



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

October 2, 2025 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the August 7, 2025 & September 18, 2025 Regular Meeting

**ITEM #1 PUBLIC HEARING – ACTION BEHAVIOR CENTERS – 8151 183rd STREET, SUITE B
– SPECIAL USE FOR SPECIAL NEEDS/THERAPY INSTITUTION**

Consider recommending that the Village Board grant Connor Coleman on behalf of Action Behavior Center, a Special Use for an outdoor play area located at a previously approved Special Needs/Therapy Institution at 8151 183rd Street, Suite A in the M-1 PD (General Manufacturing, Tinley Crossings PUD) Zoning District. Site Plan/Architectural approval will also be considered at the meeting.

**ITEM #2 PUBLIC HEARING – INTEGRITY WALL INC. (TORO CONSTRUCTION / VAZQUEZ
GROUP LLC) – 17201 RIDGELAND AVENUE– SPECIAL USE PERMITS AND SITE
PLAN/ARCHITECTURAL APPROVAL**

Consider recommending that the Village Board grant Luis Vazquez on behalf of Toro Construction and Vazquez Group LLC doing business as Integrity Wall Inc. a Special Use for *Building Material Sales/Storage & Millwork* and a Special Use for *Open Storage – Level 2* at 17201 Ridgeland Avenue in the ORI (Office Restricted & Industrial) Zoning District. Site Plan/Architectural Approval will also be considered.

**ITEM #3 PUBLIC HEARING – MCDONALDS – 7501 191st STREET – SPECIAL USE FOR A
SUBSTANTIAL DEVIATION TO THE BROOKSIDE CREEK RETAIL CENTER PUD;
SITE PLAN & ARCHITECTURAL APPROVAL**

Consider recommending that the Village Board grant Cathy Stephens of Permit Solutions, Inc. on the behalf of McDonald's Corporation, a Special Use for a Substantial Deviation from the Brookside Creek Retail Center PUD to allow for the construction of a quick service restaurant with drive-thru at 7501 191st Street, Tinley Park, IL in the B-3 PD (General Business and Commercial; Brookside Creek Retail Center PUD) Zoning District. Site Plan/Architectural Approval will also be considered.

Receive Comments from the Public

Good of the Order

Adjourn Meeting

Petitioner

Connor Coleman on
behalf of Action Behavior
Centers

Property Location

8151 183rd Street Suite B

PIN

19-09-02-205-022-0000

Zoning

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

Approvals Sought

Special Use Permit
Site Plan Approval

Project Planner

Lori Kosmatka, AICP
Senior Planner

PLAN COMMISSION STAFF REPORT

October 2, 2025 –Public Hearing

Action Behavior Centers: Special Use for Outdoor Play Area Located at a Special Needs/Therapy Institution

8151 183rd Street – Suite B



EXECUTIVE SUMMARY

The Petitioner, Connor Coleman, on behalf of Action Behavior Centers is seeking a Special Use Permit for an outdoor play area for an existing *Special Needs/Therapy Institution* specializing in children's Applied Behavior Analysis therapy facility, located at 8151 W. 183rd Street, Suite B in the M-1 PD (General Manufacturing, Tinley Crossings PUD). Action Behavior Centers received previous approval in this tenant space for the *Special Needs/Therapy Institution*, but did not propose an outdoor area at that time.

The proposed outdoor area is 690 sq. ft. along a portion of the west face of the building in-line with the tenant space for Action Behavior Centers. The play area will allow children and their therapist another setting to apply empirically validated methods of behavioral therapy to help each child reach their greatest potential and improve their quality of life. The play area will contain play equipment and picnic tables with certified playground turf and will be surrounded by a 72" wrought iron fence with a gate. The play area will be used from 8am-4pm Monday-Friday. Landscaping in the footprint of this area is proposed for relocation toward the front of the building near 183rd Street. Changes of this nature to the Petitioner's use and operations require a new, amended Special Use Permit.

No changes to architecture, exterior signage, lighting or parking are proposed. Aside from the outdoor play area, the facility will continue to operate as previously approved. This includes but is not limited to number of children served, staff on-site, hours, with drop-off and pick-up times arranged.

EXISTING SITE & HISTORY

The subject property is located at 8151 W. 183rd Street, Suite B (previously identified as Suite A). Action Behavior Centers operates in this suite in the southwest portion of the building, of about 10,000 sq. ft. of the building's total 49,794 sq. ft. The property has 144 parking spaces.

The property is part of the Tinley Crossings Corporate Center Planned Unit Development (PUD), approved in 1998 by Ordinance 98-O-007 as a 175-acre corporate center and industrial park. The subject property, within the PUD has underlying M-1 (General Manufacturing) zoning.

In 2024, Action Behavior Centers was approved (Ordinance #2024-O-066) as a *Special Needs/Therapy Institution*. During that period of zoning entitlement, Village Planning Staff inquired if outdoor space would be proposed. At that time, the Petitioner confirmed that no outdoor space would be proposed.

Zoning: The subject property is part of the Tinley Crossings PUD and in the **M-1 General Manufacturing zoning district**, which is defined by the Zoning Code as *"intended to provide for those industrial activities that have moderate environmental effects and are located in areas relatively removed from residential and prime retail development"*. Prior PUD ordinance approval notes the uses on the most easterly 12 acres were approved to be *"developed with ancillary business services which are primarily for the convenience of the persons and firms located within the development"*. The table below indicates the surrounding zoning and land uses in the area.

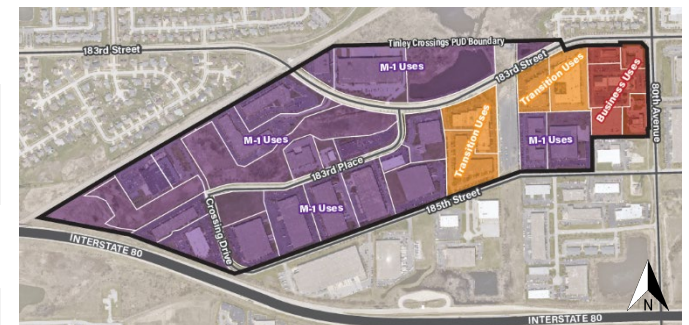


Location Map



Zoning Map

Direction	Zoning	Land Use
North	M-1 (General Manufacturing)	Vacant/detention
East	M-1 (General Manufacturing)	Commercial – Proven IT (copier & IT solutions company)
South	M-1 (General Manufacturing)	Commercial
West	M-1 (General Manufacturing)	ComEd lot



2024 PUD Amendment Allowing Transitional Uses

The PUD was amended in 2024 by Ordinance 24-O-014, which revised land use allowances (permitted, special use, and prohibited) at four specific properties within the PUD (*shown to the right*). Transitional/flex uses were considered in this amendment, including allowing *Special Needs/Therapy Institutions* as a Special Use in the PUD. Other notable use changes include special use permits for commercial indoor recreation, vocational educational facilities, kennels,

and contractor's offices and shops. This PUD amendment allowed for the above noted subsequent 2024 Special Use Permit approval of Action Behavior Centers at the subject property.

SPECIAL USE APPROVAL

Special Use Permits are tied to the Petitioner's operations. In this case, the previous Special Use Permit approval from 2024 did not propose an outdoor play area. Since the nature of the Petitioner's use and operations are now proposed to change, a new amended Special Use Permit is required.

PROPOSED USE AND SITE PLAN

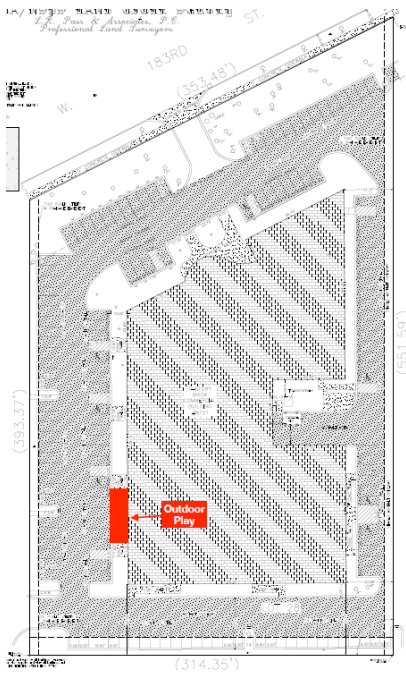
Action Behavior Center specializes in Applied Behavior Analysis (ABA) therapy for children with autism. Shortly following zoning entitlement approval of the 2024 Special Use Permit, the business determined it is in the best interest of their child clients to provide an outdoor play area to enhance their therapy. The play area will allow children and their therapist another setting to apply empirically validated methods of behavioral therapy to help each child reach their greatest potential and improve their quality of life.

Aside from the outdoor play area, the facility will continue to operate as previously approved. This includes but is not limited to number of children served, staff on-site, hours, with drop-off and pick-up times arranged. A maximum of 28 children are served at the therapy facility for 2-8 hours with a 1:1 therapist ratio. 49 employees maximum are on site with 49 parking stalls allocated by the property owner, four of which are designated for parents.

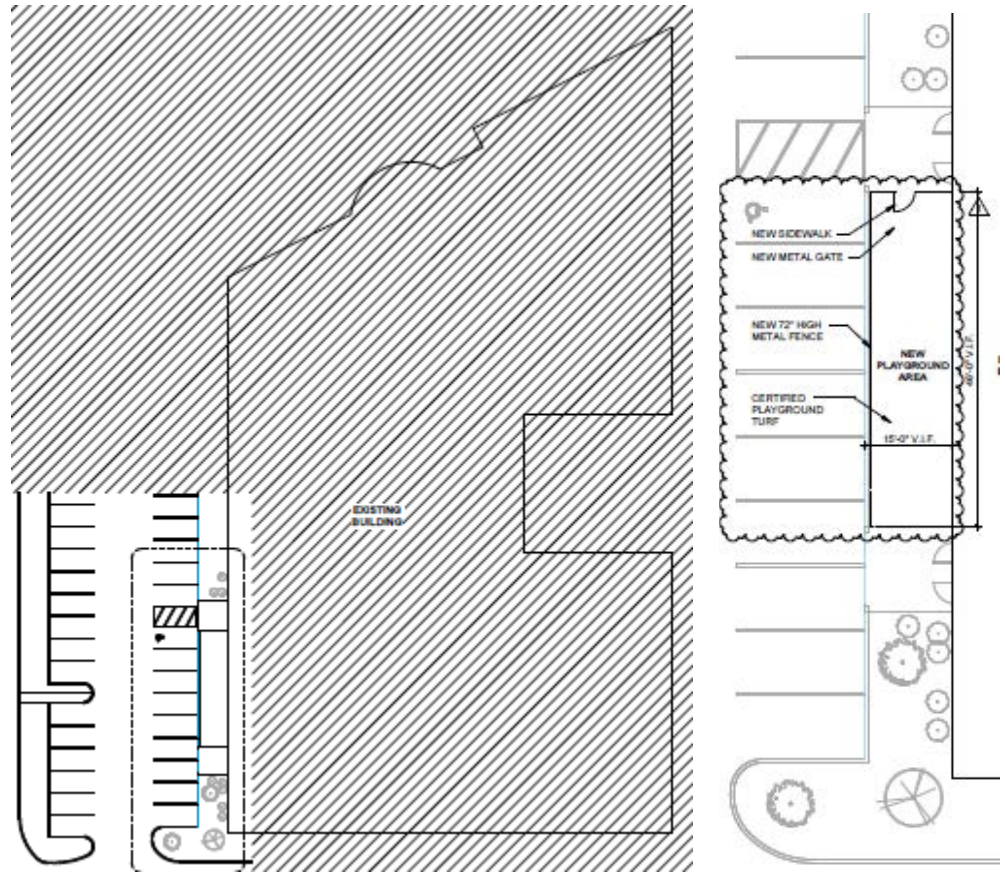
The proposed outdoor area is 690 sq. ft. (15' x 46') to be located along a portion of the west face of the building in-line with the tenant space for Action Behavior Centers. The play area will contain play equipment (playhouse, wiggle cars, etc.) and picnic tables with certified playground turf and will be surrounded by a 72" wrought iron fence with a gate. The play area will be used from 8am-4pm Monday-Friday. Action Behavior Centers' standard is 50 sq. ft. per child. More specifically, the narrative states the maximum number children in this outside play area will be 7 with 7 therapists, totaling 14 occupants at a time.

The location of the play area is directly in front of the tenant's space. It is internal to the site, away from the main curb cut access from 183rd Street. The play area directly abuts the existing concrete walkways to the tenant space, with the gate on the north side. The east side of the play area connects to the building, and the west side is a nominal distance from the existing curb. The head of existing parking stalls come up to the existing curb. Vehicles access the parking space via an internal drive aisle. Village Planning and Building staff note that adding wheel stops will provide additional protection to the outdoor area from vehicles parking in the vicinity. A **condition** is listed to this effect. The condition also notes a plan with material and location details is required for Village Planning and Building staff review and approval.





Overall Location Aerial



Site Plan of Proposed Outdoor Play Area

LANDSCAPE

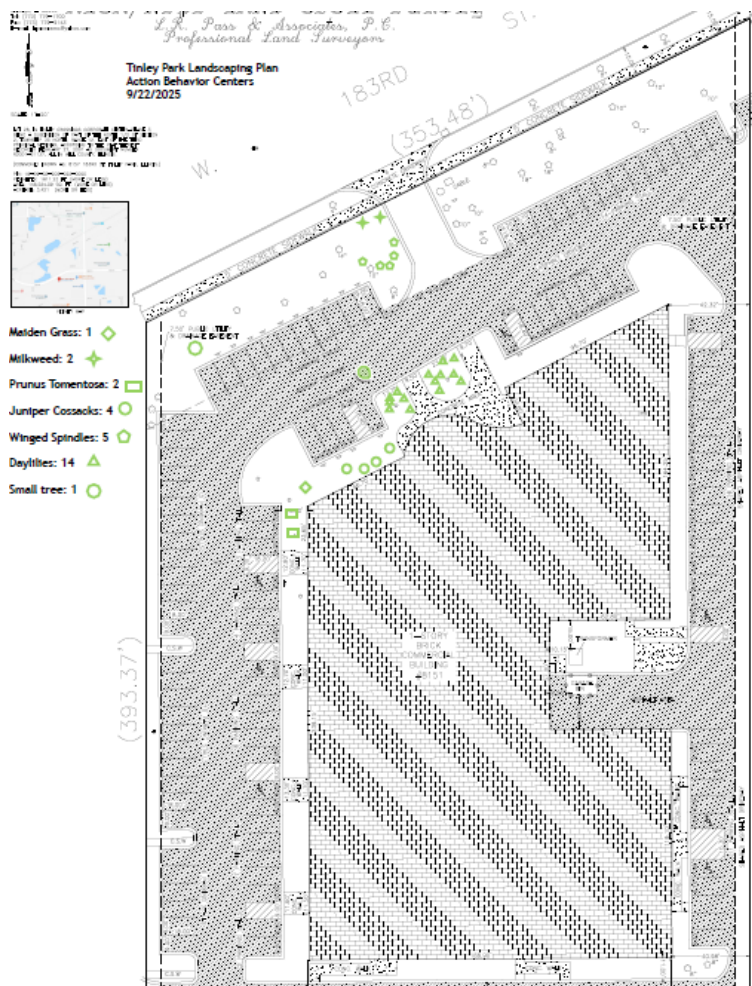
Existing landscaping in the footprint of the proposed outdoor play area is proposed for relocation toward the front of the building near 183rd Street. The Petitioner provided a photograph of the existing landscaping with labels, a landscaping plan, and several photographs of the associated proposed areas for landscape relocation. It should be noted the landscape plan only includes the proposed relocation of plantings, not existing plantings to remain in place. The submitted photographs help illustrate the context and location of the existing plantings to remain near the proposed relocations.



Current Landscaping Identified at Proposed Location for Outdoor Play Area

Overall, the proposed relocations do not appear to conflict with the context of the relocation areas, as the Petitioner has sought open locations that are in visible locations near the public view and right-of-way which will help further enhance the property's curb appeal. The Petitioner confirmed the property owner has approved the proposed relocation. The largest planting, a small tree is proposed in an open area toward the northwest part of the site (identified as a circle in the landscape plan). Other plantings are divided amongst the west side of the main curb cut to the property and along the north entry of the building and northwest part of the building.

A **condition** is listed stating if landscaping plantings are not maintained and or do not survive the proposed relocations, then equal quantity and replacement is required. A new landscaping plan would then be required for Village Planning staff review and approval.



Proposed Landscape Plan. Above Right Relocation for Small Tree, Bottom Right Relocation for Juniper Cossacks – Refer to Packet for All Photos

ARCHITECTURE, SIGNAGE, LIGHTING

No changes to architecture, exterior signage, lighting or parking are proposed.

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

Architectural

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with "Building Articulation" (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it's the appearance if used on large, blank walls.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of "attention getting" or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as "belly-bands" (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.

- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

STANDARDS FOR A SPECIAL USE

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

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
The proposed outdoor play area will offer more well-rounded therapy to the children served by the existing Special Needs/Therapy Institution at the property. The outdoor play area will allow children and their therapist another setting to apply empirically validated methods of behavioral therapy to help each child reach their greatest potential and improve their quality of life.
- 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 outdoor play area will occur in the area designated in the lease and within the hours specified 8am-4pm Monday-Friday. The proposed use is expected to maintain the property values in the neighborhood.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
The proposed outdoor play area will utilize currently landscaped space adjacent to the tenant's space of the building. Its location is also internal to the site. Thus it will not cause a disruption to surrounding tenants of the building or surrounding properties.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
The subject property is existing and already has adequate utilities, access roads, drainage, and other necessary facilities. No further utilities are required for the outdoor play area.
- 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 outdoor play area is internal to the site, adjacent to parking stalls and located away from the building's main curb cut access point on 183rd Street.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
All requirements will be met.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

The proposed outdoor area will add value to the services already provided by Action Behavior Centers. This service will further help children on the autism spectrum to reach their fullest potential.

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

MOTIONS TO CONSIDER

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

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

Motion 1 (Special Use Permit):

“...make a motion to recommend that the Village Board grant the Petitioner, Connor Coleman, on behalf of Action Behavior Centers, a Special Use Permit to allow for an outdoor play area use and operations located at a previously approved *Special Needs/Therapy Institution* (for children's ABA therapy) at 8151 183rd Street, Suite B in the M-1 PD (General Manufacturing, Tinley Crossings PUD) Zoning District, according to the submitted plans and adopt the Findings of Fact as listed in the October 2, 2025 Staff Report.

Motion 2 (Site Plan/Architectural Approval):

“...make a motion to grant the Petitioner Luis Vazquez, on behalf of Toro Construction and Vazquez Group LLC doing business as Integrity Wall Inc. Site Plan and Architectural Approval to construct site improvements for an existing building and property at 17201 Ridgeland Avenue in the ORI (Office Restricted & Industrial) Zoning District , *in accordance with the plans submitted in the October 2, 2025 staff report, subject to the following conditions:*

- 1. Wheel stops will be required to provide additional protection to the outdoor play area from vehicles parking in the vicinity. A plan with material and location details is required for Village Planning and Building staff review and approval.*
- 2. If landscaping plantings are not maintained and or do not survive the proposed relocations, then equal quantity and replacement is required. A new landscaping plan would then be required for Village Planning staff review and approval.*

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Planning & Zoning General Application	Petitioner	7/12/2025
2	Special Addendum Response to Standards	Petitioner	Rec'd 7/21/2025
3	Narrative / Business Use Letter	Petitioner	9/15/2025
4	Plat of Survey	LR Pass	12/15/2017
5	Marked Up Plat of Survey w/ Proposed Location of Outdoor Play Area	Petitioner	7/21/2025
6	Aerial View of Proposed Location for Outdoor Play Area	Petitioner	7/21/2025
7	Front View of Proposed Location for Outdoor Play Area	Petitioner	7/21/2025
8	Fire Life Safety Plan of Outdoor Play Area with Floor Plan	Petitioner	7/21/2025
9	Site Plan & Color Renderings	Schwarz Hanson Architects	9/9/2025
10	Landscaping Plan – Proposed Relocation Only	Petitioner	9/22/2025
11	Photos of Areas for Proposed Landscaping Relocation (Context)	Petitioner	9/22/2025

LR Pass = L.R. Pass & Associates PC Professional Land Surveyors

Schwarz = Schwarz Hanson Architects



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums.

- ☐ Special Use for: Action Behavior Centers
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☐ Variation ☐ Residential ☐ Commercial for _____
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Action Behavior Centers - Tinley Park

Project Description: Outdoor Play Area

Project Address: 8151 West 183rd Street Tinley P Property Index No. (PIN): _____

Zoning District: _____ Lot Dimensions & Area: _____

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: Ryan Kattoo Company: 183 St. Tinley Park, LLC

Street Address: 31000 Northwestern Highway, Suite City, State & Zip: Farmington Hills, MI 48334

E-Mail Address: _____ Phone Number: _____

APPLICANT INFORMATION

☐ Same as Owner of Record

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

Name of Applicant: Connor Coleman Company: Action Behavior Centers

Relation To Project: Senior Director of Construction at Action Behavior

Street Address: 2100 Kramer Ln Suites 150 & 36 City, State & Zip: Austin, TX 78758

E-Mail Address: _____ Phone Number: _____



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: _____

Property Owner Name (Print): _____

Acknowledgements

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

Property Owner Signature: _____

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

Connor Coleman, Alexander Rayburn

7/12/2025

VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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

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

- ☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☐ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.
- ☐ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated.
- ☐ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.
- ☐ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).
- ☐ \$500 Special Use hearing fee.

STANDARDS AND CRITERIA FOR A SPECIAL USE

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

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

Our outdoor play area helps us offer more well rounded therapy to the children we serve. The Special Use will not be detrimental to the public health, safety, morals, comfort, or general welfare.

- 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 Special Use will occur in the area designated in the lease and within the hours specified in the application. The use will not be injurious to the use and enjoyment of other property in the immediate vicinity. The proposed use is expected to maintain the property values in the neighborhood.

- 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 building and landscaped area is existing. The landscaped space is connected to our suite and would not be a disruption to surrounding tenants of the building or the surrounding properties. The operational hours are the same as our indoor operations.

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

The landscaped area connected to the building is already existing with adequate utilities, access roads, drainage, and/or other 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.**

The outdoor play area is in an existing landscaped area and will not impede ingress or egress or cause traffic congestion in the public streets.

- 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 petitioner has indicated that they will meet all other Village regulations

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

The Special Use will contribute to the economic development of the community as a whole. The proposed use will add value to the services we already provide. Our center filled a vacancy and will continue to provide a service to the development helping children on the autism spectrum to reach their fullest potential within the community.



9/15/2025

Re: Action Behavior Centers – Business Use Letter

Tinley Park – Special Use for Outdoor Play

We are looking to add a 690-square-foot outdoor play area that is connected to the building and will go into an existing landscaped area. The use of this space will allow for each child and their therapist another setting to apply empirically validated methods of behavioral therapy that help each child reach their greatest potential and improve their quality of life.

The outdoor play area will include the following: 72" wrought iron style fence, turf, Adult picnic table, child's picnic table, small playhouse, wiggle cars, and small soccer goals accompanied by a small soccer ball.

The outdoor space will be operational from 8 AM to 4 PM Monday through Friday. The clinic is open 7:45 AM to 6:00 PM, Monday through Friday. Kids are at the center between 8 AM and 4 PM. The extra time on the back end helps for parent tours and accommodate schedules. The maximum number of children that will be in the outdoor play area is seven. Our standard is 50 square feet of space per child. Each child will be accompanied by an ABC Registered Behavior Technician (RBT) making it a maximum total of fourteen individuals in the outdoor play area at a time.

The existing landscaping in the 690-square-foot area will be removed and replanted on the northwest corner of 183rd, near the entrance and in front of Suite A. The plantings to be relocated include the following: Maiden Grass (1), Milkweed (2), Prunus Tomentosa (2), Juniper Cossacks (4), Winged Spindles (5), Daylilies (14), and one small tree. This relocation will enhance the visual appeal of the designated area while preserving and reusing the existing plant materials. A site plan will be shared to show the relocation of each plant.

There will be no additional proposed exterior improvements (i.e., additional exterior lighting, signage or other site improvements) for the outdoor play area.

There will be no operational changes to the existing Special Use Permit submittal details (plans, operational logistics, capacity, etc.) which was approved per Ordinance 2024-O-066 as

presented to the Plan Commission on December 5, 2024. Those details are as follows and will remain unchanged.

- 28 children maximum on site for 2-8 hours
- 49 employees maximum on site (38 plus 5-10 trainees plus 1 trainer)
- 49 parking stalls allocated by the property owner, four of which are designated with signage for use by parents
- Drop-off and pick-up times are arranged
- Parent training once a month for 30 minutes, one at a time
- No preparation/serving/satellite feeding

OFFICE:
P.O. Box 43559
Chicago, IL 60643
Tel: (773) 779-1700
Fax: (773) 779-9143
E-mail: lrpassassoc@yahoo.com

ALTA/NSPS LAND TITLE SURVEY

L.R. Pass & Associates, P.C.
Professional Land Surveyors

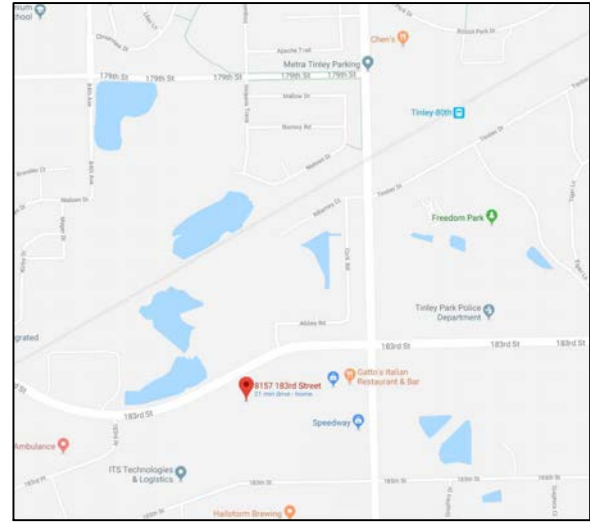
BOUNDARY SURVEYS
MORTGAGE SURVEYS
CONDOMINIUMS
TOPOGRAPHY
LAND DEVELOPMENTS
LEGAL DESCRIPTIONS
CONSTRUCTION LAYOUT

SCALE: 1"=20'

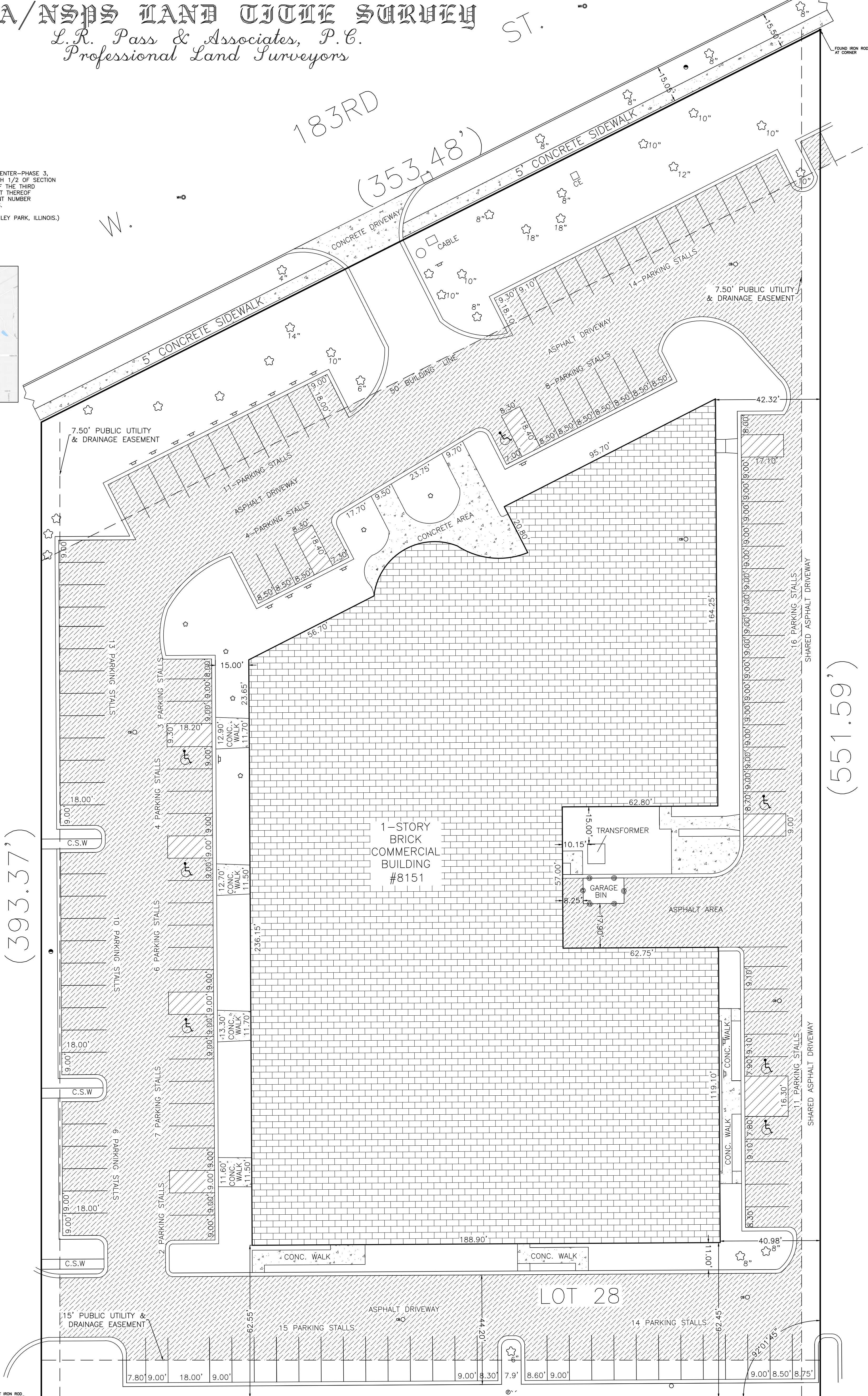
LOT 28, IN TINLEY CROSSINGS CORPORATE CENTER-PHASE 3,
BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION
2, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED FEBRUARY 27, 2001 AS DOCUMENT NUMBER
R2001-2137, ALL IN WILL COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 8157 183RD ST; TINLEY PARK, ILLINOIS.)

PIN: 19-09-02-205-022-0000
PERIMETER: 1611.23 FT. (MORE OR LESS)
AREA: 148,524.09 SQ. FT. (MORE OR LESS)
ACREAGE: 3.421 (MORE OR LESS)



VICINITY MAP



A. This survey correctly shows the size, location and type of all buildings, structures and other improvements, and visible items on the Property and that all buildings and improvements are within the boundary lines and applicable setback lines of the Property.

B. All utilities serving the Property enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easements or right of way across said Property.

C. Except as shown, there are no visible (a) improvements, easements, right of way, party walls, drainage ditches, streams or conflicts, (b) party walls or encroachments on adjoining property, streets, alleys, or right of way by any of such buildings, structures, or other improvements, (c) encroachments on the Property by buildings, structures, or other improvements situated on adjoining property, or (d) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements on the Property.

D. Said described property is located within an area having a Zone Designation by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. 17197C0212F, with a date of identification of November 11, 2000, for Community Number 17197C, in Will County, State of Illinois, which is the current Flood Insurance Rate Map of the community in which said Property is situated; Zone

E. The property has direct physical access to 183rd Street, a public street or highway;

F. The number of striped parking spaces located on the subject property is , and to the extent possible, are graphically shown hereon.

