



# PLAN COMMISSION STAFF REPORT

April 6, 2017

## Tuleja - Rezoning

17800 Highland Avenue

### Applicant

Nicholas Tuleja

### Property Location

17800 Highland

### PIN

28-32-103-019-0000

### Parcel Size

39,824 SF ±

### Zoning

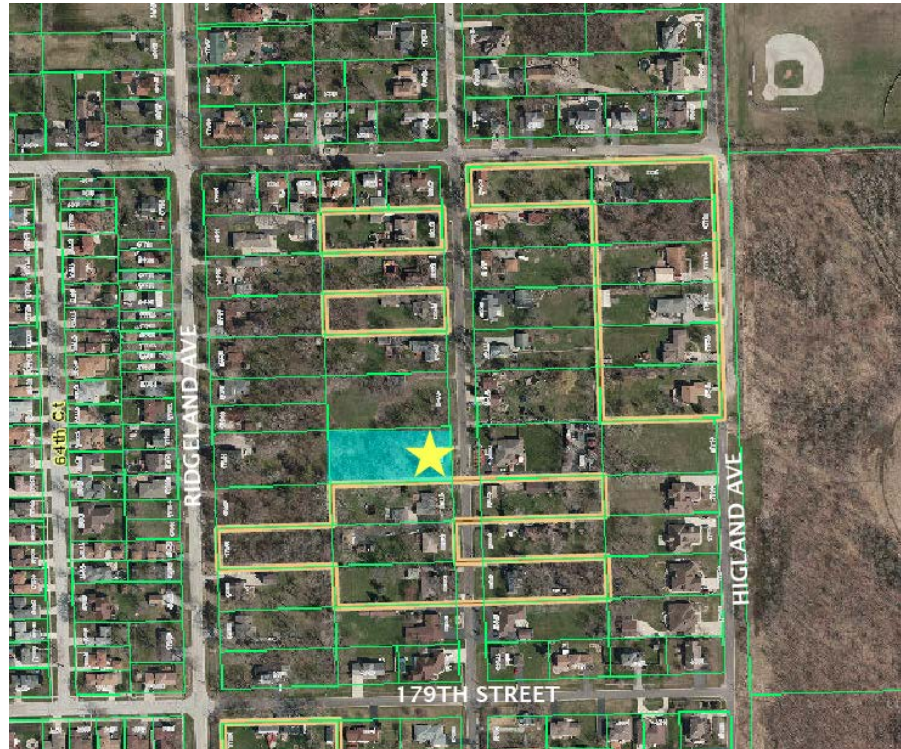
R-1 (Single Family Residential)

### Approval Sought

Map Amendment (Rezoning)

### Project Planner

Paula J. Wallrich, AICP  
Interim Community Development Director



## EXECUTIVE SUMMARY

Nicholas Tuleja is requesting the rezoning of his property located at 17800 Highland Avenue. He purchased the property in 2015 and annexed it in 2016 with the intent of demolishing the existing structure and constructing a new single family structure. The default zoning for annexed property is R-1—the most restrictive residential zoning district.

The minimum useable floor area for the R-1 zoning district is 3,500 SF. Mr. Tuleja has a potential buyer for the property that would like to construct a single family home on the property but wishes to construct a home smaller than the 3,500 SF requirement. Therefore they are requesting a rezoning to R-2 which provides for a minimum 2,800 SF dwelling size.

Mr. Tuleja has purchased, annexed and demolished the single family structure on the property located at 17800 Highland Avenue. He originally intended to construct his own home on the property and approached the Village seeking a variance from the minimum building size. After discussions with staff, Mr. Tuleja was advised that a rezoning was the more appropriate way to seek conformity on his property that would allow him the ability to build his home. Further zoning analysis provided in the “Zoning” section below.

The subject parcel is located in Ridgeland Avenue Estates. This is an older neighborhood that has slowly experienced annexations over time. The lots range in size from 12,000 ± SF to 40,000 SF±. Some lots are zoned R-1, which is the default zoning upon annexation; some have been rezoned to R-2. There are also a variety of dwelling sizes in the subdivision ranging from homes as small as 900 SF to others as large as 4,758 SF. There are vacant lots and there are lots that have experienced recent construction as well.

## ZONING

---

Mr. Tuleja’s property is zoned R-1 which is the default zoning that was applied when the parcel was annexed. The immediate parcel to the west is zoned R-2, the immediate parcel to the north and east is zoned R-1, and the immediate parcel to the south is unincorporated. In a larger context the area north of 177<sup>th</sup> Street is zoned entirely R-2 from 62<sup>nd</sup> Avenue west to 66<sup>th</sup> Avenue; the area south of 179<sup>th</sup> is similar to the area around the subject parcel in that it includes a mix of zoning ( R-1 & R- 2) and a mix of unincorporated parcels.

