18504 WEST CREEK DRIVE – PARKING LOT EXPANSION.**

Consider a proposal from T.J. O'Brien of Hillwood for Site Plan Approval for a parking lot expansion at 18504 West Creek Drive. The existing site includes an 80,000 square foot building, eight (8) loading docks, and fifty-four (54) parking spaces around the east and south sides of the building. The proposed parking lot expansion provides an additional thirty-five (35) parking spaces to the east side of the building outside of a new tenant entrance in the northwest corner of the building.

Present were the following:

Plan Commissioners: Kevin Bergthold  
Lori Kappel  
Peter Kroner  
Ken Shaw, Acting Chairman  
Tim Stanton

Absent: John Domina  
Anthony Janowski  
Edward Matushek III, Chairman  
Mark Moylan

Village Officials and Staff: Paula Wallrich, Interim Community Development Director  
Stephanie Kisler, Planner I  
Patricia Meagher, Commission Secretary

Guest(s): T.J. O'Brien, Hillwood  
Curt Dettmann, Manhard Consulting, Ltd.

MS. KISLER introduced T.J. O'Brien of Hillwood and Curt Dettmann of Manhard Consulting, Ltd.

MS. KISLER presented the Staff Report, noting the proposed parking lot expansion on the northeast side of the property. She noted that the proposed plans will add thirty-five (35) parking spaces, which would total eighty-nine (89) parking spaces at the site. She addressed the open items listed on the Staff Report and stated that a Photometric Plan will no longer be required because there will not be changes to the existing lighting at the site and she stated that Staff is still working with the Applicant to finalize a Landscape Plan meeting the intent of the Village's Landscape Ordinance. She made special note of a barrier curb on the south side of the parking lot, which blocks thru traffic from West Creek Drive to 76<sup>th</sup> Avenue. Discussion of replacing the barrier curb with a speed bump or other type of traffic calming device would allow for full access to either side of the building for both emergency vehicles as well as employees of the building.

MS. KISLER noted that the Plan Commission may take action tonight if they wish to do so since the plans do not require any special approvals, such as Variations, a Special Use Permit, etc. She further explained that the Plan Commission has the final authority for Site Plan Approval and that this will not need to go before the Village Board.

COMMISSIONER KRONER asked about the lighting of the parking lot with the changes if granted. T.J. O'BRIEN, Hillwood, stated that there are wall pack lighting systems already in place and that there will be no changes to lighting.

There was discussion about the removal of the barrier curb. MR. O'BRIEN stated that they will work with Staff to evaluate the best solution for the site.

ACTING CHAIRMAN SHAW asked the Commissioners if there were any questions for Staff. There were none.

There being no further questions or comments, a Motion was made by COMMISSIONER KRONER to grant the Applicant, T.J. O'Brien of Hillwood, Site Plan Approval for a parking lot expansion to add thirty-five (35) parking spaces to the east side of the building at 18504 West Creek Drive within the North Creek Business Park Planned Unit Development in accordance with plans included within this meeting packet prepared by Arete Design Studio, Ltd. and Manhard Consulting, Ltd., with the following condition:

1. Final approval of the Landscape Plan by Staff.
2. Suggestions were given from Staff and COMMISSIONERS that the barrier curb be replaced with a speed bump allowing emergency vehicles better access as well as employees of the building.

The Motion was seconded by COMMISSIONER BERGTHOLD.

AYE: Lori Kappel, Tim Stanton, Peter Kroner, Kevin Bergthold, and Acting Chairman Ken Shaw

NAY: None

ABSENT: Chairman Ed Matushek, John Domina, Anthony Janowski, and Mark Moylan

THE MOTION WAS APPROVED by roll call. ACTING CHAIRMAN SHAW declared the Motion approved.



**GOOD OF THE ORDER**

ACTING CHAIRMAN SHAW stated that the next meeting of the Plan Commission will be held on Thursday, November 3, 2016 at 7:30 p.m., at Central Middle School. The agenda consists of a workshop for Legacy Code Text Amendments. The meeting packet will be going out to the public as early as tomorrow (10/21/2016).

**RECEIVE COMMENTS FROM THE PUBLIC**

ACTING CHAIRMAN SHAW asked if there were comments from the public; there were none.

**ADJOURN MEETING**

A Motion was made by COMMISSIONER BERGTHOLD, seconded by COMMISSIONER STANTON to adjourn the Regular Meeting of the Plan Commission of October 20, 2016 at 8:37 p.m. The Motion was approved by voice call. ACTING CHAIRMAN SHAW declared the meeting adjourned.



## **MINUTES OF THE SPECIAL MEETING OF THE PLAN COMMISSION**

### **VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS**

**November 17, 2016**

The Regular Meeting of the Plan Commission was held in the Council Chambers of the Village Hall, Tinley Park, Illinois on November 17, 2016 at 7:30 p.m.

#### **ROLL CALL**

Plan Commissioners: John Domina  
Peter Kroner  
Edward Matushek III, Chairman (*arrived 7:35 p.m.*)  
Mark Moylan, Acting Chairman  
Tim Stanton  
Ken Shaw

Absent: Kevin Bergthold  
Anthony Janowski  
Lori Kappel

Village Officials and Staff: Stephanie Kisler, Planner I  
Patricia Meagher, Commission Secretary

#### **CALL TO ORDER**

ACTING CHAIRMAN MOYLAN called to order the Regular Meeting of the Plan Commission for November 17, 2016 at 7:30 p.m.

#### **ROLL CALL**

#### **COMMUNICATIONS**

CHAIRMAN SHAW stated that at the Special Meeting on November 3, 2016, the October 20, 2016 Minutes were not approved. STEPHANIE KISLER, Planner I, stated that she will have this on the agenda for the next Plan Commission meeting.

MS. KISLER brought the following updates to the Plan Commissioners' attention:

- Causley Fence Variance: The variance request was approved by the Village Board on 11/15/2016 and the fence permit is currently being processed by the Building Department. The new fence will be PVC material on two sides (north and east) and wood on the parking lot side (south).

- The Building Department received plans for the 18504 West Creek Drive parking lot expansion that was approved by the Plan Commission at the 10/20/2016 meeting. They have decided to put in three (3) speed bumps as well to replace the existing barrier curb within the south lane of the current parking lot.
- Bailey's received the permit for their sign on 9/20/2016 and she thinks that they are currently waiting on the manufacturing of the sign.
- The Attic Door has not yet put up their sign that was approved for a variance. Staff will follow up with the Petitioner.

COMMISSIONER KRONER asked when the Kmart is closing. MS. KISLER stated that it may close in December. COMMISSIONER KRONER also asked if someone has spoken to Sam's Club regarding this space. She also noted that Economic Development has been communicating with prospective buyers.

### **APPROVAL OF MINUTES**

ACTING CHAIRMAN MOYLAN asked for a Motion to Amend the Agenda to add approval of the November 3, 2016 Minutes from the Special Meeting of the Plan Commission. A motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER KRONER, to add approval of the minutes of the November 3, 2016 Special Meeting of the Plan Commission. Vote by voice; all approved. ACTING CHAIRMAN MOYLAN declared the Motion approved.

A motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER SHAW, to approve the minutes of the November 3, 2016 Special Meeting of the Plan Commission. Vote by voice; all approved. ACTING CHAIRMAN MOYLAN declared the Motion approved.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE NOVEMBER 17, 2016 SPECIAL MEETING**

**ITEM #1: WORKSHOP: MACK COMPANIES – 6787 159<sup>th</sup> STREET – SPECIAL USE PERMIT FOR A RESIDENTIAL UNIT COMMERCIAL SPACE**

Consider a request for a Special Use Permit from the Applicant, Kevin McWilliams of MACK Companies, for a residence to be located above a principal use at 6787 159<sup>th</sup> Street within the B-3 (General Business and Commercial) Zoning District. This Special Use Permit would allow the Petitioner to utilize existing space on the second floor of the building for an 800 square foot one-bedroom residential unit above a commercial space.

Present were the following:

Plan Commissioners: John Domina  
Peter Kroner  
Edward Matushek III, Chairman (*arrived 7:35 p.m.*)  
Mark Moylan, Acting Chairman  
Tim Stanton  
Ken Shaw

Village Officials and Staff: Stephanie Kisler, Planner I  
Patricia Meagher, Commission Secretary

Guest(s): Kevin McWilliams, MACK Companies  
Gene Steinmarch, Representative of MACK Companies

MS. KISLER presented the Staff Report, with pictures and diagrams, for the MACK Companies' request for a Special Use Permit. MS. KISLER identified the following open items:

- Outstanding Change of Ownership of Ownership Corrections must be addressed prior to receiving a Certificate of Occupancy.
- Submit a Landscape Plan for review and approval by Village Staff. Staff also suggests requiring a specific due date for the implementation of the landscaping.
- Remove the nonconforming freestanding sign.

MS. KISLER also identified that the residential unit has a second exit off the living/kitchen area, which is a fire escape. Also, the site meets the Village's parking requirements; there are 41 parking spaces.

ACTING CHAIRMAN MOYLAN inquired about the implementation of sidewalks on the 159<sup>th</sup> Street area. MS. KISLER stated that as it stands today, there is not an ideal way to implement sidewalks along the 159<sup>th</sup> Street portion of the site due to the front yard parking on the north side of the building. CHAIRMAN MATUSHEK asked if there are sidewalks on the west and south portions of the property. MS. KISLER stated that there are not currently sidewalks there. COMMISSIONER STANTON noted that there is a bus shelter along Oak Park Avenue near the west side of the property.

COMMISSIONER SHAW inquired about possible redevelopment of the property. He asked if this property was vacant, could it be a development that would push the buildings up towards the intersection

(similar to the new building in the northeast corner of 159<sup>th</sup> Street and Harlem Avenue), eliminating parking and adding more landscaping the front. MS. KISLER stated that the existing layout of the property is not the most efficient use of the land and that a layout similar to that could be considered; however, the current Zoning Ordinance regulations require certain building setbacks from the property lines.

COMMISSIONER SHAW inquired about the Special Use Permit being dissolved with a redevelopment. MS. KISLER stated that a Special Use Permit is tied to the owner who is granted the Special Use Permit; it does not transfer to a new owner. If the property changes hands, then the new owner would need to apply for a new Special Use Permit for the residential unit. She also stated that if the intensity of the use increases (such as when 7-Eleven doubled the number of fueling pumps at their site), then a new Special Use Permit would be required. She also mentioned the economic benefit to the property owner if this Special Use Permit is approved – the property would be taxed as residential rather than commercial, which would reduce the taxes on the property.

ACTING CHAIRMAN MOYLAN stated that although he's in favor of the residential use, he has a concern regarding safety with the north portion of the parking lot being so close to 159<sup>th</sup> Street. He would like to see the parking eliminated and when there is a change of ownership those new owners would need to make changes regarding these concerns.

GENE STEINMARCH, representative of MACK Companies, recapped some points presented. He stated that the walls inside the proposed residential unit currently exist and only need some minor improvement. He also stated, in regard to the Standards for a Special Use, there is no neighborhood that would be affected by this property.

Regarding the fire escape, ACTING CHAIRMAN MOYLAN asked if there will be actual stairs from the second floor to the ground. MR. STEINMARCH stated that yes; there will be as well as a small landing with stairs downward rather than a rope ladder. He stated that all of the safety requirements will be met.

MR. STEINMARCH respectfully requested that the existing freestanding sign be left intact. CHAIRMAN MATUSHEK discussed the development and trying to achieve uniformity throughout the Village of Tinley Park. COMMISSIONER KRONER and COMMISSIONER SHAW both echoed CHAIRMAN MATUSHEK's comments.

MR. STEINMARCH asked if there were any additional questions for him. COMMISSIONER KRONER asked how much of the building was leased. MR. STEINMARCH stated that there is a knife sales business leasing space in the basement and they are working to lease the first floor. Currently they are working with an agency that works with developmentally disabled children who may lease the entire first floor of the building. MS. KISLER inquired about the tenant in the basement of the building. She stated that this is not allowed since a Certificate of Occupancy has not been granted for the occupant and the Village is unaware of the tenant.