G. All set back, side yard and rear yard lines and requirements shown or set forth on all recorded plats and documents, and those set forth in applicable zoning ordinances, are plotted hereon and are noted hereon in tabular form.

H. The undersigned has received and examined a copy of Title Insurance Commitment No(s), 1401 880015019, dated November 21, 2017, issued by Chicago Title Insurance Company for the Property as well as a copy of each easement, covenant and restriction listed therein, and the location of any matter shown thereon, to the extent it can be located, has been plotted on the Survey or otherwise noted as to their effect on the subject property, and the property described hereon is the same as the property described in said Title Insurance Commitment.

SURVEY CERTIFICATE REQUIREMENTS:

A. The survey must be certified to: BCL-CRE LLC, an Illinois limited liability company, Heartland Bank & Trust Company, its successors or assigns, Gregory Linde, Esq., David Fintz, Esq. 183 St. Tinley Park LLC, a Delaware limited liability company and Chicago Title Insurance Company.

B. The survey certificate must provide as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2017 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey" jointly established and adopted by ALTA on NSPS and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a) 11, 13, 14, 16, 17, 18, 19 and 20 of table A thereof.

DECEMBER 15, 2017

DATE OF PLAT OR MAP: LEON R. PASS, P.L.S. #3083

PROFESSIONAL ILLINOIS LAND SURVEYOR No. 3083
LICENSE EXPIRATION DATE: 11/30/18

L.R. Pass & Associates, P.C.
Professional Land Surveyors
P.O. Box 43559

Tel: (773) 779-1700 Chicago, Illinois 60643 Fax: (773) 779-9143
E-mail: lrpassassoc@yahoo.com

David J. Fintz, Esq.

33 N. LaSalle Street, Suite 3200
Tel.: (312) 283-8877 Chicago, Illinois 60643

					DRAWN BY: D.J.	DATE: 12-15-17
					CHECKED BY: L.R.P.	DATE: 12-15-17
					BOOK NO.: G.P.	SURVEYOR: S.S.
					PROJECT NO.: 1712-1962	SCALE: 1"=20'
NO.	DATE	BY	DESCRIPTION		APPR.	1 of 1
R E V I S I O N S						

1 of 1

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ALTA/NSPS LAND TITLE SURVEY

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ST.

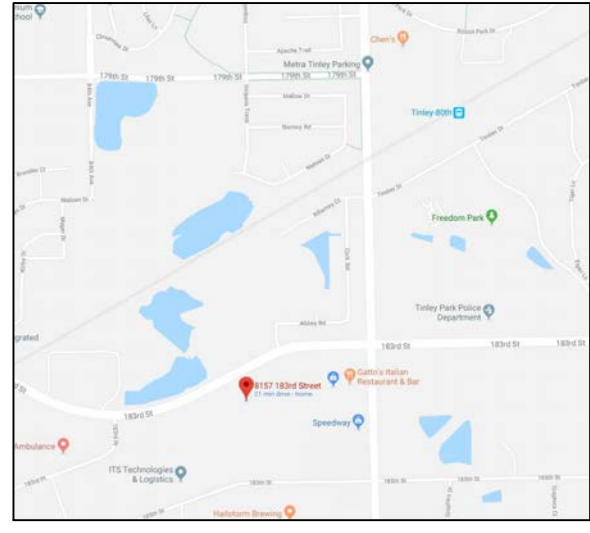
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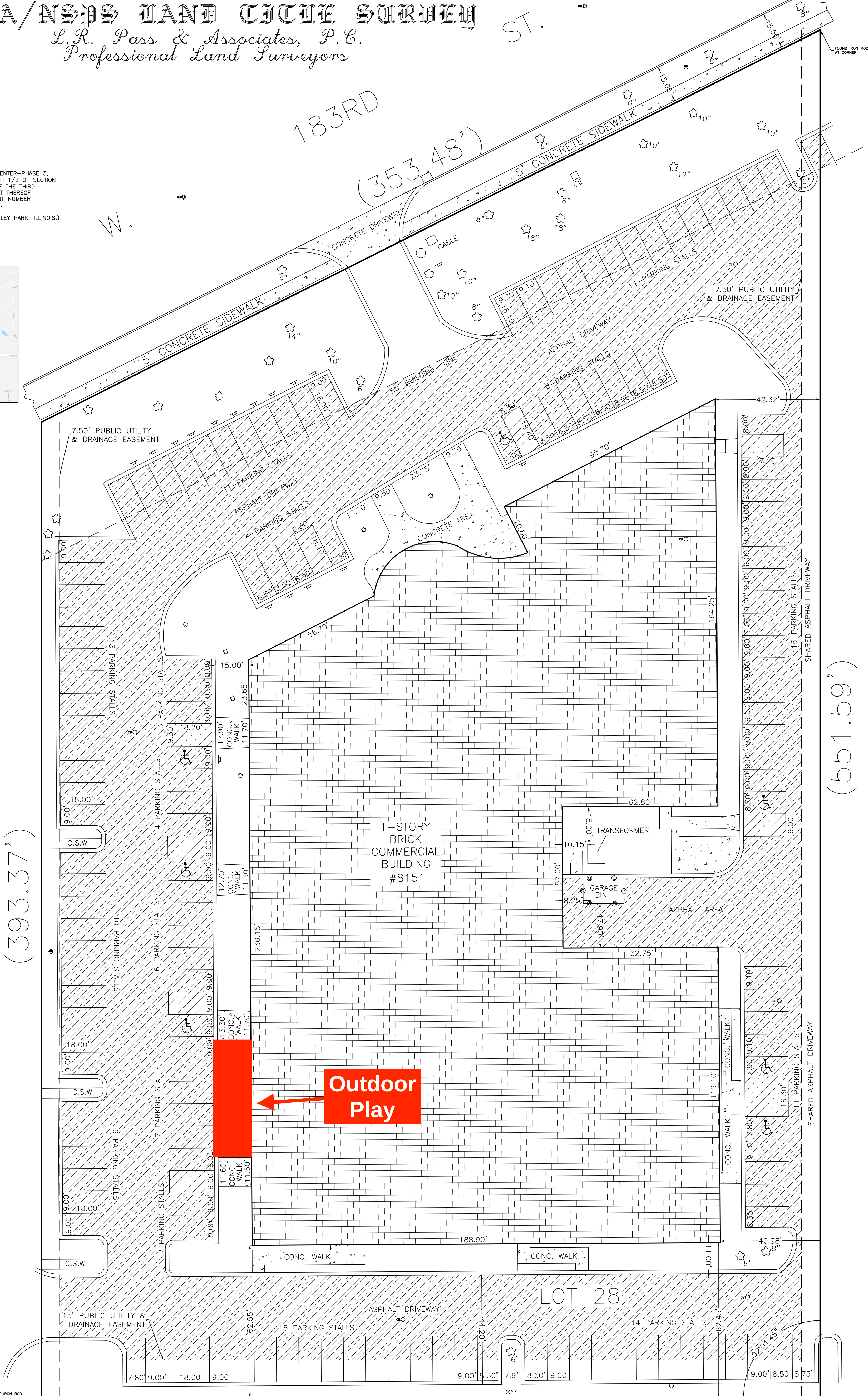
LOT 28, IN TINLEY CROSSINGS CORPORATE CENTER-PHASE 3,
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ACREAGE: 3.421 (MORE OR LESS)



VICINITY MAP



(551.59')

(393.37')

(314.35')

A. This survey correctly shows the size, location and type of all buildings, structures and other improvements, and visible items on the Property and that all buildings and improvements are within the boundary lines and applicable setback lines of the Property.

B. All utilities serving the Property enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easements or right of way across said Property.

C. Except as shown, there are no visible (a) improvements, easements, right of way, party walls, drainage ditches, streams or conflicts, (b) party walls or encroachments on adjoining property, streets, alleys, or right of way by any of such buildings, structures, or other improvements, (c) encroachments on the Property by buildings, structures, or other improvements situated on adjoining property, or (d) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements on the Property.

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G. All set back, side yard and rear yard lines and requirements shown or set forth on all recorded plats and documents, and those set forth in applicable zoning ordinances, are plotted hereon and are noted hereon in tabular form.

H. The undersigned has received and examined a copy of Title Insurance Commitment No(s), 1401 880015019, dated November 21, 2017, issued by Chicago Title Insurance Company for the Property as well as a copy of each easement, covenant and restriction listed therein, and the location of any matter shown thereon, to the extent it can be located, has been plotted on the Survey or otherwise noted as to their effect on the subject property, and the property described hereon is the same as the property described in said Title Insurance Commitment.

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DECEMBER 15, 2017

DATE OF PLAT OR MAP: LEON R. PASS, P.L.S. #3083

PROFESSIONAL ILLINOIS LAND SURVEYOR No. 3083
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				DRAWN BY: D.J.		DATE: 12-15-17	
				CHECKED BY: L.R.P.		DATE: 12-15-17	
				BOOK NO.: G.P.		SURVEYOR: S.S.	
				PROJECT NO.: 1712-1962			SCALE: 1"=20'
NO.	DATE	BY	DESCRIPTION			APPR.	
R E V I S I O N S							

1 of 1

1 of 1

183rd St

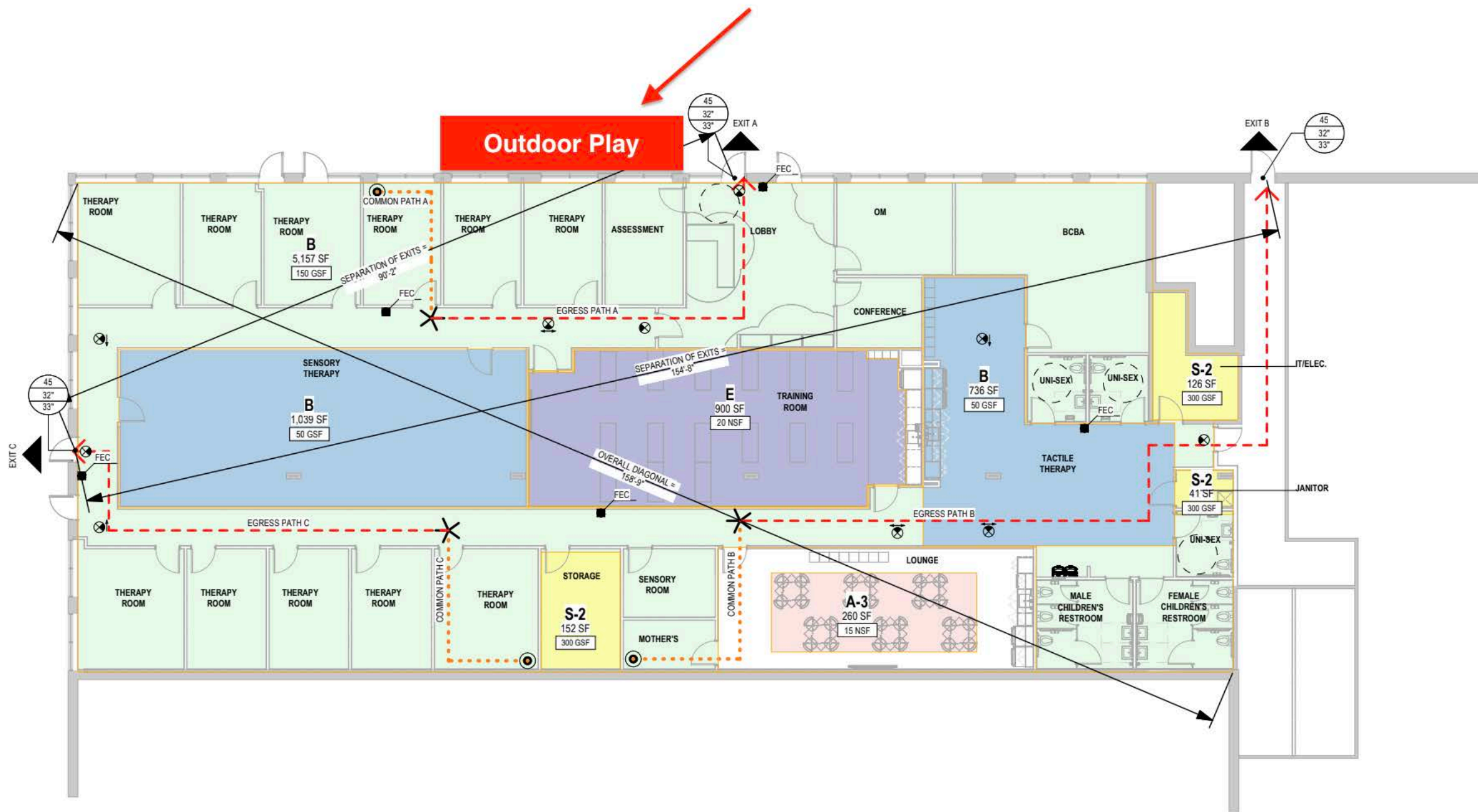
**Outdoor Play
Area**

Conifer Health Solutions

Google

Imagery ©2024 Airbus, CNES / Airbus, Maxar Technol







**SCHWARZ
HANSON**
ARCHITECTS
2570 RIVER PARK PLAZA, SUITE 100
FORT WORTH, TX 76116
817-377-3600
mail@schwarz-hanson.com
© SCHWARZ-HANSON, LLC

A NEW PLAYGROUND FOR
ABC TINLEY
8151 183RD ST
TINLEY PARK, IL 60487

LICENSED ARCHITECT
BRAD S. NAEHER
184.008651-0001
001.025653
BRN
07/16/2025
EXPIRES 11/30/2026

PROJECT NO.: 25139
DATE: 07/16/2025

REVISION SCHEDULE

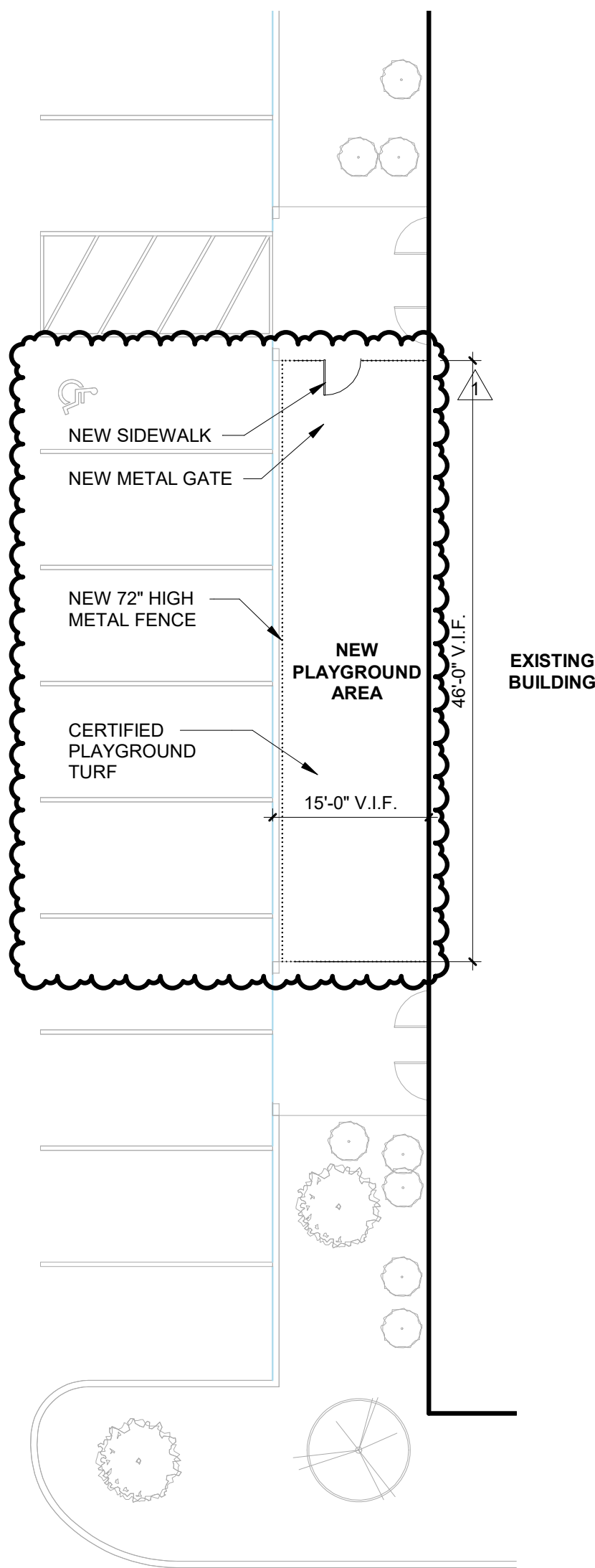
Δ	Description	Date
1	ADDENDUM 01	09/09/2025

SHEET NAME

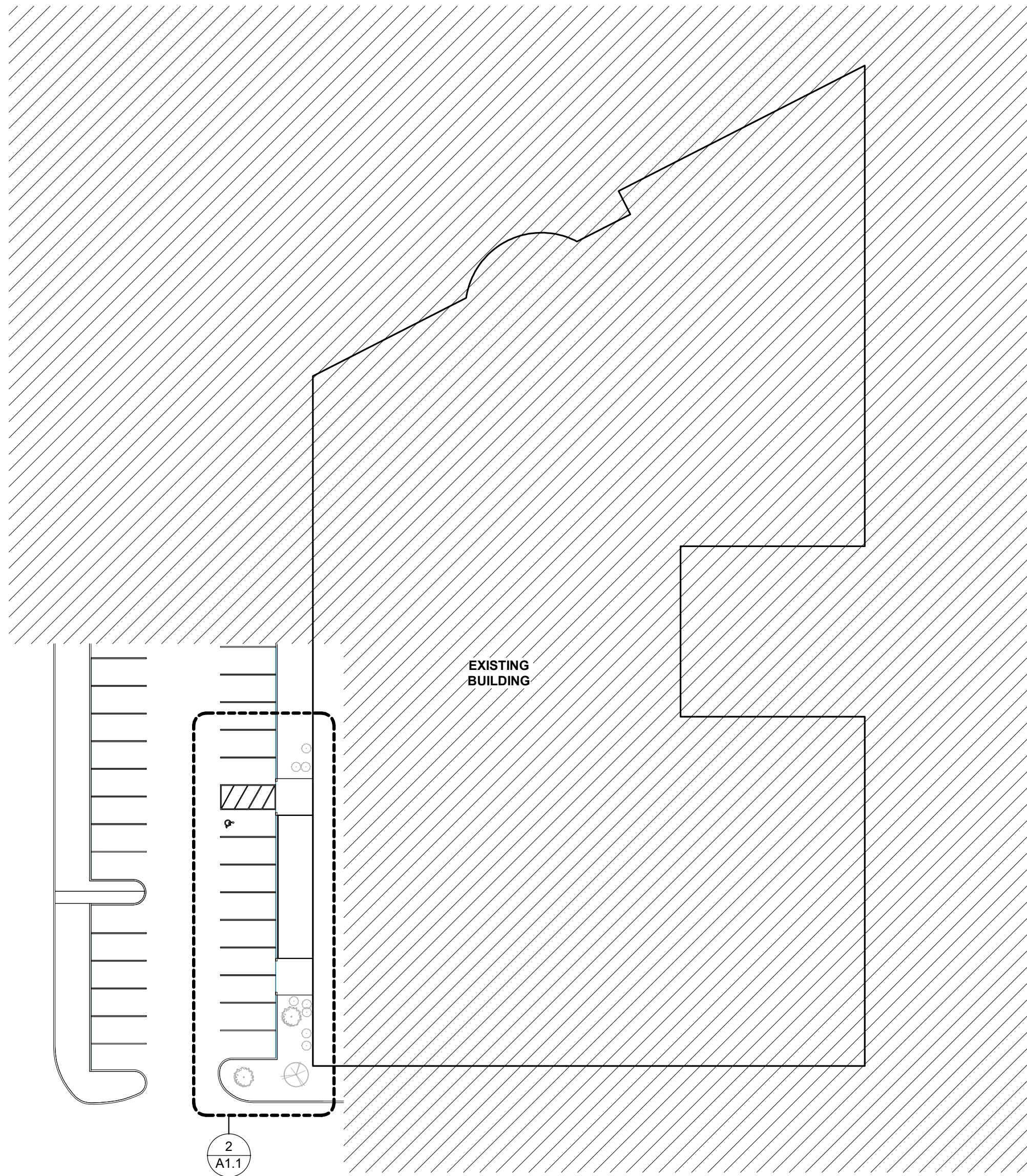
SITE PLAN

SHEET NO.

A1.1



FLOOR PLAN | 2
SCALE: 3/32" = 1'-0" A1.1



ARCHITECTURAL SITE PLAN | 1
SCALE: 1/32" = 1'-0" A1.1

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ALTA/NSPS LAND TITLE SURVEY

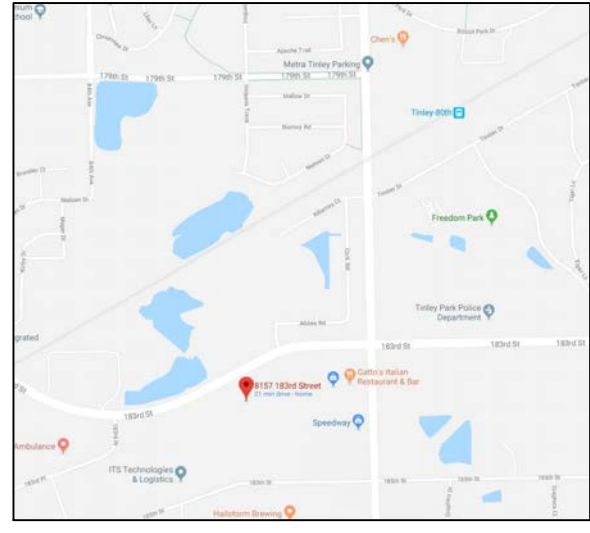
L.R. Pass & Associates, P.C.
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Tinley Park Landscaping Plan Action Behavior Centers 9/22/2025

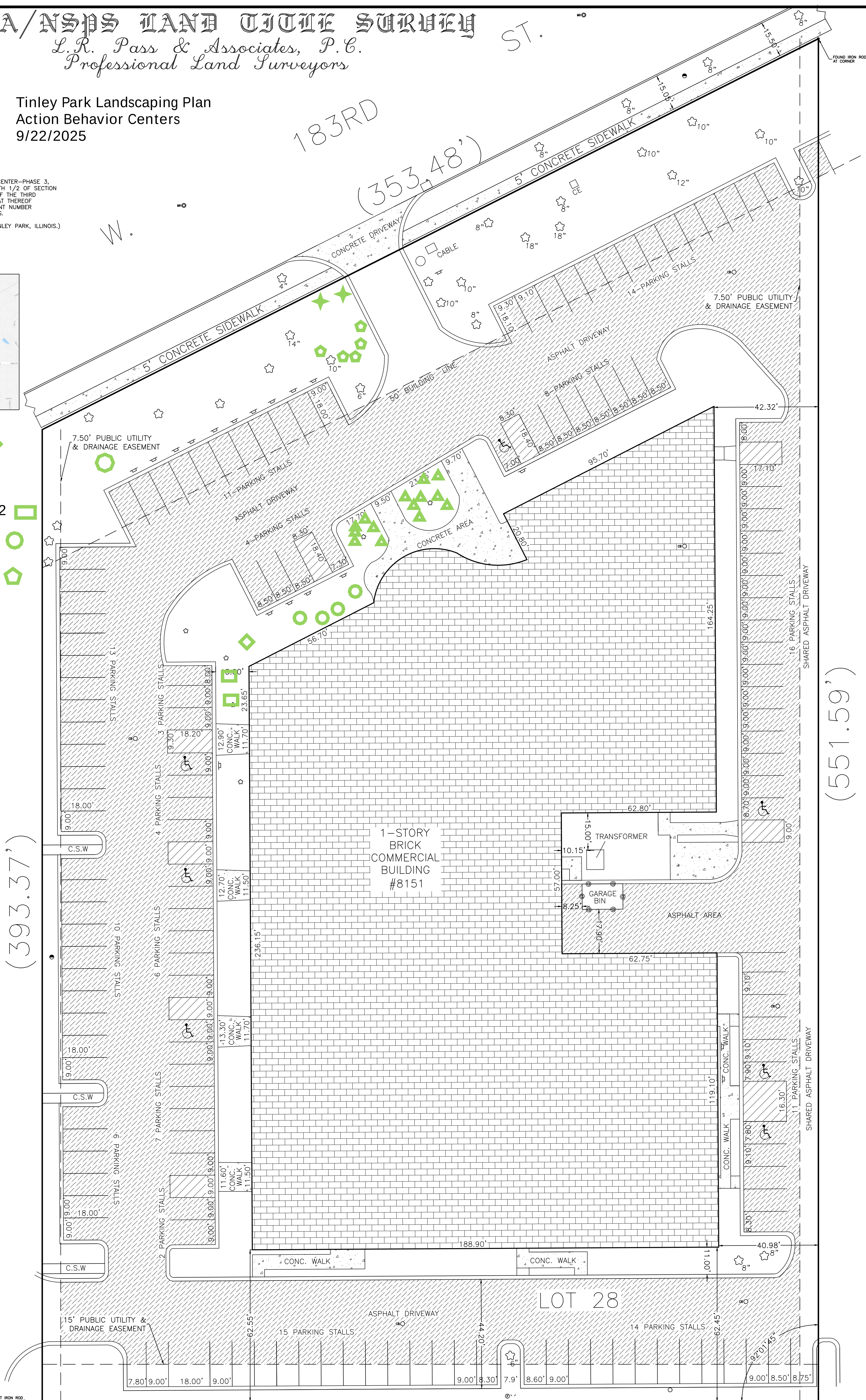
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R2001-21137, ALL IN WILL COUNTY, ILLINOIS.

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AREA: 148,524.09 SQ. FT. (MORE OR LESS)
ACREAGE: 3.421 (MORE OR LESS)



- Maiden Grass: 1
Milkweed: 2
Prunus Tomentosa: 2
Juniper Cossacks: 4
Winged Spindles: 5
Daylilies: 14
Small tree: 1



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LICENSE EXPIRATION DATE: 11/30/18

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David J. Fintz, Esq. 33 N. LaSalle Street, Suite 3200 Tel.: (312) 283-8877 Chicago, Illinois 60643			
DRAWN BY: D.J.	DATE: 12-15-17		
CHECKED BY: L.R.P.	DATE: 12-15-17		
BOOK NO.: G.P.	SURVEYOR: S.S.		
PROJECT NO.: 1712-1962	SCALE: 1"=20'		
NO.	DATE	BY	DESCRIPTION
REVISIONS			

Action Behavior Centers 8151 183rd Street Suite B

Proposed Landscaping Relocation Photograph Exhibits Provided by Petitioner



Current.Landscaping.Identified..at.Proposed.Location.for.Outdoor.Play.Area

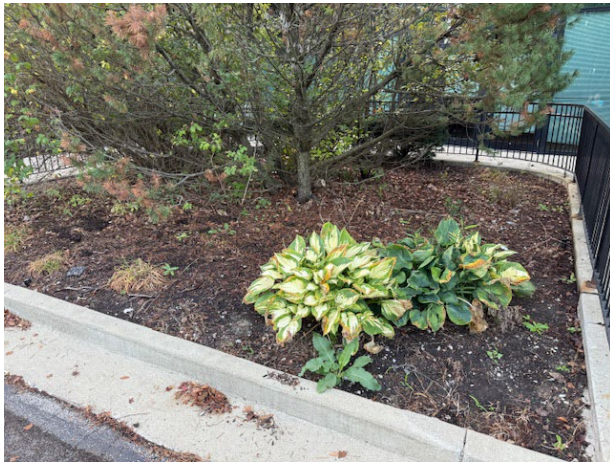


Proposed.Relocation(L).Small.Tree(R).Winged.Spindles





Figure.7 Proposed Relocation (L).Milkweed; (R).Prunus.Tormentosa



Proposed Relocation for Daylilies (8 photos)



Proposed Relocation for Juniper Cossacks and Maiden Grass

Petitioner

Luis Vazquez on behalf of Toro Construction and Vazquez Group LLC d/b/a Integrity Wall Inc.

Property Location

17201 Ridgeland Avenue

PIN

28-29-300-028-0000

28-29-300-035-0000

Zoning

ORI (Office Restricted Industrial) Zoning

Approvals Sought

Special Use Permit
Site Plan Approval

Project Planner

Lori Kosmatka, AICP
Senior Planner

PLAN COMMISSION STAFF REPORT

October 2, 2025 – Public Hearing

Integrity Wall Inc. (Toro Construction / Vazquez Group LLC): Special Use for Building Material Sales/Storage & Millwork, and Special Use for Open Storage – Level 2

17201 Ridgeland Avenue



EXECUTIVE SUMMARY

Luis Vazquez on behalf of Toro Construction and Vazquez Group LLC doing business as Integrity Wall Inc., is proposing to make site improvements to operate a wall panel assembly line manufacturing facility at the existing building and property of 17201 Ridgeland Avenue in the ORI (Office Restricted & Industrial) Zoning District. The Petitioner is requesting a Special Use for *Building Material Sales/Storage & Millwork* and a Special Use for *Open Storage – Level 2*. Site Plan Architectural Approval is also requested.

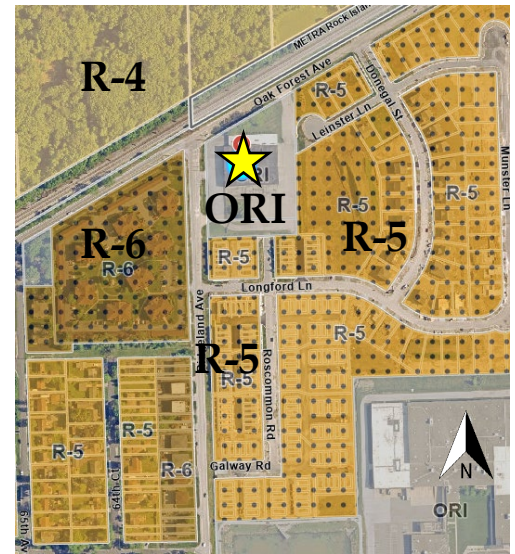
Along with interior renovations, the petitioner proposes limited site plan improvements, the majority of which include fence and gate installation, parking stall adjustments, a new open storage area with trash enclosure, and cosmetic repainting of the existing painted building. The paved area, curb cuts, green space, building overhead doors, and building footprint will remain as existing. The Level 2 Open Storage area proposed is 9,516 sq. ft., which is approximately 6% of the site's 155,826 sq. ft. area, and includes proposed 8 foot privacy fencing to screen that area.

EXISTING SITE, HISTORY, ZONING & NEARBY LAND USES

The subject property is a 3.58-acre (155, 826.39 sq. ft.) property located at the southeast corner of Oak Forest Avenue and Ridgeland Avenue, comprised of three parcels and two county tax PINs. The property formerly operated as ABC Supply Company, a manufacturing facility providing exterior and interior building products (roofing, siding, etc.). The existing building on the property is currently vacant. It has curb cuts along Oak Forest Avenue and Ridgeland Avenue. The site contains a large amount of paved area for most of the south-central and east areas. Some green space exists to the north and west, with a narrow strip along the south perimeter, and a large internal rectangular area southwest of the building.

The area surrounding the subject property has been developed over the last couple years to the Oak Ridge residential subdivision by builder DR Horton. This consists of townhomes to the south and single family detached with a park area to the east. Prior to the Oak Ridge development, this surrounding area had the former Panduit headquarters building (since demolished) as well as vacant land. To the southeast of the former Panduit headquarters remains Panduit's innovation center and the Freedom Pond area.