This neighborhood, Ridgeland Avenue Estates, is unique and complex and offers little in the way of a dominant land use or zoning pattern. Typically zoning remains constant within a block area. This random pattern of zoning is a product of annexation rather than purposeful zoning. As parcels annexed over time there either was little need or requirement to rezone to the proper zoning. The vast majority of these properties are non-conforming in that they have single family dwellings that do not meet the R-1 or R-2 minimum size requirements. Of the 144 properties in the six (6) block area around the subject parcel only four (4) meet the (R-1) 3,500 SF minimum requirement and only twenty-one (21) meet the (R-2) 2,800 SF minimum dwelling size requirement. Therefore out of the 144 properties in the area, there are 123 non-conforming properties. (See Exhibit A).

With this kind of inconsistency staff recommends the Commission consider the lot sizes, dwelling size and the dominant zoning pattern in the larger context of this area when analyzing the zoning request.

Lot size: The lot sizes vary and are inconsistent throughout the subdivision. The smallest lot measures close to 12,000 SF and the largest averages 40,000 SF. The minimum lot size for the R-1 and the R-2 Districts are 20,000 SF and 13,000 SF respectfully. The majority of these lots meet or exceed the minimum lot size requirements for both districts.

Dwelling size: As indicated in Exhibit A, the homes in this area are smaller than required for the R-1 (3,500 SF) and R-2 Districts (2,800). As properties redevelop there is opportunity to increase property values in the area without creating additional non-conformities. Certainly there could be an argument for R-3 (2,500 SF) or R-4 (2,000 SF) zoning in the area as well, but absent a comprehensive rezoning of the entire area, rezoning the subject parcel to R-3 or R-4 would constitute spot zoning—an unsound planning practice.

Land use pattern: Looking at the zoning patterns of the larger context of surrounding property there are two large blocks of land. The area to the north is zoned R-2 and the area to the west is zoned R-4. The R-3 District is all Forest Preserve and not developable.

Zoning Summary: As outlined above there is no clear indicator to support any one zoning district designation. The customary relationship between lot size and zoning is not apparent, nor is the usual relationship between lot and dwelling size. Zoning patterns are helpful only in that there is justification to create a dominate zoning for this area (Ridgeland Avenue Estates) rather than the sporadic zoning pattern that exists. The best indicator is to plan for the redevelopment of the area and work toward a comprehensive rezoning of the entire area in the future. This may also include a re-evaluation of the minimum dwelling size.

Zoning certainly is a useful tool in guiding and protecting land uses and property values but it also can be used as an economic development tool that can encourage redevelopment. The current zoning of R-1 has restricted redevelopment in this area; housing trends indicate a preference for smaller homes. A rezoning will allow for the redevelopment of the subject property without creating a unique circumstance in the area.

## REZONING STANDARDS

While there are no specific standards listed in the Zoning Ordinance for Map Amendments (rezoning), Staff recommends the Commission consider the following in their deliberation of the zoning request.

1. Existing uses of property within the general area of the property in question;
2. The zoning classification of property within the general area of the property in question;
3. The suitability of the property in question to the uses permitted under the existing zoning classification;
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; and
5. The change in zoning is in conformance with the comprehensive plan of the Village and its official map.

**RECOMMENDED ACTION**

---

Receive comments from the Plan Commission in relation to the proposed request for a Special Use Permit.

A Public Hearing for the Applicant's request for a Special Use Permit is scheduled for the Plan Commission meeting on May 4, 2017.

VILLAGE OF TINLEY PARK  
MAP AMENDMENT (REZONING) 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: NICHOLAS TULEJA  
Mailing Address: [REDACTED]  
City, State, Zip: [REDACTED]  
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):

**B. Property Information:**

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

Property Owner(s): NICHOLAS TULEJA  
Mailing Address: [REDACTED]  
City, State, Zip: [REDACTED]

Property Address: 17800 HIGHLAND AVE  
Permanent Index No. (PINs) 28-32-103-019-0000  
Existing land use: VACANT LAND  
Lot dimensions and area: 133' x 300' 0.91 ACRES

**C. Petition Information:**

Present Zoning District: R-1 SINGLE FAMILY RESIDENTIAL  
Requested Zoning District: R-2 SINGLE FAMILY RESIDENTIAL

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

Yes \_\_\_\_\_ No

If yes, identify the proposed 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.

[REDACTED]  
Signature of Applicant

3/28/17  
Date



Date: March 28, 2017

To: Village of Tinley Park

From: Nicholas R. Tuleja

RE: **17800 Highland Ave.**

**Map Amendment (Rezoning) Permit Application**

---

The property at 17800 Highland Ave is currently zoned R-1 Single Family Residential. Tinley Park Zoning Ordinance requires a minimum square footage of 3,500 and building a home this size will be considerably larger than the surrounding neighbors' homes. Restrictions of the Zoning Ordinance make it difficult to emulate the existing development pattern when building a new home. I am submitting an application to re-zone the property so that a house can be built that better reflects the size, character, and integrity of the other homes in the neighborhood.