COMMISSIONER SHAW stated that the floorplan shows an "L"-shaped design but the floorplan for the apartment does not occupy that "L" area. MR. STEINMARCH confirmed that that was correct and noted that there was a second floor on only a small portion of the building.

COMMISSIONER SHAW asked if the Landscape Plan would be presented at the next meeting. MR. STEINMARCH stated that he is not sure if they will have that prepared by then. MS. KISLER stated that that can be presented and approved by Staff by a certain date to be determined; this could be a condition of the approval for the Special Use Permit. CHAIRMAN MATUSHEK stated that it would be important to have this by the Public Hearing to help answer any questions from the public. MS. KISLER

stated that a Public Hearing will be on December 1, 2016 to take action on the requested Special Use Permit.

DRAFT

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE NOVEMBER 17, 2016 SPECIAL MEETING**

**ITEM #2: WORKSHOP: UNITED ATHLETICS – 6805 159<sup>TH</sup> STREET – SPECIAL USE PERMIT FOR A COMMERCIAL INDOOR RECREATION USE GREATER THAN 3,500 SQUARE FEET.**

Consider a request for a Special Use Permit from the Petitioner, Michael Kociolek of United Athletics, for a commercial indoor recreation use greater than 3,500 square feet at 6805 W. 159<sup>th</sup> Street within the B-2 PD (Community Shopping Brementowne Mall Planned United 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.

Present were the following:

Plan Commissioners: John Domina  
Peter Kroner  
Edward Matushek III, Chairman  
Mark Moylan, Acting Chairman  
Tim Stanton  
Ken Shaw

Village Officials and Staff: Stephanie Kisler, Planner I  
Patricia Meagher, Commission Secretary

Guest(s): Michael Kociolek, United Athletics

MS. KISLER made presented the Staff Report, including pictures and diagrams of property. She stated that the Petitioner's business would be utilizing the entrance on the east side of the building rather than the north entrance. Regarding signage, MS. KISLER stated that because they are a corner unit they would be allowed two (2) signs but noted that the north sign area must be cleaned prior to a new sign being installed.

MICHAEL KOCIOLEK presented information about his business, United Athletics. He noted that this would be their second location, with the first location being in Frankfort, Illinois. MR. KOCIOLEK stated the following:

- Currently there are 1,000 children coming to United Athletics per week.
- 70% of business is recreational gymnastics; approximately 700 children.
- They do have one (1) competition per year, which is typically held at the Tinley Park Convention Center.
- The business hours are 9:00 a.m. through 9:00 p.m.
- On the weekends they accommodate various parties.
- There are two (2) trampolines and this facility is not a trampoline park.

CHAIRMAN MATUSHEK inquired about improvements to the aesthetics of the building. MR. KOCIOLEK stated that yes they are planning to make some improvements. He stated that currently the

east windows have been dry-walled over and they will be removing the drywall to allow for increased visibility through the east windows. He noted that there are outdoor lights which provide adequate lighting for the parking lot on the east side of the building. CHAIRMAN MATUSHEK inquired about an awning or improvement to the façade. MR. KOCIOLEK stated that they do not have anything planned at this point but he is open to the idea.

CHAIRMAN MATUSHEK inquired about any soundproofing between the common wall and the adjacent Amish Furniture store. MR. KOCIOLEK stated that he does not know the construction of that wall. He added that they will have background music playing, but it will not be too loud since he will be giving instructions to the children over the music. He noted that he has not heard any noise from the adjacent tenant when he was inside the proposed tenant space at 6805 159<sup>th</sup> Street.

COMMISSIONER DOMINA inquired about security cameras. MR. KOCIOLEK stated that they had not planned for these, but he is not opposed to for safety reasons.

COMMISSIONER STANTON inquired about traffic concerns due to having 1,000 children per week visit the facility. MS. KISLER felt that the patrons would likely be entering on the Oak Park Avenue side versus cutting through the parking lots coming from the west (Harlem Avenue) side. MR. KOCIOLEK stated that the drop-off and pick-up scenarios are about 50/50, with half of the parents staying to watch the lessons and half leaving the children there. He said that parents of the younger children are typically staying and parents of the older children typically leave and return to pick them up at the end of the session. He stated that there are 30-40 children per hour.

COMMISSIONER DOMINA inquired about the east side area being a pathway to the loading dock for Menards. MR. KOCIOLEK stated that the area is not a true loading dock for semi-trucks but that is the entrance for their lumber yard. He also stated that they would be putting stop signs in that area and he doesn't see any concerns.

ACTING CHAIRMAN MOYLAN inquired about the lighting on the east side of the building. MR. KOCIOLEK stated that the existing lights are bright at night. He also stated that the children are not let outside to go to their parents' cars; they are required to stay in the building until their parents come in to pick them up.

COMMISSIONER STANTON inquired about how many instructors are there. MS. KOCIOLEK stated that they typically have one (1) to eight (8). Therefore, if they have thirty-six (36) children there would be four (4) to six (6) instructors there; they anticipate an increase in students and instructors.

COMMISSIONER STANTON inquired about walled off areas so no one can just walk in and have access to the kids. MR. KOCIOLEK stated that yes, the plans include a waiting area, pro shop, and viewing area; there will be no immediate access.

COMMISSIONER DOMINA inquired about background checks on the instructors. MR. KOCIOLEK stated that his full-time employees they have had a background check but not the part-time instructors.

ACTING CHAIRMAN MOYLAN confirmed with COMMISSIONER STANTON that it is recommended to have a stop sign on the east side of the building, going south, driving towards the Menards lumber yard entrance. MS. KISLER pointed out that crossing signs or striping could also be utilized. CHAIRMAN MATUSHEK stated that a stop sign along the north side of the building (going from Menards toward Oak Park Avenue) could be beneficial as well. MR. KOCIOLEK stated that Menards stated they would be willing to do that as the owner of the property. MS. KISLER pointed out



that striping for a crosswalk could also be added here. COMMISSIONER KRONER suggested that they have a drawing of this scenario for the Public Hearing.

COMMISSIONER SHAW asked what the Petitioner's timeline is for opening the business after receiving approval of the Special Use Permit. MR. KOCIELEK stated that the build out would take about one (1) month.

COMMISSIONER KRONER inquired about any additional taxes for services. MR. KOCIELEK stated that it would be minimal for water bottles and chips but not for services. COMMISSIONER KRONER asked MS. KISLER if she could have the past tax revenue numbers for Hancock Fabric for the next meeting.

COMMISSIONER STANTON brought up the security cameras and stated that he would highly recommend them. MR. KOCIOLEK stated that this is not a problem for them to install.

MS. KISLER recapped by stating the following homework for the Petitioner:

- Drawings of the north and east façade.
- Drawings showing possible signage for the north and east sides of building.
- Clarification of soundproofing between the units.
- Security camera installation plan.
- Stop signs and/or striping for the parking lot areas.

MR. KOCIOLEK stated that he will also provide pictures of their current facility. He included that they currently work with the Tinley Park District and several other municipalities and added that they are included in the Tinley Park Activities Book. He stated that the Plan Commissioners are welcome to visit their Frankfort location.

ACTING CHAIRMAN MOYLAN confirmed that there is a Public Hearing scheduled for this Special Use Permit request on December 1, 2016.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE NOVEMBER 17, 2016 SPECIAL MEETING**

**ITEM #3: WORKSHOP: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS.**

Continued from the October 20, 2016 Regular Meeting. Discuss proposed Text Amendments to the Village's Sign Regulations, specifically related to changes that would further clarify current regulations and create new regulations for temporary signage and create new regulations for signage in the B-5 Automotive Services Zoning District.

Present were the following:

Plan Commissioners: John Domina  
Peter Kroner  
Edward Matushek III, Chairman  
Mark Moylan, Acting Chairman  
Tim Stanton  
Ken Shaw

Village Officials and Staff: Stephanie Kisler, Planner I  
Patricia Meagher, Commission Secretary

MS. KISLER stated that the priority this evening is to discuss temporary signage. She presented pictures of various current temporary signs up in the Village. She stated that the dimensions of temporary signs and allowable numbers of signs are difficult to regulate at this time because many businesses that request temporary signs have purchased signs that exceed the allowable sign face area. Temporary signs are currently only allowed up for thirty (30) days. The Draft Sign Regulations that were attached in the meeting packet include proposed changes for allowable sizes and durations. MS. KISLER stated that the Draft includes regulations for portable signs, which are proposed to be allowable if within ten (10) feet of the storefront. Currently this type of sign is prohibited; however, this has not been enforced strictly in attempt to be more business-friendly. Staff is looking for direction from the Commissioners on the restrictions and what would be allowed.

COMMISSIONER SHAW discussed the look of temporary signs and specifically addressed video gaming signs. He brought up the subject of regulating content. MS. KISLER stated that maybe the video gaming/liquor licenses could include conditions for signs stating "Video Gaming".

COMMISSIONER STANTON inquired about what other communities do and allow because this is a very complicated issue. MS. KISLER stated that every community is different, but they have studied nearby communities and some of the draft regulations come from regulations within those communities. COMMISSIONER SHAW asked the other Commissioners what it would be like if there were no temporary signs allowed at all. COMMISSIONER STANTON agreed that that could be a possibility. COMMISSIONER SHAW suggested that working on this issue by starting with no signs, absolutely prohibited, and working up from there versus modifying what is currently allowed. COMMISSIONER

DOMINA inquired if this would turn off a business owner. MS. KISLER stated that it is not business development-friendly if we no longer allow any temporary signs. She also noted that businesses owners may have a hard time transitioning when they've always been allowed to have temporary signage.

COMMISSIONER DOMINA brought up the concern of car dealerships and their temporary signage. MS. KISLER reminded the Commissioners that car dealerships are major tax revenue generators and often are given direction from their major brand. The brand typically requires a very quick turnaround to have the signs put up, which does not always give them enough time to go through the permit approval process. CHAIRMAN MATUSHEK brought up Orland Park's regulations and a comparison. MS. KISLER pointed out that on the Commissioners' copies within in their packets there are red notations on the right hand side showing Orland Park and Frankfort's regulations for comparison.

COMMISSIONER STANTON brought up the idea of involving area business owners in this discussions and creation of new sign regulations. COMMISSIONER STANTON suggested a Workshop about this on a Saturday away from the other issues presented at our Regular Meetings. COMMISSIONER KRONER suggested that we look at 159<sup>th</sup> Street as well as Oak Park Avenue first. He also agreed with the idea of a Workshop on a Saturday morning and having business representatives, especially auto dealerships, be present to discuss this topic

COMMISSIONER STANTON inquired about public attendance at any meeting the Commissioners have. MS. KISLER confirmed that if there are more than two (2) Commissioners present it would constitute the need for an Open Meeting and the public would be notified of the meeting.

COMMISSIONER KRONER asked if a letter was ever received from Bob Jones from American Sales. MS. KISLER stated that she did not recall receiving a letter.

#### **RECEIVE COMMENTS FROM THE PUBLIC**

ACTING CHAIRMAN MOYLAN asked if there were comments from the public; there were none.

#### **ADJOURN MEETING**

A Motion was made by CHAIRMAN MATUSHEK, seconded by COMMISSIONER SHAW, to adjourn the Regular Meeting of the Plan Commission of November 17, 2016 at 9:05 p.m. The Motion was approved by voice call. ACTING CHAIRMAN MOYLAN declared the meeting adjourned.