Zoning: The subject property is in the **ORI Office Restricted Industrial zoning district**, which is defined by the Zoning Code as *"intended to provide land for medium to large office buildings, research activities, and nonobjectionable industrial activities which are attractively landscaped and designed to create a "park-like" setting. The low intensity and limiting restrictions are intended to provide for permitted uses which will be compatible with adjacent residential and commercial developments."* The table below indicates the surrounding zoning and land uses in the area. Note the adjacent residential uses to the east and south were previously zoned ORI when the Panduit headquarters existed there, prior to the Oak Ridge development approval in 2022.



Location Map & Zoning Map

Direction	Zoning	Land Use
North	R-4 (Single-Family Residential)	Vacant, Forested
East	R-5 (Low-Density Residential)	Residential (single family detached) and Park
South	R-5 (Low-Density Residential)	Residential (townhomes)
SE Beyond	ORI (Office Restricted Industrial)	Commercial – Panduit Innovation
West	R-6 (Medium-Density Residential)	Residential (multi-family condominiums)



Birdseye View per Petitioner



Google Streetviews (L) Looking southeast at corner of Ridgeland and Oak Forest; (R) Looking east at building west façade along Ridgeland

SPECIAL USE PERMIT APPROVAL

The Zoning Code specifies certain land uses as requiring a Special Use Permit. In the Office Restricted Industrial zoning district, *Building Material Sales/Storage & Millwork* requires a Special Use Permit. Additionally, *Open Storage – Level 2* requires a Special Use Permit.

The Zoning Code defines Open Storage as “the storage of any products, materials, vehicles, equipment, junk, or scrap outside the confines of an enclosed building”. Four levels increasing in intensity are defined. Specifically, Level 2 is defined as “The storage of goods, products, materials, or light equipment”.

PROPOSED USE

The Petitioner’s proposal will require a Special Use for *Building Material Sales/Storage & Millwork* and a Special Use for *Open Storage – Level 2* at 17201 Ridgeland Avenue in the ORI (Office Restricted & Industrial) Zoning District,

The Petitioner is proposing to operate an enclosed manufacturing assembly facility with an office area, renovating and reusing the existing building on site. Along with interior renovations, the petitioner proposes limited site plan improvements, the majority of which include fence and gate installation, parking stall adjustments, a new open storage area with trash enclosure, and cosmetic repainting of the existing painted building.

The facility will produce and store residential wall panels used for housing construction. The finished product will be delivered out by trailers (see photo). Outside the facility will be a defined open storage area for intermittent storage needs. The existing building will be broken into 5,705 gross sq. ft. of office area and 31,470 gross sq. ft. of manufacturing assembly area.

The Petitioner has provided a project narrative as well as a Plan Commission presentation brochure. The narrative provides an operations-based brief summary pertaining to the zoning requirements, while the brochure provides more details on the business history and economic impact. The documents identify Integrity Wall as an existing business currently operating on a single assembly line, with the proposed location providing an expansion of their operations via creating three assembly lines at the subject property to meet the increasing demand for affordable housing product wall panel systems.

Operations of Manufacturing Assembly and Open Storage: The narrative states all manufacturing activities occur within the existing building, and the outdoor storage will only be utilized as functionally necessary, not to serve as permanent bulk storage for materials or finished product. The narrative also identifies this as lumber stored to a height not to exceed seven feet. In the event of a need for trailer storage on the property, the narrative states such storage will be indoors in the facility. The narrative also states no materials deemed as hazardous, explosive, or toxic are to be stored on premises.



Additionally, the narrative confirms that the operations will conform to the Zoning Code's "Performance Standards" for the ORI zoning district (Sec. V.C.9.), and will take appropriate steps to significantly mitigate any adverse impacts.

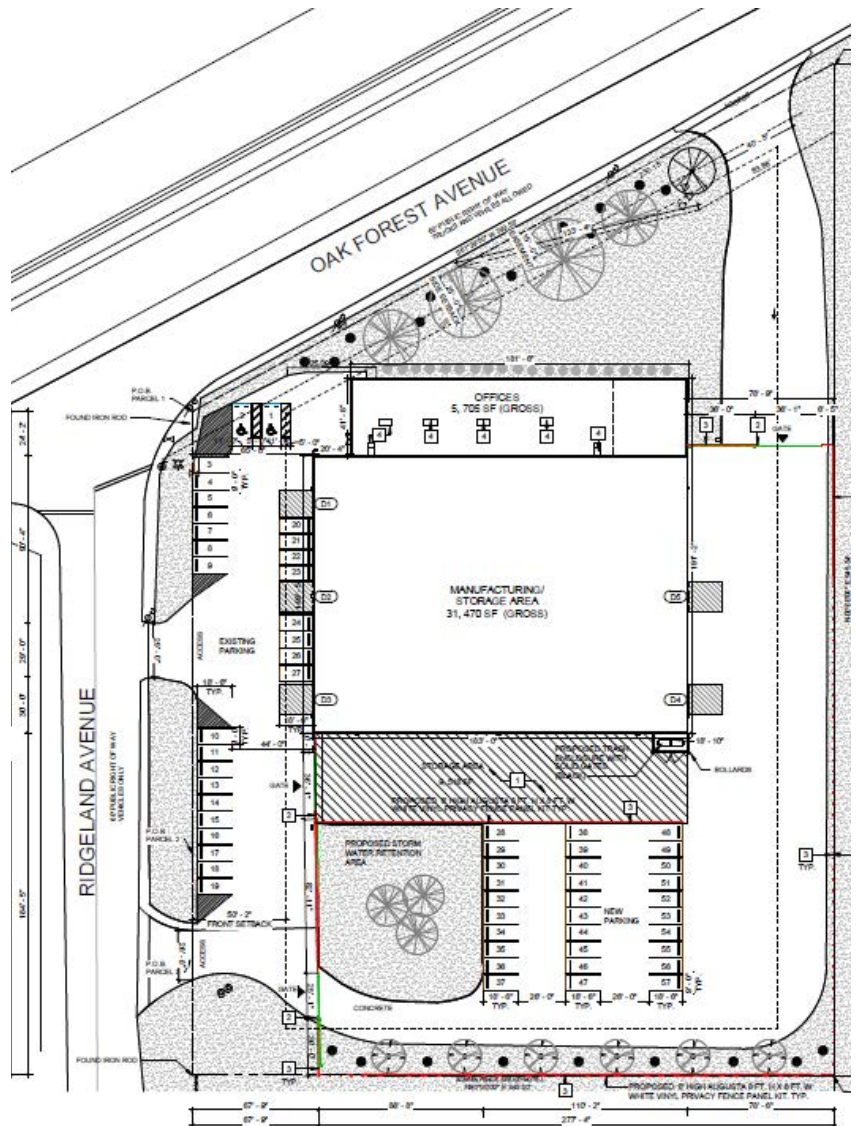
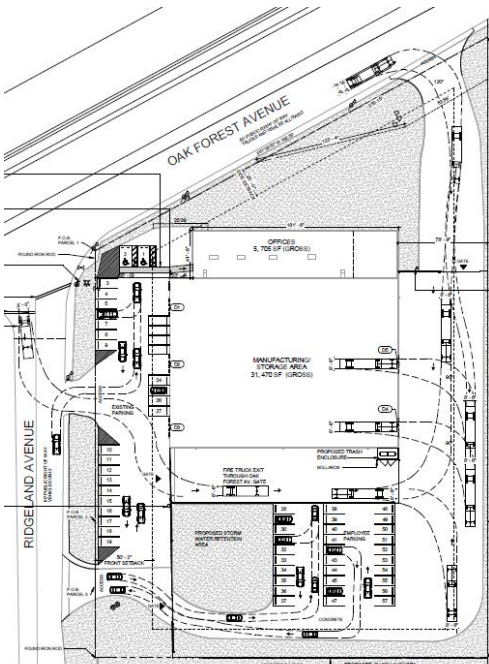
Staffing: The office area and assembly part of the facility will have approximately 15 union carpenter jobs and 5-8 administrative positions, totaling 23 total employees.

Open Storage Area Use: The Petitioner proposes 9,516 sq. ft., south of the building as Level 2 Open Storage. This is approximately 6% of the site area, which complies well with code (code maximum being 15%).

Zoning Lot Consolidation Agreement: As noted above, the existing subject property is comprised of three parcels and two county tax PINs. The zoning entitlement process involves seeing that the subject property is developed as a single zoning lot. The Village offered the Petitioner either to propose a Plat of Consolidation, or else a zoning lot consolidation agreement to be signed by the property ownership and the Village, and recorded with the county. This agreement would ensure that the parcels or PINs are not separately sold off and developed separately. The Petitioner preferred the agreement option pursuant to other tax-related reasons they had during their recent purchase of the property. The Village Attorney and the Petitioner's attorney are currently drafting through the language of this agreement. Village Planning Staff recommends this agreement as a **condition** of approval for the Special Use Permit, with the conditions language as drafted in the motion by the Village Attorney. The Petitioner's narrative confirms their engagement of counsel to finalize the agreement.

SITE PLAN

Proposed changes to the site plan include a new fence and gate installation, parking stall adjustments, a new open storage area with trash enclosure. The paved area, curb cuts, green space, building overhead doors, and building footprint will remain as existing. The site plan shows diagonal hatching, red linework for proposed fencing, and green linework indicating the gates.



(L) Emergency & Heavy Vehicle Turning Study; (R) Proposed Site Plan – open storage hatched; fencing in red, gates in green

Access/Circulation: The site consists of existing access features to remain: one curb cut on Oak Forest Avenue and two curb cuts along Ridgeland Avenue, and five drive-in bays / overhead doors on the building (two on the east, three on the west). The site plan shows three gates proposed on-site within the fence runs: a northerly eastern gate at the Oak Forest Avenue curb cut, a northerly western gate on the west side of the open storage area, and a southerly western gate to access employee parking and rear of site.

Along with the site plan (*above, right*), an emergency & heavy vehicle turning study (*above, left*) was provided. The Petitioner has verbally confirmed the trailers used to deliver out the finished product will utilize Oak Forest Avenue and the two east overhead doors, and that box trucks will utilize Ridgeland Avenue and the west overhead doors. Note that northerly western gate on the west side of the open storage area is intended for fire truck circulation.

The trash enclosure is located within the eastern part of the open storage area, at the southeast corner of the building, and appears accessible as the nearby trailer turning paths show the area is navigable.

Open Storage Location and Screening: The 9,516 sq. ft. open storage area complies well within the Zoning Code's proximity to residential areas and screening requirements (material, 100% opacity, 6'-8' height, and visually consistent gates).

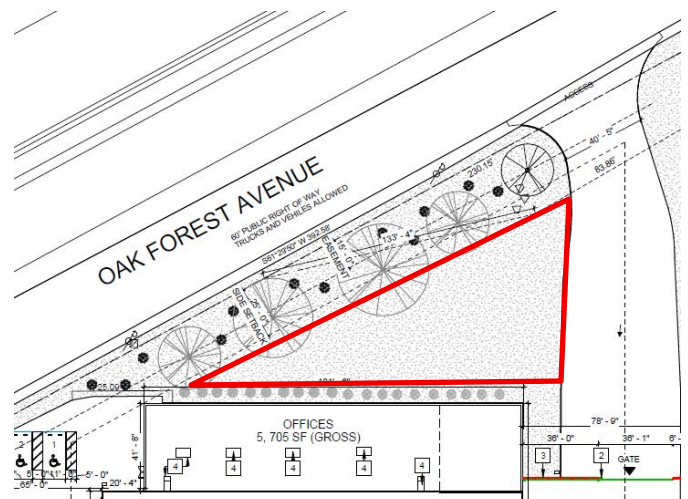
The open storage area's respective east and south edges will be located 78'-9" from the east property line and 138' from the south property line to the adjacent residentially zoned areas, which complies well within code (minimum 50 feet with screening).

The open storage area is proposed to have 8-foot opaque privacy fencing and gates for screening. The south and west edges of the storage area will have the fencing (with a gate on the west) as well as the east and south perimeters of the property. To clarify per the Demolition Plan and Site Plan provided, the Petitioner confirmed the existing perimeter chain link fencing on the property will be replaced with the 8-foot opaque privacy fencing.

LANDSCAPE

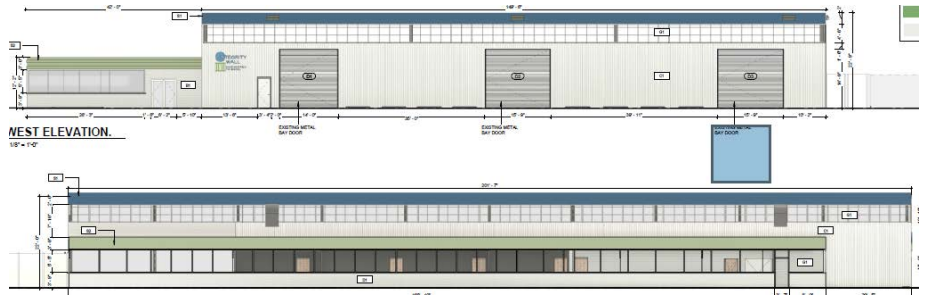
The Petitioner has provided some landscape plantings as shown on the Site Plan above. The plan identifies existing: 4 canopy trees along Oak Forest Ave., three understory trees south of the building, and 20 shrubs on the north building's foundational face. The Petitioner proposes to add to these plantings: 12 shrubs and one understory tree along Oak Forest Avenue, and six understory trees and 9 shrubs along the south perimeter of the site inside the fenced area. No additional plantings are proposed. Staff does not identify any triggers for requiring landscaping improvements per the Landscape Code's Responsibility for Compliance (Sec.158.02) as the development is already existing.

A new 15-foot watermain easement is in the process of being established between the property owner and the Village, pursuant to the surrounding recent Oak Ridge residential development. The landscaping placement along Oak Forest Avenue in this easement area thus may be relocated southeasterly in the triangular area directly northeast of the building, west of the north curb cut accessing Oak Forest Avenue. Any landscaping or trees that are removed or damaged due to the easement will be replaced in kind and relocated accordingly.



ARCHITECTURE

As per the narrative, the Petitioner proposes to repaint the building's exterior to provide an upgraded appearance. The Zoning Code has masonry requirements which has been interpreted by the Village so as to not allow paint over bare masonry. In this situation, the building's existing masonry already has paint and is existing nonconforming. The proposal to repaint will not increase the existing nonconformity, thus a Variation is not required.



West and North Exterior Elevations

The proposed paint colors are large expanses of white, and bands of blue and green.

The proposed trash enclosure is identified as masonry with solid PVC gates. A **condition** is listed stating the proposed trash enclosure shall be a masonry wall consistent with the architecture and building material of the building it serves.

The Petitioner has verbally confirmed that no new rooftop mechanical equipment will be visible from the right-of-way. It should be noted that the existing rooftop mechanical equipment may be visible from the right-of-way. The Petitioner thus will not increase the nonconformity. A **condition** is listed in this regard.

SIGNAGE

Aside from wall signage on the building, no other exterior signage is proposed. No ground/monument sign is proposed. The wall signage as indicated on the plans is not dimensioned and appears to meet code. Exterior signage will require approval via a separate signage permit.

PARKING

The Petitioner has provided information on the land use as it relates to parking. The building is comprised of two use types: the northern area as office use with a gross floor area of 5,705 sq. ft., and the larger southern area as a manufacturing assembly use with a gross floor area of 31,470 sq. ft. The Zoning Code Section VIII Off Street Parking section's Required Parking Spaces table identifies applicable uses:

- Office Area: *Office/Business and Professional* as 1 space for each 250 sq. ft. floor space
- Manufacturing Assembly Area: *Industrial Establishments Including Manufacturing and Assembly Plants* as 1 space for each 2 employees plus 1 space for each vehicle used in the conduct of the enterprise.

At a gross floor area of 5,705 sq. ft. for the office, 23 parking spaces are required for the office area use. At a total of 23 employees (15 union carpenters + 5-8 administrative), 12 parking spaces are required for the manufacturing assembly area use. Thus a total need of 35 parking spaces are required.

Illinois Accessibility Code requires that for 51-75 total parking spaces, at least three must be accessible.

The proposal includes 57 parking spaces, the majority of which are located to the south in the rear, identified as employee parking. The plans do not identify any vehicles to be used in the conduct of the enterprise, apart from trailer trucks operating during business hours. The narrative confirms that trailer storage will be indoors, not outdoors.

Out of the 57 parking spaces, only two parking spaces are identified as accessible. Staff recommends a **condition** that a third accessible parking stall with access aisle and accessible route be provided to comply with Illinois Accessibility Code requirements.

LIGHTING

No new exterior lighting is proposed. The narrative states the Petitioner will utilize the existing lighting which they state to be in compliance with Village regulations with respect to photometrics. The narrative further identifies they acknowledge any future lighting modifications will be subject to Village review and approval.

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

Architectural

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with “Building Articulation” (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it’s the appearance if used on large, blank walls.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.

- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

STANDARDS FOR A SPECIAL USE

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

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
The proposed use will occupy a vacant property with daytime operations consisting of a manufacturing use consistent with ORI Office Restricted Industrial zoning classification.
- 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 operations are comparable with the previous use of the property, and will conform with the Zoning Code's Performance Standards regulations. Operations will be daytime 7am-4pm. The fully-screened open storage area will be used for short-term storage of materials and will be setback from adjoining properties.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
The proposed used repurposes a long-vacant building and is compatible with contemplated uses in the ORI Office Restricted Industrial zoning classification. The fully-screened open storage area will be used for short-term storage of materials and will be setback from adjoining properties.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
The site was previously occupied by a use of similar intensity and has adequate utilities, access roads, and drainage while any other necessary facilities will be provided.
- 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 was previously occupied by a use of similar intensity and the existing ingress and egress are already designed so as to minimize traffic congestion in the public streets. No changes are proposed to the existing curb cuts along Oak Forest Avenue and Ridgeland Avenue.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
All requirements will be met.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

Integrity Wall Inc (Toro Construction / Vazquez Group LLC) Special Use Permits – 17201 Ridgeland Avenue
The proposal will reactivate a vacant commercial. The proposal will increase tax revenues while creating 10-15 full-time union carpenter jobs and 5-8 administrative positions thereby directly contributing to the economic development of the community as a whole.

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

MOTIONS TO CONSIDER

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

Motion 1 (Special Use Permit):

"...make a motion to recommend that the Village Board grant the Petitioner, Luis Vazquez, on behalf of Toro Construction and Vazquez Group LLC doing business as Integrity Wall Inc., Special Use for *Building Material Sales/Storage & Millwork* and a Special Use for *Open Storage – Level 2* at 17201 Ridgeland Avenue in the ORI (Office Restricted & Industrial) Zoning District, according to the submitted plans and adopt the Findings of Fact as listed in the October 2, 2025 Staff Report with the following condition:

- 1. Approval of the Special Use Permit shall be conditioned upon execution and recording of a Zoning Lot Consolidation Agreement, in a form approved by the Village Attorney and Village Board, requiring that the subject parcels be treated as a single zoning lot and prohibiting separate conveyance without Village approval.*

Motion 2 (Site Plan/Architectural Approval):

"...make a motion to grant the Petitioner Luis Vazquez, on behalf of Toro Construction and Vazquez Group LLC doing business as Integrity Wall Inc. Site Plan and Architectural Approval to construct site improvements for an existing building and property at 17201 Ridgeland Avenue in the ORI (Office Restricted & Industrial) Zoning District , *in accordance with the plans submitted in the October 2, 2025 staff report, subject to the following conditions:*

- 2. Provide a third accessible parking stall with access aisle and accessible route to comply with Illinois Accessibility Code requirements, whereby its location on the site plan is subject to review and approval by Village Building and Planning departments in the building permit process.*
- 3. The trash enclosure shall be a masonry wall consistent with the architecture and building material of the building it serves.*
- 4. No new rooftop mechanical equipment will be visible from the right-of-way. Existing rooftop mechanical equipment may be visible from the right-of-way. The Petitioner thus will not increase the nonconformity.*

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Planning & Zoning General Application and Addendums	Petitioner	6/28/2025
	Project Narrative	Petitioner	9/25/2025
	Plan Commission Presentation Brochure	Petitioner	9/26/2025
	Plat of Survey	JLH Land Surveying Inc.	2/17/2011
	Site Improvement Plans	Studio Arq	9/26/2025



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

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☒ **Special Use for:** 1) Business Material Sales/Storage & Millwork; 2) Open Storage - Level 2
- ☐ **Planned Unit Development (PUD)** ☐ **Concept** ☐ **Preliminary** ☐ **Final** ☐ **Deviation**
- ☐ **Variation** ☐ **Residential** ☐ **Commercial** for _____
- ☐ **Annexation**
- ☐ **Rezoning (Map Amendment)** From _____ to _____
- ☐ **Plat (Subdivision, Consolidation, Public Easement)** ☐ **Preliminary** ☐ **Final**
- ☒ **Site Plan**
- ☒ **Landscape Change Approval**
- ☐ **Other:** _____

PROJECT & PROPERTY INFORMATION

Project Name: Integrity Wall Panel

Project Description: Manufacturing & administrative center for panelized home-building systems

Project Address: 17201 Ridgeland Avenue **Property Index No. (PIN):** _____

Zoning District: Office Restricted Industrial **Lot Dimensions & Area:** 155,826.39sf (3.58 acres)

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: Vazquez Group LLC **Company:** N/A

Street Address: 15567 S. 70th Court **City, State & Zip:** Orland Park, IL 60462

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

APPLICANT INFORMATION

☐ Same as Owner of Record

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

Name of Applicant: Integrity Wall Systems LLC **Company:** N/A

Relation To Project: Tenant

Street Address: 15567 S. 70th Court **City, State & Zip:** Orland Park, IL 60462

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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: _____

Property Owner Name (Print): Socorro Vazquez

Acknowledgements

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

Property Owner Signature: _____

Property Owner Name (Print): Socorro Vazquez

Applicant Signature:
(If other than Owner) _____

Applicant's Name (Print): Luis Vazquez

Date: 06/28/2025

STANDARDS AND CRITERIA FOR A SPECIAL USE

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

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

See attached

- 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.**

See attached

- 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.**

See attached

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

See attached

- 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.**

See attached

- 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.**

See attached

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

See attached

**ADDENDUM TO STANDARDS AND CRITERIA FOR SPECIAL USES
FOR 17201 RIDGELAND AVENUE, TINLEY PARK, ILLINOIS**

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

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

The proposed use will occupy a long-vacant property and would have single-shift daytime operations consisting of a manufacturing use consistent with the ORI zoning classification. It will also result in the creation of approximately 20 union and non-union jobs thereby preserving and enhancing public health, safety, morals, comfort and general welfare.

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 operations are comparable with the previous use of the property and will not result in any adverse impacts. The hours of operation will be 7a-4p thereby creating no impact whatsoever the rest of the afternoons and evenings. The fully-screened open storage area will be used for short-term storage of materials and will be setback from adjoining properties in accordance with applicable regulations. As such, the 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 or impair property values within the neighborhood.

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

The proposed use repurposes a long-vacant building and is compatible with contemplated uses in the ORI classification. Additionally, the associated open storage area will provide the required minimum setbacks from adjoining properties. As a result, the granting of the Special Use will not impede any future normal and orderly development and improvement of surrounding property for uses permitted within the district.

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

The site was previously occupied by a use of similar intensity and has adequate utilities, access roads, drainage while any other necessary facilities will be provided in accordance with applicable regulations.

17201 Ridgeland Avenue
Standards and Criteria Addendum

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

The site was previously occupied by a use of similar intensity and the existing ingress and egress are already designed so as to minimize traffic congestion in the public streets.

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.

With the granting of the two sought zoning entitlements and proposed improvements to both the building as well as to external screening and landscaping, the business and property will otherwise conform to applicable regulations of the ORI District.

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

The special uses are integral to the establishment of the business which in turn will significantly increase tax revenues while creating approximately 10-15 full-time union carpenter jobs along with 5-8 office roles thereby directly contributing to the economic development of the community as a whole.

PROJECT NARRATIVE FOR 17201 RIDGELAND AVENUE
TINLEY PARK, ILLINOIS

Overview - Integrity Wall Panel, Inc. ('Integrity') in conjunction with its parent company, Vazquez Group, LLC which is the owner of the subject property, is seeking approval of applications for Special Use entitlements pertaining both to their manufacturing use as well as the short-term outside material storage. The requested relief is sought in order to expand their operations as a leading provider of wall panel sections for affordable housing. As set forth herein as well as in the accompanying application documents and drawings, the proposed use will repurpose a long-vacant property in a manner that is consistent with both the language and intention of the ORI zoning classification, subject to the granting of the Special Use entitlements sought by the Applicant.

Operations - While Integrity currently operates with a single assembly line, the new facility will enable it to add three additional assembly lines which is critical in meeting the increasing demand for affordable housing product. With five drive-in bays, operations will efficiently accommodate both receiving of raw materials and transport of finished product. The expanded operations are additionally envisioned to create approximately 15 union carpenter jobs and 5-8 administrative positions. It is anticipated that full-scale operations would commence approximately 12-18 months following proposed renovations and equipment installation.

Open Storage – While all manufacturing activities will occur within the existing building, the operations will require intermittent storage on the outdoor portion of the lot. Working within the standards and guidelines of the Open Storage Level 2 and as reflected in the drawings, the open storage area will provide the required setback from the property line and the outdoor storage area shall not exceed 15% of lot coverage, will be utilized only as functionally necessary, and shall not serve as permanent bulk storage for materials or finished product. Any outdoor storage will be limited to lumber stored to a height not to exceed 7'. The enclosure of the storage area will consist of opaque screening not to exceed 8' in height absent any future granted variation should one be sought. Applicant represents that in the event of a need for trailer storage, such storage will be indoors at the facility. No materials deemed as hazardous, explosive or toxic are to be stored on premise.

Performance Standards - Applicant represents that it will ensure operational compliance with all performance standards, specifically those set forth in Section V, C.9 and take appropriate steps to significantly mitigate any adverse impacts on the surrounding property uses. Work performed at the facility will consist of single-shift daytime operations with hours of approximately 7a-4p and deliveries will be scheduled no earlier than 8a. Whenever possible, applicant intends to select and utilize equipment designed to minimize both noise and vibration. With respect to dust and

air quality considerations, applicant shall undertake dust mitigation measures including regular on-site sweeping, utilization of dust collection systems within the production areas, as well as covering transported materials. Any lumber or other raw materials, both in the outdoor area as well as inside the production facility will be handled and maintained in accordance with all applicable OSHA and NFPA standards.

Landscaping - At the request of the Village, applicant shall not place any landscaping within the water main easement along Oak Forest Avenue or right-of-way but shall work in accordance with the Landscape Ordinance requirements with respect to the adjacent triangular area thereby establishing previously non-existent landscaping and further improving the visual aspects of the property.

Exterior Building Improvements – Applicant is aware of the importance of physical attributes of the property and as better reflected in the drawings submitted as part of this application, the facility itself will be visually upgraded by creating a more appealing aesthetic including repainting of the building over the existing paint on the masonry.

Lighting – No new exterior lighting is proposed as applicant will utilize the existing lighting which is in compliance with Village regulations with respect to photometric characteristics. Applicant acknowledges that any future lighting modifications will be subject to Village review and approval.

Zoning Lot Consolidation Agreement - To address potential concerns raised by Village officials about the future of the property, applicant has engaged counsel that is presently working in conjunction with Village attorneys to finalize drafting of a zoning lot consolidation agreement for the purpose of establishing the subject property as one parcel for zoning purposes.

Conclusion - The proposed operations by Integrity Wall Panel are specifically designed to represent responsible industrial use not only within the ORI Zoning District but as a commercial resident within the Village of Tinley Park. The new facility will additionally serve as a productivity hub for the Village both in terms of investment and job creation. The facility expansion will allow for all of these things while maintaining full compliance with Village zoning requirements, performance standards, and community compatibility expectations. As such, Applicant respectfully submits that the proposed use is consistent with the intent and purpose of the Village's ORI Zoning District and should be favorably considered.



17201 South Ridgeland Ave
Tinley Park, IL 60477
PROPOSED NEW LOCATION



April 24, 2025

Village of Tinley Park
Plan Commission
16250 S. Oak Park Avenue
Tinley Park, IL 60477

Dear Members of the Tinley Park Plan Commission,

On behalf of The Vazquez Group, I respectfully submit this request for special use and zoning approval for our proposed development at 17201 Ridgeland Ave, Tinley Park, IL 60477. This facility will serve as the second location for our affiliate company, Integrity Wall Panel.

Our team is excited about the opportunity to expand operations in Tinley Park. The facility will function as a manufacturing and administrative center for panelized home building systems, supporting affordable housing initiatives throughout the region. We strongly believe this project will have a meaningful impact on the local economy through job creation, increased tax base, and strategic partnerships within the community.

We appreciate the Village's leadership in supporting local business development and respectfully request your recommendation for special use and zoning approval. We look forward to partnering with the Village of Tinley Park to bring this vision to life and contribute positively to the community for years to come.

Please feel free to contact me with any questions or to arrange a meeting. We look forward to the opportunity to work collaboratively with the Village on this exciting next chapter.



Socorro Vazquez, Owner/ Chief Executive Officer
Vazquez Group

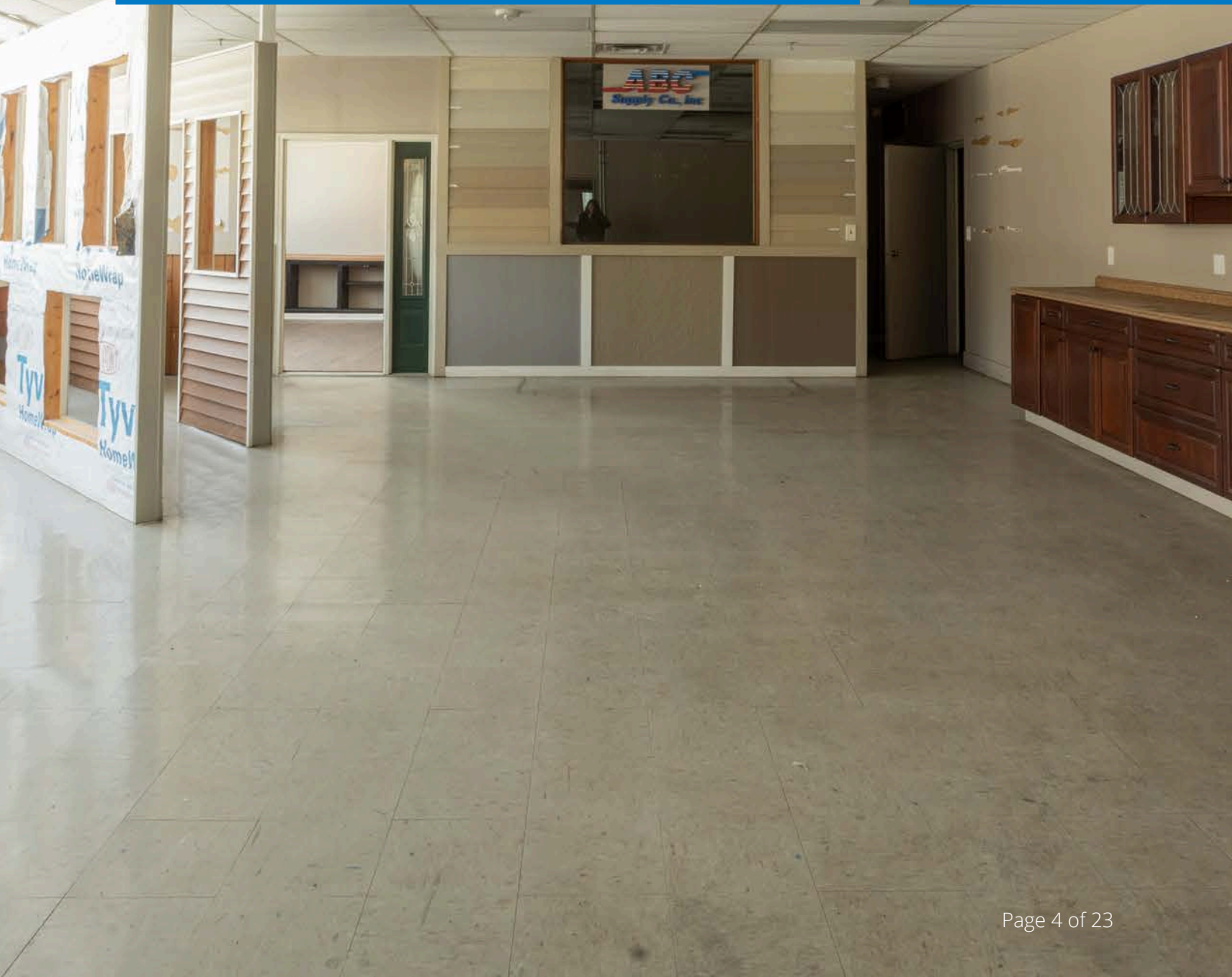


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- 03 OPERATIONAL PLAN
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- 06 MARKET & SALES STRATEGY

BUSINESS OVERVIEW

01



BUSINESS OVERVIEW

Affordable Homes, Stronger Futures—One Panel at a Time

Integrity Wall Panel, a leading provider of wall panel sections for affordable housing, is set to expand its operations with the support of its parent company, Toro Construction. The company plans to lease a new, strategically located facility in Tinley Park to accommodate increased production capacity and improve operational efficiency.