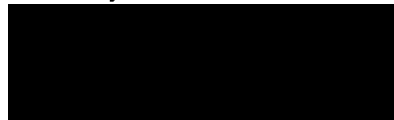
I previously submitted an Application for Zoning Ordinance Variance at the request of Amy Connolly. However, with Amy no longer working at the Village of Tinley Park, the planning department indicated that a Re-Zoning Application would be more appropriate. Attached within is a petition signed by neighbors opposing the 3,500 minimum square foot house at 17800 Highland Ave and supporting the previous variance request. In addition, pictures of surrounding neighbors' properties, a detailed breakdown of each property within the subdivision and their square footage listed, and a copy of the meeting minutes from a relevant minimum square footage variance public hearing. Furthermore, based on tax records:

- Of the 26 homes from 177th St. to 179th St. on Highland Ave., the average home size is 1,594 square feet with a median size of 1,336 square feet. The largest of these homes is 2,836 square feet and the smallest is 572 square feet.
- Of the 142 homes from 175th St. to 181st St. between 62nd Ave. and Ridgeland Ave., the average home size is 1,851 square feet with a median size of 1,774 square feet. 97.2% of these homes are under 3,500 square feet and would not even be categorized under the R-4 Residential minimum square footage requirements (2,000 square feet).

This is a neighborhood that far predates the adoption of the current Zoning Ordinances and no homes from 177th St. to 179th St. on Highland Ave. meet the square footage of the current Zoning Ordinance. A smaller home would be a better fit with the essential character of the surrounding neighborhood.

Should you have any questions or concerns, I can be reached at (440)-796-8979.

Sincerely,



Nicholas R. Tuleja

House #	Pin	Address	Square Footage	Signed Petition
1	28-32-103-032-0000	6327 W 177th St	1,105	Yes
2	28-32-103-030-0000	6321 W 177th St	1,237	Yes
3	28-32-103-033-0000	17704 Highland Ave.	600	Yes
4	28-32-103-014-0000	17724 Highland Ave.	2,626	*Yes
5	28-32-103-015-0000	17726 Highland Ave.	2,392	Yes
6	28-32-103-016-0000	17730 Highland Ave.	1,331	Yes
7	28-32-103-017-0000	17736 Highland Ave.	1,284	Yes
8	28-32-103-018-0000	17740 Highland Ave.		Vacant Lot
9	28-32-103-019-0000	17800 Highland Ave.		Yes
10	28-32-103-020-0000	17826 Highland Ave.	1,315	Yes
11	28-32-103-021-0000	17830 Highland Ave.	1,315	Yes
12	28-32-103-022-0000	17836 Highland Ave.	1,864	Yes
13	28-32-103-023-0000	17846 Highland Ave.	2,056	Yes
14	28-32-103-039-0000	6310 / 6328 W. 179th St.	1,546	**Yes
15	28-32-103-040-0000	17848 Highland Ave.	2,583	Yes
16	28-32-104-001-0000	17703 Highland Ave.	1,139	Yes
17	28-32-104-002-0000	17709 Highland Ave.	1,155	Yes
18	28-32-104-003-0000	17723 Highland Ave.	1,730	Yes
19	28-32-104-004-0000	17733 Highland Ave.	2,836	Yes
20	28-32-104-005-0000	17737 Highland Ave.	1,434	Yes
21	28-32-104-006-0000	17741 Highland Ave.	572	
22	28-32-104-007-0000	17801 Highland Ave.	2,295	Yes
23	28-32-104-008-0000	17811 Highland Ave.	1,048	
24	28-32-104-009-0000	17825 Highland Ave.	1,287	Yes
25	28-32-104-010-0000	17835 Highland Ave.	1,125	Yes
26	28-32-104-011-0000	17847 Highland Ave.	2,564	Yes
27	28-32-104-026-0000	17853 Highland Ave.	1,340	Yes
28	28-32-104-025-0000	6224 179th St.	1,667	Yes

**Average**

**1,594**

**Median**

**1,336**

\*Listed Address as 17722 Highland Ave.

\*\* Listed Address is 6310 W. 179th St. There is no home at 6328 W. 179th St.