**Applicant**

Kevin McWilliams,  
MACK Companies

**Property Location**

6787 159<sup>th</sup> Street

**PIN**

28-19-200-021-0000

**Proposed Apartment  
Size**

880 SF ±

**Parcel Size**

0.69 ac ±

**Zoning**

B-3 (General Business and  
Commercial)

**Approval Sought**

Special Use Permit

**Project Planner**

Stephanie Kisler, AICP  
Planner I

# PLAN COMMISSION STAFF REPORT

December 1, 2016

## PUBLIC HEARING:

### MACK Companies – Special Use Permit

6787 159<sup>th</sup> Street



## EXECUTIVE SUMMARY

The Applicant, Kevin McWilliams of MACK Companies, is seeking approval for a Special Use Permit to allow a residence located above the principal use at 6787 159<sup>th</sup> Street in the B-3 (General Business and Commercial) Zoning District.

The residential unit is proposed to have an entry in the main vestibule off 159<sup>th</sup> Street, which leads to a staircase up to the one-bedroom, 880 square foot unit.

A Public Hearing is for this request is scheduled for Thursday, December 1, 2016.

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

## BACKGROUND

The building has historically been used for commercial purposes (Jardine's Restaurant, a cleaner's, a quilting/sewing store, and various offices for uses such as dentistry, accounting, and real estate), taking advantage of the high visibility at the intersection of two major commercial corridors (159<sup>th</sup> Street & Oak Park Avenue). As an older building with functional obsolescence and an awkward site plan, the property has experienced a high vacancy rate. This, coupled with declining maintenance and non-conformities, has decreased the financial viability for the property. In Cook County, there is a tax advantage for mixed-use developments. The Applicant is requesting a Special Use Permit to allow for the construction of a residential unit on the second floor in order to take advantage of a reduced tax rate for the property.

## EXISTING SITE

The property consists of a single parcel 0.69 acres in area with an existing commercial/office building. This property is known as "High Pointe Centre" due to the higher elevation near the intersection of 159<sup>th</sup> Street and Oak Park Avenue (731').

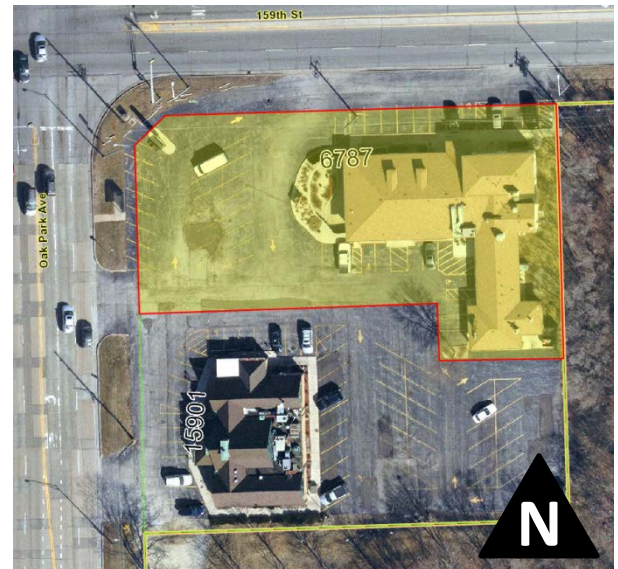
The existing building includes commercial/office tenant space on the first floor and basement. A small portion of the northeast corner of the building includes a second floor, which is where the Applicant proposes to create a one-bedroom residential unit.

The site was purchased by MACK Companies in 2013 and is vacant due to outstanding corrections needed for the property to comply with current Village codes, including:

- Fire Department life safety concerns related to ingress/egress, fire alarm monitoring, and various fire-related testing.
- Changes required to accessible parking, electrical panel schedules, capping water/waste/gas lines that are not in use, and RPZ valve.
- Outstanding issues on the exterior of the site, including landscaping, the freestanding sign, lack of public sidewalk, and possible reconfiguration of the access and parking off of 159<sup>th</sup> Street.

These outstanding issues must be satisfied in order for tenants to receive a Certificate of Occupancy for their businesses to locate within the building and for the proposed residential unit to receive a Certificate of Occupancy to inhabit the one-bedroom residential unit.

***Open Item #1: Outstanding Change of Ownership Corrections must be addressed prior to receiving a Certificate of Occupancy.***

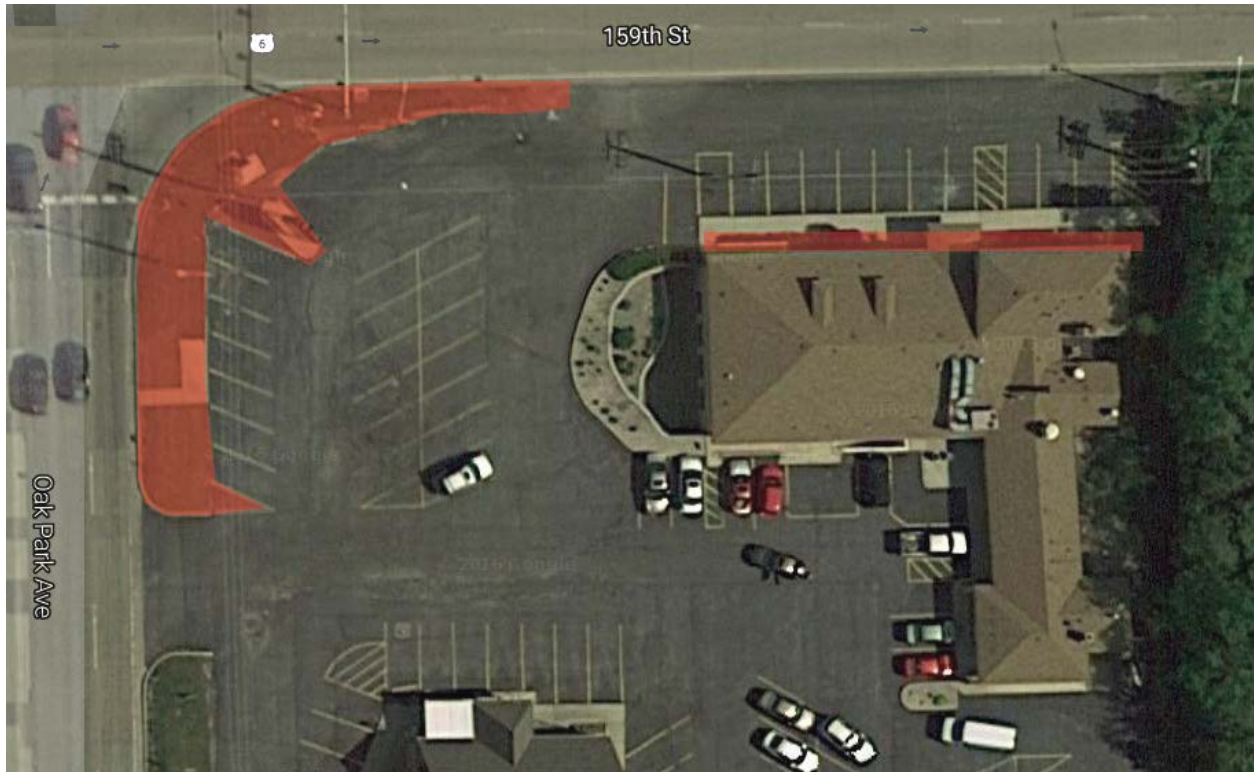




## NONCONFORMITIES (LANDSCAPING/SIGNAGE)

Staff encourages the Plan Commission to decrease the number of nonconformities on the site where it is economically feasible. This includes encouraging the property owner to bring the landscaping and existing signage into compliance. ....

The site lacks front bufferyard landscaping along the west (Oak Park Avenue) and north (159<sup>th</sup> Street) side of the site. Since the lot is adjacent to another parking lot on the south side, a bufferyard is not required. The Forest Preserve borders the east side of the site. Staff notes that the foundation landscaping is minimal along the west and north sides.

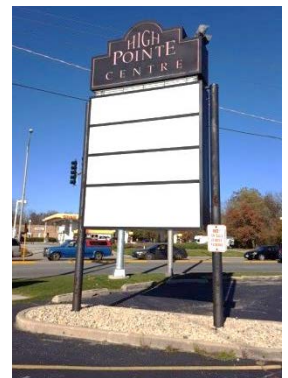


*Diagram Showing Opportunities for Landscape Improvements (Red)*

***Open Item #2: Submit a Landscape Plan for review and approval by Village Staff. Staff also suggests requiring a specific due date for the implementation of the landscaping.***

Although there is no signage proposed as part of this Special Use request, the existing freestanding sign is nonconforming to the current size requirements – most notably the height of the sign exceeds the ten-foot (10') maximum height. In addition, the base of the sign shows the support poles and does not include landscaping at the base of the sign, which is required per the Village's Sign Regulations within Section IX of the Zoning Ordinance. Staff notes that when new tenants move into the building the addition of new tenant panels on the existing sign will not be permitted. Therefore, Staff recommends the sign be removed at this time and landscaping be provided along this street frontage.

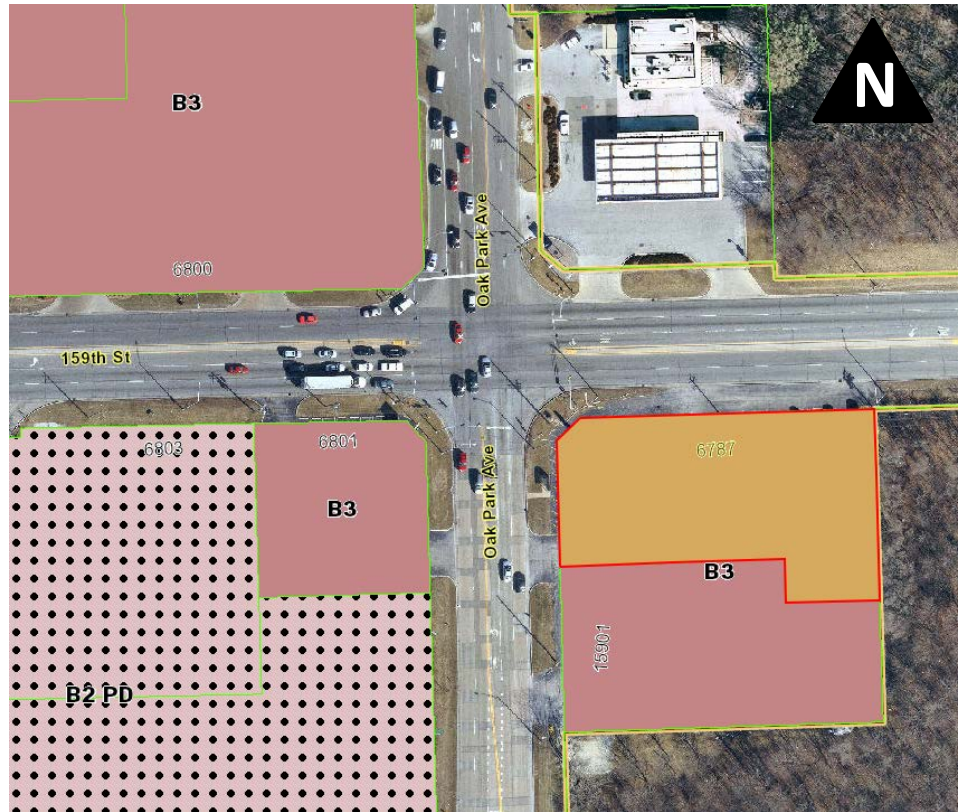
***Open Item #3: Remove the nonconforming freestanding sign.***



## ZONING & NEARBY LAND USES

The zoning of the site at 6787 159<sup>th</sup> Street (highlighted in yellow) is B-3 (General Business and Commercial). The site is bordered by other commercial uses on the north, west, and south sides and Forest Preserve on the east side.

Adjacent commercial uses include Menard's, Brown's Chicken, Delta Sonic, Aurelio's Pizza, and a Shell gas station. Staff also notes that this property is adjacent to unincorporated properties to the north and east sides.



## PARKING

The site has forty-one (41) parking spaces, eleven (11) of which are located at the front (north side) of the building. Staff researched the requirements for parking for the site within Section VIII.A.10. of the Zoning Ordinance and found that the parking regulations require two and one-half (2.5) parking spaces per dwelling unit. Since the building is vacant and does not have active uses, Staff used the parking requirements for business/professional office, which is one (1) parking space per two hundred fifty (250) square feet of floor space in analyzing the parking ratios.