CURRENT OPERATIONS

Currently, Integrity Wall Panel operates with a ***single assembly line that can produce up to 60 homes per year.*** This production capacity is achieved by manufacturing wall panel sections that are integral to affordable single-family and multi-family homes. However, the company seeks to increase production to meet growing demand.

EXPANSION FACILITY

The new facility, located in Tinley Park, Illinois, offers ample space to expand operations.

- **Building: 37,767 square feet**
- **Office Space: 6,000 square feet**
- **Property: 3.58-acre lot**

The facility also features five drive-in doors, ensuring efficient truck load and delivery capabilities, which will support the increased volume of production.

PRODUCTION CAPACITY INCREASE

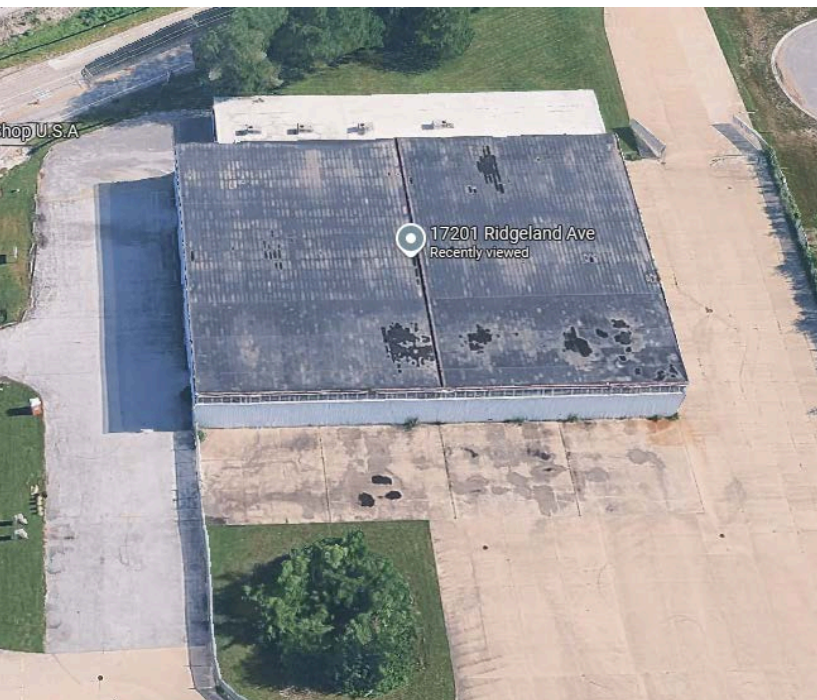
Acquiring this new facility will enable Integrity Wall Panel to add three additional assembly lines, tripling its production capacity. This expansion is critical in meeting the increasing demand for affordable housing, and will allow the company to produce significantly more wall panel sections per year.

VISION

With this expansion, Integrity Wall Panel aims to enhance its ability to supply high-quality, affordable housing solutions while maintaining its commitment to excellence, efficiency, and union craftsmanship. The new location will allow the company to scale its operations, increase production, and meet the growing demand for affordable housing in the region.

CONCLUSION

Integrity Wall Panel's partnership with Toro Construction and the move to a larger facility in Tinley Park is a strategic step toward meeting the company's growth goals and further solidifying its position as a leader in affordable housing construction.



EXPANSION AND INVESTMENT

Upon acquiring Integrity Wall Panel in 2021, Toro Construction Corp. made significant investments to expand the company's capabilities and prepare for future growth. A key investment was the acquisition of the DeWall Linear Truss Wall Saw, a CNC machine designed to enhance performance, efficiency, and quality. This advanced equipment, when combined with an optional automatic infeed system, has introduced a new level of automation to the plant, significantly improving production speed and consistency.

Additionally, a semi-automated wall assembly line was added to streamline the production process further, reducing labor costs and increasing overall output. These strategic investments were made with the intention of diversifying Integrity's product offerings beyond metal panels to include wood components for single-family homes and mid-rise buildings, expanding the company's ability to serve new markets.

TEMPORARY OPERATIONS & BUSINESS DEVELOPMENT

After the new equipment was purchased, Integrity Wall Panel operated temporarily from a facility in Orland Park, IL, keeping operations small until the market stabilized. Over the course of two years, the company focused on business development and building relationships with home developers and community builders. This strategic approach paid off when Integrity Wall Panel secured its first large-scale project: the construction of 40 new homes, with a potential backlog of 125 additional homes located in Chicago.

VISION FOR THE FUTURE

With these technological advancements in place and a growing portfolio of projects, Integrity Wall Panel is now capable of producing up to 60 homes per year. The company's vision is to capitalize on the increased demand for affordable housing that typically follows global crises. Integrity Wall Panel aims to position itself as a leader in providing affordable, high-quality homes and multi-family buildings, with a strong commitment to union craftsmanship and sustainability.





MARKET RESEARCH & ANALYSIS

02

MARKET RESEARCH & ANALYSIS

Affordable Homes, Stronger Futures—One Panel at a Time

AFFORDABLE HOUSING CRISIS IN ILLINOIS

Illinois faces a significant shortage of affordable housing. The state currently has around 230,638 subsidized housing units, but there is still a pressing need for more.

A recent study indicates that Illinois needs an additional 113,000 affordable housing units, with nearly 290,000 affordable rental homes specifically for extremely low-income families.

DEMAND FOR AFFORDABLE HOUSING

Crises such as the COVID-19 pandemic often exacerbate the demand for affordable housing. As economic challenges mount, the need for affordable homes increases, creating opportunities for companies like Integrity Wall Panel to help address the gap.

The increasing demand is driven by factors such as rising housing prices, stagnating wages, and the growing number of low-income households.



TARGET MARKET

Developers and Builders:

- Local home developers and construction firms in need of cost-effective, efficient building materials for affordable housing projects.
- Strong potential for partnerships with municipalities and community development organizations focusing on affordable housing.

Government and Community Housing Projects:

- State and federal government programs aimed at creating affordable housing solutions, particularly in urban areas like Chicago.

MARKET OPPORTUNITY

Growth Potential:

- With the expansion into wood panel manufacturing, Integrity Wall Panel is well-positioned to meet the demand for affordable single-family homes, multi-family units, and mid-rise buildings.
- The company's new facility and added production lines will increase capacity, allowing it to better serve this underserved market.

KEY STATISTICS

- 230,638 subsidized housing units in Illinois, with 12% unoccupied and available for rent (USAFacts).
- 113,000 additional affordable housing units are needed, including nearly 290,000 rental homes for extremely low-income families (Illinois Policy).



OPERATIONAL PLAN

03

OPERATIONAL PLAN

Affordable Homes, Stronger Futures—One Panel at a Time

Property:

17201 South Ridgeland Ave, Tinley Park, IL 60477

- 37,767 square feet
- 6,000 square feet office space
- 3.58-acre lot
- 5 drive-in doors



PRODUCTION EXPANSION

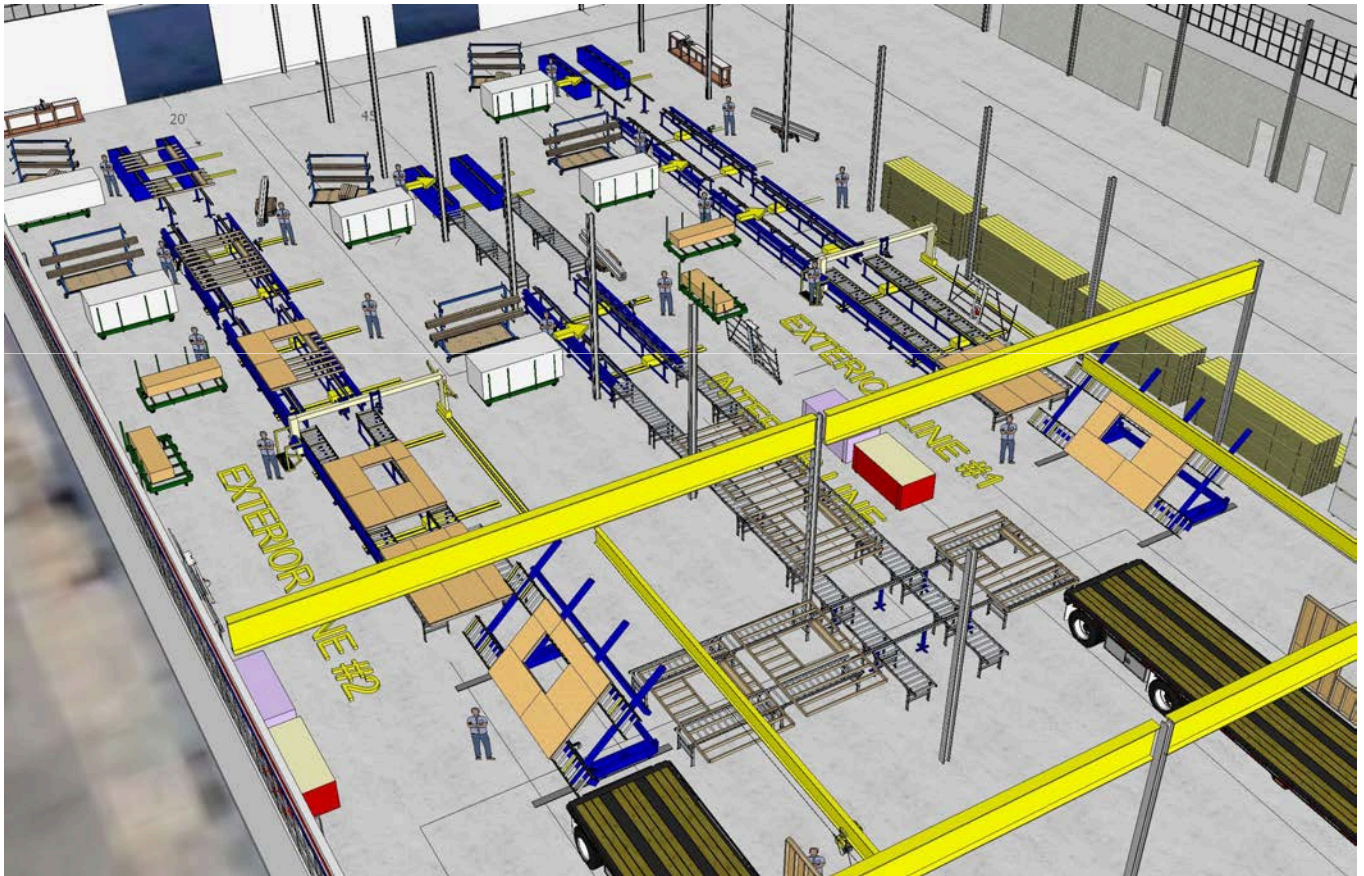
With the current setup and a single assembly line, Integrity Wall Panel is capable of producing one house per week on average. This output is achieved with a single 8-hour shift working five days a week.

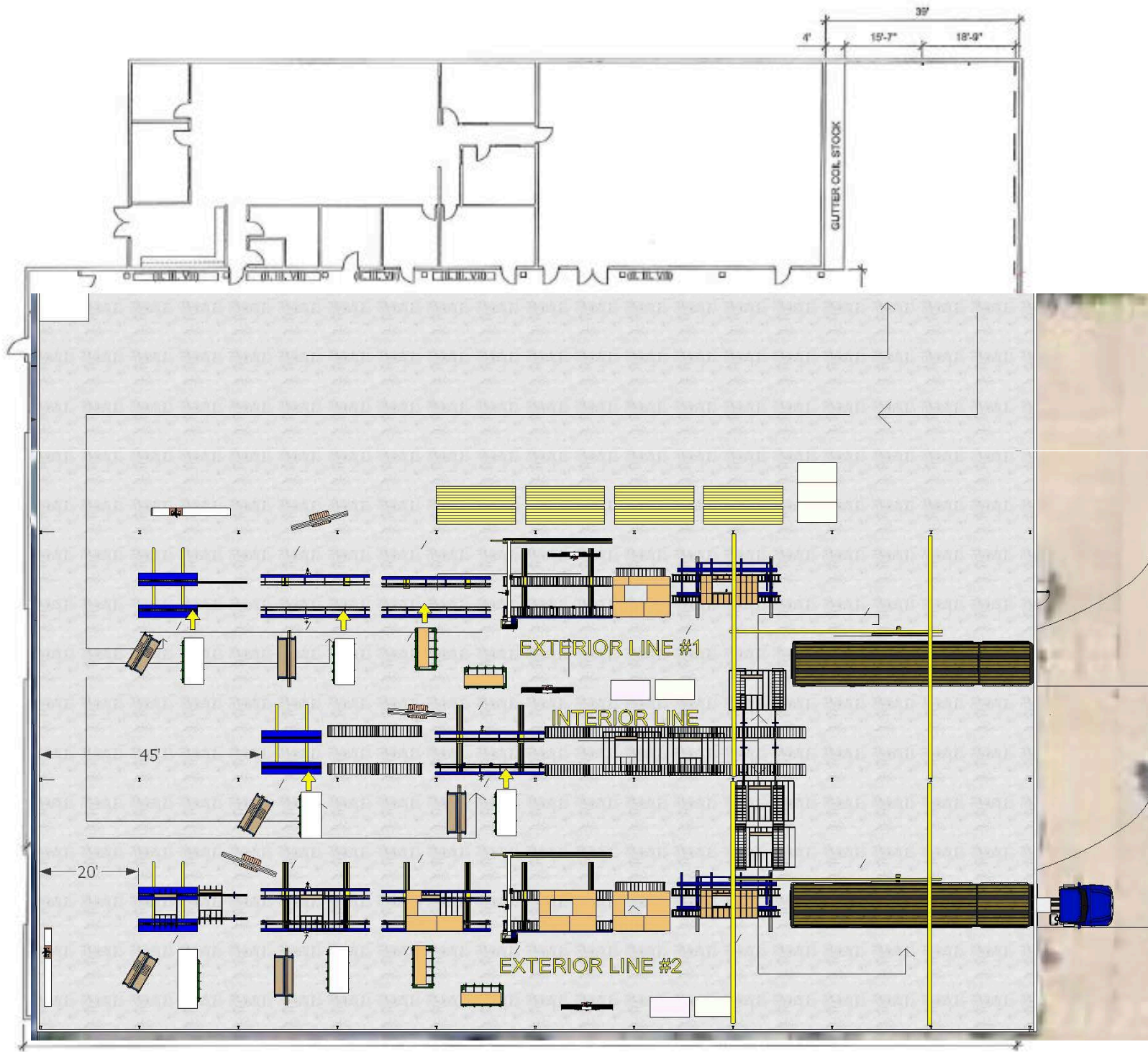
PLANNED PRODUCTION EXPANSION

New Production Capacity: After the expansion, with the addition of three new assembly lines, production will increase to up to 240 homes per year, or 5 homes per week, which equals approximately one home per day on a single 8-hour shift.

PRODUCTION PROCESS IMPROVEMENTS:

- **CNC Equipment:** The facility will feature the DeWall Linear Truss Wall Saw, providing fast performance, efficiency, and high-quality output.
- **Semi-Automated Assembly Line:** A semi-automated wall assembly line will streamline the production process, reducing manual labor, and increasing production speed.
- **Automatic Infeed System:** This system will further enhance efficiency by automating the material flow, allowing for smoother, faster production cycles.





TIMELINE

Affordable Homes, Stronger Futures—One Panel at a Time

FROM

60

HOMES PER YEAR

TO

240

HOMES PER YEAR



FACILITY ACQUISITION & RENOVATION

Facility Acquisition:

- The new facility in Tinley Park will be acquired within the **next 6 months**.

Renovation of Offices and Facility

- The 6,000 square feet of office space will be renovated to accommodate new office positions for estimators and project managers.

Exterior Renovation:

- The entire building will be repainted in Integrity's vibrant colors: blue, green, and white.
- New sealcoating and striping will be applied to the parking lot for enhanced functionality and aesthetics.
- A new 8-foot privacy fence will be installed to improve the look and feel of the neighborhood.

Interior Renovation:

- New interior painting will refresh the office space and warehouse
- Mechanical systems will be upgraded to ensure optimal functionality of the building.

EQUIPMENT INSTALLATION

• CNC and Automated Systems:

- Installation of the new DeWall Linear Truss Wall Saw, semi-automated assembly line, and automatic infeed system will be completed within 3 to 4 months following facility acquisition.

FULL OPERATIONAL RAMP-UP

• Expansion Completion:

- Full operational capacity with the additional three assembly lines is expected to be reached within 12 to 18 months after the renovation and equipment installation.

STAFFING AND OPERATIONS

• Hiring Plans:

- The expansion will result in the creation of new jobs for assembly line workers, warehouse staff, and administrative positions.
- The company plans to hire both skilled union workers and new employees for increased operational needs.

• Production Scheduling:

- A new, more efficient scheduling system will be implemented to maximize output and ensure timely deliveries of wall panels for residential and multi-family projects.

LOGISTICS AND DISTRIBUTION

• Enhanced Trucking Capacity:

- The five drive-in doors in the new facility will facilitate easy movement of materials and finished goods, ensuring the timely distribution of wall panels to construction sites.

• Supply Chain Management:

- New partnerships with suppliers will be established to ensure timely and cost-effective procurement of raw materials.

ADA ACCESSIBLE ROUTE

CALL- OUT FIRE DEPT. KNOCK BOX LOCATION AT MAIN ENTRANCE

EXISTING STOP SIGN

EXISTING STOP BAR

EXISTING STOP BAR

FIRE TRUCK

CALL- OUT FIRE DEPT. KNOCK BOX LOCATION AT GATE

RIDGELAND AVENUE

OAK FOREST AVENUE

OFFICES (5,705 SF)

MANUFACTURING/STORAGE AREA (31,470 SF)

PROPOSED TRASH ENCLOSURE

FIRE TRUCK EXIT THROUGH OAK FOREST AV. GATE

PROPOSED STORM WATER RETENTION AREA

EMPLOYEE PARKING

CONCRETE



1" = 30'

EMERGENCY & HEAVY VEHICLE TURNING STUDY

LEGEND



ADA ACCESSIBLE ROUTE



DOOR TAG- EXISTING BAY DOORS

The background image shows a parking lot with several vehicles parked in front of a large, multi-story building with a distinctive red and white striped roofline. The vehicles include a dark grey SUV on the left, a dark brown SUV in the center, a maroon sedan to its right, and a white pickup truck on the far right. The foreground is a light-colored, textured asphalt surface. A large blue rectangular overlay is positioned in the upper middle of the image, containing the text 'FINANCIAL PLAN'. To the right of this overlay, the number '04' is displayed in a large white font against the blue background.

FINANCIAL PLAN

04

FINANCIAL PLAN

Affordable Homes, Stronger Futures—One Panel at a Time

FUNDING REQUIREMENTS

- **Total Purchase Price for New Facility:**
 - \$500,000 for the purchase of the Tinley Park warehouse.
- **Funding Breakdown:**
 - 65% of the purchase price will be sought through financing.
 - 35% of the purchase price will be provided in equity by Toro Construction.

PROJECTED RENOVATION COSTS

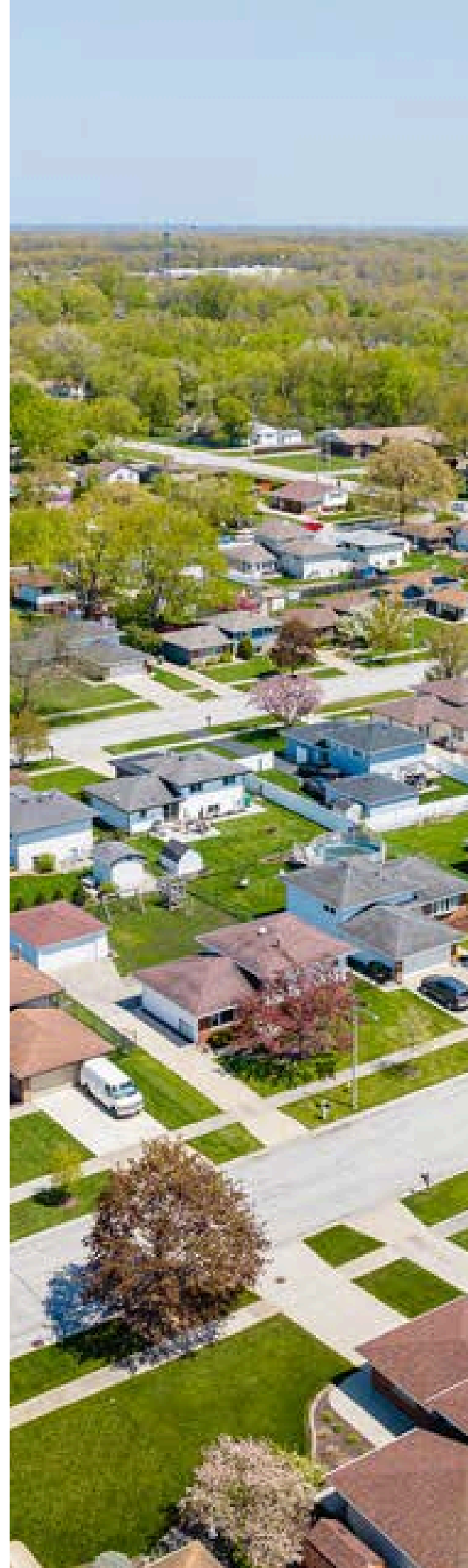
- **Renovation of 6,000 square feet of office space:**
 - Estimated at \$250,000, including interior painting, mechanical system upgrades, new seal coating, and the installation of an 8-foot privacy fence.

NEW EQUIPMENT FOR EXPANSION

- **CNC Equipment and Assembly Line Setup:**
 - \$450,000 will be invested by Integrity Wall Panel for the purchase of new equipment to expand production capacity with three additional assembly lines.

TRUCK AND EQUIPMENT PURCHASE

- **Truck and Equipment:**
 - \$100,000 will be invested by Integrity Wall Panel for necessary vehicles and equipment for logistics and transportation.



Tinley Property Business Plan

Development Budget Pro Forma

SOURCES

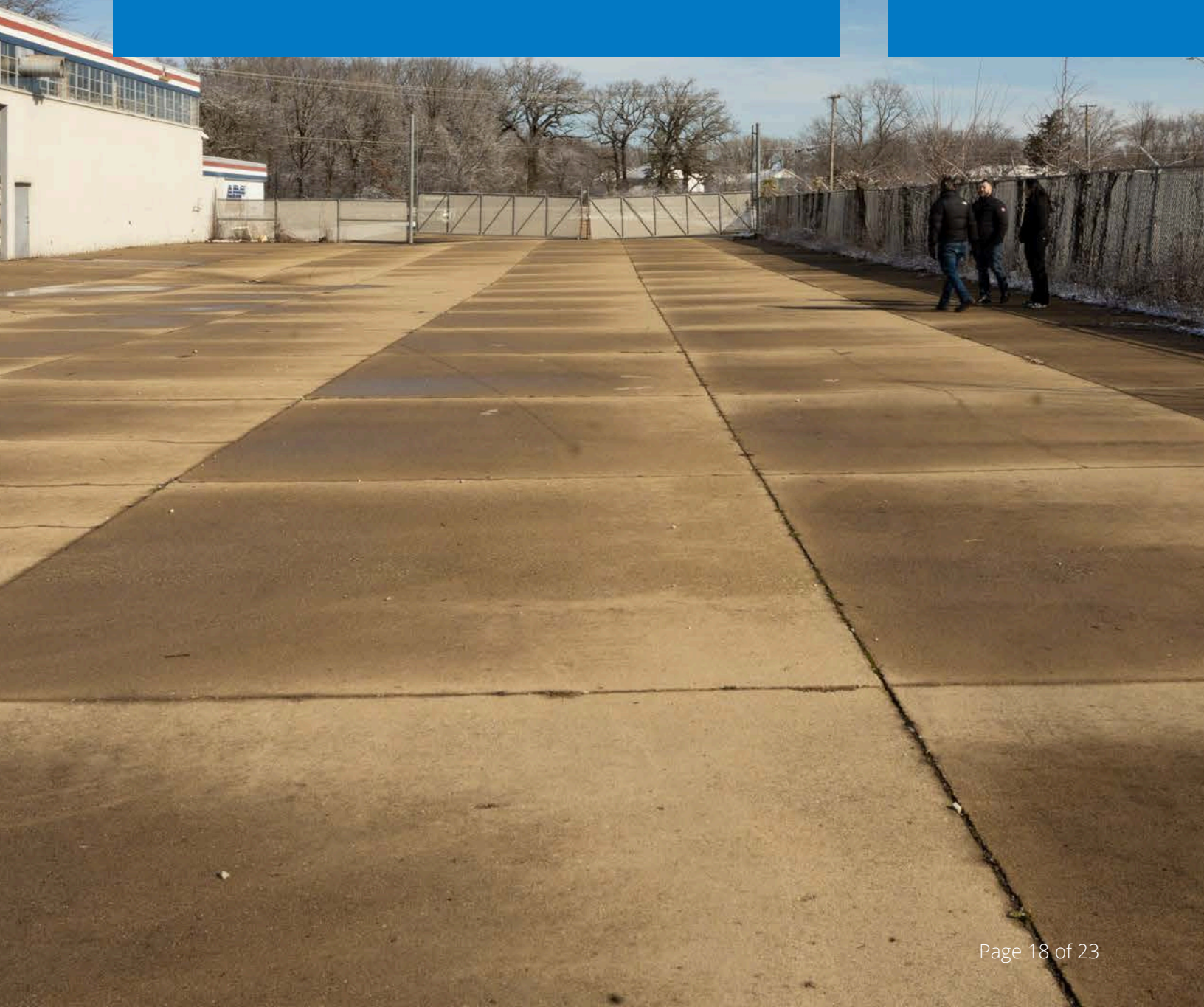
Toro Investments/Toro Construction		\$ 360,500.00
Orland Park equity loan		\$ 175,000.00
Perm Loan	Estimated Net Proceeds	\$ 325,000.00
Total All Sources		\$ 860,500.00

USES

ACQUISITION COSTS		
Toro Investments/Toro Construction		175,000
Building (Bank)		325,000
Total Acquisition Costs		500,000
CONSTRUCTION COSTS		
Total Hard Construction Costs		\$ 250,000.00
Other Construction Costs		
Construction Contingency		\$ 50,000.00
Total Other Construction Costs		\$ 50,000.00
Total Construction Costs		\$ 300,000.00
SOFT COSTS		
Architecture & Engineering		
Design & Engineering		\$ 18,500.00
Environmental Report		\$ 3,000.00
Architect Reimbursables		\$ -
Building & IDPH Permits		\$ 15,000.00
Total A&E Costs		\$ 36,500.00
Insurance		
Builders Risk		\$ -
Total Insurance Costs		\$ -
Other Soft Costs		
Surveys		\$ 3,000.00
Attorney Fees		\$ 15,000.00
Marketing		\$ -
Reserves		\$ -
Contingency		\$ -
Total Other Soft Costs		\$ 18,000.00
SUB-TOTAL USES		\$ 854,500.00
SUB-TOTAL USES		\$ 854,500.00
Finance & Associated Fees		
Construction Loan Fees	Assume 3.5% Total	\$ 6,000.00
TOTAL CONSTRUCTION USES		\$ 860,500.00
TOTAL ALL USES		\$ 860,500.00

COMMUNITY IMPACT

05



COMMUNITY IMPACT

Affordable Homes, Stronger Futures—One Panel at a Time

Toro Investments, along with its subsidiaries Toro Construction and Integrity Wall Panel, is committed to making a meaningful and positive impact in Tinley Park through job creation, community engagement, and thoughtful neighborhood integration.

One of the most significant contributions will be in the realm of workforce development. By partnering with the **local carpenter's union**, the company will create **10 to 15 new positions for assembly carpenters** in its shop. These union roles come with valuable benefits, including healthcare, pensions, and competitive wages. Importantly, the hiring efforts will prioritize individuals from the local Tinley Park community, offering new career opportunities close to home.

In addition to these trade positions, the company will also be expanding its internal team by **opening 5 to 8 new office roles**. These roles will span across project management, estimating, real estate, receptionist duties, material handling, and general administrative support. Together, these new jobs reflect the company's investment not only in infrastructure, but in people.

Community engagement is another cornerstone of the company's vision. As the anchor tenant, Toro Investments and its affiliates will sponsor local Little League baseball teams, reinforcing their support for youth development and local sports. Beyond recreation, the company plans to partner with local nonprofits, support area churches, and contribute to senior programs—ensuring a well-rounded presence in the community that prioritizes connection and care. With the site situated near residential areas, the company is also taking deliberate steps to minimize disruption.

Work will not begin early in the day, **with deliveries scheduled no earlier than 8 a.m.**, and overall hours of operation set from **7 a.m. to 4 p.m.** to reduce noise during early or late hours.



COMMUNITY IMPACT

Affordable Homes, Stronger Futures—One Panel at a Time

Aesthetically, the facility itself will be thoughtfully upgraded to align with community values. The building's exterior will be repainted in warm, welcoming colors, and the addition of murals is being considered to further beautify the space. **The existing barbed wire will be removed and replaced with an 8-foot privacy fence, improving both security and the overall appearance of the site.**

Finally, the company is committed to maintaining clean and efficient operations. There will be minimal outside storage, and great care will be taken to prevent any long-term accumulation of waste or debris. The goal is to ensure that the facility not only serves as a hub of productivity, but also stands as a respectful and positive addition to the neighborhood.