	<b>Pin</b>	<b>Address</b>	<b>Square Footage</b>
1	28-32-101-026-0000	17501 Highland Ave.	1,892
2	28-32-101-027-0000	17507 Highland Ave.	1,526
3	28-32-101-002-0000	6312 175th St.	2,063
4	28-32-101-003-0000	6211 175th St.	1,856
5	28-32-101-004-0000	6209 175th St.	1,190
6	28-32-101-005-0000	6209 175th St.	1,089
7	28-32-101-006-0000	6201 175th St.	1,744
8	28-32-101-025-0000	17509 Highland Ave.	2,571
9	28-32-101-008-0000	17535 Highland Ave.	1,895
10	28-32-101-009-0000	17551 Highland Ave.	2,267
11	28-32-101-010-0000	17601 Highland Ave.	3,172
12	28-32-101-011-0000	17619 Highland Ave.	630
13	28-32-101-012-0000	17639 Highland Ave.	1,777
14	28-32-101-013-0000	17643 Highland Ave.	2,814
15	28-32-101-033-0000	17649 Highland Ave.	1,226
16	28-32-101-028-0000	17655 Highland Ave.	1,462
17	28-32-101-029-0000	6230 177th St.	2,339
18	28-32-101-020-0000	17628 62nd Ave.	3,243
19	28-32-101-021-0000	17640 62nd Ave.	4,378
20	28-32-101-022-0000	17644 62nd Ave.	3,443
21	28-32-101-034-0000	17648 62nd Ave.	2,828
22	28-32-101-030-0000	6220 W. 177th St.	2,657
23	28-32-101-031-0000	6210 W. 177th St.	2,107
24	28-32-101-032-0000	17760 62nd Ave.	3,169
25	28-32-100-042-0000	17519 Ridgeland Ave.	1,204
26	28-32-100-043-0000	17525 Ridgeland Ave.	1,524
27	28-32-100-036-0000	6343 175th St.	912
28	28-32-100-030-0000	6317 175th St.	1,462
29	28-32-100-005-0000	6311 175th St.	2,414
30	28-32-100-006-0000	6303 175th St.	1,215
31	28-32-100-049-0000	17535 Ridgeland Ave.	900
32	28-32-100-050-0000	17541 Ridgeland Ave.	1,572
33	28-32-100-051-0000	17545 Ridgeland Ave.	912
34	28-32-100-033-0000	17567 Ridgeland Ave.	927
35	28-32-100-034-0000	17569 Ridgeland Ave.	1,101
36	28-32-100-040-0000	17601 Ridgeland Ave.	1,120
37	28-32-100-041-0000	17607 Ridgeland Ave.	1,484
38	28-32-100-011-0000	17615 Ridgeland Ave.	1,771
39	28-32-100-012-0000	17625 Ridgeland Ave.	2,915
40	28-32-100-048-0000	17637 Ridgeland Ave.	1,492
41	28-32-100-058-0000	17643 Ridgeland Ave.	1,152
42	28-32-100-054-0000	17659 Ridgeland Ave.	1,996
43	28-32-100-055-0000	6340 177th St.	1,045
44	28-32-100-056-0000	6334 177th St.	1,022
45	28-32-100-016-0000	17510 Highland Ave.	1,013
46	28-32-100-017-0000	17512 Highland Ave.	2,030
47	28-32-100-018-0000	17550 Highland Ave.	1,819
48	28-32-100-019-0000	17600 Highland Ave.	1,838
49	28-32-100-020-0000	17628 Highland Ave.	1,980
50	28-32-100-021-0000	17630 Highland Ave.	1,744
51	28-32-100-022-0000	17638 Highland Ave.	1,402