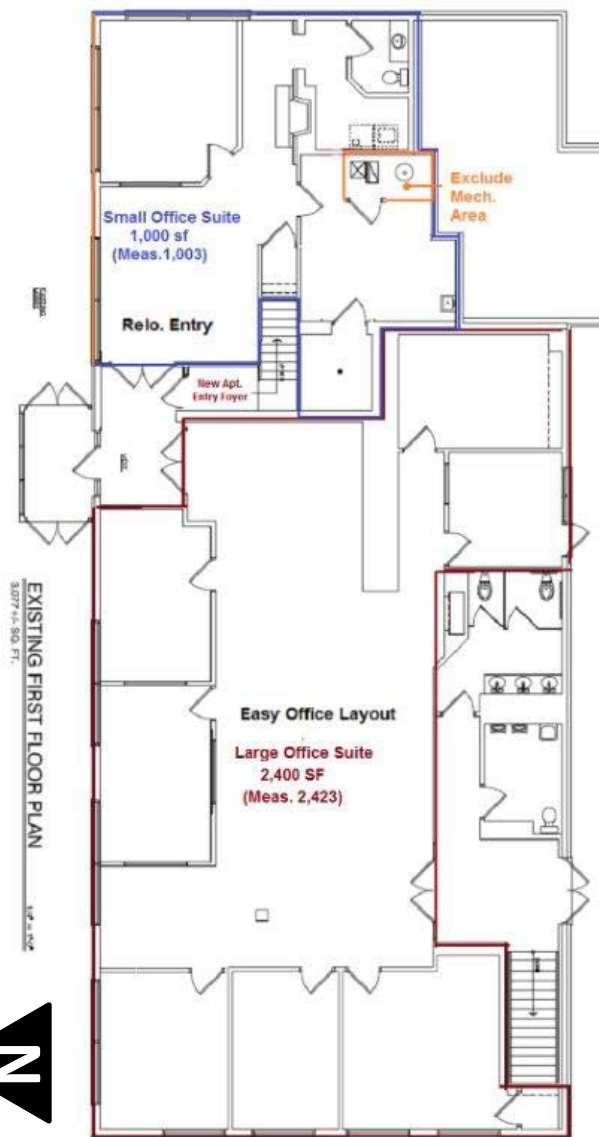
The Applicant has stated that the building includes a total of 6,282 square feet of tenant space on the first floor and basement. Per the parking calculations for a dwelling and the office space available, the site requires twenty-eight (28) parking spaces  $((6,282 / 250) + (2.5 \text{ spaces/du}) = 28)$ , therefore the site meets the parking requirements since it provides forty-one (41) parking spaces.

## PROPOSED USE

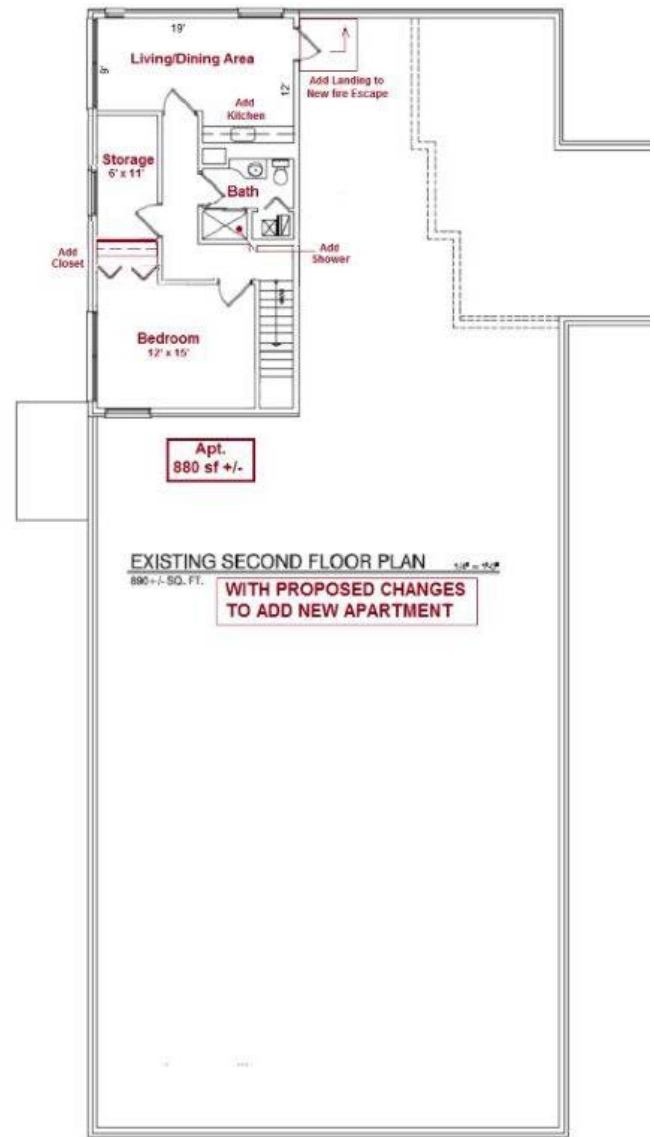
A residential unit located above or behind a principal use in B-1, B-2, or B-3 Zoning Districts requires a Special Use Permit (SUP). The Applicant proposes to remodel the existing second floor of the building into a one-bedroom, 880 square foot residential unit. Staff notes that Section V.C.2. of the Zoning Ordinance stipulates that a one-bedroom residential unit is required to be a minimum of 800 square feet.



The future resident would park at the front of the building (near 159<sup>th</sup> Street) and would enter their unit through the main entrance vestibule on the north side of the building (pictured above). The second floor unit's entrance door leads to a stairway then up to the second floor hallway for the unit. The proposed plans (see below) indicate one (1) bedroom, one (1) bathroom, a storage room, and a combination kitchen/living/dining room.



**First Floor Plan**



**Second Floor Plan  
(Residential Unit)**



**SUMMARY OF OPEN ITEMS**

OPEN ITEMS	RESOLUTIONS
1. Outstanding Change of Ownership Corrections	The property owner must make the necessary corrections to the interior and exterior of the site. Staff notes that completion of these corrections will be a condition of the Special Use Permit; however, the corrections must be completed in order to receive any Certificate(s) of Occupancy. Tenants are not permitted to occupy the building without a Certificate of Occupancy.
2. Compliance with the Village's Landscape Ordinance.	The property owner must submit a Landscape Plan for review and approval. The Plan Commission requested a Landscape Plan to be submitted for review at the 12/1 meeting. The Plan Commissioners noted that final approval and implementation of the Landscape Plan will be a condition of the Special Use Permit.
3. Remove the nonconforming freestanding sign.	The property owner must replace the existing sign with a sign in conformance with current codes. Staff has noted that the existing sign would not be allowed to be changed (i.e. tenant panels could not be added). The Plan Commission concurred that the sign needs to be brought into conformance.
4. Consider the requirement of public sidewalks along the Oak Park Avenue and 159 <sup>th</sup> Street frontages.	The Plan Commission discussed the addition of public sidewalk along the Oak Park Avenue and the 159 <sup>th</sup> Street side of the property. Following the Plan Commission meeting, Staff discussed future plans for sidewalks in this area with the Public Works Department. There currently are no plans for public sidewalks in this location due to concerns with grading along the east side of Oak Park Avenue north of 163 <sup>rd</sup> Place. If a public sidewalk were to be added at the Petitioner's site, it would not connect south with another sidewalk. Staff notes that public sidewalk exists on the west side of Oak Park Avenue beginning south of the Brown's Chicken site.

## STANDARDS FOR A SPECIAL USE

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Section X.J.5. lists 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. 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. **Staff has provided draft Findings for each standard below.**

**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 one-bedroom, 880 square foot residential unit on the second floor will be constructed in compliance with Village codes.**
  - **The occupant of the proposed residential unit has access to adequate parking within the property.**
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
  - **The proposed residential unit accounts for a small portion of the existing building. Additionally, it is located on a different floor from the commercial uses in the building.**
  - **The property has high vacancies; the occupation of the second floor will improve the cash flow and profitability of the property.**
- 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;
  - **Adjacent properties are developed. The required improvements to the property per the Change of Ownership corrections may provide for increased occupancy in the building.**
  - **The required landscape improvements will improve the aesthetics of the property.**
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - **The existing site provides adequate access, drainage, and necessary facilities.**
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
  - **The existing site allows for ingress and egress to and from 159<sup>th</sup> Street and Oak Park Avenue, as well as a through an adjacent parking lot to the south.**
- 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 residential unit will conform to the Village's regulations within the Zoning Ordinance and Building Codes.**
  - **Several aspects of the remainder of the site are nonconforming to the current codes. The removal of the nonconforming freestanding sign decrease nonconformities within the property.**

- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
  - The completion of the Special Use conditions will increase the likelihood of occupancy of the currently vacant tenant spaces and improve the overall aesthetics of the property on this highly visible intersection of two commercial corridors.

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**

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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, MACK Companies, a Special Use Permit to allow for an 880 square foot, one-bedroom residence located above a principal use at 6787 159<sup>th</sup> Street in the B-3 (General Business and Commercial) Zoning District."**

**...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 outstanding Change of Ownership conditions be completed by the property owner prior to receiving a Certificate of Occupancy.
2. That a Landscape Plan be submitted to Staff by December 15, 2017 and an escrow or bond be provided to guarantee the installation of the landscaping by June 1, 2017; and
3. That the existing nonconforming freestanding sign be altered to meet the Village's current Sign Regulations or be replaced with a new sign meeting the Village's current Sign Regulations.
4. *[any other conditions that the Plan Commission would like to recommend.]*

# VILLAGE OF TINLEY PARK SPECIAL USE PERMIT APPLICATION

**The undersigned hereby Petitions the Tinley Park Long Range Plan Commission and/or the Village Board to consider a Zoning Map Amendment and/or Special Use Permit as follows:**

**A. Petitioner Information:**

Name: MACK Companies *Karen McWilliam*  
Mailing Address: 6820 Centennial Drive  
City, State, Zip: Tinley Park, IL 60477  
Phone Numbers: [REDACTED] (Day) Fax Number: \_\_\_\_\_  
[REDACTED] (Evening)  
[REDACTED] (Cell)  
Email Address [REDACTED]

**The nature of Petitioner's interest in the property and/or relationship to the owner**  
(Applications submitted on behalf of the owner of record must be accompanied by a signed letter of authorization):

~~Owner~~

**B. Property Information:**

**The identity of every owner and beneficiary of any land trust must be disclosed.**

Property Owner(s): MACK Companies  
Mailing Address: 6820 Centennial Drive  
City, State, Zip: Tinley Park, IL 60477

Property Address: 6787 W. 159th St. Turkey Creek, IL 60477  
 Permanent Index No. (PINs) 28-19-200-021-0000  
 Existing land use: Commercial  
 Lot dimensions and area: 234.01 x 149.95 x 72 x 36 x 177 x 100.95 x 21.09  
area = 31,102 sf

**C. Petition Information:**

Present Zoning District : B-3  
Requested Zoning District: B-3 (no change)

Is a Special Use Permit being requested (including Planned Developments):

Yes ☒ No ☐  
If yes, identify the proposed use: Residence located above the principal use.

Will any variances be required from the terms of the Zoning Ordinance?

Yes ☐ No ☒

If yes, please explain (note that Variation application will be required to be submitted):

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

**Signature of Applicant**

Date \_\_\_\_\_

Mack Industries

6787 W. 159<sup>th</sup> St.

To the village of Tinley Park,

The History of this property is that it use to be a doctor's office as well as an existing apartment. After we took over the property we decided to keep everything the same. We are only doing updates on the existing apartment and bringing everything up to code to meet your needs by hiring over qualified contractors that will bring quality work to the property. We will also make sure that ingress and egress will be properly finished to insure that traffic flow will meet your needs. Mack Industries will make sure that the tenant that enters this unit will be over qualified and will be a tax paying Tinley Park resident. We insure that all the work that will be finished at this location will continue to keep the value and be to your standards.