Department/ Area	Job title/ Role	Number of positions	Employment type	Hiring timeline	Salary range	Benefits	Estimated salary	Hourly rate	Job description
Office	Designer	1	Full time	Q3 2025	\$ 95,000	\$ 16,150	\$ 111,150	\$ 45.67	Draft and ceate floor plans
Office	Project Manager	1	Full time	Q3 2025	\$ 95,000	\$ 16,150	\$ 111,150	\$ 45.67	Manage projects
Shop	Carpenter 1	1	Full time	Q1 2026	\$ 62,400	\$ 58,240	\$ 120,640	\$ 30.00	Plant assembler
Shop	Carpenter 2	1	Full time	Q1 2026	\$ 62,400	\$ 68,848	\$ 131,248	\$ 30.00	Plant assembler
Shop	Carpenter 3	1	Full time	Q1 2026	\$ 62,400	\$ 68,848	\$ 131,248	\$ 30.00	Plant assembler
Shop	Carpenter 4	1	Full time	Q1 2026	\$ 62,400	\$ 68,848	\$ 131,248	\$ 30.00	Plant assembler
Shop	Carpenter 5	1	Full time	Q1 2026	\$ 62,400	\$ 68,848	\$ 131,248	\$ 30.00	Plant assembler
Shop	Carpenter 6	1	Full time	Q1 2026	\$ 62,400	\$ 68,848	\$ 131,248	\$ 30.00	Plant assembler
Shop	Carpenter 7	1	Full time	Q1 2026	\$ 62,400	\$ 68,848	\$ 131,248	\$ 30.00	Plant assembler
Shop	Carpenter 8	1	Full time	Q1 2026	\$ 62,400	\$ 68,848	\$ 131,248	\$ 30.00	Plant assembler
Shop	Carpenter 9	1	Full time	Q1 2026	\$ 62,400	\$ 68,848	\$ 131,248	\$ 30.00	Plant assembler
Shop	Carpenter 10	1	Full time	Q1 2026	\$ 62,400	\$ 68,848	\$ 131,248	\$ 30.00	Plant assembler
Office	Real State agent	1	Full time	Q3 2025	\$ 90,000	\$ 15,300	\$ 105,300	\$ 43.27	Focus on sales
Office	Administrative	1	Full time	Q3 2025	\$ 45,000	\$ 7,650	\$ 52,650	\$ 21.63	Receptionist
					\$ 949,000	\$ 733,122	\$ 1,682,122	\$ 456	



MARKETING & SALES STRATEGY

06

MARKET RESEARCH & ANALYSIS

Affordable Homes, Stronger Futures—One Panel at a Time



Integrity Wall Panel and Toro Construction are implementing a targeted, multi-layered marketing and sales strategy designed to grow their footprint in both the private and public housing sectors.

The company continues to serve its current clients while expanding services to additional homebuilders. Some offerings will remain focused on manufacturing only, allowing flexibility to develop new partnerships without overextending resources.

NEW PROJECTS AND STRATEGIC PARTNERSHIPS

A major focus is on building strong partnerships and scaling production to meet rising demand:

South Suburban Land Bank (SSLB)

Toro Construction has secured **170 plots of land** designated for single-family homes, with an initial phase of **10 lots** to launch the program.

- Current production capacity:
 - **1 home per week**
 - **1 house kit per day**

United Power Group

- **48 homes** already under contract through the SSLB partnership
- Plans to build **125 more homes** over the next two years
- United Power Group is also looking to expand work to other general contractors. Integrity Wall Panel plans to provide house kits to these new partners to maintain market share and scale growth.

MUNICIPAL HOUSING INITIATIVES

The demand from local governments further highlights the company's potential in the public sector. Multiple municipalities have formally requested Integrity Wall Panel's services:

- **City of Bloomington:** 1,600 homes needed over 5yrs
- **City of Kankakee:** 2,000 homes needed
- **City of Joliet:** 300 homes needed

Toro Construction will act as the **general contractor** for select projects, while Integrity Wall Panel will sell **pre-designed house kits** to other builders involved. These public-sector relationships offer strong, ongoing business opportunities.

BUSINESS GROWTH STRATEGY

The company's broader growth plan centers on market expansion and deeper engagement in the affordable housing space. Key objectives include:

- Securing additional partnerships with homebuilders and municipalities
- Leveraging production capacity to remain competitive
- Continuing to expand in regions with high demand for housing
- Avoiding lost opportunities to competitors by being proactive and scalable

By aligning operational capabilities with the needs of both private developers and public agencies, Integrity Wall Panel is positioning itself as a key player in the regional housing market, delivering both innovation and impact at scale.

Village of Tinley Park Cook County Class 8 Classification Eligibility Guidelines

Economic & Fiscal Impacts of Business on the Community:

Higher consideration to be given for:

- Retention of existing Tinley Park business.
- Businesses looking to consolidate current facilities and/or expand to Tinley Park
- Businesses that build on the resources, materials and workforce of the local community.
- Potential for future growth of the business and of the industry the business is in.
- A greater increase in the assessed value of the property through the construction of building additions or making significant improvements to the site.
- Projects not requiring new public capital improvements.
- A greater amount of sales tax base expansion or similar.
- Businesses that have a history of contributing to their communities through volunteer work, financial contributions or other means. If a new start-up business, the business demonstrates its commitment to becoming involved in the community.
- Start-up companies and expansions of existing local operations.

Existing Building/Site Conditions & Private Financial Contribution Compared to Public Relief Sought:

Higher Consideration to be given for:

- Buildings that have been vacant for two years or more applying for a Class 8 classification and that a vacancy appeal for the site has been granted by Cook County.
- Sites which are difficult to lease or sell due to age, size, condition, or unique characteristics of the building.
- A greater ratio of investment by the assisted business compared to the amount of 8 Classification relief.
- Quality of the case being made that the Class 8 Classification is necessary for the project to move forward.

Quality of Jobs to be Created:

Higher consideration to be given for:

- Higher wage rates
- Number of Full-time; long-term, non-seasonal positions created.
- Environmental Impact
- Higher consideration to be given for:
- The more environmentally sound the company's operation, including but not limited to:
 - Comprehensive energy and resource efficiency programs, including green buildings (e.g. LEED certification, building energy efficiency commitments, etc.)
 - Comprehensive waste reduction, waste exchange, and recycling programs.
- The more environmentally sound the company's products/services, including but not limited to:
 - Products/services that expand markets for recycled materials.
 - Development of renewable energy resources or products that conserve energy.

Legend of Symbols & Abbreviations

	Power Pole		Traffic Signal	N.	North
	Light Pole		Sign	S.	South
	Transformer		Flag Pole	E.	East
	Utility Pedestal		Satellite Dish	W.	West
	Gas Valve		Telephone	.	Degrees
	Water Valve		Bollard	..	Feet or Minutes
	B-Box		Auto Sprinkler	..	Inches or Seconds
	Manhole		Flared End Section	Sq.	Square
	Catch Basin		Stone Wall	Ft.	Feet
	Fire Hydrant		Chain Link Fence	Vol.	Volume
	Electric Meter		Stockade Fence	Pg.	Page
	Gas Meter		Guard Rail	Calc.	Calculated
	Clean Out		Soil Boring Location	Rec.	Record
	ST Storm Sewer		Survey Bearing	Meas.	Measured
	SAN Sanitary Sewer		Traffic Signal	ROW	Right of Way
	Parking Stop		Buried Utilities	CL	Centerline
			Telephone	OHW	Overhead Wire
			Gas		Monitoring Well Location
			Electric		

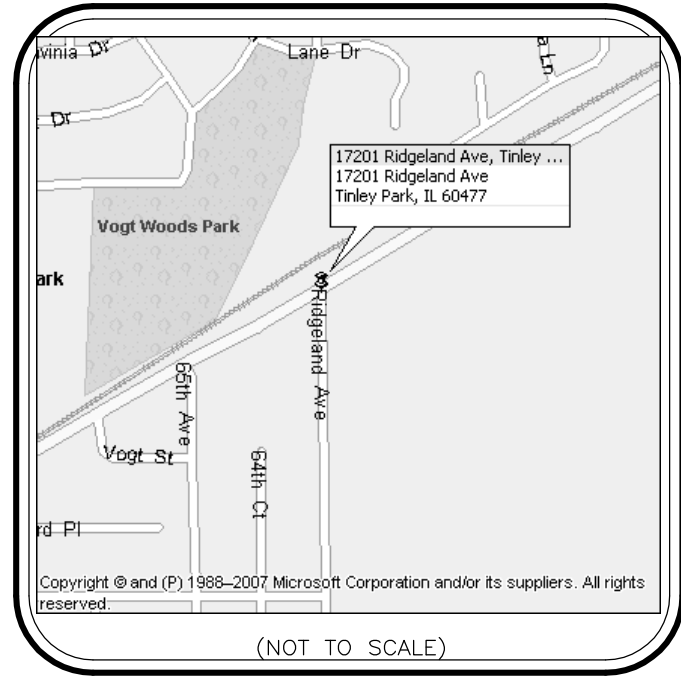
Utility Notes

UN1 The location of Utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans to determine the location of any subterranean uses.

Statement of Encroachments

NONE WERE OBSERVED.

Vicinity Map



Items Corresponding to Schedule B

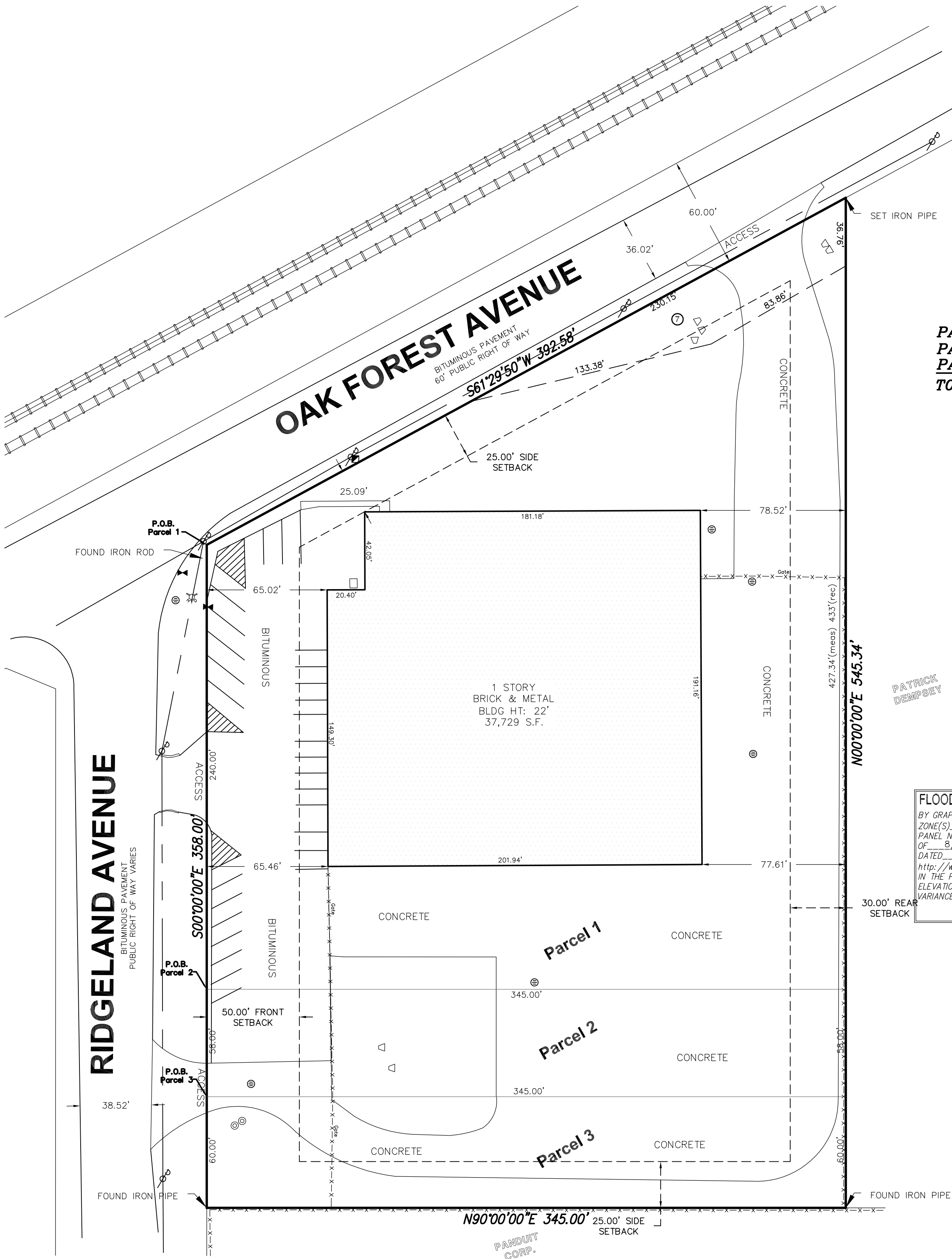
Easement recorded January 10, 2007 as document 0701035293 in favor of the Cook County Highway Department, a permanent storm water and drainage easement to maintain and repair culverts and storm water ditching. Item does apply and is plotted.

Miscellaneous Notes

- MN1 ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS.
- MN2 ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- MN3 ASSUMED BEARING: THE EAST RIGHT OF WAY LINE OF RIDGELAND AVENUE TO BE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.
- MN4 AT THE TIME OF THIS SURVEY THERE IS NO VISIBLE EVIDENCE OF A CEMETERY.
- MN5 AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 17201 RIDGELAND AVENUE.
- MN6 THE SUBJECT PROPERTY HAS ACCESS TO AND FROM WEST RIDGELAND AVENUE AND OAK FOREST AVENUE WHICH ARE GOVERNED BY THE VILLAGE OF TINLEY PARK.
- MN7 IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING OR CONSTRUCTION.
- MN8 IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY(S) EITHER COMPLETED OR PROPOSED.
- MN9 IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THE SURVEY, THERE WERE NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

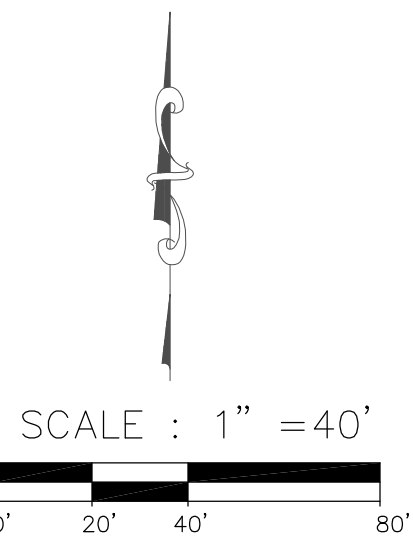
Zoning Information

ITEM	REQUIRED	OBSERVED	SOURCE INFORMATION	BUILDING AND ZONING DEPARTMENT
PERMITTED USE	ORI	NOW VACANT	ADDRESS	Village of Tinley Park
MINIMUM LOT AREA	40,000 S.F.	155,826 S.F.	DATE CONDUCTED	1/5/2011
MINIMUM LOT WIDTH	150'	358.00'	PHONE NUMBER	708-358-5425
MAX F.A.R.	1.5	-	EMAIL ADDRESS	
MAX BUILDING COVERAGE	-	-		
MINIMUM SETBACKS FRONT	50'	SEE PLAT	NOTES: THE SUBJECT PROPERTY IS ZONED "ORI" OFFICE AND RESTRICTED INDUSTRIAL BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE VILLAGE OF TINLEY PARK AND THE APPLICABLE ZONING CODES.	
MINIMUM SETBACKS SIDE	50' CORNER	SEE PLAT		
MINIMUM SETBACKS REAR	30'	SEE PLAT		
MAX. BUILDING HEIGHT	65'	22'		
PARKING REGULAR	USE DEPENDANT	28		
PARKING HANDICAP	USE DEPENDANT	0		
PARKING TOTAL	USE DEPENDANT	28		



PARCEL 1: 115,116.39 SF± OR 2.64 ACRES±
PARCEL 2: 20,010.00 SF± OR 0.46 ACRES±
PARCEL 3: 20,700.00 SF± OR 0.48 ACRES±
TOTAL: 155,826.39 SF± OR 3.58 ACRES±

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17031C07091 WHICH BEARS AN EFFECTIVE DATE OF 8/19/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 1/5/2011 TO THE NATIONAL FLOOD INSURANCE PROGRAM. http://www.fema.gov/ WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. 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.



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Legal Description

PARCEL 1:
A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE (SAID SOUTHEASTERLY LINE BEING 60 FEET SOUTHEASTERLY BY RECTANGULAR MEASUREMENT OF THE SOUTHEASTERLY LINE OF THE 100 FEET WIDE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD COMPANY) WITH THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET EAST BY RECTANGULAR MEASUREMENT, OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4); THENCE SOUTH ALONG THE EAST LINE OF RIDGELAND AVENUE A DISTANCE OF 240 FEET; THENCE EAST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 433 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE AND MAKING AN ANGLE 61 DEGREES 29 MINUTES 50 SECONDS WITH THE LAST DESCRIBED COURSE (AS MEASURED FROM SOUTH TO WEST) A DISTANCE OF 392.58 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 240 FEET ALONG THE EAST LINE OF RIDGELAND AVENUE SOUTH FROM THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE (SAID SOUTHEASTERLY LINE BEING 60 FEET SOUTHEASTERLY BY RECTANGULAR MEASUREMENT OF THE SOUTHEASTERLY LINE OF THE 100 FOOT WIDE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD COMPANY) WITH THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET EAST BY RECTANGULAR MEASUREMENT, OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4); THENCE SOUTH ALONG THE EAST LINE OF RIDGELAND AVENUE, A DISTANCE OF 58 FEET; THENCE EAST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET; THENCE NORTH IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 58 FEET; THENCE WEST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 298 FEET ALONG THE EAST LINE OF RIDGELAND AVENUE SOUTH FROM THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE (SAID SOUTHEASTERLY LINE BEING 60 FEET SOUTHEASTERLY BY RECTANGULAR MEASUREMENT OF THE SOUTHEASTERLY LINE OF THE 100 FOOT WIDE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD COMPANY) WITH THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET EAST BY RECTANGULAR MEASUREMENT, OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4); THENCE SOUTH ALONG THE EAST LINE OF RIDGELAND AVENUE, A DISTANCE OF 60 FEET; THENCE EAST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET; THENCE NORTH IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 60 FEET; THENCE WEST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ABOVE LEGAL DESCRIPTION IS THE PROPERTY DESCRIPTION IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-462593-32-MAD, BEARING AN EFFECTIVE DATE OF DECEMBER 6, 2010.

ALTA/ACSM Land Title Survey

Hendricks US Bank

B&C Project No. 201002048, 017

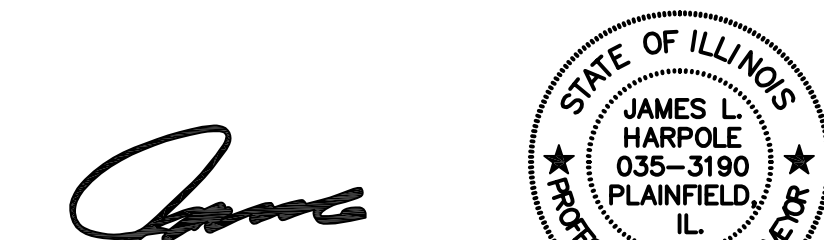
Tinley Park

17201 Ridgeland Avenue, Tinley Park, IL 60477

Surveyor's Certification

To: Hendricks Commercial Properties, LLC and it's affiliates; US Bank National Association; First American Title Insurance Company; TCF National Bank and Bock & Clark Corporation.

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date shown below of the premises specifically described in First American Title Insurance Company Commitment No. NCS-462593-32-MAD, dated December 6, 2010, and were made: (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005; (ii) in accordance with the "AGREEMENT and Survey Requirements for Hendricks US Bank Surveys dated November 30, 2010", and includes Items 2, 3, 4, 6, 7(c), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 16, 17, and 18 of Table A specifically defined therein, (iii) Utilities (water, gas, electric, telephone and sewer) are available and service the Property and all utility lines enter the Property through adjoining public streets or through appurtenant easements which are shown on the Survey, (iv) Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



James L. Harpole
Illinois Professional Land Surveyor No. 3190
In the State of Illinois, Expires 11-30-2012

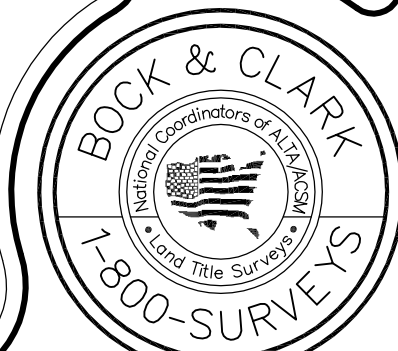
Date of Survey	January 9, 2011
Revision	January 11, 2011
Revision	February 17, 2011
Revision	
Revision	

Survey Performed By:
JLH Land Surveying Inc.
7222 Courtwright Drive
Plainfield, IL 60586
Phone: 815-669-3791
www.jlhsurvey.com

Network Project No. 201002048,017

Page 1 of 1

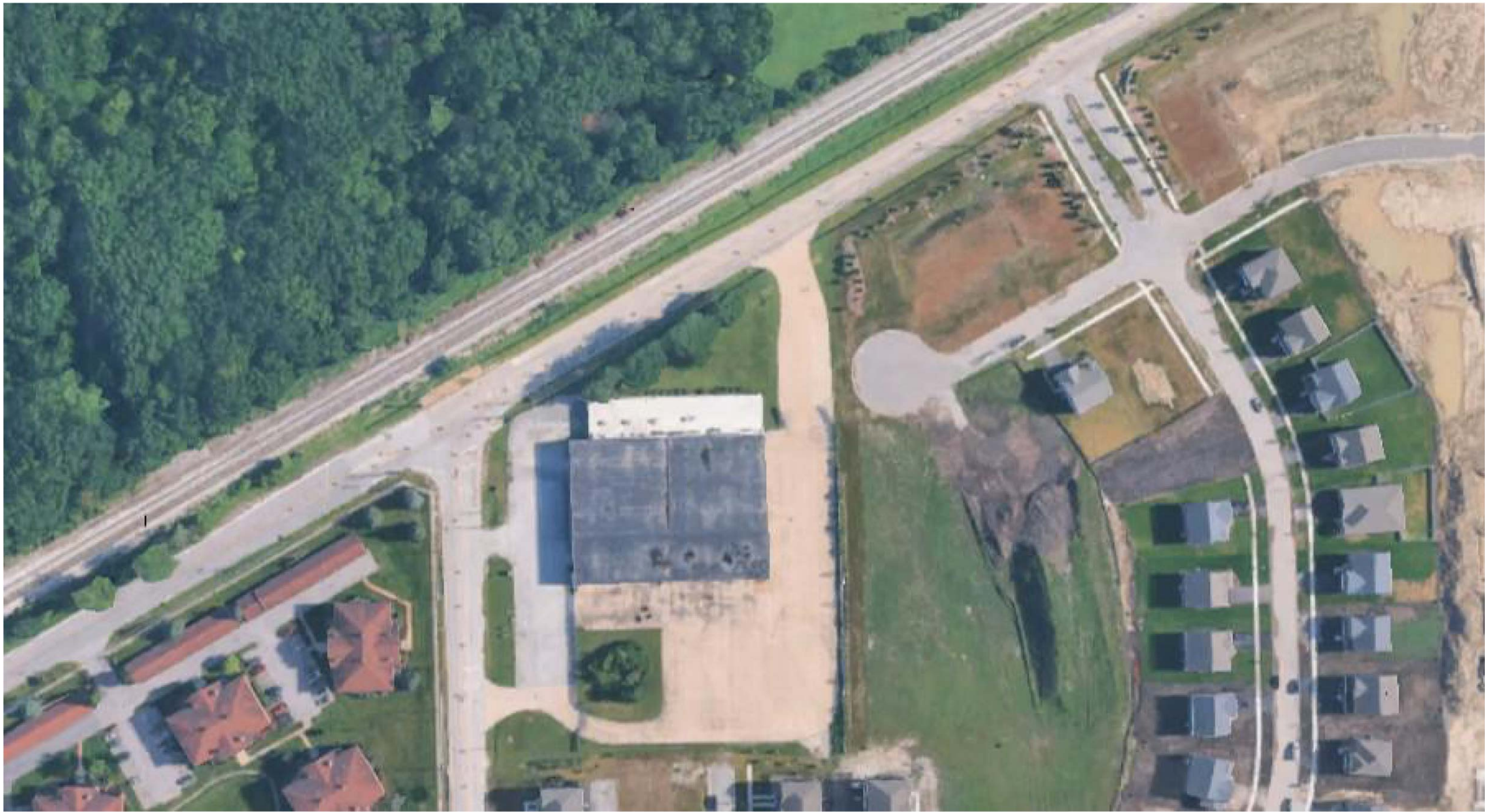
Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) Surveys, Fax: (330) 666-3608 www.1800surveys.com



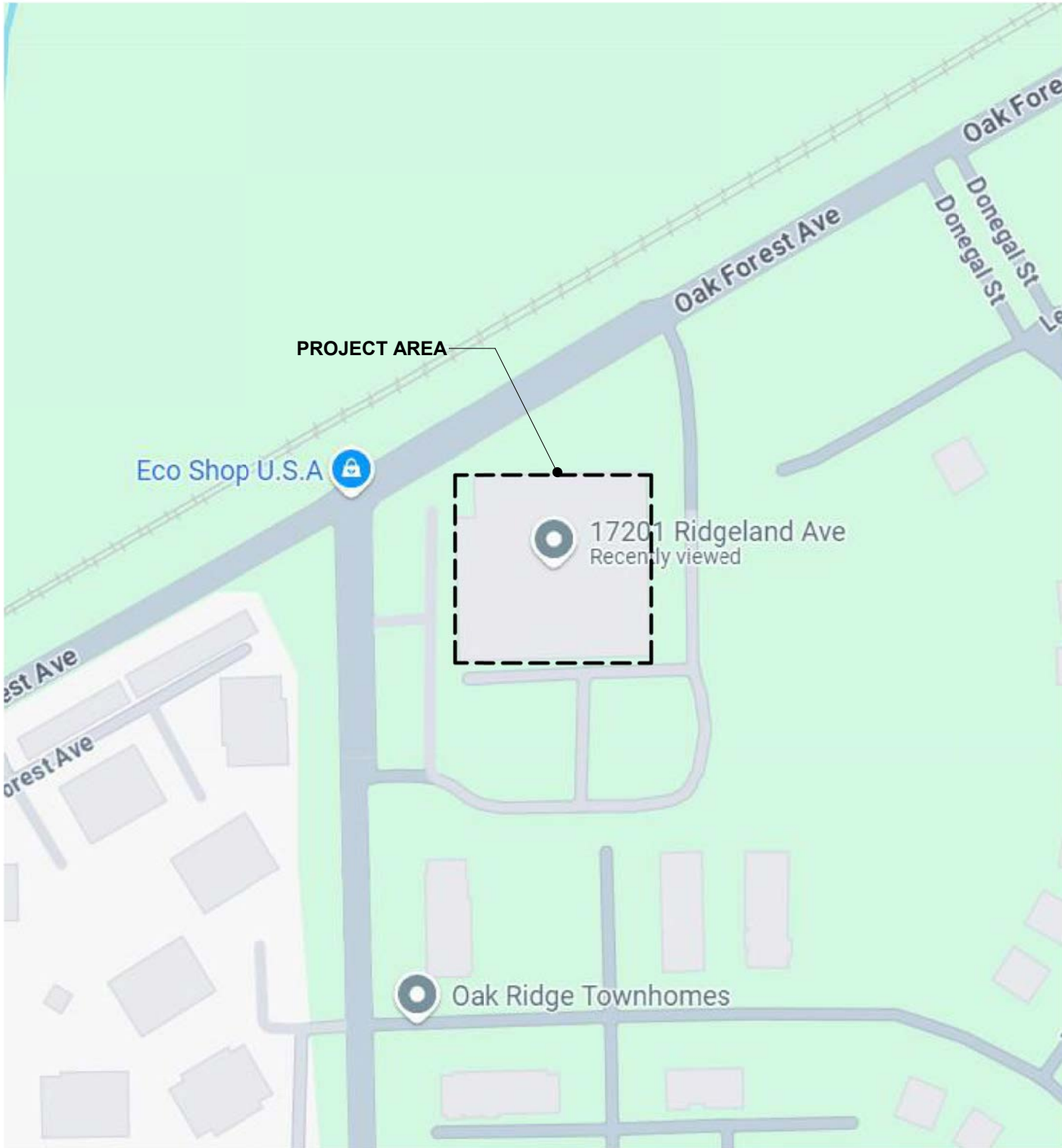
SITE IMPROVEMENTS

INTEGRITY WALL SYSTEMS

17201 RIDGELAND AVE., TINLEY PARK, IL 60477



PROJECT LOCATION



STATEMENT OF COMPLIANCE

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO TINLEY PARK CODE.

PROJECT DESCRIPTION

THE PROJECT INCLUDES THE SITE PLAN FEATURING THE PROPERTY BOUNDARIES, BUILDING ELEMENTS, SETBACKS, PARKING, DRIVE AISLES, SIDEWALKS, AND TRASH ENCLOSURE DETAILS.

PLANS OUTLINE PRELIMINARY OFFICE LAYOUTS WITH AREAS AND SQUARE FOOTAGES. THE SET ALSO PROVIDES A PRELIMINARY CIVIL PLAN, ELEVATIONS, RENDERINGS, AND TRASH ENCLOSURE DETAILS WITH MATERIALS.

THE PROJECT CONSISTS OF INTERIOR ALTERATIONS TO 6,000 SF OF OFFICE SPACE AND REUSE OF 38,000 SF WAREHOUSE AS A WALL PANEL ASSEMBLY FACILITY.

SERVICES INCLUDE SCHEMATIC DESIGN PER VILLAGE OF TINLEY PARK PLAN COMMISSION. PROPOSAL IS LIMITED TO THE INTERIOR OFFICE RE-DESIGN.

ISSUED FOR:

ISSUE FOR PLAN COMMISSION REVIEW

ISSUE DATE:

AUGUST 29, 2025

PROJECT NO: 25-014

SITE INFORMATION

ADDRESS: 17201 RIDGELAND AVE,
TINLEY PARK, IL 60477

LOT AREA: 157,265 SF APPROX.: 3.61 ACRES
(6,000 SF AREA OF WORK)

OCCUPANCY: BUSSINESS AND WAREHOUSE

THE TORO CONSTRUCTION WAREHOUSE IS LOCATED IN TINLEY PARK, ILLINOIS.