	<b>Pin</b>	<b>Address</b>	<b>Square Footage</b>
52	28-32-100-053-0000	17640 Highland Ave.	1,920
53	28-32-100-025-0000	6328 177th St.	1,054
54	28-32-100-026-0000	6320 177th St.	690
55	28-32-100-044-0000	17658 Highland Ave.	780
56	28-32-103-032-0000	6327 W 177th St.	1,105
57	28-32-103-030-0000	6321 W 177th St.	1,237
58	28-32-103-033-0000	17704 Highland Ave.	600
59	28-32-103-014-0000	*17724 Highland Ave.	2,626
60	28-32-103-015-0000	17726 Highland Ave.	2,392
61	28-32-103-016-0000	17730 Highland Ave.	1,331
62	28-32-103-017-0000	17736 Highland Ave.	1,284
63	28-32-103-018-0000	17740 Highland Ave.	
64	28-32-103-019-0000	17800 Highland Ave.	
65	28-32-103-020-0000	17826 Highland Ave.	1,315
66	28-32-103-021-0000	17830 Highland Ave.	1,315
67	28-32-103-022-0000	17836 Highland Ave.	1,864
68	28-32-103-023-0000	17846 Highland Ave.	2,056
69	28-32-103-039-0000	**6310 / 6328 W. 179th St.	1,546
70	28-32-103-040-0000	17848 Highland Ave.	2,583
71	28-32-104-001-0000	17703 Highland Ave.	1,139
72	28-32-104-002-0000	17709 Highland Ave.	1,155
73	28-32-104-003-0000	17723 Highland Ave.	1,730
74	28-32-104-004-0000	17733 Highland Ave.	2,836
75	28-32-104-005-0000	17737 Highland Ave.	1,434
76	28-32-104-006-0000	17741 Highland Ave.	572
77	28-32-104-007-0000	17801 Highland Ave.	2,295
78	28-32-104-008-0000	17811 Highland Ave.	1,048
79	28-32-104-009-0000	17825 Highland Ave.	1,287
80	28-32-104-010-0000	17835 Highland Ave.	1,125
81	28-32-104-011-0000	17847 Highland Ave.	2,564
82	28-32-104-026-0000	17853 Highland Ave.	1,340
83	28-32-104-025-0000	6224 179th St.	1,667
84	28-32-103-034-0000	17701 Ridgeland Ave.	2,237
85	28-32-103-002-0000	17711 Ridgeland Ave.	1,850
86	28-32-103-003-0000	17715 Ridgeland Ave.	935
87	28-32-103-004-0000	17739 Ridgeland Ave.	1,498
88	28-32-103-005-0000	17743 Ridgeland Ave.	1,955
89	28-32-103-037-0000	17747 Ridgeland Ave.	1,961
90	28-32-103-038-0000	17749 Ridgeland Ave.	1,206
91	28-32-103-007-0000	17801 Ridgeland Ave.	2,304
92	28-32-103-010-0000	17845 Ridgeland Ave.	1,788
93	28-32-103-011-0000	17849 Ridgeland Ave.	2,493
94	28-32-103-012-0000	6350 179th St.	1,638
95	28-32-104-013-0000	6225 177th St.	1,472
96	28-32-104-015-0000	17724 62nd Ave.	1,304
97	28-32-104-016-0000	17732 62nd Ave.	1,827
98	28-32-104-017-0000	17736 Austin Ave.	1,506
99	28-32-104-018-0000	17740 Austin Ave.	2,478
100	28-32-104-020-0000	17810 62nd Ave.	3,315

	<b>Pin</b>	<b>Address</b>	<b>Square Footage</b>
101	28-32-104-021-0000	17828 62nd Ave.	2,830
102	28-32-104-022-0000	17838 62nd Ave.	2,689
103	28-32-104-023-0000	17848 62nd Ave.	2,891
104	28-32-104-028-0000	6212 179th St.	2,281
105	28-32-104-027-0000	6200 179th St.	3,115
106	28-32-300-043-0000	17901 Ridgeland Ave.	2,133
107	28-32-300-002-0000	17913 Ridgeland Ave.	2,036
108	28-32-300-003-0000	17925 Ridgeland Ave.	2,133
109	28-32-300-005-0000	17955 Ridgeland Ave.	959
110	28-32-300-006-0000	17965 Ridgeland Ave.	2,340
111	28-32-300-007-0000	18001 Ridgeland Ave.	640
112	28-32-300-008-0000	18029 Ridgeland Ave.	999
113	28-32-300-009-0000	18033 Ridgeland Ave.	984
114	28-32-300-029-0000	18005 Ridgeland Ave.	2,857
115	28-32-300-030-0000	6342 181st. St.	4,758
116	28-32-300-035-0000	6331 179th St.	1,591
117	28-32-300-036-0000	17900 Highland Ave.	2,253
118	28-32-300-044-0000	17912 Highland Ave.	1,173
119	28-32-300-037-0000	17918 Highland Ave.	1,535
120	28-32-300-017-0000	17940 Highland Ave.	2,324
121	28-32-300-018-0000	17954 Highland Ave.	2,875
122	28-32-300-019-0000	18000 Highland Ave.	920
123	28-32-300-020-0000	18012 Highland Ave.	3,550
124	28-32-300-021-0000	18024 Highland Ave.	3,752
125	28-32-300-034-0000	18036 Highland Ave.	2,700
126	28-32-300-033-0000	18044 Highland Ave.	2,921
127	28-32-300-032-0000	18054 Highland Ave.	1,988
128	28-32-301-034-0000	17901 Highland Ave.	1,179
129	28-32-301-035-0000	6227 W. 179th St.	1,612
130	28-32-301-002-0000	17903 Highland Ave.	1,871
131	28-32-301-003-0000	17923 Highland Ave.	572
132	28-32-301-004-0000	17937 Highland Ave.	2,204
133	28-32-301-005-0000	17941 Highland Ave.	500
134	28-32-301-006-0000	17953 Highland Ave.	1,420
135	28-32-301-025-0000	18001 Highland Ave.	880
136	28-32-301-026-0000	18015 Highland Ave.	1,751
137	28-32-301-009-0000	18035 Highland Ave.	2,250
138	28-32-301-010-0000	18037 Highland Ave.	2,806
139	28-32-301-011-0000	18045 Highland Ave.	1,168
140	28-32-301-012-0000	18055 Highland Ave.	1,899
141	28-32-301-030-0000	6221 W 179th St.	2,647
142	28-32-301-031-0000	6211 W 179th St.	2,223
143	28-32-301-032-0000	17900 S 62nd Ave.	2,613
144	28-32-301-033-0000	17912 S 62nd Ave.	3,054