Thank you

Mack Industries

(708) 205-5780

## **6787 159<sup>th</sup> Street Tinley Park**

### **Special Use Permit for 2 bedroom 1 bathroom apartment**

**A. History:**

This mixed use 11,953 square foot Retail and Office building was built in 1959. There is no plan for any demolition or outside construction. The building is in good condition and the only construction that will be done will be inside the units. Mack companies wishes to convert one of the existing spaces to a 2 bedroom 1 bath apartment unit.

- B.** The Special unit (apartment) will not be used for anything but as a residence for people to reside in. There will not be any type of business ran out of the apartment, the resident will shop go to dinner and add commerce to the local community. The tenant will also be a resident of Tinley Park and pay taxes.
- C.** The Special use (Apartment) will be used for the living enjoyment of the tenant. The unit will be in the finest condition, the standard of living will be held in the highest regard. There will be new beautification landscaping done to the outside of the unit
- D.** The Special Use (existing Apartment) will have all adequate utilities, proper ingress and egress access to roads. There is also no drainage issues and all rehab work will be properly permitted through the village of Tinley Park
- E.** There are cut curbs already existing for the existing building, currently there are 40+ parking spaces for the units please see square footages (separate page)..The apartment will only accommodate a single family of less than 5 people. This unit will only have access to 2 parking spots in the lot.
- F.** All codes will be met, construction will be done by only qualified, licensed and bonded tradesmen. We will enroll in the Tinley Parks Crime free rental program to ensure that our tenants will be outstanding citizens for your community.
- G.** The special unit will benefit the surrounding Tinley Park shops, businesses and restaurants by having a tax paying resident add to the local commerce.

# ALTA/ACSM LAND TITLE SURVEY

## LEGAL DESCRIPTION

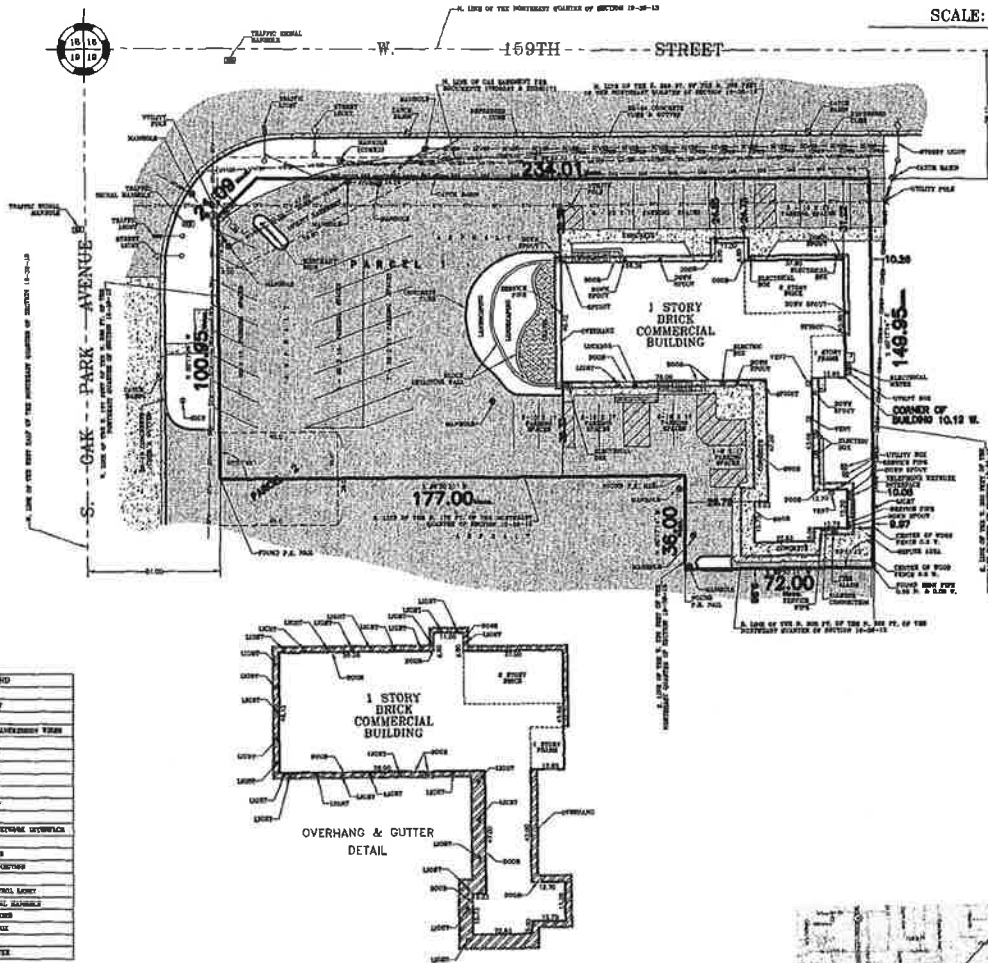
PARCEL 1: THE NORTH 208 FEET OF THE EAST 72 FEET OF THE WEST 300 FEET AND THE NORTH 172 FEET OF THE EAST 177 FEET OF THE WEST 228 (EXCEPTING THEREFROM THAT PART TAKEN BY THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES), ALL IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE SOUTH 18 FEET OF THE NORTH 190 FEET OF THE EAST 45 FEET OF THE WEST 56 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 19, AFORSAID, AS CREATED BY INSTRUMENT RECORDED JULY 13, 1989, AS DOCUMENT 89318211.

ADDRESS: 6787 W. 159TH STREET, TINLEY PARK, ILLINOIS



SCALE: 1"=30'

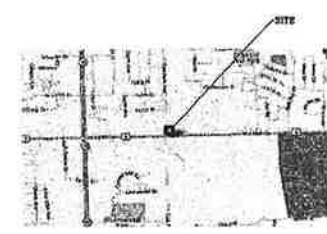


LEGEND	
(S)	UTILITY POLE
(+)	UTILITY BRANCH
(X)	WELL
(O)	SPRINKLER VALVE/STREET VALVE
(M)	MANHOLE
(C)	CATCH BASIN
(S)	SEWER BRANCH
(P)	STREET PILE
(W)	WATER MAIN
(L)	STREET LIGHT
(T)	TRUCK
(R)	TELEPHONE NETWORK/UTILITY
(D)	DRIVE LIGHT
(F)	SERVICE PILE
(B)	BALANCE CONSTRUCTION
(H)	LOCKING
(E)	STREET CLOSING SIGN
(I)	TRAFFIC SIGNAL
(G)	STREET LIGHT
(K)	STREET LIGHT
(J)	STREET LIGHT
(N)	STREET LIGHT
(V)	STREET LIGHT
(Y)	STREET LIGHT
(Z)	STREET LIGHT



### GENERAL NOTES:

- 1) UTILITIES SHOWN ARE LOCATED BY VISIBLE SURFACE FEATURES. FOR ACTUAL LOCATION OF UTILITIES, SHOWN OR NOT SHOWN, CALL J.U.L.I.E. AT 1-800-892-0125.
- 2) THE LISTED OWNER OF THE ADJACENT LAND TO THE SOUTH IS HEARTLAND B & T COMPANY, PROPERTY INDEX NUMBER IS 28-18-200-022, AND TO THE EAST IS NOT PUBLICLY LISTED. PROPERTY INDEX NUMBER IS 28-18-200-104.
- 3) THIS SURVEY WAS PREPARED IN PART WITH INFORMATION FROM A COMMITMENT FOR TITLE INSURANCE FROM CHICAGO TITLE INSURANCE COMPANY, KNOWN AS CHICAGO 1401 DUNDEEBO D1, WITH AN EFFECTIVE DATE OF AUGUST 21, 2012.
- 4) PROPERTY INDEX NUMBER FOR THIS PROPERTY IS: 28-18-200-021.
- 5) PROPERTY IS NOT IN A FLOOD HAZARD AREA PER PARCEL # 1703107007 WITH AN EFFECTIVE DATE OF AUGUST 19, 2006.
- 6) SUB SURFACE (UNDERGROUND) UTILITY INFORMATION NOT SUPPLIED TO SURVEYOR. OLDER JULIE PAINT MARKS LOCATED AS SHOWN ALONG THE NORTH PROPERTY LINE.
- 7) TOTAL AREA SURVEYED 31,102.0 SQUARE FEET OR 0.714 ACRES.
- 8) PARCEL HAS DIRECT ACCESS TO AND FROM S. OAK PARK AVENUE AND W. 159TH STREET, BOTH LEGALLY OWNED AND PUBLICLY DEDICATED, USED AND MAINTAINED RIGHT OF WAY.
- 9) SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR RECENT BUILDING CONSTRUCTION ON SITS PER TABLE A, ITEM 10.
- 10) SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT OF WAY LINES CONTEMPLATED OR PROPOSED PER TABLE A, ITEM 17.
- 11) SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, GUMP OR SANITARY LANDFILL PER TABLE A, ITEM 18.
- 12) EASEMENT AT THE NORTHWEST CORNER ADDED PER PRIOR SURVEY 0074-216, BY JOSEPH A. SCHUETZ & ASSOCIATES, DOCUMENTATION NOT PROVIDED.



LOCATION MAP  
NOT TO SCALE

Professional Design Registration #184-008796

**PREFERRED SURVEY, INC.**

7846 W. 79TH STREET, BRIDGEVIEW, IL 60466  
Phone 708-468-7846 / Fax 708-468-7855  
www.prsurvey.com

Field Work Completed	05/04/13	FLD CREW	KS/LO
Land Area Surveyed	31,102.0 Sq. Ft.	CAD	EN
Drawing Revised			