APPLICABLE CODES AND STANDARDS

ZONING VILLAGE OF TINELY PARK , ILLINOIS CODE OF ORDINANCES
VILLAGE OF TINELY PARK ZONING MAP

BUILDING 2021 INTERNATIONAL BUILDING CODE

PLUMBING 2014 ILLINOIS STATE PLUMBING CODE

ELECTRIC 2020 NATIONAL ELECTRIC CODE (NEC)

MECHANICAL 2021 INTERNATIONAL MECHANICAL CODE

CONTACT INFORMATION

OWNER:



TORO CONSTRUCTION CORP
15657 S 70TH COURT
ORLAND PARK, IL 60462
P: 773-306-00554
info@toroconstructioncorp.com

ARCHITECT OF RECORD:



Studio ARQ, LLC
329 W 18TH STREET, SUITE 401
CHICAGO, IL 60616
P: 312.846.6415
www.studioarq.com

CIVIL ENGINEER:



GLOGER ENGINEERS LIMITED
6512 N MOZART STREET,SUITE 2E
CHICAGO, IL 60616
P: 773.338.0312
www.glogerengineers.com

SHEET INDEX

GENERAL

G-001 COVER SHEET
G-200 PLAT OF SURVEY

CIVIL

C-001 EXISTING SITE CIVIL PLAN

ARCHITECTURE

A-000 DEMO SITE PLAN
A-001 SITE PLAN WITH LANDSCAPE
A-002 EMERGENCY & HEAVY VEHICLE TURNING STUDY
A-101 PROPOSED PLAN
A-300 BUILDING COLORED ELEVATIONS
A-301 TRASH ENCLOSURE ELEVATIONS
A-400 INTERIOR VIEW 1
A-401 INTERIOR VIEW 2
A-402 INTERIOR VIEW 3
A-403 NORTHWEST EXTERIOR AXONOMETRIC VIEW
A-404 NORTHEAST EXTERIOR AXONOMETRIC VIEW
A-405 NORTH EXTERIOR VIEW
A-406 SOUTHEAST EXTERIOR AXONOMETRIC VIEW

PART 1 - VILLAGE OF TINLEY PARK ZONING CODE MATRIX

ITEM	ISSUE	CHAPTER / ARTICLE	ORDINANCE REQUIREMENTS	ACTUAL	SHEET #	REMARKS
PART 1 - ZONING REQUIREMENTS						
Z.01	ZONING DISTRICT	TINLEY PARK ZONING MAP	ORI	ORI		OFFICE AND RESTRICTED INDUSTRIAL
Z.02	ZONING USE	SECTION V. - SCHEDULE II	Per Table	Warehouse		MIXED USE- OFFICES / WAREHOUSE
Z.03	LOT AREA	SECTION V. - SCHEDULE II	40,000 SF MIN	155 826 SF		EXISTING - NO CHANGE
Z.04	MIN. LOT WIDTH	SECTION V. - SCHEDULE II	150 FT.	358 FT.		EXISTING - NO CHANGE
Z.05	BUILDING HEIGHT	SECTION V. - SCHEDULE II	65 FT.	22'		EXISTING - NO CHANGE
Z.06	MAX. IMPERVIOUS COVERAGE	-	-	-		
Z.07	SETBACK REQUIREMENTS					
	MAX. FRONT SETBACK	SECTION V. - SCHEDULE II	50 FT.	50 FT.	A-000	EXISTING - NO CHANGE
	MAX. SIDE SETBACK	SECTION V. - SCHEDULE II	25 FT.	25 FT.	A-000	EXISTING - NO CHANGE
	MAX. SIDE SETBACK	SECTION V. - SCHEDULE II	25 FT.	25 FT.	A-000	EXISTING - NO CHANGE
	MIN. REAR SETBACK	SECTION V. - SCHEDULE II	30 FT.	30 FT.	A-000	EXISTING - NO CHANGE
Z.08	NUMBER OF OFF-STREET PARKING SPACES	SECTION VIII	1 SPACE PER 2 EMPLOYEES (WAREHOUSE) MIXED USE	PARKING PROVIDED WITHIN EXISTING PARKING SPACES + ADDITIONAL	A-000	BASED ON MIXED USE CALCULATIONS

NOT FOR CONSTRUCTION

IL LIC#: 001-019755 EXP. DATE: 11.30.26



TORO CONSTRUCTION CORP
ADDRESS: 15657 S 70TH COURT
ORLAND PARK, ILLINOIS 60462
PHONE: 773.306.0054
EMAIL: INFO@TOROCONSTRUCTIONCORP.COM



STUDIO ARQ
ADDRESS: 329 W. 18TH STREET, SUITE 401
CHICAGO, IL 60616
PHONE: 312.846.6415
EMAIL: PROJECTS@STUDIOARQ.COM
WEB: WWW.STUDIOARQ.COM



GLOGER ENGINEERS LIMITED
CIVIL ENGINEER
ADDRESS: 6512 NORTH MOZART STREET, SUITE 2E
CHICAGO, IL 60616
PHONE: 773.338.0312
EMAIL: JGLOGER@GLOGERENGINEERS.COM
WEB: WWW.GLOGERENGINEERS.COM

INTEGRITY WALL
SYSTEMS
WAREHOUSE
17201 RIDGELAND AVE,
TINLEY PARK, IL 60477

ISSUANCE: PLAN REVIEW SET 08-29-2025

REVISION SCHEDULE

REV.	DESCRIPTION	DATE
1	TINLEY PARK VILLAGE FEEDBACK	2025-09-26

PROJECT NO. 25-014

TITLE
COVER SHEET

MS

CS

G-001

	Power Pole		Traffic Signal	N.	North
	Light Pole		Sign	S.	South
	Transformer		Flag Pole	E.	East
	Utility Pedestal		Satellite Dish	W.	West
	Gas Valve		Telephone	'	Degrees
	Water Valve		Boillard	"	Feet or Minutes
	B-Box		Auto Sprinkler	"	Inches or Seconds
	Manhole		Flared End Section	Sq.	Square
	Catch Basin		Stone Wall	Ft.	Feet
	Fire Hydrant		Chain Link Fence	Vol.	Volume
	Electric Meter		Stockade Fence	Pg.	Page
	Gas Meter		Guard Rail	Calc.	Calculated
	Clean Out		Soil Boring Location	Rec.	Record
	Storm Sewer		Survey Bearing	Meas.	Measured
	Sanitary Sewer		Traffic Signal	ROW	Right of Way
	Parking Stop			Cen.	Centerline
				OWH	Overhead Wire
					Monitoring Well Location
				Buried Utilities	
					Telephone
					Gas
					Electric

UN1 The location of Utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans to determine the location of any subterranean uses.

NONE WERE OBSERVED.

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(NOT TO SCALE)

PARCEL 1: A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE (SAID SOUTHEASTERLY LINE BEING 60 FEET WIDE) WITH THE WEST LINE OF RIDGELAND AVENUE (SAID WEST LINE BEING 100 FEET WIDE) TO THE 100 FEET WIDE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILWAY COMPANY) WITH THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET WIDE) TO THE SOUTHWEST CORNER OF THE EAST LINE OF RIDGELAND AVENUE (SAID SOUTHWEST 1/4 4); THENCE SOUTH ALONG THE EAST LINE OF RIDGELAND AVENUE A DISTANCE OF 240 FEET; THENCE EAST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET; THENCE NORTH IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH OAK FOREST AVENUE; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF THE SOUTH OAK FOREST AVENUE TO THE POINT OF BEGINNING, (AS MEASURED FROM SOUTH TO WEST) A DISTANCE OF 392.58 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
 1/4 OF LAND IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 10 EAST, 3RD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 240 FEET ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 10 EAST, 3RD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO THE SOUTHERLY LINE OF SOUTH OAK FOREST AVENUE (SAID SOUTHEASTERLY LINE BEING 80 FEET SOUTHEASTERLY RECTANGULAR MEASUREMENT OF THE SOUTHEASTERLY LINE OF THE 100' WIDE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 10 EAST, 3RD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 10 EAST, 3RD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET SOUTHEASTERLY RECTANGULAR MEASUREMENT OF THE SOUTHEAST LINE OF THE 100' WIDE SOUTHWEST 1/4), THENCE SOUTH ALONG THE EAST LINE OF RIDGELAND AVENUE A DISTANCE OF 58 FEET, THENCE EAST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 58 FEET, THENCE EAST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 58 FEET, THENCE WEST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
A PORTION OF LAND IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 10E, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 288 FEET ALONG THE EAST LINE OF THE SOUTHEASTLY 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 10E, TO THE SOUTHERLY LINE OF SOUTH OAK FOREST AVENUE (SAID SOUTHERLY LINE BEING 60 FEET SOUTHEASTERLY BY RECTANGULAR MEASUREMENT OF THE SOUTHEASTERLY LINE OF THE 100 ACRES COMPANY) WITH THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET SOUTHEASTERLY BY RECTANGULAR MEASUREMENT OF THE SOUTHEASTERLY LINE OF THE 100 ACRES COMPANY) TO THE SOUTHWEST 1/4; THENCE SOUTH ALONG THE EAST LINE OF RIDGELAND AVENUE, A DISTANCE OF 80 FEET; THENCE EAST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET; THENCE WEST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 60 FEET; THENCE WEST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ABOVE LEGAL DESCRIPTION IS THE PROPERTY DESCRIPTION IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-462593-32-MAD, BEARING AN EFFECTIVE DATE OF DECEMBER 6, 2010.

(MN1) ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS.

(MN2) ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.

(MN3) ASSUMED BEARING: THE EAST RIGHT OF WAY LINE OF RIDGELAND AVENUE TO BE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.

(MN4) AT THE TIME OF THIS SURVEY THERE IS NO VISIBLE EVIDENCE OF A CEMETERY.

(MN5) AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 17201 RIDGELAND AVENUE.

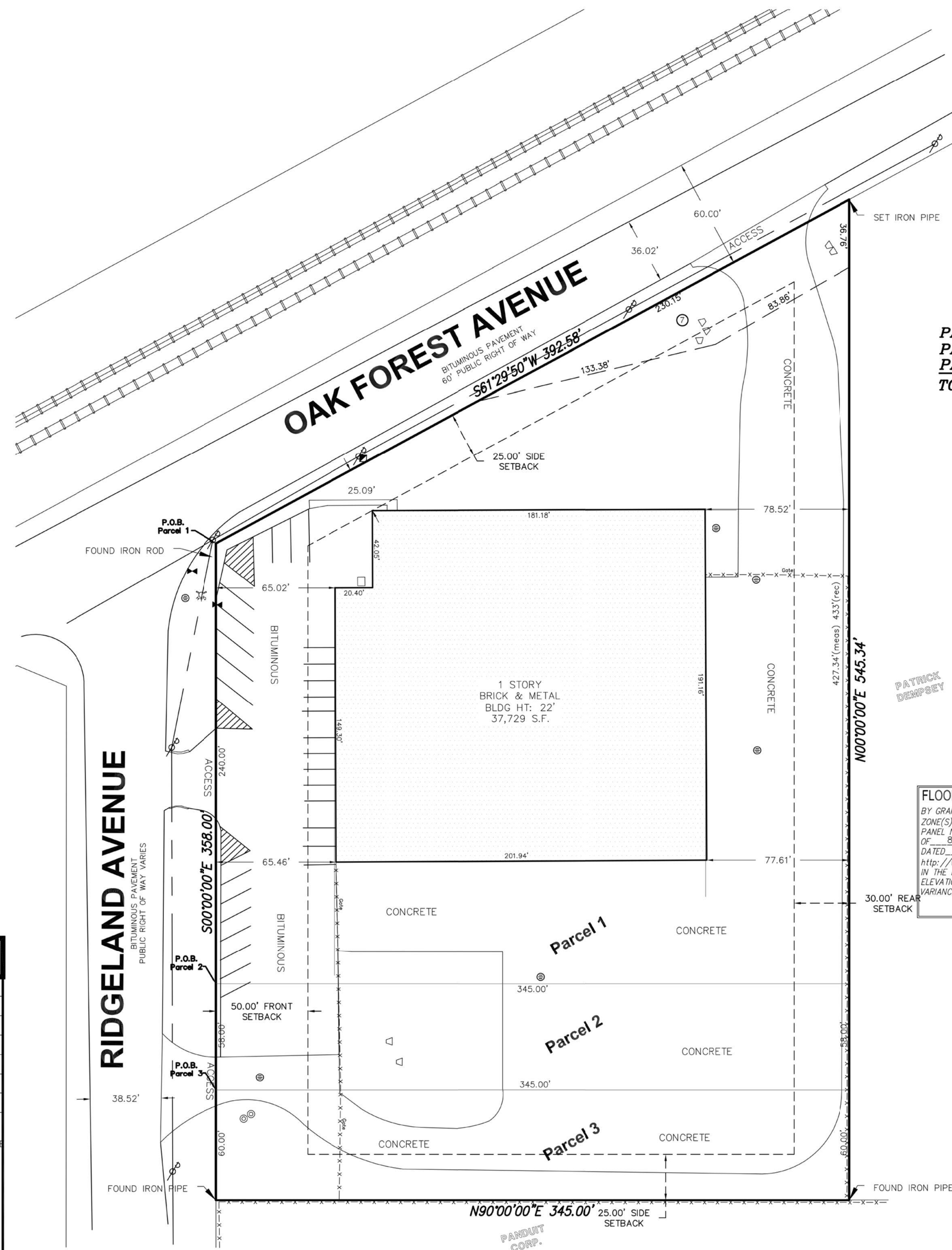
(MN6) THE SUBJECT PROPERTY HAS ACCESS TO AND FROM WEST RIDGELAND AVENUE AND OAK FOREST AVENUE WHICH ARE GOVERNED BY THE VILLAGE OF TINLEY PARK.

(MN7) IN REGARDS TO TABLE 'A' ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING OR CONSTRUCTION.

(MN8) IN REGARDS TO TABLE 'A' ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY(S) EITHER COMPLETED OR PROPOSED.

(MN9) IN REGARDS TO TABLE 'A' ITEM 18, AT THE TIME OF THE SURVEY, THERE WERE NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

ITEM	REQUIRED	OBSERVED	SOURCE INFORMATION	BUILDING AND ZONING DEPARTMENT
PERMITTED USE	ORI	NON VACANT	ADDRESS	Village of Tinley Park
MINIMUM LOT AREA	40,000 S.F.	155,826 S.F.		
MINIMUM LOT WIDTH	150'	358.00'	DATE CONDUCTED	1/5/2011
MAX F.A.R.	1.5	--	PHONE NUMBER	708-358-5425
MAX BUILDING COVERAGE	--	--	EMAIL ADDRESS	
MINIMUM SETBACKS FRONT	50'	SEE PLAT	NOTES: THE SUBJECT PROPERTY IS ZONED "ORI" OFFICE AND RESTRICTED INDUSTRIAL. BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE VILLAGE OF TINLEY PARK AND THE APPLICABLE ZONING CODES.	
MINIMUM SETBACKS SIDE	50' CORNER	SEE PLAT		
MINIMUM SETBACKS REAR	30'	SEE PLAT		
MAX. BUILDING HEIGHT	65'	22'		
PARKING REGULAR	USE DEPENDENT	28		
PARKING HANDICAP	USE DEPENDENT	0		
PARKING TOTAL	USE DEPENDENT	28		



FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN
ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY
PANEL NO. 17031C0709J WHICH BEARS AN EFFECTIVE DATE
OF 1/9/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY CONTACT
DATE 1/5/2011 TO THE NATIONAL FLOOD INSURANCE PROGRAM
<http://www.fema.gov/> WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE
IN THE PROGRAM. NO FIELD SURVEY 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.

SCALE : 1" = 40'



A horizontal scale bar with alternating black and white segments. The segments are labeled 0', 20', 40', and 80' from left to right. The bar is divided into four equal segments, each representing 20 feet.

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To: Hendricks Commercial Properties, LLC and it's affiliates; US Bank National Association; First American Title Insurance Company; TCF National Bank and Bock & Clark Corporation.

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date indicated on the face of the process subject to the following: (i) First American Title Insurance Company, Commitment No. 4462593 as detailed in First American Title Insurance Company's Commitment No. 4462593, dated 12/15/2010, is the title insurer for the above map; (ii) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS for (a) 708, (b) in accordance with the "STATEMENT and Survey Requirements for Landmark and Boundary Surveys" adopted in 2010, (c) 708, (d) 708, (e) 708, (f) 708, (g) 708, (h) 708, (i) 708, (j) 708, (k) 708, (l) 708, (m) 708, (n) 708, (o) 708, (p) 708, (q) 708, (r) 708, (s) 708, (t) 708, (u) 708, (v) 708, (w) 708, (x) 708, (y) 708, (z) 708, (aa) 708, (ab) 708, (ac) 708, (ad) 708, (ae) 708, (af) 708, (ag) 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James R. Harpole
Illinois Professional Land Surveyor No. 3190

Survey Performed By:
JLH Land Surveying Inc
7222 Courtwright Drive
Plainfield, IL 60586
Phone: 815-669-3791
www.jlhsurvey.com



Network Project No. 201002048,017

Page 1 of 1

NOT FOR CONSTRUCTION

IL LIC#: 001-019755 EXP. DATE: 11.30.26



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INTEGRITY WALL
SYSTEMS
WAREHOUSE

17201 RIDGELAND AVE
TINLEY PARK, IL 60477

ISSUANCE: PLAN REVIEW SET 08-29-2025

REVISION SCHEDULE

REV.	DESCRIPTION	DATE
1	TINLEY PARK VILLAGE FEEDBACK	2025-09-26

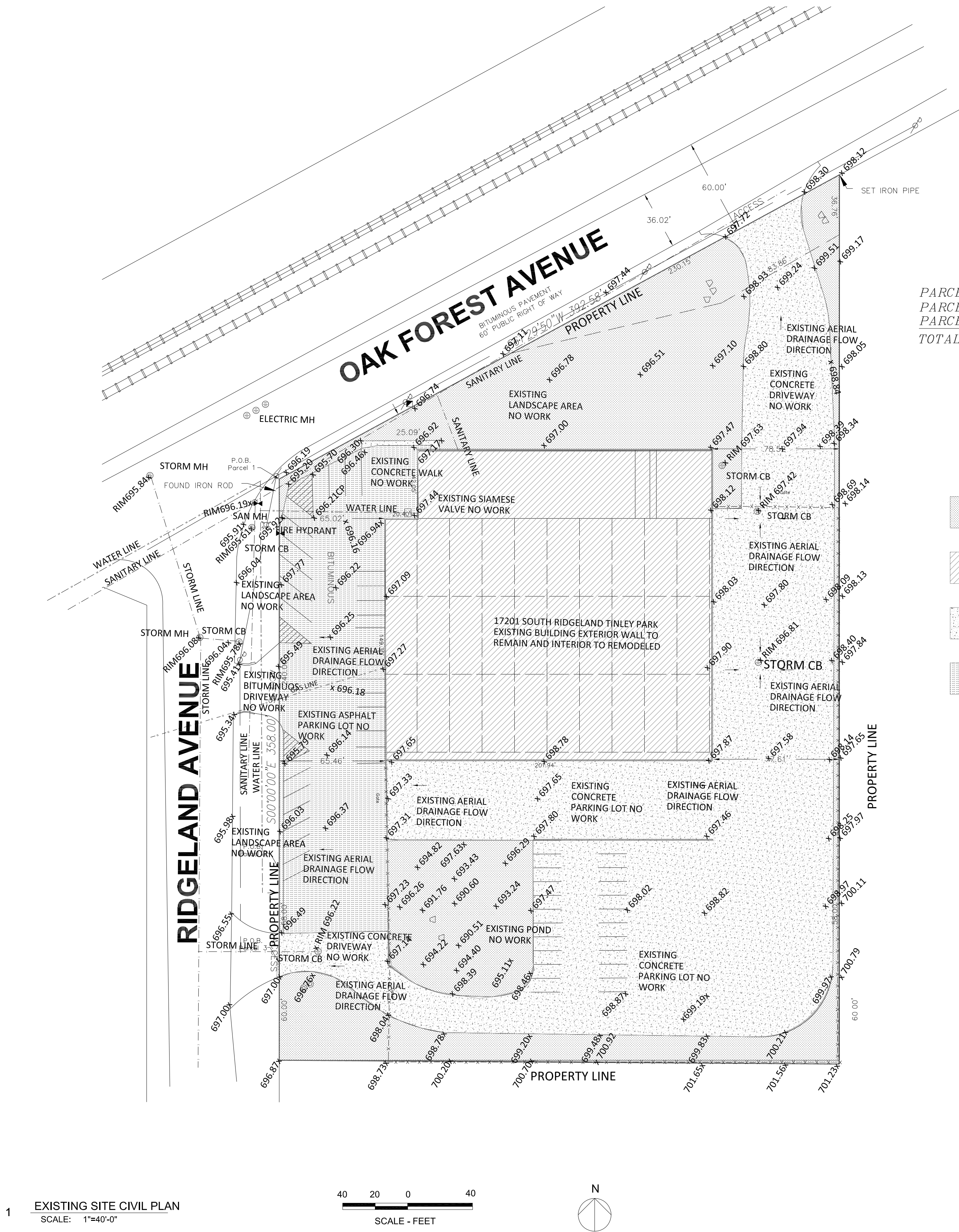
PROJECT NO.	25-014
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TITLE
PLAT OF SURVEY

Author

Checker

G-200



PARCEL 1: 115,116.39 SF± OR 2.64 ACRES
PARCEL 2: 20,010.00 SF± OR 0.46 ACRE
PARCEL 3: 20,700.00 SF± OR 0.48 ACRE
TOTAL: 155,826.39 SF± OR 3.58 ACRES±

- EXISTING LANDSCAPE AREA
- EXISTING BUILDING
- EXISTING CONCRETE AREA
- EXISTING ASPHALT AREA

1 EXISTING SITE CIVIL PLAN
SCALE: 1"=40'-0"



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IL LIC#: 001-019755 EXP. DATE: 11.30.26

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INTEGRITY WALL
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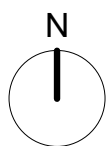
ISSUANCE: PLAN REVIEW SET 08-29-2025

REVISION SCHEDULE		
REV.	DESCRIPTION	DATE
1	TINLEY PARK VILLAGE FEEDBACK	2025-09-26

PROJECT NO. 25-014

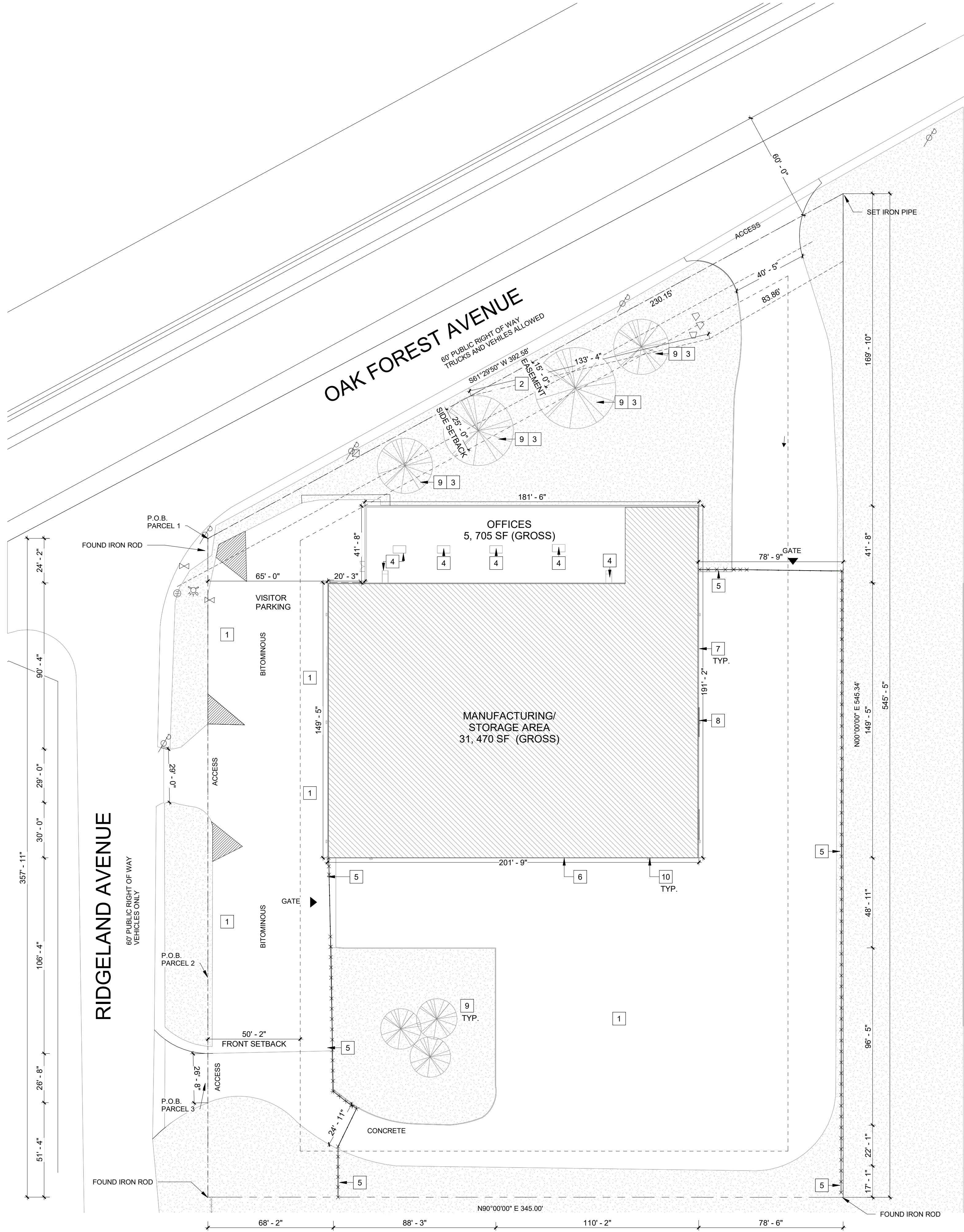
TITLE
EXISTING SITE CIVIL PLAN

JSG
C-001



1
1/32" = 1'-0"

DEMO SITE PLAN



DEMOLITION SITE PLAN LEGEND	
#	DEMOLITION KEYNOTE
-----	PROPERTY LINE
- - - - -	DEMOLISHED CHAINLINK FENCE
	EXIST. WATER FIRE HYDRANT
	EXIST. ELECTRIC LIGHT POST

DEMOLITION KEYNOTE SCHEDULE	
1.	EXISTING ASPHALT PARKING TO BE SCRAPPED, RESEAL, COATED AND RE-STRIPED FOR BOTH EXISTING AND PROPOSED NEW PARKING STALLS.
2.	PROPOSED 15' EASEMENT OFFSET FROM THE NORTH PROPERTY LINE ALONG OAK FOREST AVENUE. EASEMENT RESERVED FOR FUTURE PUBLIC WORKS UNDERGROUND MAIN REPAIR/ REPLACEMENT.
3.	ANY EXISTING TREE REMOVED AND DEEMED UNSUITABLE FOR SALVAGE SHALL BE REPLACED WITH NEW PLANTINGS IN ACCORDANCE WITH THE VILLAGE OF TINLEY PARK LANDSCAPE ORDINANCE, IN THE SAME OR NEARBY LOCATION.
4.	PROVIDE NOTE AND APPROXIMATE LOCATION OF EXISTING RTUS STATING EXISTING HVAC RTUS TO BE RECOMMISSIONED OR REPLACED PER MECHANICAL CONTRACTOR ANALYSIS AND RECOMMENDATIONS.
5.	REMOVE AND REPLACE EXISTING CHAIN-LINK FENCE.
6.	REPAIR DAMAGED EXTERIOR WALL
7.	REPAIR OR REPLACE BROKEN WINDOWS AS REQUIRED.
8.	REPAIR DAMAGED EXTERIOR DOOR
9.	EXISTING TREES TO REMAIN
10.	REPLACE EXTERIOR LIGHTING BULBS AS REQUIRED. EXISTING FIXTURES TO REMAIN IN PLACE.

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IL LIC#: 001-019755 EXP. DATE: 11.30.26



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INTEGRITY WALL
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WAREHOUSE
17201 RIDGELAND AVE.
TINLEY PARK, IL 60477

ISSUANCE: PLAN REVIEW SET 08-29-2025

REVISION SCHEDULE

REV.	DESCRIPTION	DATE
1	TINLEY PARK VILLAGE FEEDBACK	2025-09-26

PROJECT NO. 25-014

TITLE
DEMO SITE PLAN

CF

MA

A-000

SITE PLAN KEYNOTES	
1.	9600 SF STORAGE AREA COMPLIES WITH 15% OUTDOOR STORAGE AREA (64000 SF)
2.	VINYL ROLLING GATE WITH METAL FRAME, COLOR WHITE (SEE IMAGE 3)
3.	PROPOSED 8' HIGH AUGUSTA 8 FT. H X 8 FT. W WHITE VINYL PRIVACY FENCE PANEL KIT (SEE IMAGE 2) TYP.
4.	EXISTING RTUS STATING EXISTING HVAC RTUS

OCCUPANT LOAD CALCULATION (INTERNATIONAL BUILDING CODE-2021)
*Occupant Load= (Room Area)/ (Load Factor)

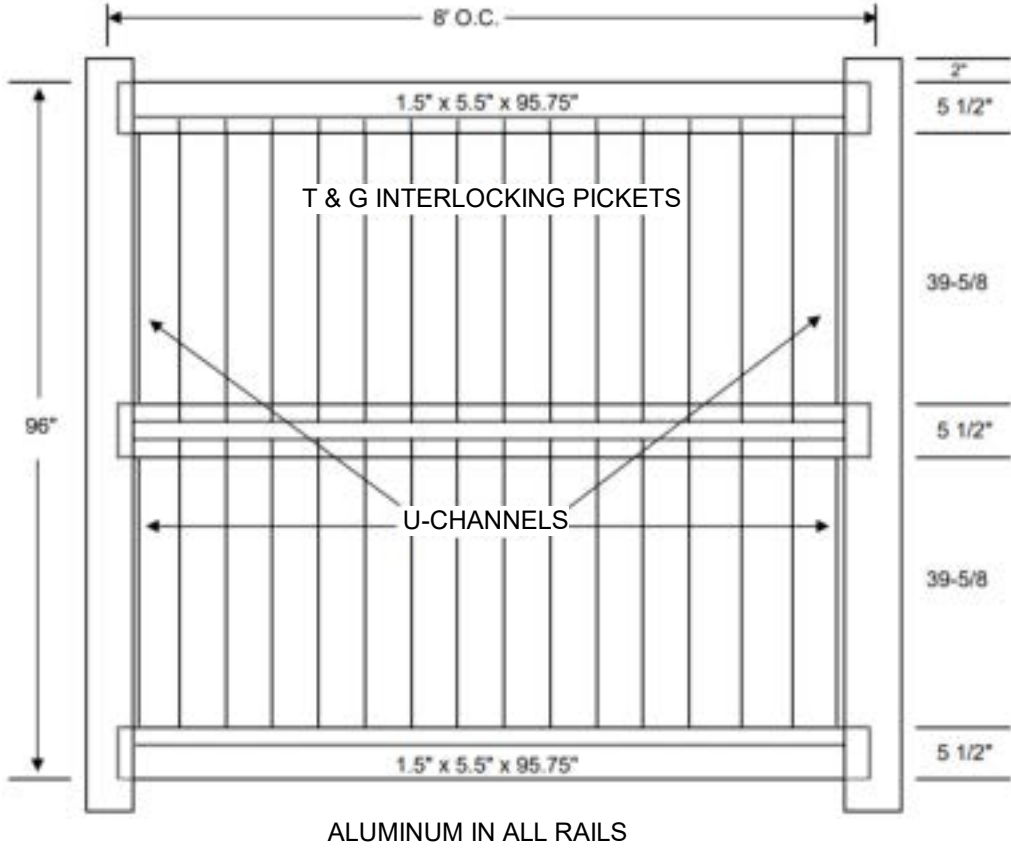
AREA	SF	USE	OCC. LD FACTOR	#	OCC.
TRAINING ROOM	1684	MANUFACTURING	200 GROSS	8.42	9
ASSEMBLY AREA	10993	MANUFACTURING	200 GROSS	54.965	55
WAREHOUSE	2486	WAREHOUSE	500 GROSS	4.972	5
TOTAL OCCUPANTS FOR MANUFACTURING AREAS					69
RECEPTION AREA	214				
OFFICES	1083				
CONFERENCE ROOM	351				
LOCKER ROOM	346				
STAFF BREAK AREA	527				
STORAGE	135				
EXHIBIT AREA	685 NET				
RESTROOMS	330				
TOTAL	3671 SF				

Note: Corridor areas have been excluded from the occupant load calculation.