<b>Average</b>	<b>1,851</b>
<b>Median</b>	<b>1,774</b>
<b>Total Homes</b>	<b>142</b>
<b>Total Homes over 3,500 SF</b>	<b>4</b>
<b>% of Homes Under 3,500 SF</b>	<b>97.2%</b>

\*Listed Address as 17722 Highland Ave.

\*\* Listed Address is 6310 W. 179th St. There is no home at 6328 W. 179th St.

**EXHIBIT A**

<b>House #</b>	<b>Pin</b>	<b>Address</b>	<b>Square Footage</b>	<b>Signed Petition</b>
1	28-32-103-032-0000	6327 W 177th St	1,105	Yes
2	28-32-103-030-0000	6321 W 177th St	1,237	Yes
3	28-32-103-033-0000	17704 Highland Ave.	600	Yes
4	28-32-103-014-0000	17724 Highland Ave.	2,626	*Yes
5	28-32-103-015-0000	17726 Highland Ave.	2,392	Yes
6	28-32-103-016-0000	17730 Highland Ave.	1,331	Yes
7	28-32-103-017-0000	17736 Highland Ave.	1,284	Yes
8	28-32-103-018-0000	17740 Highland Ave.		Vacant Lot
9	28-32-103-019-0000	17800 Highland Ave.		Yes
10	28-32-103-020-0000	17826 Highland Ave.	1,315	Yes
11	28-32-103-021-0000	17830 Highland Ave.	1,315	Yes
12	28-32-103-022-0000	17836 Highland Ave.	1,864	Yes
13	28-32-103-023-0000	17846 Highland Ave.	2,056	Yes
14	28-32-103-039-0000	6310 / 6328 W. 179th St.	1,546	**Yes
15	28-32-103-040-0000	17848 Highland Ave.	2,583	Yes
16	28-32-104-001-0000	17703 Highland Ave.	1,139	Yes
17	28-32-104-002-0000	17709 Highland Ave.	1,155	Yes
18	28-32-104-003-0000	17723 Highland Ave.	1,730	Yes
19	28-32-104-004-0000	17733 Highland Ave.	2,836	Yes
20	28-32-104-005-0000	17737 Highland Ave.	1,434	Yes
21	28-32-104-006-0000	17741 Highland Ave.	572	
22	28-32-104-007-0000	17801 Highland Ave.	2,295	Yes
23	28-32-104-008-0000	17811 Highland Ave.	1,048	
24	28-32-104-009-0000	17825 Highland Ave.	1,287	Yes
25	28-32-104-010-0000	17835 Highland Ave.	1,125	Yes
26	28-32-104-011-0000	17847 Highland Ave.	2,564	Yes
27	28-32-104-026-0000	17853 Highland Ave.	1,340	Yes
28	28-32-104-025-0000	6224 179th St.	1,667	Yes

**Average** **1,594**

**Median** **1,336**

\*Listed Address as 17722 Highland Ave.

\*\* Listed Address is 6310 W. 179th St. There is no home at 6328 W. 179th St.