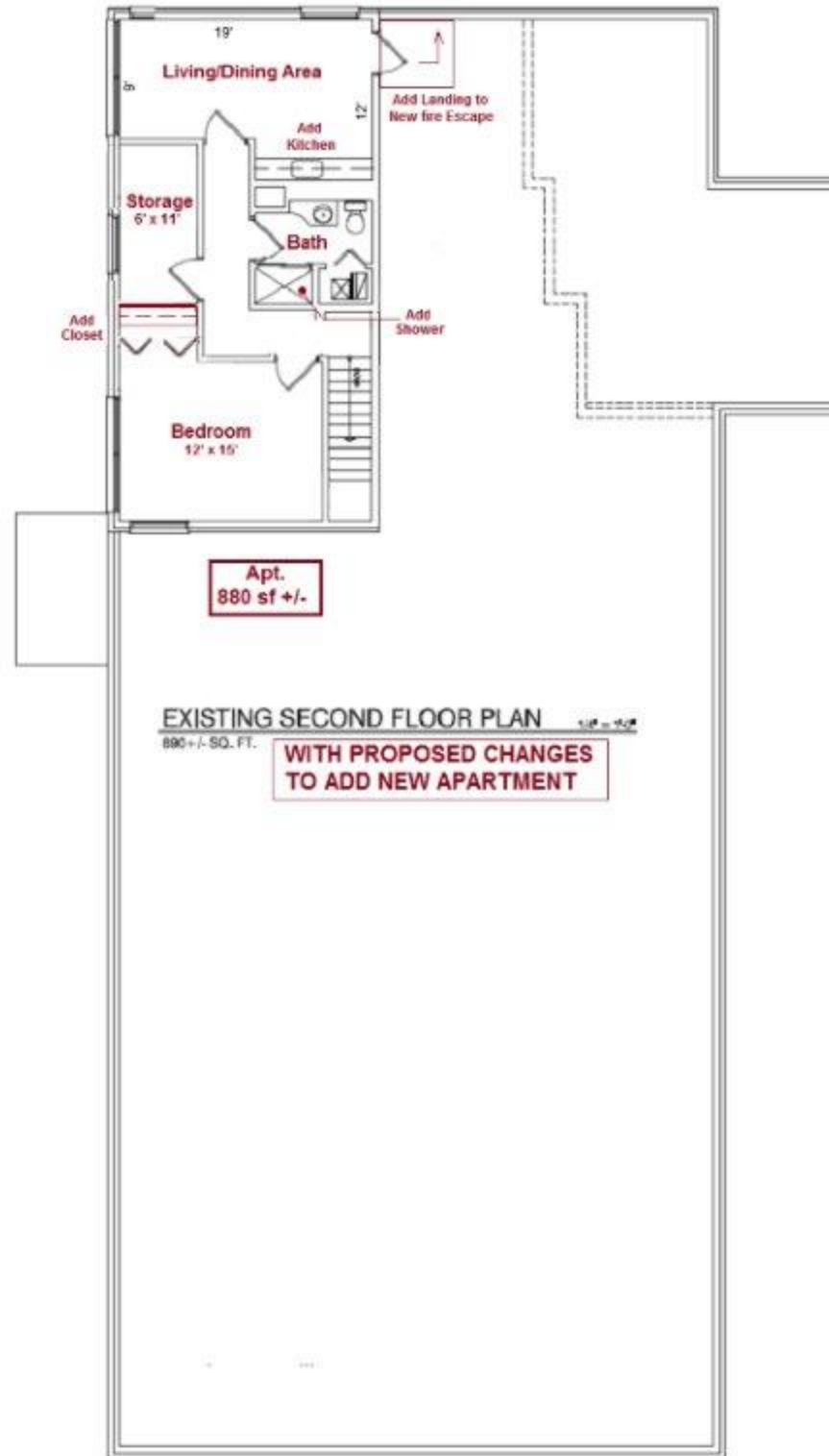
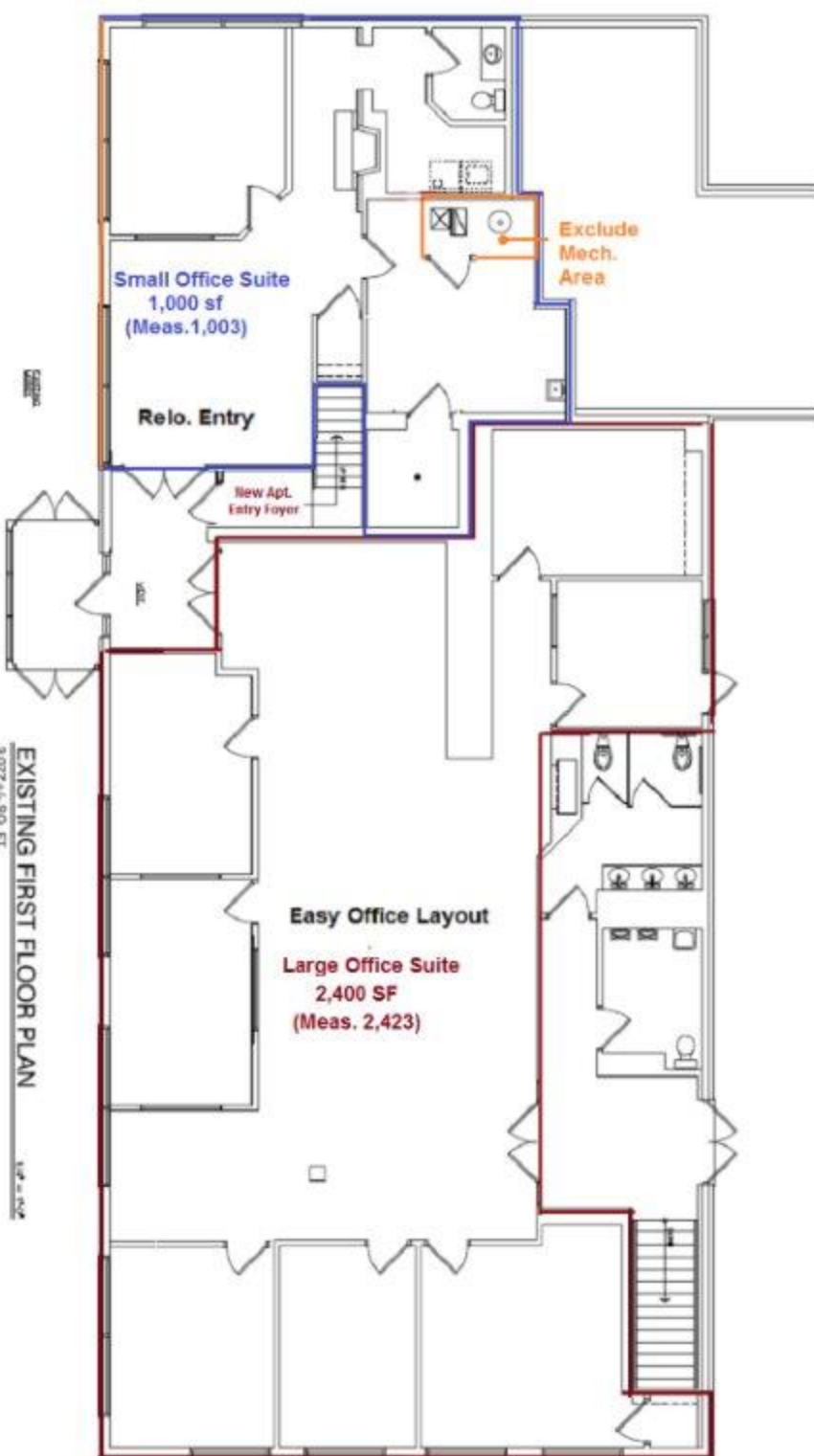
TO: SARNO-INVESTMENT PROPERTIES, LLC  
CHICAGO TITLE INSURANCE COMPANY  
OAK PARK AVENUE REALTY, LTD.  
6787 WEST 159TH STREET, CHICAGO, IL 60648

THIS IS TO CERTIFY THAT A SURVEY OF PLAT AND THE LOCATION WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR ALTA/ACSM LAND TITLE SURVEYS, AS ADOPTED BY STATE AND LOCAL AGENCIES, AND THAT THE SURVEY WAS COMPLETED ON 05/04/13 BY PREFERRED SURVEY, INC. NO. 3263

GIVEN UNDER OUR HAND AND SEAL OF OFFICE, IN CHICAGO, ILLINOIS, THIS 12TH DAY OF MAY, 2013.

ILLINOIS PROFESSIONAL SURVEYOR NO. 110  
P.S.I. NO. 1310127







**Applicant**

Michael Kociolek,  
United Athletics

**Property Location**

6805 159<sup>th</sup> 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 159<sup>th</sup> 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.

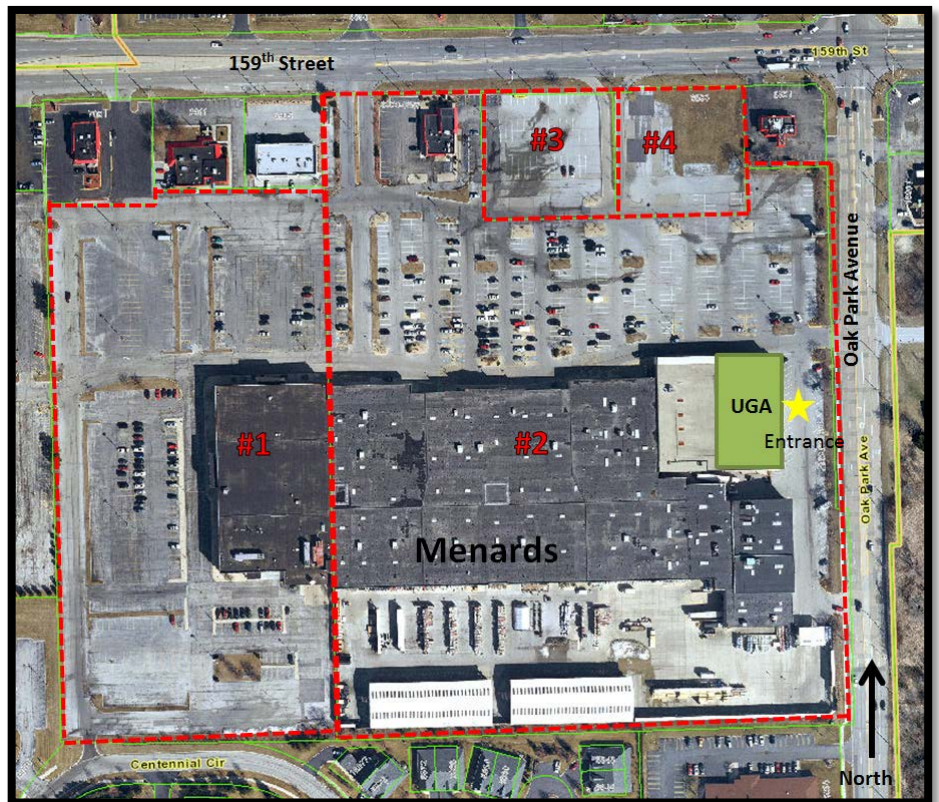
**UPDATES FROM THE 11/17/2016 STAFF REPORT ARE IN RED**

## 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

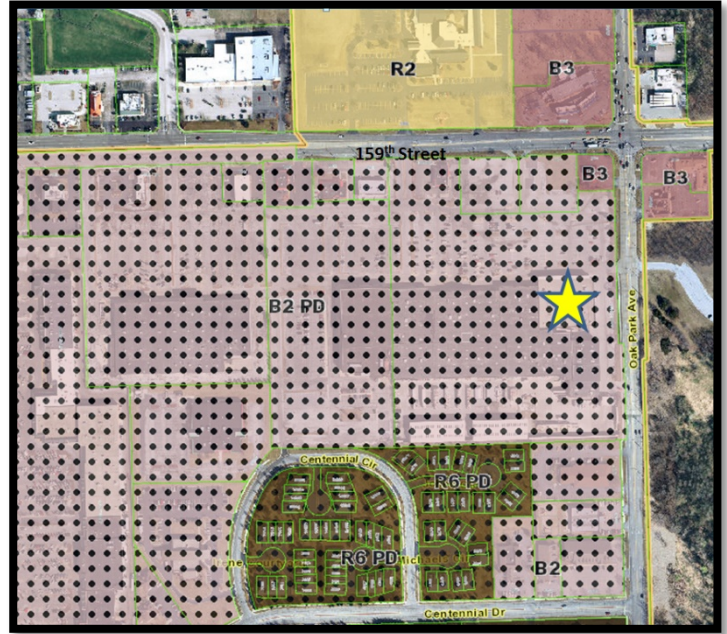
The Brentmentowne Mall comprises four (4) parcels totaling 28.82 acres; the former Southtown Newspaper (#1), the subject parcel (#2), and two outlots (#3 & #4) that were consolidated for the Golden Corral restaurant. With the redevelopment of the Menards store, the parcels have been brought under common ownership by the Menards Corporation. There is an abundance of parking along the 159<sup>th</sup> 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, 159<sup>th</sup> 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

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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 159<sup>th</sup> 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 159<sup>th</sup> 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**

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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. 159<sup>th</sup> 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.]*



**VILLAGE OF TINLEY PARK  
SPECIAL USE PERMIT APPLICATION**

The undersigned hereby Petitions the Tinley Park Long Range Plan Commission and/or the Village Board to consider a Zoning Map Amendment and/or Special Use Permit as follows:

**A. Petitioner Information:**

Name: United Athletics  
Mailing Address: 6876 176th Street  
City, State, Zip: Tinley Park, IL 60477  
Phone Numbers: [REDACTED] (Day) Fax Number: \_\_\_\_\_  
[REDACTED] (Evening)  
[REDACTED] (Cell)  
Email Address: [REDACTED]

The nature of Petitioner's interest in the property and/or relationship to the owner  
(Applications submitted on behalf of the owner of record must be accompanied by a signed letter of authorization):

Leaser

**B. Property Information:**

The identity of every owner and beneficiary of any land trust must be disclosed.