VILLAGE OF TINLEY PARK ZONING ORDINANCE 2023- SECTION VII -REQUIRED PARKING SPACES					
AREA	SF/EMPL.	FACTOR	PARKING SPOTS		
BUSSINESS	3,671 SF	1 for each 250 SF	14.68		15
MANUFACTURING	69 (OCC.)	1 FOR EACH 2 EMPLOYEES	34.5		35
			NORMAL SPOTS		48
			ADA SPOTS		2
			REQUIRED TOTAL SPOTS		50

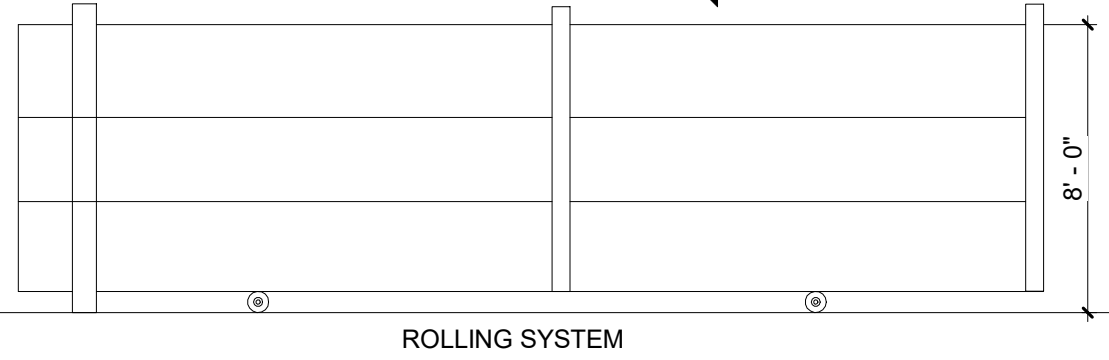
MANUFACTURING AREA WILL ONLY HAVE 10 EMPLOYEES WORKING AT THE SAME TIME

AVAILABLE ADA PARKING	2
AVAILABLE REGULAR PARKING	52
TOTAL PARKING	56



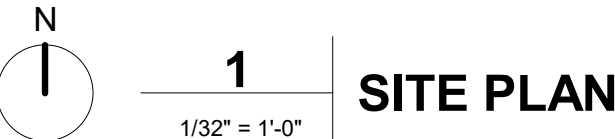
2 FENCE PANELS DETAIL

1/2" = 1'-0"



3 VINYL ROLLING GATE W/ METAL GATE

3/16" = 1'-0"



SITE PLAN

RIDGELAND AVENUE

60' PUBLIC RIGHT OF WAY VEHICLES ONLY

FOUND IRON ROD

P.O.B. PARCEL 1

FOUND IRON ROD

P.O.B. PARCEL 2

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P.O.B. PARCEL 1

FOUND IRON ROD

P.O.B. PARCEL 2

FOUND IRON ROD

P.O.B. PARCEL 1

FOUND IRON ROD

P.O.B. PARCEL 2

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P.O.B. PARCEL 1

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FOUND IRON ROD

P.O.B. PARCEL 1

FOUND IRON ROD

P.O.B. PARCEL 2

FOUND IRON ROD

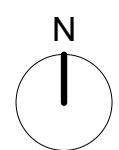
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FOUND IRON ROD

P.O.B. PARCEL 2

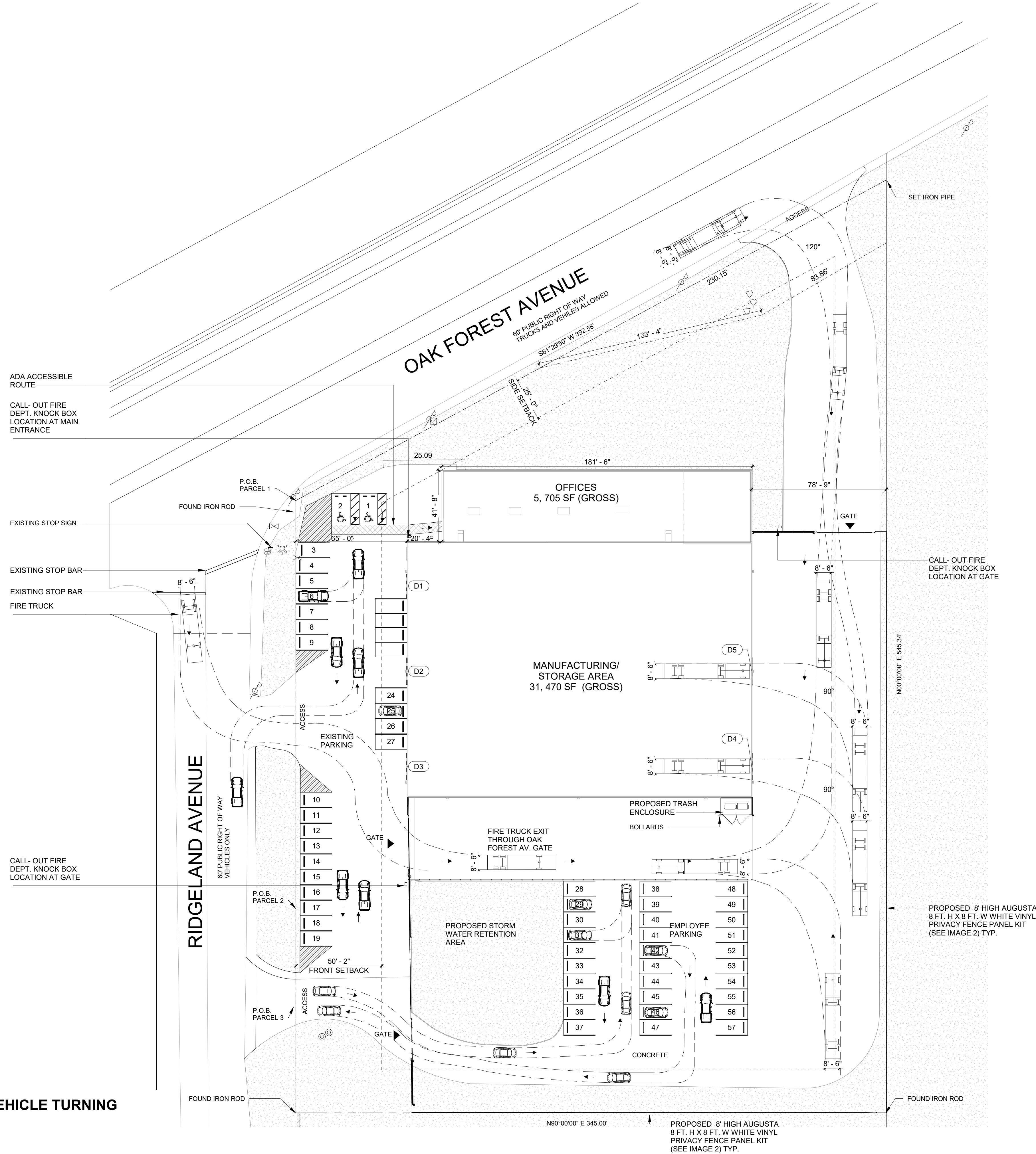
FOUND IRON ROD

P.O.B. PARCEL 1



1
1/32" = 1'-0"

EMERGENCY & HEAVY VEHICLE TURNING STUDY



LEGEND

ADA ACCESSIBLE ROUTE

DOOR TAG- EXISTING BAY DOORS

NOT FOR CONSTRUCTION

IL LIC#: 001-019755 EXP. DATE: 11.30.26



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ISSUANCE: PLAN REVIEW SET 08-29-2025

REVISION SCHEDULE

REV.	DESCRIPTION	DATE
1	TINLEY PARK VILLAGE FEEDBACK	2025-09-26

PROJECT NO. 25-014

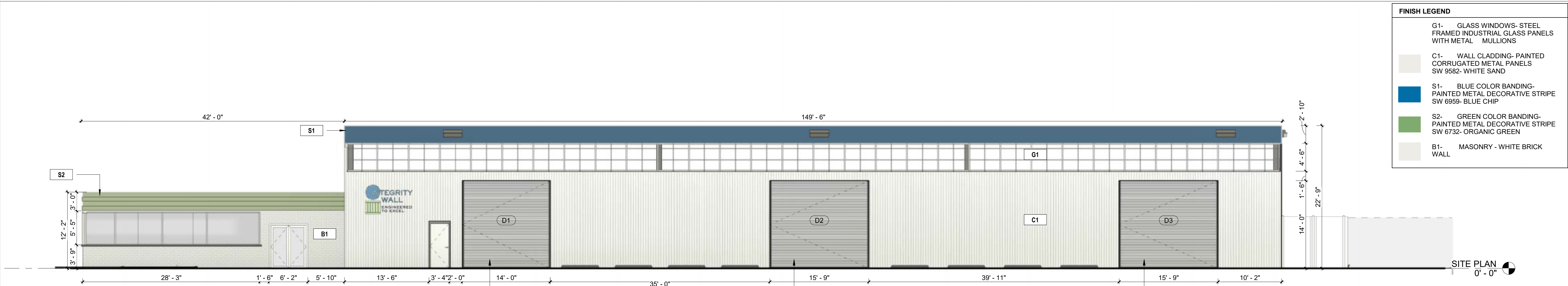
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EMERGENCY & HEAVY
VEHICLE TURNING STUDY

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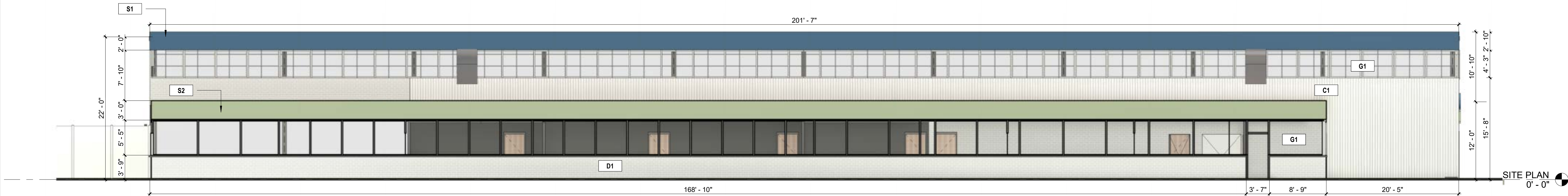
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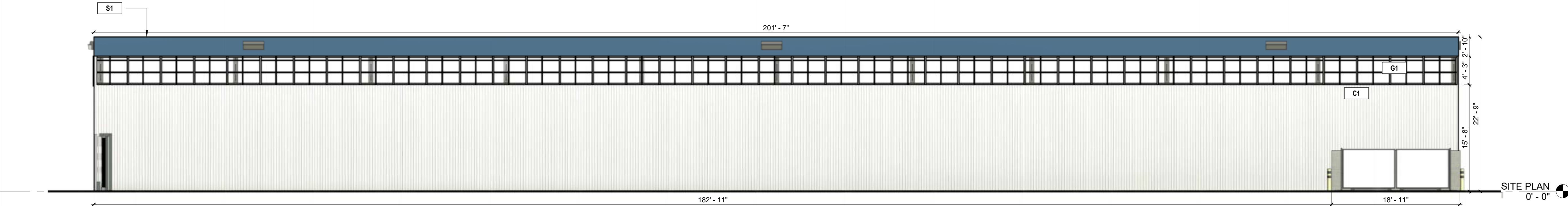
1 WEST ELEVATION.

1/8" = 1'-0"



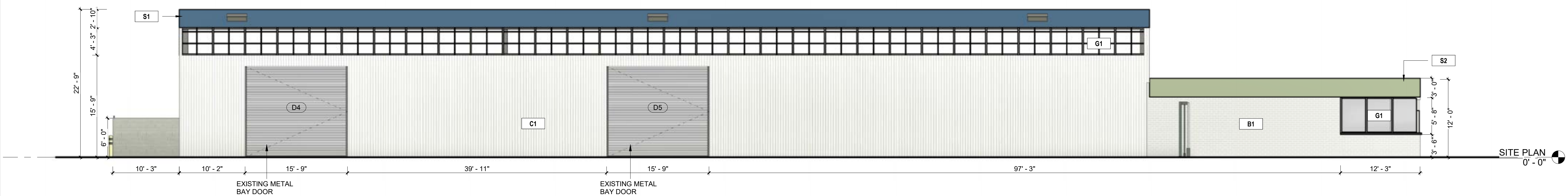
2 NORTH ELEVATION

1/8" = 1'-0"



3 SOUTH ELEVATION

1/8" = 1'-0"



4 EAST ELEVATION

1/8" = 1'-0"

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ISSUANCE: PLAN REVIEW SET 08-29-2025

REVISION SCHEDULE

REV.	DESCRIPTION	DATE
1	TINLEY PARK VILLAGE FEEDBACK	2025-09-26

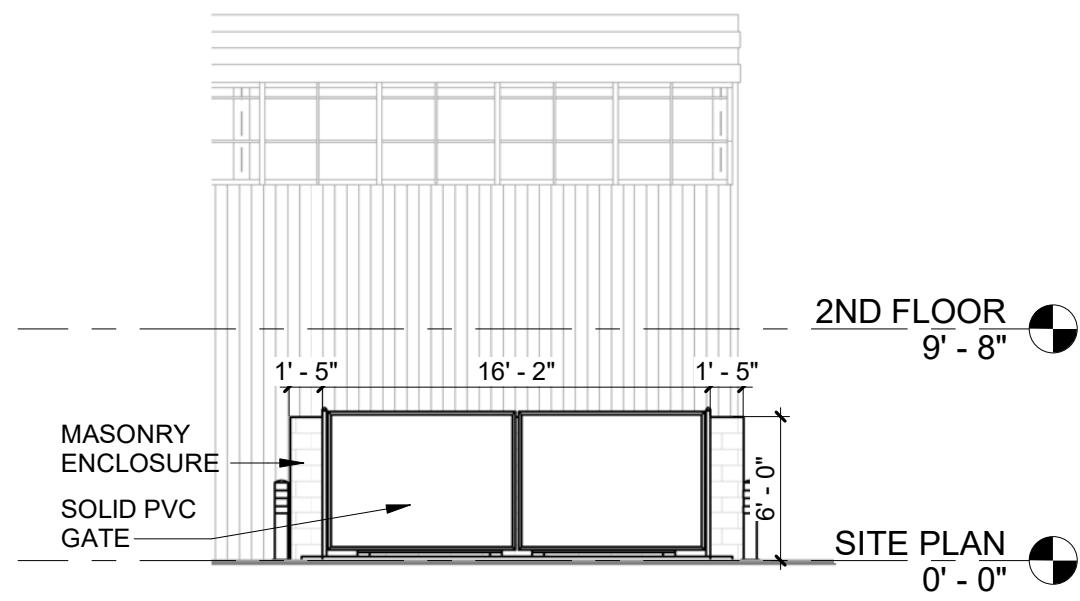
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TITLE
BUILDING COLORED
ELEVATIONS

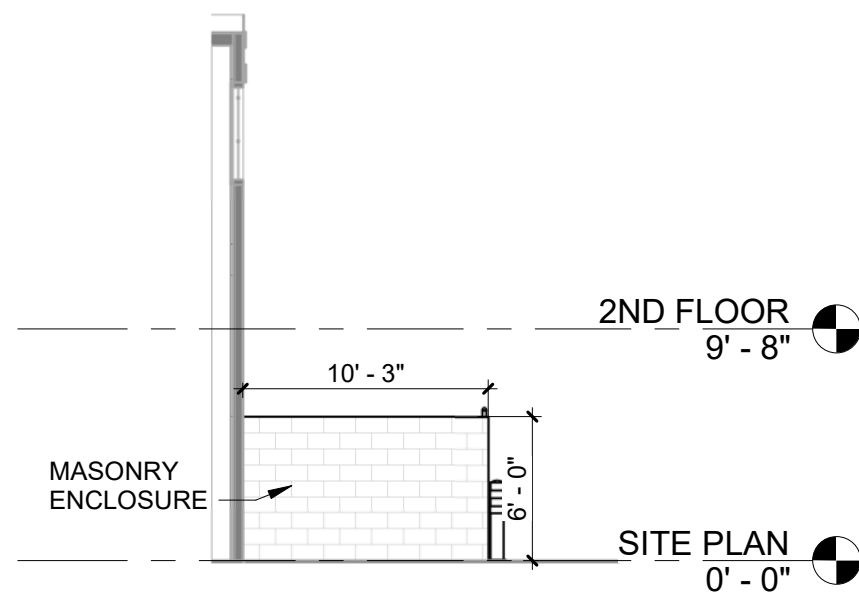
Author

Checker

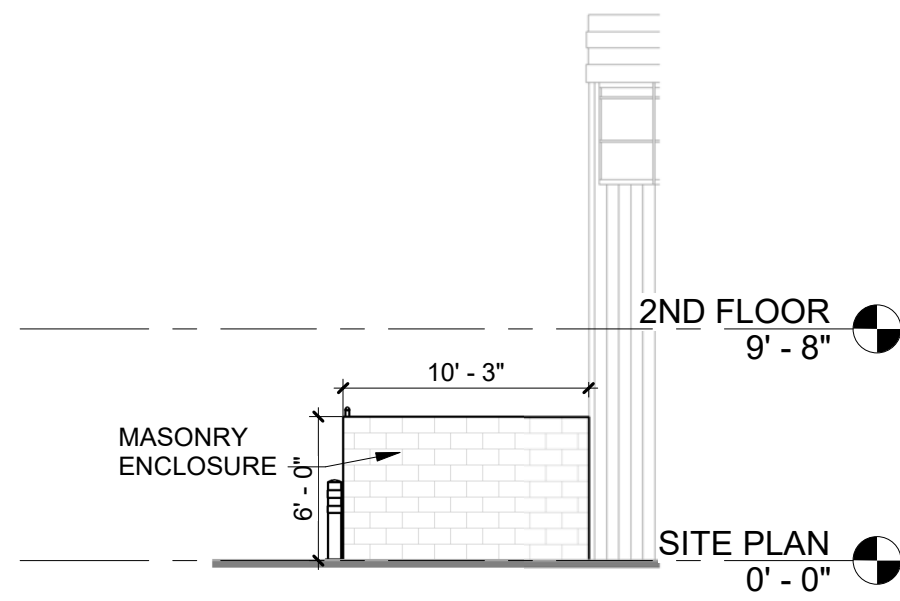
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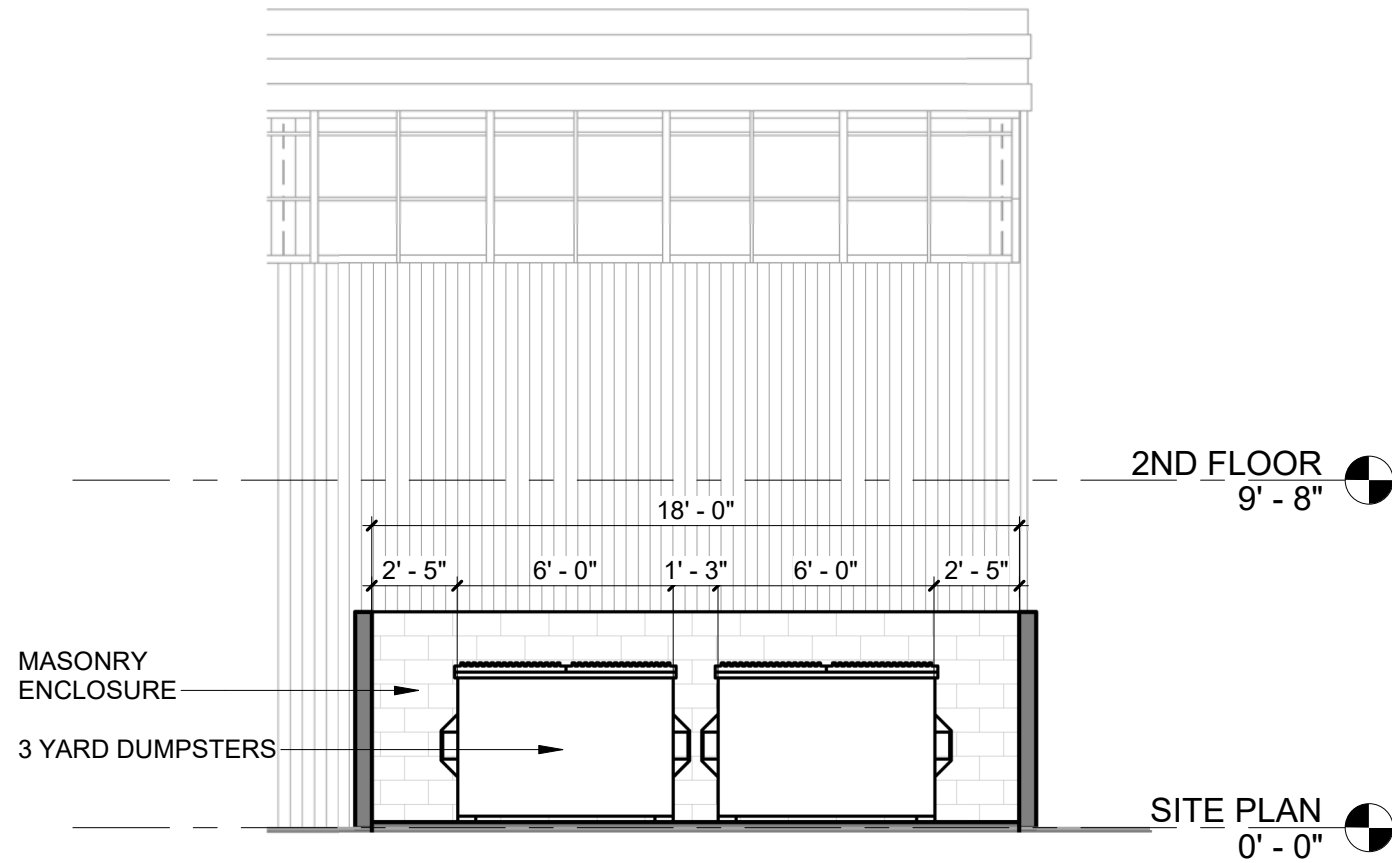
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1/8" = 1'-0"



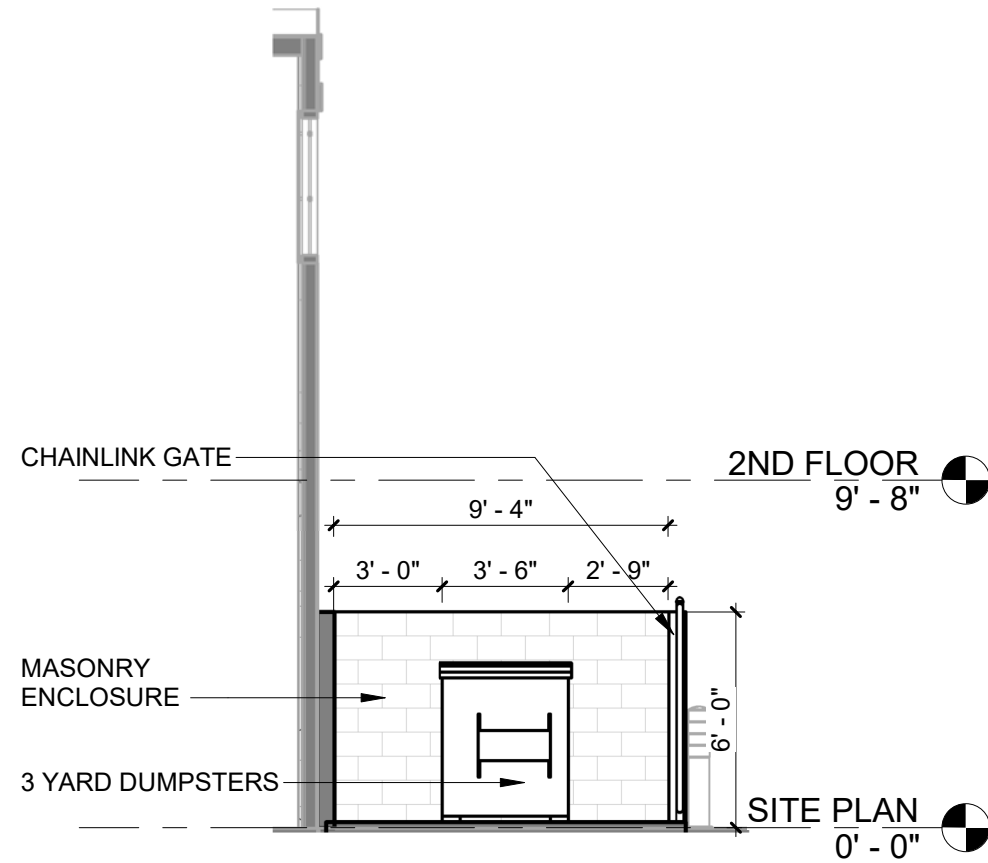
2 TRASH ENCLOSURE - ELEVATION 2
1/8" = 1'-0"



3 TRASH ENCLOSURE - ELEVATION 3
1/8" = 1'-0"



4 TRASH ENCLOSURE - SECTION 1
3/16" = 1'-0"



5 TRASH ENCLOSURE - SECTION 2
3/16" = 1'-0"

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ISSUANCE: PLAN REVIEW SET 08-29-2025

REVISION SCHEDULE

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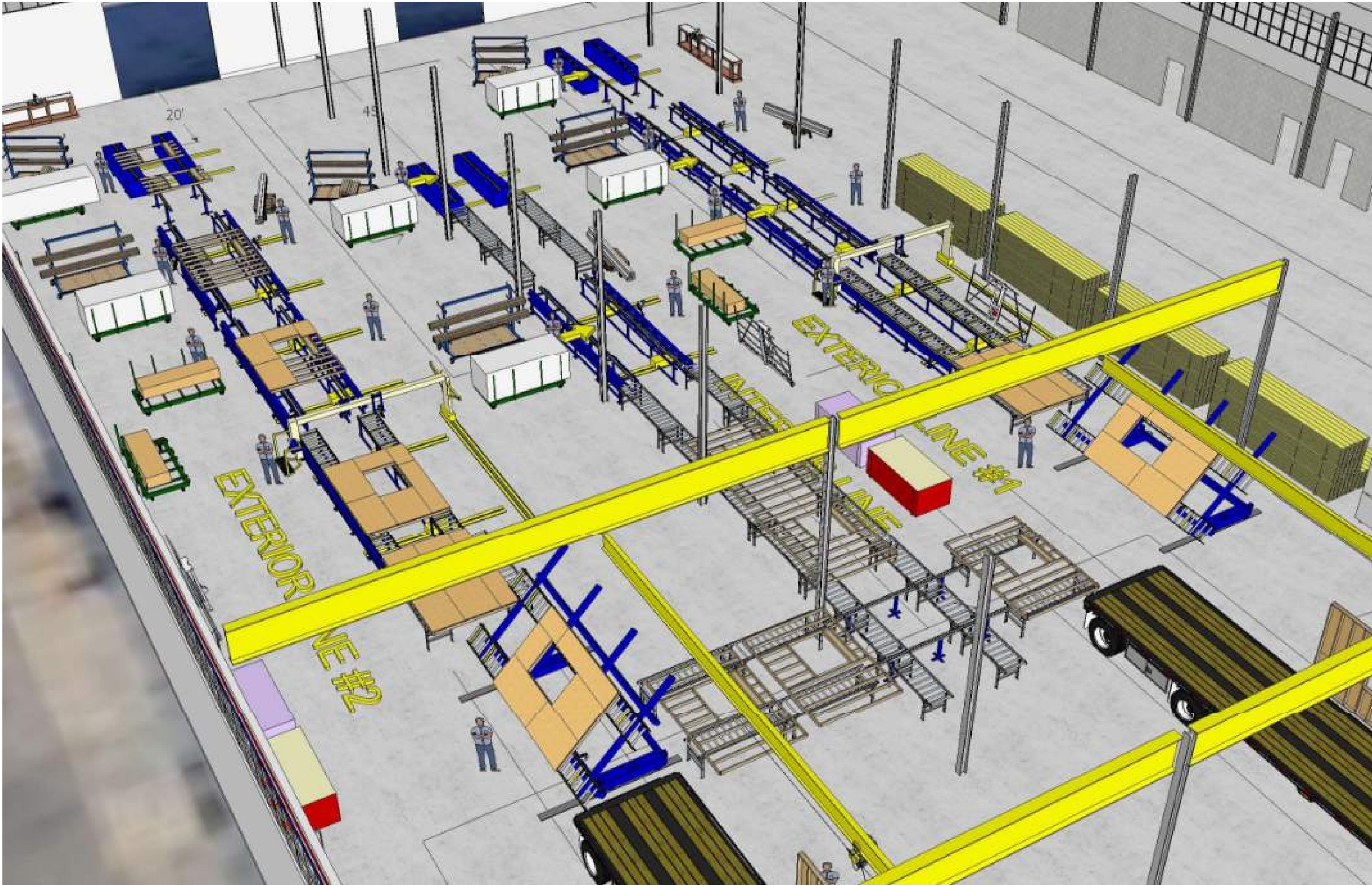
PROJECT NO. 25-014

TITLE
TRASH ENCLOSURE
ELEVATIONS

Author

Checker

A-301



INTERIOR VIEW 1

NOT FOR CONSTRUCTION



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ISSUANCE: PLAN REVIEW SET 08-29-2025

REVISION SCHEDULE

REV.	DESCRIPTION	DATE
1	TINLEY PARK VILLAGE FEEDBACK	2025-09-26

PROJECT NO. 25-014

TITLE
INTERIOR VIEW 1

MS

CS

A-400



INTERIOR VIEW 2

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ISSUANCE: PLAN REVIEW SET 08-29-2025

REVISION SCHEDULE

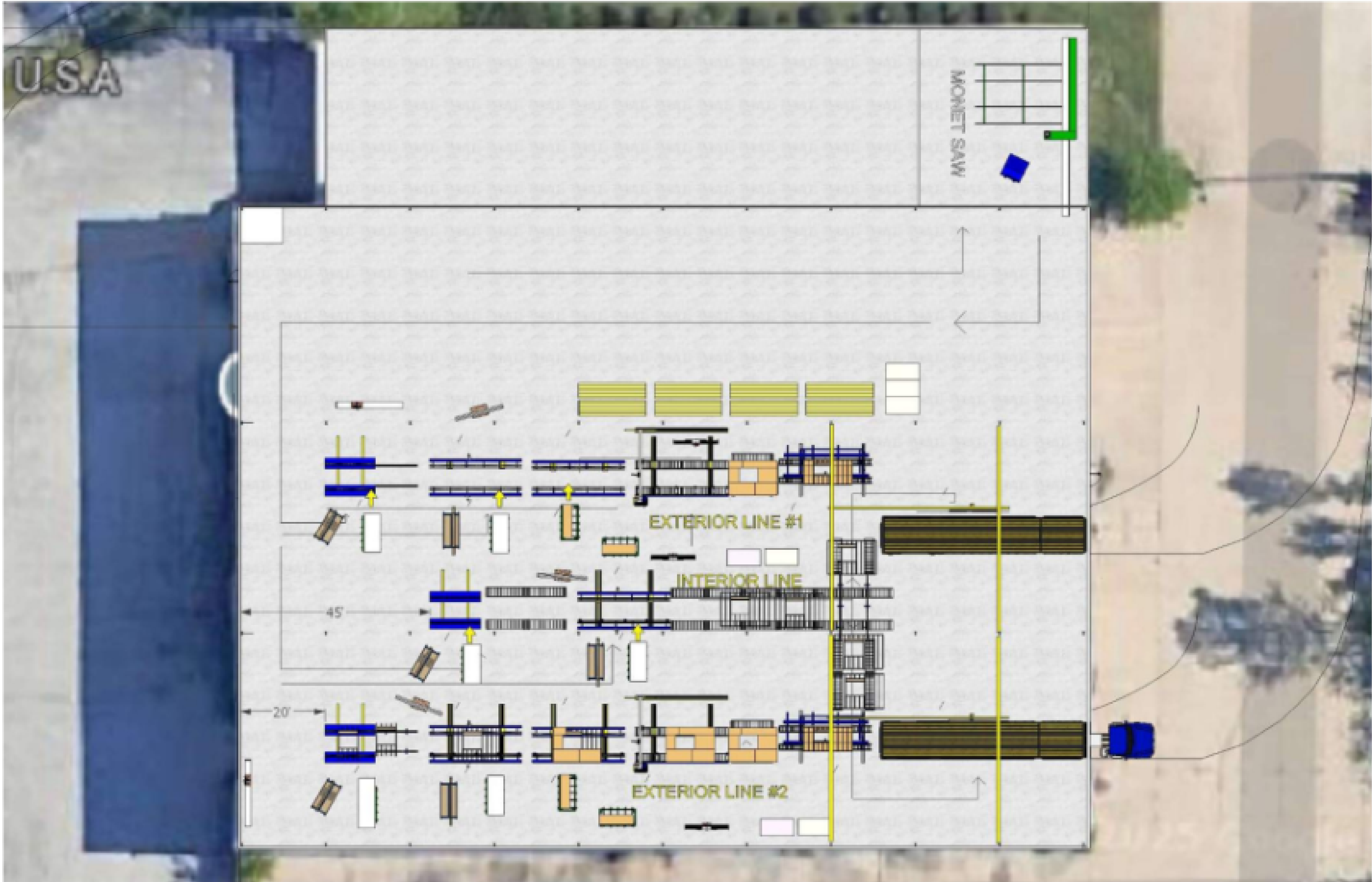
REV.	DESCRIPTION	DATE
1	TINLEY PARK VILLAGE FEEDBACK	2025-09-26