**EXHIBIT A**

	<b>Pin</b>	<b>Address</b>	<b>Square Footage</b>
1	28-32-101-026-0000	17501 Highland Ave.	1,892
2	28-32-101-027-0000	17507 Highland Ave.	1,526
3	28-32-101-002-0000	6312 175th St.	2,063
4	28-32-101-003-0000	6211 175th St.	1,856
5	28-32-101-004-0000	6209 175th St.	1,190
6	28-32-101-005-0000	6209 175th St.	1,089
7	28-32-101-006-0000	6201 175th St.	1,744
8	28-32-101-025-0000	17509 Highland Ave.	2,571
9	28-32-101-008-0000	17535 Highland Ave.	1,895
10	28-32-101-009-0000	17551 Highland Ave.	2,267
11	28-32-101-010-0000	17601 Highland Ave.	3,172
12	28-32-101-011-0000	17619 Highland Ave.	630
13	28-32-101-012-0000	17639 Highland Ave.	1,777
14	28-32-101-013-0000	17643 Highland Ave.	2,814
15	28-32-101-033-0000	17649 Highland Ave.	1,226
16	28-32-101-028-0000	17655 Highland Ave.	1,462
17	28-32-101-029-0000	6230 177th St.	2,339
18	28-32-101-020-0000	17628 62nd Ave.	3,243
19	28-32-101-021-0000	17640 62nd Ave.	4,378
20	28-32-101-022-0000	17644 62nd Ave.	3,443
21	28-32-101-034-0000	17648 62nd Ave.	2,828
22	28-32-101-030-0000	6220 W. 177th St.	2,657
23	28-32-101-031-0000	6210 W. 177th St.	2,107
24	28-32-101-032-0000	17760 62nd Ave.	3,169
25	28-32-100-042-0000	17519 Ridgeland Ave.	1,204
26	28-32-100-043-0000	17525 Ridgeland Ave.	1,524
27	28-32-100-036-0000	6343 175th St.	912
28	28-32-100-030-0000	6317 175th St.	1,462
29	28-32-100-005-0000	6311 175th St.	2,414
30	28-32-100-006-0000	6303 175th St.	1,215
31	28-32-100-049-0000	17535 Ridgeland Ave.	900
32	28-32-100-050-0000	17541 Ridgeland Ave.	1,572
33	28-32-100-051-0000	17545 Ridgeland Ave.	912
34	28-32-100-033-0000	17567 Ridgeland Ave.	927
35	28-32-100-034-0000	17569 Ridgeland Ave.	1,101
36	28-32-100-040-0000	17601 Ridgeland Ave.	1,120
37	28-32-100-041-0000	17607 Ridgeland Ave.	1,484
38	28-32-100-011-0000	17615 Ridgeland Ave.	1,771
39	28-32-100-012-0000	17625 Ridgeland Ave.	2,915
40	28-32-100-048-0000	17637 Ridgeland Ave.	1,492
41	28-32-100-058-0000	17643 Ridgeland Ave.	1,152
42	28-32-100-054-0000	17659 Ridgeland Ave.	1,996
43	28-32-100-055-0000	6340 177th St.	1,045
44	28-32-100-056-0000	6334 177th St.	1,022
45	28-32-100-016-0000	17510 Highland Ave.	1,013
46	28-32-100-017-0000	17512 Highland Ave.	2,030
47	28-32-100-018-0000	17550 Highland Ave.	1,819
48	28-32-100-019-0000	17600 Highland Ave.	1,838

R-1 > 3,500 SF

R-2 > 2,800 SF

(R-2)

**EXHIBIT A**

	<b>Pin</b>	<b>Address</b>	<b>Square Footage</b>
49	28-32-100-020-0000	17628 Highland Ave.	1,980
50	28-32-100-021-0000	17630 Highland Ave.	1,744
51	28-32-100-022-0000	17638 Highland Ave.	1,402
52	28-32-100-053-0000	17640 Highland Ave.	1,920
53	28-32-100-025-0000	6328 177th St.	1,054
54	28-32-100-026-0000	6320 177th St.	690
55	28-32-100-044-0000	17658 Highland Ave.	780
56	28-32-103-032-0000	6327 W 177th St.	1,105
57	28-32-103-030-0000	6321 W 177th St.	1,237
58	28-32-103-033-0000	17704 Highland Ave.	600
59	28-32-103-014-0000	*17724 Highland Ave.	2,626
60	28-32-103-015-0000	17726 Highland Ave.	2,392
61	28-32-103-016-0000	17730 Highland Ave.	1,331
62	28-32-103-017-0000	17736 Highland Ave.	1,284
63	28-32-103-018-0000	17740 Highland Ave.	
64	28-32-103-019-0000	17800 Highland Ave.	
65	28-32-103-020-0000	17826 Highland Ave.	1,315
66	28-32-103-021-0000	17830 Highland Ave.	1,315
67	28-32-103-022-0000	17836 Highland Ave.	1,864
68	28-32-103-023-0000	17846 Highland Ave.	2,056
69	28-32-103-039-0000	**6310 / 6328 W. 179th St.	1,546
70	28-32-103-040-0000	17848 Highland Ave.	2,583
71	28-32-104-001-0000	17703 Highland Ave.	1,139
72	28-32-104-002-0000	17709 Highland Ave.	1,155
73	28-32-104-003-0000	17723 Highland Ave.	1,730
74	28-32-104-004-0000	17733 Highland Ave.	2,836
75	28-32-104-005-0000	17737 Highland Ave.	1,434
76	28-32-104-006-0000	17741 Highland Ave.	572
77	28-32-104-007-0000	17801 Highland Ave.	2,295
78	28-32-104-008-0000	17811 Highland Ave.	1,048
79	28-32-104-009-0000	17825 Highland Ave.	1,287
80	28-32-104-010-0000	17835 Highland Ave.	1,125
81	28-32-104-011-0000	17847 Highland Ave.	2,564
82	28-32-104-026-0000	17853 Highland Ave.	1,340
83	28-32-104-025-0000	6224 179th St.	1,667
84	28-32-103-034-0000	17701 Ridgeland Ave.	2,237
85	28-32-103-002-0000	17711 Ridgeland Ave.	1,850
86	28-32-103-003-0000	17715 Ridgeland Ave.	935
87	28-32-103-004-0000	17739 Ridgeland Ave.	1,498
88	28-32-103-005-0000	17743 Ridgeland Ave.	1,955
89	28-32-103-037-0000	17747 Ridgeland Ave.	1,961
90	28-32-103-038-0000	17749 Ridgeland Ave.	1,206
91	28-32-103-007-0000	17801 Ridgeland Ave.	2,304
92	28-32-103-010-0000	17845 Ridgeland Ave.	1,788
93	28-32-103-011-0000	17849 Ridgeland Ave.	2,493
94	28-32-103-012-0000	6350 179th St.	1,638
95	28-32-104-013-0000	6225 177th St.	1,472
96	28-32-104-015-0000	17724 62nd Ave.	1,304