Property Owner(s): Menards Inc  
Mailing Address: 5101 Menard Drive  
City, State, Zip: Eau Claire, WI 54703

Property Address: 6805 159th Street  
Permanent Index No. (PINs) \_\_\_\_\_  
Existing land use: Vacant Retail  
Lot dimensions and area: \_\_\_\_\_

**C. Petition Information:**

Present Zoning District: \_\_\_\_\_  
Requested Zoning District: \_\_\_\_\_

Is a Special Use Permit being requested (including Planned Developments):

Yes ☒ No ☐

If yes, identify the proposed use: Gymnastics Training Facility

Will any variances be required from the terms of the Zoning Ordinance?

Yes ☐ No ☐

If yes, please explain (note that Variation application will be required to be submitted):

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

[REDACTED]  
Signature of Applicant

10/20/2016  
Date

**FINDINGS OF FACT**  
**SPECIAL USE PERMIT – (Including Planned Developments)**  
**PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE**

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 and will be discussed in detail during the Plan Commission 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 and use as much space as needed to provide evidence.

- 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.

United Athletics will work with building partners to ensure no nuisance during buildout or operation. United Athletics will operate between general business hours of 9am-9pm. UA will have music for background noise but kept at reasonable volume.

- 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.

Since building is just being used as/is, UA will only be doing interior remodeling. It will make sure all building rules and regulations are followed as not to disturb any persons, business or entity.

- 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.

UA intends to utilize Oak Park Ave entrance to minimize traffic on building partners. UA or landlord will provide proper signage in event of any additional traffic in parking.

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

Since building is pre-existing. No additional utilities, roads, drainage, etc is impacted and already at adequate levels.

- 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.

Pre-existing parking levels, and street access is already at levels needed based on projected occupancy. No additional parking or street improvements needed.

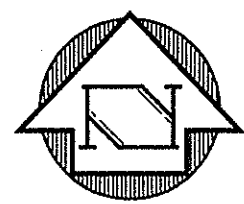
- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

UA will ensure all other necessary permits, rules or regulations will be followed in the construction or operation of facility. Other than Special Use, no other changes needed.

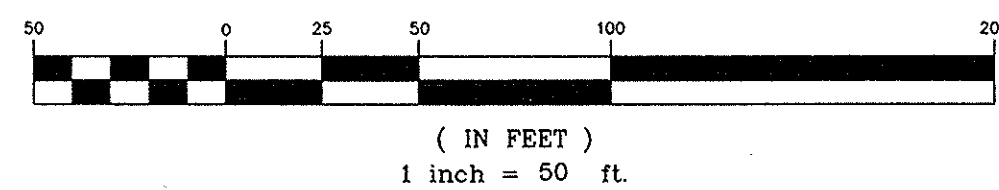
- G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

UA intends to fill unoccupied retail space in Tinley Park's northern business sector. This business will help bring visibility to other business partners but also to values of Tinley residents. With limited similar businesses, UA will draw from surrounding areas as well as local residents for place where children can grow and learn.



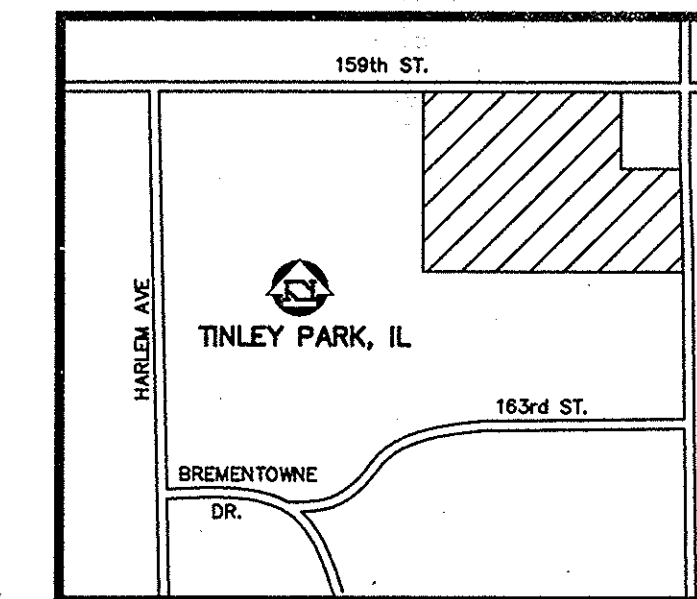


GRAPHIC SCALE



ALTA/ACSM

# ... LAND TITLE SURVEY ...

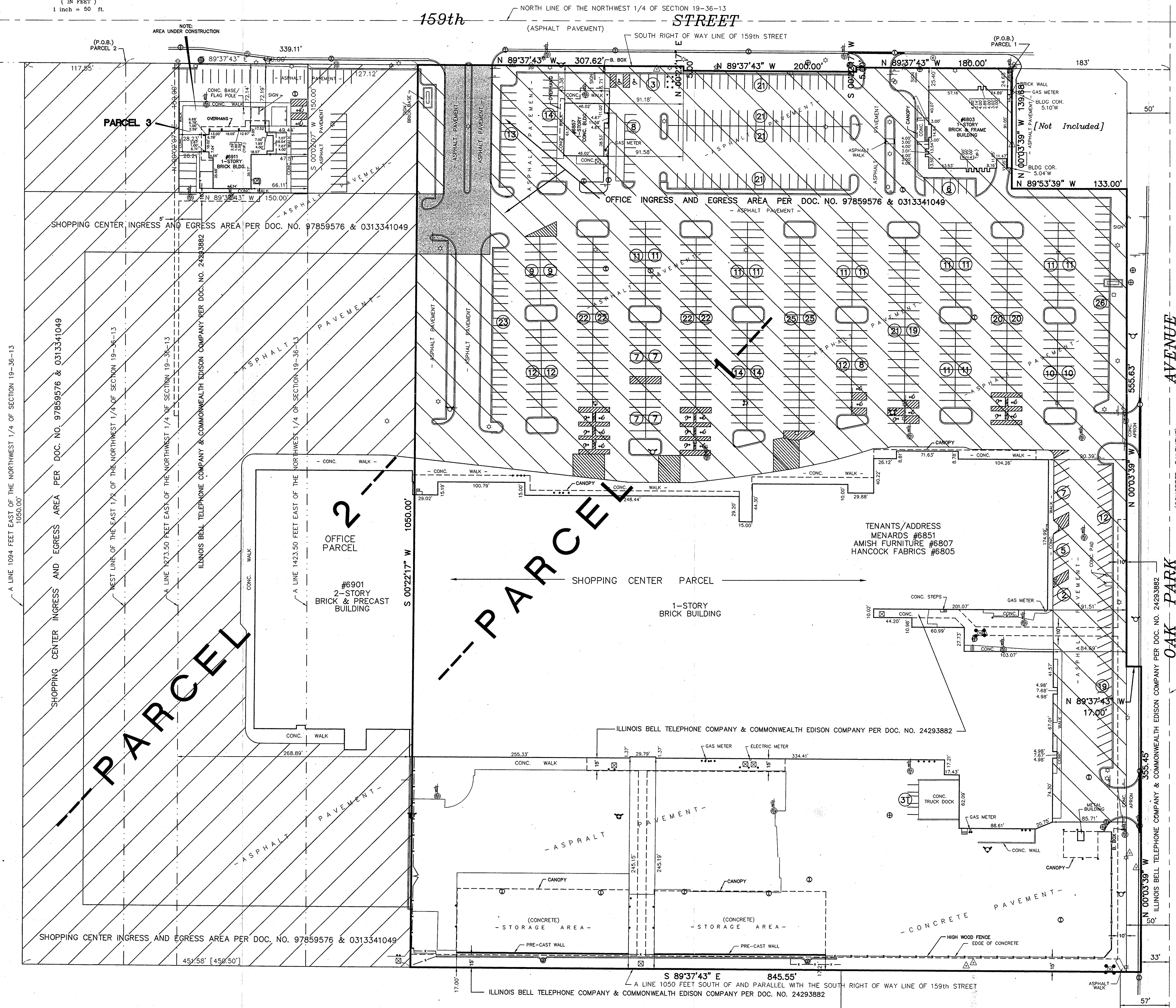


VICINITY MAP

(NOT TO SCALE)

INDICATES SITE LOCATION

LEGEND	
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	WATER VALVE IN VAULT
	WATER VALVE
	FIRE HYDRANT
	STORM SEWER INLET
	STORM SEWER CATCH BASIN
	STORM SEWER MANHOLE
	STORM SEWER LINE
	POWER POLE
	TRANSFORMER BOX/POLE
	LIGHT
	SOIL BORING
	TRAFFIC SIGNAL
	HAND HOLE
	TELEPHONE (SBC)
	GAS VALVE
	UNDERGROUND TELEPHONE CABLE
	UNDERGROUND ELECTRIC CABLE
	UNDERGROUND GAS LINE
	UNDERGROUND LIGHT CABLE
	UNDERGROUND FIBER OPTICS LINE
	OVERHEAD ELECTRIC LINE
	CONCRETE CURB & GUTTER
	DEPRESSED CURB
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	SIGN
	FENCE LINE
	DECIDUOUS TREE
	EVERGREEN
	BUSH/HEDGE
	BOLLARD
	REGULAR PARKING SPACE
	HANDICAP PARKING SPACE
	TRUCK PARKING SPACE
	MEASURED DISTANCE
	NOTES CORRESPONDING TO SCHEDULE B



**PARCEL 1:**  
THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF 159TH STREET AS DEDICATED, BY PLAT OF DEDICATION RECORDED JULY 8, 1932 AS DOCUMENT NO. 11113021 AND RATIFICATION THEREOF FILED APRIL 8, 1971 AS DOCUMENT NO. 12251034, DISTANCE OF 183.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4; THENCE WEST 180.00 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 5.00 FEET; THENCE WEST 200.00 FEET ALONG A LINE 5.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID 159TH STREET; THENCE NORTH 5.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 159TH STREET; THENCE SOUTH 1,050.00 FEET ON A LINE NORMAL TO SAID SOUTH LINE OF 159TH STREET; THENCE EAST 845.55 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK PARK AVENUE (WHICH IS 33.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 OF SAID SECTION); THENCE NORTH ALONG SAID WEST LINE 355.45 FEET TO A POINT 694.55 FEET SOUTH FROM THE SOUTH RIGHT-OF-WAY LINE OF 159TH STREET; THENCE WEST 17.00 FEET; THENCE NORTH 555.63 FEET; THENCE WEST 133.00 FEET; THENCE NORTH 139.68 FEET TO THE SOUTH LINE OF 159TH STREET, AND THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**  
NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 1 TO BE USED BY VEHICULAR AND PEDESTRIAN TRAFFIC FOR INGRESS AND EGRESS AND BETWEEN DAILY SOUTHTOWN INC AND REACT PROPERTIES TWO INC BY INSTRUMENT DATED NOVEMBER 13, 1997 AND RECORDED ON NOVEMBER 17, 1997 AS DOCUMENT NUMBER 97859576 AS AMENDED BY 0313341049 UPON OVER AND ACROSS ALL THE PAVED AREA LOCATED ON THE OFFICE PARKING AND SHOPPING CENTER PARCEL (AS DEFINED THEREIN) AND AS DEPICTED BY CROSS HATCHING ON EXHIBIT C ATTACHED TO SAID INSTRUMENT OVER THOSE PORTIONS OF THE LAND DESCRIBED AS: THAT PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF 159TH STREET AS DEDICATED BY PLAT OF DEDICATION RECORDED JULY 8, 1932 AS DOCUMENT 11113021 AND RATIFICATION THEREOF FILED APRIL 8, 1971 AS DOCUMENT 12251034, AND THE LINE BETWEEN THE EAST 1/2 AND THE WEST 1/2 OF SAID NORTHWEST 1/4; THENCE WEST 117.55 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE 1,094 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 1,050 FEET ON SAID SOUTH LINE; THENCE EAST 451.56 FEET ON A LINE 1,050 FEET SOUTH OF AND PARALLEL TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 1,050 FEET TO SAID SOUTH RIGHT-OF-WAY LINE THENCE WEST 339.11 FEET ON SAID SOUTH RIGHT-OF-WAY LINE TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THE EAST 150 FEET OF THE WEST 1,423.50 FEET OF THE NORTH 150 FEET LYING SOUTH AND ADJACENT TO THE SOUTH LINE OF 159TH STREET, AS DEDICATED IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**  
NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL 1 FOR INGRESS AND EGRESS, BOTH PEDESTRIAN AND VEHICULAR, AS WELL AS PARKING, AS GRANTED BY EASEMENT AGREEMENT DATED AUGUST 29, 1994 AND RECORDED SEPTEMBER 9, 1994 AS DOCUMENT 94790942 OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED PROPERTY, TO WIT: THE EAST 150.00 FEET OF THE WEST 1,423.50 FEET OF THE NORTH 150.00 FEET LYING SOUTH AND ADJACENT TO THE SOUTH LINE OF 159TH STREET, AS DEDICATED BY PLAT OF DEDICATION RECORDED JULY 8, 1932 AS DOCUMENT NO. 11113021 AND RATIFICATION THEREOF FILED APRIL 8, 1971 AS DOCUMENT 12251034, IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## NOTES CORRESPONDING TO SCHEDULE B

- Easement granted to Illinois Bell Telephone Company as recorded per Document No. 24293882 is plotted and shown on survey to the extent possible and practical.
- Easement granted to Illinois Bell Telephone Company as recorded per Document No. 14243309 is not plotted or shown on survey. (Gives rights along both sides of South right of way line of 159th Street and also along both sides of West right of way line of Oak Park Avenue.)
- Terms, provisions and conditions relating to easements described in Parcels 2 and 3 are plotted and shown to the extent possible and practical.
- Easement in favor of Daily Southtown, Inc. for the purpose of vehicular and pedestrian traffic for ingress and egress as depicted in Document No. 97859576 and as amended per Document No. 0313341049 is plotted and shown on survey to the extent possible and practical.
- Ingress and egress easement between Pepe's and React Properties Two, Inc. as recorded per Document No. 94790942 is not plotted or shown on survey. (Ambiguous and unplotable.) (Blanket in nature.)

## NOTES:

- Dimensions on the plot are expressed in feet and decimal parts thereof.
- Bearings are based on a assumed meridian and are used denote angles only.
- No monuments set per request of client.
- Information on this survey based on the First American Title Insurance Company Commitment for Title Insurance File No. No. NCS-171901-CH11 with an effective date of May 31, 2005.
- Striping in some areas of parking lot faded or non-existent, so accurate parking count cannot be determined.
- Parking Spaces: 710 regular spaces  
23 handicap spaces  
3 truck spaces  
736 total spaces

STATE OF ILLINOIS }  
COUNTY OF WILL } SS.

TO: React Properties Two, Inc;  
Sentinel Real Estate Corporation;  
First American Title Insurance Company;

This is to certify that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 2, 3, 4, 7(a), 8, 9, 10, and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Dated: July 6 A.D. 2005.

JOSEPH A. SCHUDT & ASSOCIATES (184-001172)

BY: Michael G. Shackelford  
Illinois Professional Land Surveyor No. 3146 (exp. 11-30-06)  
Joseph A. Schudt & Associates

19350 S. HARLEM AVENUE FRANKFORD, IL 60423  
PHONE: 708-720-1000 FAX: 708-720-1065  
e-mail: survey@joseph.com http://www.joseph.com



CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

7-06-05  
Sheet 1 of 1  
0506-019

## FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" (UNSHADED) WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN OF THE FLOOD INSURANCE RATE MAP, FOR COOK COUNTY, ILLINOIS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 17031C0706 F WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 6, 2000 AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

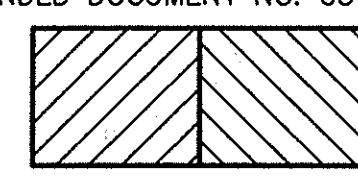
## PROPERTY CONTAINS:

852,340 sq. ft. (19.567 Acres), more or less.

P.I.N.: 28-19-100-016  
28-19-100-025

## EASEMENT AGREEMENT

DOCUMENT NO. 97859576  
AMENDED DOCUMENT NO. 0313341049



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# FINAL PLAT OF MENARD'S OF TINLEY PARK SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. #

SEND THE NEXT TAX BILL TO:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

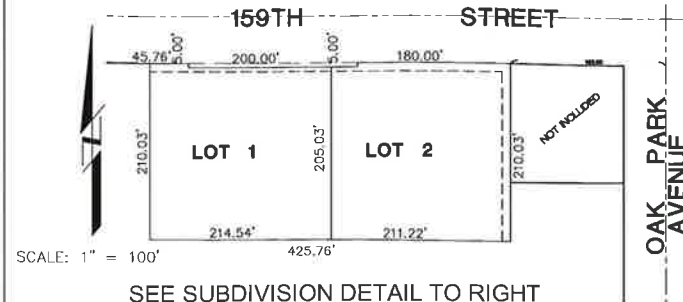
## LEGEND

- SUBDIVISION BOUNDARY LINE
- BUILDING LINE
- PROPERTY LINE
- EASEMENT LINE
- CONCRETE MONUMENT SET
- (MEAS.) MEASURED DATA
- (REC.) RECORD DATA

NOTE: I.P. SET AT ALL LOT CORNERS

## DEVELOPER/OWNER:

MENARD, INC.  
4777 MENARD DRIVE  
EAU CLAIRE, WISCONSIN 54703



## CERTIFICATE OF APPROVAL

STATE OF ILLINOIS }  
COUNTY OF COOK }

ACCEPTED AND APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF TINLEY PARK IN THE COUNTY AND STATE AFORESAID,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

CHAIRMAN

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD \_\_\_\_\_, 20\_\_\_\_

VILLAGE PRESIDENT

VILLAGE CLERK

## CERTIFICATE OF SPECIAL ASSESSMENTS

STATE OF ILLINOIS }  
COUNTY OF COOK }

I, \_\_\_\_\_, TREASURER OF THE VILLAGE OF TINLEY PARK, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST ANY OF PROPERTY INCLUDED IN THE ANNEXED PLAT.

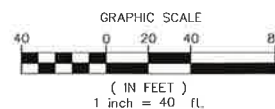
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

VILLAGE TREASURER

## EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO:  
NORTHERN ILLINOIS GAS COMPANY (NICOR)  
ITS SUCCESSORS AND ASSIGNS, IN ALL STREETS, ALLEYS AND THE PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR THE INSTALLATIONS, MAINTENANCE, RELOCATION AND REMOVAL OF GAS FACILITIES.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE:  
ILLINOIS BELL TELEPHONE COMPANY (SBC)  
AND  
COMMONWEALTH EDISON COMPANY (COM ED)  
AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREA AS SHOWN BY DOTTED LINES ON THE PLAT AND MARKED "EASEMENT". TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN CONDUITS AND CABLES, WITH ALL NECESSARY EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICES; ALSO, IS HEREBY GRANTED THE RIGHT TO USE THE STREETS FOR SAID PURPOSE; THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA SAID CONDUITS, CABLES, AND OTHER EQUIPMENT; AND FINALLY THE RIGHT IS HEREBY TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPPLINGS THAT INTERFERE WITH ANY OF THE SAID PUBLIC UTILITY EQUIPMENT. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS GRANTED HEREIN.



## OWNER'S CERTIFICATE

STATE OF WISCONSIN }  
COUNTY OF \_\_\_\_\_ }

THIS IS TO CERTIFY THAT MENARD, INC., IS THE LEGAL OWNER OF THE LAND DESCRIBED ABOVE AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE ANNEXED PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE, AND HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

ATTEST: \_\_\_\_\_ BY: \_\_\_\_\_

## NOTARY PUBLIC

STATE OF WISCONSIN }  
COUNTY OF \_\_\_\_\_ }

I, \_\_\_\_\_, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS OR THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

## EASEMENT PROVISIONS

PERMANENT NON-EXCLUSIVE EASEMENTS FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRONIC AND COMMUNICATIONS SERVICES, SOUNDS AND SIGNALS, CABLE TELEVISION, SANITARY SEWER, GAS MAINS, WATER SUPPLY, AND DISTRIBUTION, STREET LIGHTING, STORM SEWERS AND DRAINAGE SERVICE IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK, COMMONWEAL EDISON COMPANY, ILLINOIS BELL TELEPHONE COMPANY, NICOR GAS COMPANY, CABLE TELEVISION COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF TINLEY PARK THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, CABLE TELEVISION, GAS MAINS, SANITARY SEWERS, WATERMAINS, STORM SEWERS AND DRAINAGE IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURF ACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED "P.U.E.", (PUBLIC UTILITY EASEMENT), TOGETHER WITH THE PROPERTY DESIGNATED ON THE PLAT FOR STREET, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER AND UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER SAID DESIGNATED EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVISION PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. ALL INSTALLATIONS SHALL BE UNDERGROUND OR ON THE SURF ACE BUT NOT OVERHEAD. NO PERMANENT BUILDINGS OR STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID EASEMENTS, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF Du PAGE }

THIS IS TO STATE THAT I, THOMAS E. FAHRENBACH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF 159TH STREET AS DEDICATED, BY PLAT OF DEDICATION RECORDED JULY 8, 1932 AS DOCUMENT NO. 11113021 AND RATIFICATION THEREOF FILED APRIL 8, 1971, AS DOCUMENT NO. LR2551034, DISTANCE OF 183.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4; THENCE NORTH 89°-33'-18" WEST, MEASURED (NORTH 89°-37'-43" WEST RECORD), 180.00 FEET ALONG LAST SAID SOUTH LINE; THENCE SOUTH 0°-28'-42" WEST, MEASURED (SOUTH 0°-22'-17" WEST RECORD), 5.00 FEET; THENCE NORTH 89°-33'-18" WEST, MEASURED (NORTH 89°-37'-43" WEST RECORD), 200.00 FEET ALONG A LINE 5.00 FEET SOUTH AND PARALLEL TO THE SOUTH LINE OF SAID 159TH STREET; THENCE NORTH 0°-28'-42" EAST, MEASURED (NORTH 0°-22'-17" EAST RECORD), 5.00 FEET; THENCE NORTH 89°-33'-18" WEST, MEASURED (NORTH 89°-37'-43" WEST RECORD), 45.76 FEET ALONG THE SOUTH LINE OF SAID 159TH STREET; THENCE SOUTH 0°-28'-42" WEST, 210.03 FEET; THENCE SOUTH 89°-33'-18" EAST, 425.76 FEET; THENCE NORTH 0°-28'-42" EAST, MEASURED (NORTH 0°-22'-17" WEST RECORD), 210.03 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

AS SHOWN BY THE ATTACHED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER STATE THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

THE PROPERTY, AS DESCRIBED ON THE ANNEXED PLAT, LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF TINLEY PARK, ILLINOIS, WHICH HAS ADOPTED A COMPREHENSIVE PLAN.

I FURTHER STATE THAT THE PROPERTY IN THIS SUBDIVISION IS SITUATED WITHIN ZONE X (UNSHADED) DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF COOK, ILLINOIS AND INCORPORATED AREAS, MAP NUMBER 17031C0706 F, WITH AN EFFECTIVE DATE OF NOVEMBER 8, 2000.

DATED AT DOWNERS GROVE, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2126  
MY LICENSE RENEWS/EXPIRES \_\_\_\_\_



INTECH CONSULTANTS, INC.  
ENGINEERS / SURVEYORS

5413 WALNUT AVE. DOWNERS GROVE, IL (630) 964-5656

PREPARED: 5-12-06

SHEET 1 OF 2

PROJ. NO. 2006-008



# United Gymnastics Academy



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