**EXHIBIT A**

	<b>Pin</b>	<b>Address</b>	<b>Square Footage</b>
97	28-32-104-016-0000	17732 62nd Ave.	1,827
98	28-32-104-017-0000	17736 Austin Ave.	1,506
99	28-32-104-018-0000	17740 Austin Ave.	2,478
100	28-32-104-020-0000	17810 62nd Ave.	3,315
101	28-32-104-021-0000	17828 62nd Ave.	2,830
102	28-32-104-022-0000	17838 62nd Ave.	2,689
103	28-32-104-023-0000	17848 62nd Ave.	2,891
104	28-32-104-028-0000	6212 179th St.	2,281
105	28-32-104-027-0000	6200 179th St.	3,115
106	28-32-300-043-0000	17901 Ridgeland Ave.	2,133
107	28-32-300-002-0000	17913 Ridgeland Ave.	2,036
108	28-32-300-003-0000	17925 Ridgeland Ave.	2,133
109	28-32-300-005-0000	17955 Ridgeland Ave.	959
110	28-32-300-006-0000	17965 Ridgeland Ave.	2,340
111	28-32-300-007-0000	18001 Ridgeland Ave.	640
112	28-32-300-008-0000	18029 Ridgeland Ave.	999
113	28-32-300-009-0000	18033 Ridgeland Ave.	984
114	28-32-300-029-0000	18005 Ridgeland Ave.	2,857
115	28-32-300-030-0000	6342 181st. St.	4,758
116	28-32-300-035-0000	6331 179th St.	1,591
117	28-32-300-036-0000	17900 Highland Ave.	2,253
118	28-32-300-044-0000	17912 Highland Ave.	1,173
119	28-32-300-037-0000	17918 Highland Ave.	1,535
120	28-32-300-017-0000	17940 Highland Ave.	2,324
121	28-32-300-018-0000	17954 Highland Ave.	2,875
122	28-32-300-019-0000	18000 Highland Ave.	920
123	28-32-300-020-0000	18012 Highland Ave.	3,550
124	28-32-300-021-0000	18024 Highland Ave.	3,752
125	28-32-300-034-0000	18036 Highland Ave.	2,700
126	28-32-300-033-0000	18044 Highland Ave.	2,921
127	28-32-300-032-0000	18054 Highland Ave.	1,988
128	28-32-301-034-0000	17901 Highland Ave.	1,179
129	28-32-301-035-0000	6227 W. 179th St.	1,612
130	28-32-301-002-0000	17903 Highland Ave.	1,871
131	28-32-301-003-0000	17923 Highland Ave.	572
132	28-32-301-004-0000	17937 Highland Ave.	2,204
133	28-32-301-005-0000	17941 Highland Ave.	500
134	28-32-301-006-0000	17953 Highland Ave.	1,420
135	28-32-301-025-0000	18001 Highland Ave.	880
136	28-32-301-026-0000	18015 Highland Ave.	1,751
137	28-32-301-009-0000	18035 Highland Ave.	2,250

(R-2)

(R-2)

(R-1)

**EXHIBIT A**

138	28-32-301-010-0000	18037 Highland Ave.	2,806
139	28-32-301-011-0000	18045 Highland Ave.	1,168
140	28-32-301-012-0000	18055 Highland Ave.	1,899
141	28-32-301-030-0000	6221 W 179th St.	2,647
142	28-32-301-031-0000	6211 W 179th St.	2,223
143	28-32-301-032-0000	17900 S 62nd Ave.	2,613
144	28-32-301-033-0000	17912 S 62nd Ave.	3,054

**Average** **1,851**

**Median** **1,774**

**Total Homes** **142**

**Total Homes over 3,500 SF** **4**

**% of Homes Under 3,500 SF** **97.2%**

\*Listed Address as 17722 Highland Ave.

\*\* Listed Address is 6310 W. 179th St. There is no home at 6328 W. 179th St.