PROJECT NO. 25-014

TITLE
INTERIOR VIEW 2

MS
CS

A-401



INTERIOR VIEW 3

NOT FOR CONSTRUCTION



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ISSUANCE: PLAN REVIEW SET 08-29-2025

REVISION SCHEDULE

REV.	DESCRIPTION	DATE
1	TINLEY PARK VILLAGE FEEDBACK	2025-09-26

PROJECT NO. 25-014

TITLE
INTERIOR VIEW 3

MS

CS

A-402



NORTHWEST EXTERIOR AXONOMETRIC VIEW

NOT FOR CONSTRUCTION



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REVISION SCHEDULE

REV.	DESCRIPTION	DATE
1	TINLEY PARK VILLAGE FEEDBACK	2025-09-26

PROJECT NO. 25-014

TITLE
NORTHWEST EXTERIOR
AXONOMETRIC VIEW

CF

MA



NORTHEAST EXTERIOR AXONOMETRIC VIEW

NOT FOR CONSTRUCTION



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REV.	DESCRIPTION	DATE
1	TINLEY PARK VILLAGE FEEDBACK	2025-09-26

PROJECT NO. 25-014

TITLE
NORTHEAST EXTERIOR
AXONOMETRIC VIEW

CF

MA

A-404



NORTH EXTERIOR VIEW

NOT FOR CONSTRUCTION



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ISSUANCE: PLAN REVIEW SET 08-29-2025

REVISION SCHEDULE

REV.	DESCRIPTION	DATE
1	TINLEY PARK VILLAGE FEEDBACK	2025-09-26

PROJECT NO. 25-014

TITLE
NORTH EXTERIOR VIEW

CF

MA

A-405



SOUTHEAST EXTERIOR AXONOMETRIC VIEW

NOT FOR CONSTRUCTION



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PROJECT NO. 25-014

TITLE
SOUTHEAST EXTERIOR
AXONOMETRIC VIEW

CF

MA

A-406

PLAN COMMISSION STAFF REPORT

October 2, 2025 – Public Hearing

McDonald's 191st Street

7501 191st Street

Petitioner

Cathy Stephens of
Permit Solutions, Inc. on
behalf of McDonald's
Corporation

Property Location

7501 191st Street

PIN

19-09-12-200-011-0020

Zoning

B-3 PD (General Business
and Commercial,
Brookside Creek Retail
Center PUD)

Approvals Sought

- Special Use Permit
for a Substantial
Deviation
- Site Plan Approval

Project Planner

Michael O. Whalen, AICP
Associate Planner



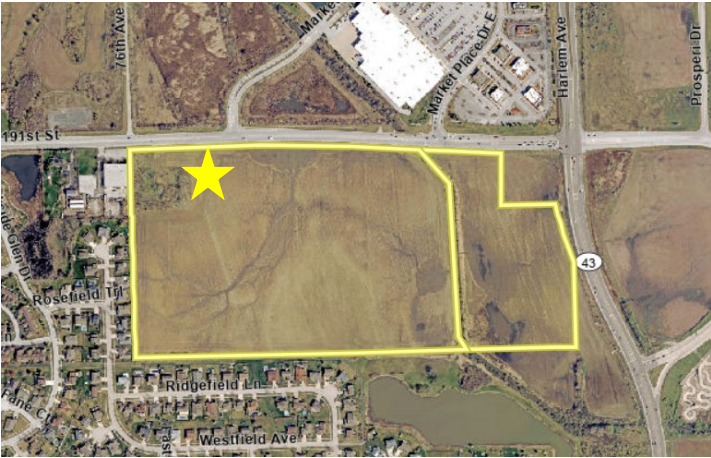
EXECUTIVE SUMMARY

The Petitioner, Cathy Stephens of Permit Solutions, Inc., on behalf of McDonald's Corporation, is requesting a Special Use Permit for a Substantial Deviation from the Brookside Creek Retail Center Planned Unit Development (PUD) to develop a quick service restaurant with a drive-thru. The Petitioner is also seeking Site Plan/Architectural Approval. The requests are to allow for the construction of a new McDonald's.

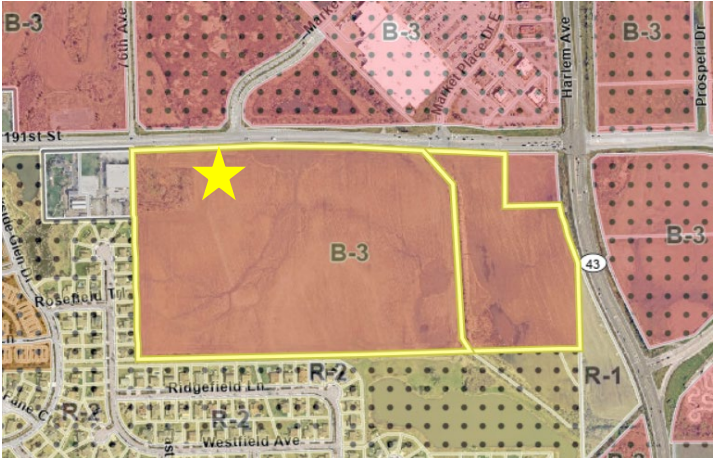
The undeveloped site is in the Brookside Creek Retail Center PUD that was approved in January of this year. Master development sitework for the PUD is underway to get each development lot pad-ready. This development will be on Lot 7 of subdivision, which is approximately 1.57 acres. The PUD exempts developments within the PUD from most of the UD-1 Urban Design Overlay District requirements. This development requires a Special Use as there are certain Deviations and Exceptions that will only apply to this development.

EXISTING SITE & HISTORY

The subject property is located on the southwest corner of the future intersection of 191st Street and Marketplace Drive. This intersection will be developed with the Brookside Creek Retail Center master improvements. The subject property has approximately 189 feet of frontage on 191st Street. The 1.57-acre site is currently undeveloped. The Brookside Creek Retail Center PUD was approved by the Village Board on January 21, 2025 by Ordinance No. 2025-O-065. The Village Board also approved an annexation for a portion of the master development, a rezoning, a plat of subdivision, and a development agreement at this meeting.



Location Map



Zoning Map

ZONING & NEARBY LAND USES

The subject property is located within the **B-3 PD (General Business and Commercial, Brookside Creek Retail Center PUD) Zoning District** and is also located in the **UD-1 Urban Design Overlay District**. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	B-3 General Business and Commercial District Brookside Marketplace PUD	Brookside Marketplace/Commercial
East	B-3 General Business and Commercial District	Undeveloped Land
South	R-2 Single-Family Residential District Brookside Glen PUD	Detached Single-Family Homes
West	Will County C-3 General Commercial District and R-2 Single-Family Residential District Brookside Glen PUD	Office Building and Detached Single -Family Homes

The B-3 Zoning District is designed to accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists.

Streets and Roads

Adjacent to the proposed site, 191st Street is a four-lane arterial road with wide lanes and shoulders and is maintained by the Will County Department of Transportation. The speed limit on this segment is posted as 45 miles per hour but traffic routinely travels at much higher speeds as the road is designed to safely accommodate these speeds. There are no sidewalks, crosswalks, or bicycle lanes. The master developer will install sidewalks along the 191st Street and Harlem Avenue frontages of the overall site, as well as a sidewalk along the spine road to bring pedestrians into the site.

In general, the roadways in this area create an uncomfortable environment for pedestrians and cyclists with the high travelling speeds. The posted speed limits and actual travel speeds around this site are much higher than 40 miles per hour and the site must be designed in a way that will help keep pedestrians and non-vehicle users safe.

PROPOSED SITE PLAN

[illegible]

Page 3 of 13

Automobile Access and Traffic

The subject property will have one driveway located off the overall development's access road. This access road, at its intersection with 191st Street, will be signalized and continue through to Marketplace Drive on the north side of 191st Street for convenient motorist access between the Brookside Creek Retail Center and the existing Brookside Marketplace shopping center. The driveway is located in the rear of the property, which will reduce conflicts with motorists entering and exiting the site onto the access road.

The site is designed for one-way vehicle circulation to access parking stalls and drive-thru lanes. Drive-aisles and drive-thru lanes are adequately sized and compliant with the Zoning Ordinance.

The master development will provide additional vehicle infrastructure within the 191st Street right-of-way, including a right-turn deceleration lane, and all changes to roadways have been approved by the Village and the Will County Department of Transportation.

The Petitioner did not submit an oversized vehicle circulation exhibit with this submittal.

Drive-Thru Queueing

The proposed drive-thru will feature McDonald's typical dual-lane configuration, where two lanes merge after the order boards for each lane. The submitted site plan indicates space for nine vehicles before the order boards and eight vehicles before the pickup window. There is adequate space on site for additional vehicles to queue without causing any off-site impacts. The site plan also notes four "pull forward" stalls, which can be used to alleviate drive-thru service delays.

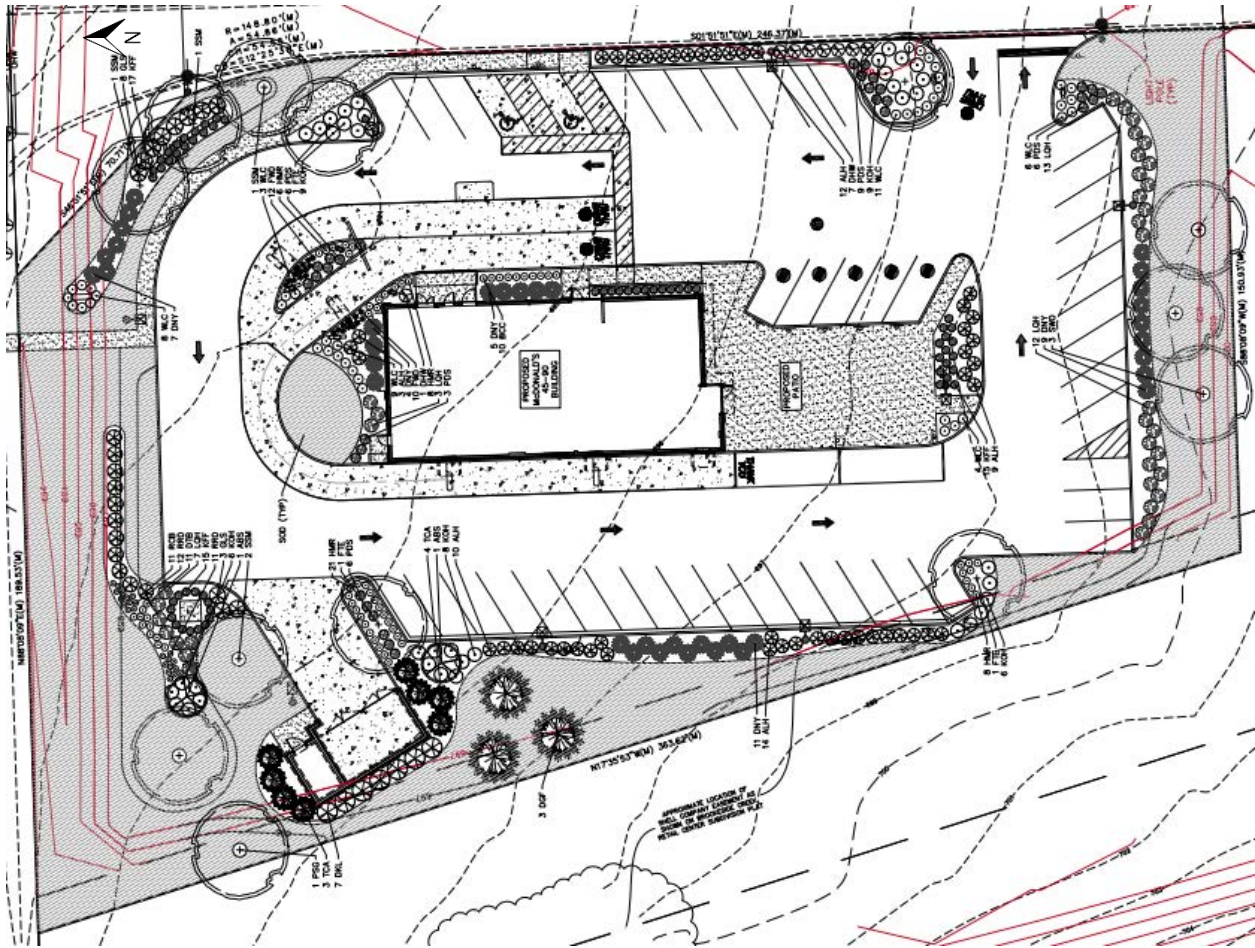
PARKING

The Zoning Ordinance specifies a minimum parking ratio for restaurants. One space is required per three seats in the dining room, plus one space per employee on a typical shift. With 35 seats proposed in the dining room, 12 stalls for customers are required. The Petitioner's narrative states that the restaurant will employ 10-15 people but did not specify the number of employees on a typical shift. The site plan provides 45 parking stalls, including two IAC-compliant accessible stalls. Nine parking stalls will be designated for specific types of customers, such as food delivery drivers and mobile order customers, however the proposed parking scheme provides sufficient on-site parking overall. For reference, the McDonald's location at 17171 Harlem Avenue has 37 total parking stalls.

No bicycle parking is proposed on the site plan.

Immediately west of the site is an easement owned by a natural gas pipeline company. The pipeline company will review the plans for this project to confirm its requirements are met. The recommended motion for the Site Plan/Architectural Approval includes a condition that the Petitioner must provide the Village with proof that the pipeline company approved of the plans in the final engineering submittal prior to permit issuance. In the event that the pipeline company will require changes to the proposed plans, this project may come before the Plan Commission for Site Plan/Architectural Approval again before the Village issues any building permits.

LANDSCAPE



Landscape Plan received August 27, 2025

The proposed landscape plan attempts to fulfill the requirements prescribed in the Landscape Ordinance. Since the use and configuration of the site requires a large amount of pavement, there is limited space to accommodate all required landscaping. The proposed landscape plan includes planting beds along the drive-aisles and parking areas. Thirteen canopy trees and five ornamental trees are proposed. The plan includes planting beds adjacent to the patio and the front of the building facing 191st Street. Building foundation plantings are present where possible, and the trash enclosure and shed are heavily screened from view with trees and shrubbery. All areas of the site that are not paved or landscaped will be sodded.

The master developer for the overall site will install street trees along the public roadway frontages. The master developer will also install substantial landscape buffering adjacent to existing residential properties. Due to the stormwater constraints of the overall site, very large detention areas are located between existing residential properties and all proposed development within the Brookside Creek Retail Center. The impact of siting the stormwater facilities in this manner means there will be hundreds of feet between residential properties and all proposed development within the shopping center.

LIGHTING

The subject property includes eight light fixtures to light the parking lot. These fixtures are 21 feet tall and downlit. The photometric plan submitted by the Petitioner indicates that light spillover at the property lines will be minimal, with much less spillover than the Zoning Ordinance permits for commercial development. Wall sconces are included around the building and do not impact spillover.

ARCHITECTURE



Architectural Plans received August 27, 2025

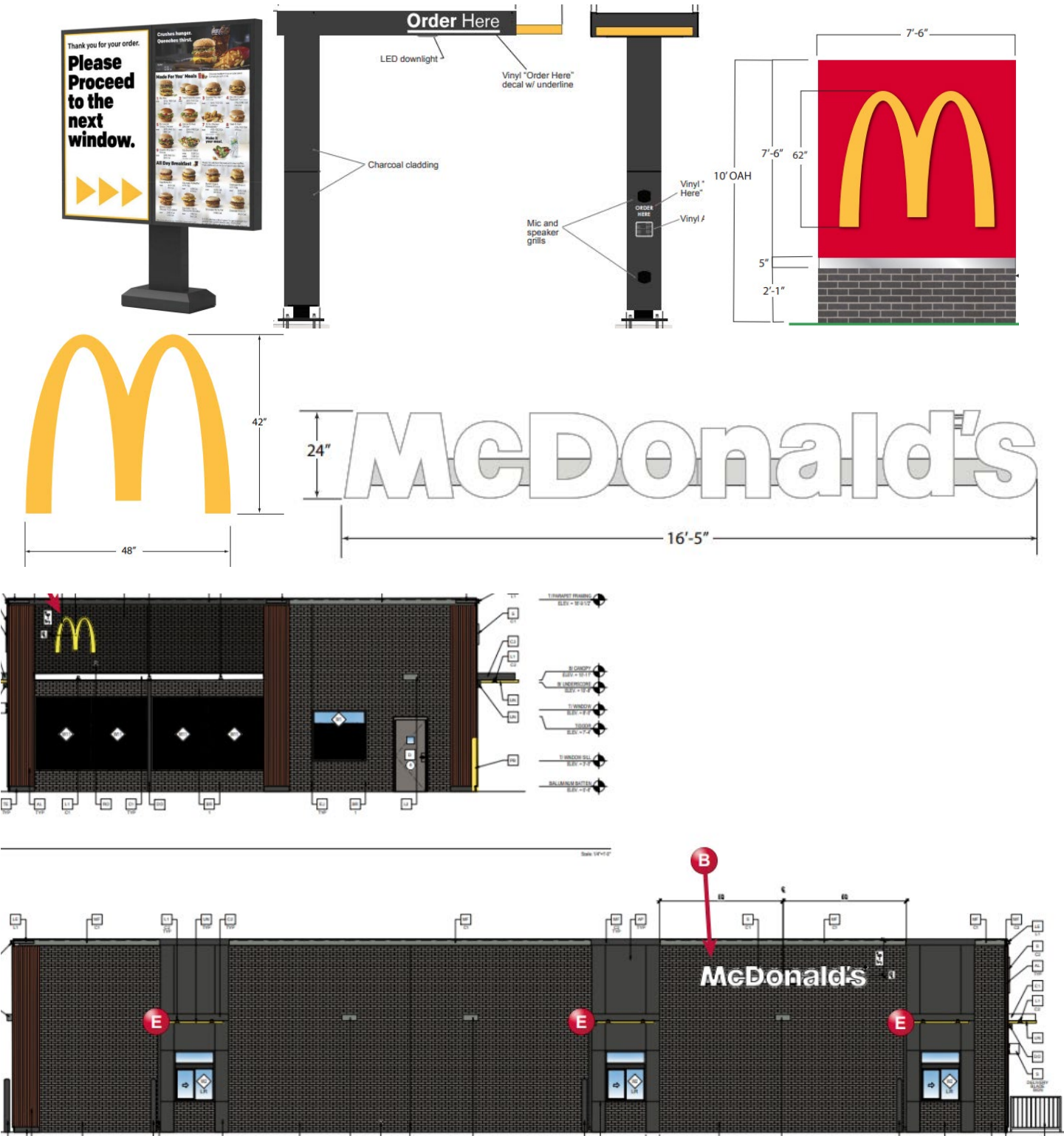
The approximately 3,700 square foot building is 18 feet 9 ½ inches tall and features a modern, minimal design. The customer-facing facades (south and east) feature large transparent shopfront windows and a projecting canopy. The north façade fronting 191st Street is fenestrated with opaque glass windows, which help make it appear as the front of the building, though it is functionally the rear. This treatment is important because this is how the building is perceived by passersby on 191st Street. The west façade features three drive-thru service windows with projecting canopies above each window to protect customers and employees from the elements.

The building is clad in masonry, featuring two shades of dark gray brick. The building includes aluminum batten vertical elements to provide visual interest and segment the large planes of masonry into smaller sections. The aluminum batten will be painted a brown color. The west façade features vertical metal panels in a gray color to frame the drive-thru service windows and create a similar segmenting effect. Small architectural details such as bollards and the undersides of canopies are yellow, to create further visual interest and align with McDonald's iconic branding. The elevations submitted comply with the masonry requirements in the Zoning Ordinance for a building of this size (buildings 3,000-40,000 square feet; 75% face brick) and all other materials are permitted.

Architectural plans for the trash enclosure/storage shed structure were not submitted by the Petitioner for review. The Zoning Ordinance requires that this structure be designed in a manner substantially compatible with the primary structure. A condition of approval to this effect is included in the recommended motion for Site Plan/Architectural Approval.

SIGNAGE

The signs included in the signage plan submitted by the Petitioner are all compliant with the signage regulations in the Zoning Ordinance. Four wall signs, one ground sign, two menu boards, two preview boards, and several directional signs are proposed.



OPERATIONS

During the Public Hearing for the Brookside Creek Retail Center on December 5, 2024, several members of the public expressed concern about the hours of operation for any drive-thru businesses within the PUD. Specifically, nearby residents stated that they did not want a 24-hour drive-thru business near their homes. The Petitioner stated in the narrative provided with the application that the hours of operation would be determined by the operator. The concern about 24-hour operation was conveyed to the McDonald's team during the pre-application meeting held with Village staff on December 13, 2024. Given the opposition from neighbors about 24-hour operation, a condition is included in the recommended motion for Special Use approval to limit the hours of operation to 4:00 a.m. – 10:00 p.m.

Open Item #1: Discuss the appropriateness of limiting the hours of operation to 4:00 a.m. – 10:00 p.m.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has provided draft Findings in the Staff Report for the Public Hearing.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
The proposed Special Use for a Substantial Deviation from the Brookside Creek Retail Center PUD to allow for the development of a McDonald's restaurant with drive-thru will not be detrimental to the Village, its residents, and its visitors.
- 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 Special Use will not negatively impact nearby properties. The restaurant will provide a local dining option for nearby residents and visitors.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
The proposed Special Use is compatible with the surrounding existing and future development.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
Appropriate facilities will be provided as part of the overall development by the master developer. Overall site improvements are currently under construction.
- 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 proposed Special Use will provide adequate access measures to limit congestion on 191st Street.
- 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 Special Use will conform to all Village Codes and Ordinances.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
The proposed Special Use will provide a local dining option for nearby residents and will generate sales tax and property taxes.

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

Architecture.

- a. **Building Materials:** The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with "Building Articulation" (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it's the appearance if used on large, blank walls.
- b. **Cohesive Building Design:** Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. **Compatible Architecture:** All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. **Color:** Color choices shall consider the context of the surrounding area and shall not be used for purposes of "attention getting" or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. **Sustainable architectural design:** The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. **Defined Entry:** Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. **Roof:** For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. **Building Articulation:** Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as "belly-bands" (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. **Screen Mechanicals:** All mechanical devices shall be screened from all public views.
- j. **Trash Enclosures:** Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design.

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

MOTIONS TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's requests, the appropriate wording of the motions is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan, it only moves the request to a vote. The conditions listed below are recommended by staff but can be added to, changed, or removed by the Commission based on their discussion of the approval of recommendation.

Motion 1 (Special Use)

"...make a motion to recommend the Village Board grant Special Use Permit for a Substantial Deviation to the Petitioner, Cathy Stephens of Permit Solutions, Inc. on behalf of McDonald's Corporation, at 7501 191st Street in the B-3 PD (General Business and Commercial, Brookside Creek Retail Center PUD) zoning district, in accordance with the plans submitted and adopt the Findings of Fact as proposed in the October 2, 2025 staff report, subject to the following condition:

- 1. Hours of operation for the establishment (drive-thru usage as well as dine-in and carry-out) are limited to 4:00am – 10:00pm."*

Motion 2 (Site Plan/Architectural Approval)

"...make a motion to grant Site Plan/Architectural Approval to the Petitioner, Cathy Stephens of Permit Solutions, Inc. on behalf of McDonald's Corporation, for the development of a quick service restaurant with a drive-thru at 7501 191st Street in the Brookside Creek Retail Center PUD, in accordance with the plans submitted in the October 2, 2025 staff report, subject to the following conditions:

- 1. Petitioner must provide the Village with proof that the pipeline company approves of the plans in the final engineering submittal, prior to issuance of the building permit.*
- 2. The trash enclosure/storage shed area must be designed in a manner substantially compatible with the primary structure, and is subject to review and approval by Village Planning staff in the building permit process.*
- 3. Approval is subject to review and approval of the final engineering plans by the Village Engineer."*

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Planning & Zoning General application, Addendum, Response to Standards	Petitioner	8/14/2025
2	Floor Plan & Exterior Elevations (total 3 sheets)	Lingle	8/21/2025
3	Site Plan and Preliminary Engineering Plans (total 9 sheets)	Wat Ermark Engineering Resources	8/22/2025
4	Signage Brand Book	Everbrite LLC	8/22/2025

Lingle = Lingle Design Group Inc.

Wat Ermark = Wat Ermark Engineering Resources

VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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

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

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

STANDARDS AND CRITERIA FOR A SPECIAL USE

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

- A. The proposed McDonald's restaurant will be designed and operated in compliance with all Village codes and state regulations, ensuring it will not endanger public health, safety, morals, comfort, or general welfare.**
- B. The project incorporates high-quality building design, landscaping, and site improvements that will be compatible with neighboring properties and are not expected to negatively impact surrounding property values.**
- C. The restaurant use is consistent with the Village's zoning and comprehensive plan for the district and will not impede the normal, orderly development of surrounding properties for other permitted uses.**
- D. All necessary utilities, access roads, drainage systems, and related infrastructure will be provided and constructed to Village and state standards.**
- E. The site plan includes dedicated ingress and egress points, well-marked drive-thru lanes, and internal circulation designed to minimize traffic congestion on adjacent public streets.**
- F. The Special Use will comply with all applicable district regulations, with no variances requested at this time, and will meet any conditions established by the Village Board.**
- G. The development will contribute to the local economy by creating jobs, generating sales tax revenue, and enhancing dining options for residents and visitors while maintaining compatibility with the surrounding area.**

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

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

PROJECT & PROPERTY INFORMATION

Project Name: McDonald's

Project Description: Fast Food Restaurant with Drive Thru

Project Address: 7501 191st Street. **Property Index No. (PIN):** 19-09-12-200-011-0010

Zoning District: PLEASE SEE ATTACHED. **Lot Dimensions & Area:** 1.7 acres

Estimated Project Cost: \$ 1.3 Mill

OWNER OF RECORD INFORMATION

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

Name of Owner: Tinley Park Land Development LLC **Company:** Tinley Park Land Dev. LLC

Street Address: 1111 E. Touhy Ave. Ste 230 **City, State & Zip:** DesPlaines, Illinois 60018

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

APPLICANT INFORMATION

☐ **Same as Owner of Record**

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

Name of Applicant: Cathy Stephens **Company:** Permit Solutions

Relation To Project: Permit Expediter

Street Address: 100 North Ave. 103-164 **City, State & Zip:** Tallmadge OH 44278

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

McDonald's Representative: Amy Switzer-Area Construction Manager
Switzer Amy <amy.switzer@us.mcd.com/ 913.660.2205

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature:

Property Owner Name (Print): Lawrence Debb

Acknowledgements

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

Property Owner Signature:

Property Owner Name (Print): Lawrence Debb

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): Cathy Stephens/Permit Solutions

Date: 8/14/2025

VILLAGE OF TINLEY PARK, ILLINOIS SITE PLAN ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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

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

☒ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).

* ☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied. All beneficiaries of a property must be disclosed. ** Application is signed by the Owner.*

☒ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on existing conditions, any parking requirements, property changes, landscaping, building design, proposed uses/tenants, public improvements or any other site design details should be described. Any additional requests such as a Special Use or Variation should be indicated in the narrative as well.

☒ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated.

☒ Plans and Surveys including all details listed on the Site Plan checklist (next page).

☒ Submit all applications, plans and documents stated above electronically via email/USB drive/ ShareFile upload to Community Development Staff (Note: Village email attachment size is limited to 10MB. Please utilize ShareFile if your submission exceeds 10MB). Staff may also request up to three (3) paper copy of full-size Arch D (24" x 36") plans.

☒ Site Plan Fee: Site Plan Review (Non-Residential & Multi-Family) - \$500 New/First Approval, \$300 Amendment

☒ Engineering Review Fees: Administrative Fee - \$250 (0-5 acres), \$50 (5.01-40 acres), \$2,000 + \$20/acre over 40 acres. (40.01+ acres) and Concept/Preliminary Review Fee - \$300 (0-2 acres), \$600 (2.01-4acres), \$900 (4.01-9acres), \$1,500(9.01acres+)

Required Plan Submittal Items	Applicant Submitted	Village Received
1. Site Plan Approval Application	☒	☐
2. Complete list and contact information for all project staff and design professionals (Architect, Engineer, Landscape Architect, etc.)	☒	☐
3. Plat of Survey , including: a. Existing conditions and dimensions; b. Legal Description; c. Surveyor information; and d. Date of completion.	☒	☐
4. Site Plan , including: a. Fully-dimensioned property boundaries; b. All building elements and physical improvements; c. Setbacks from all property lines; d. Identification as to whether all elements are "Existing" or "Proposed"; e. Dimensioned parking spaces and drive aisles per Section VIII of the Zoning Ordinance; f. Dimensioned sidewalks (within rights-of-way and interior to the site); g. Trash enclosure location and screening/gate materials; h. Loading spaces as required by Section VIII of the Zoning Ordinance; i. Fire hydrant locations as required by the Village Fire Prevention Bureau; j. Lighting standard locations; and k. Ground signs with setbacks noted.	☒	☐
5. Zoning Analysis Table a. Showing existing, proposed, and required zoning conditions for all Lot and Bulk Regulations of the Zoning Ordinance, including but not limited to: i. Land area in acres and square feet (exclusive of rights-of-way); ii. Building area in square feet (including a breakdown by use for parking calculation); iii. Setbacks; iv. Floor Area Ratio (FAR); v. Lot coverage; vi. Height of all buildings and structures (see definition of height in Zoning Ordinance); vii. Percentage of greenspace; and viii. Parking spaces (with calculations).	☒	☐
6. Landscape Plan , including: a. Bufferyards (please include a table indicating required and proposed plant units); b. Parking lot landscape islands; c. Screening/fencing locations; d. Berms (if proposed); e. Plant lists, including: i. Latin and common names ii. Number of each planting material to be provided iii. Size at planting	☒	☐
7. Photometric Plan , including: a. Location of light fixtures; b. A cut sheet of light fixtures with indication of cut-offs or shielding; and c. Indicating lighting levels in foot-candles at the following locations: i. Interior of the subject property; ii. At the property lines (contact staff about maximum light levels); and iii. Ten (10) feet beyond the property lines.	☒	☐

8. Floor Plans , including: a. Preliminary floor plan layout of all buildings; b. Labels for the type of use of the area; and c. Labels for square footage of the area and types of uses.	X	☐
9. Preliminary Engineering Plans , including but not limited to: a. Drainage and water flow patterns or routes; b. On-site detention; c. Existing and proposed roadway configurations (adjacent public streets and interior roadways/driveways); d. Utility connections and locations; e. Future roadway or access connections (if necessary); and f. Cross access easement(s).	☒	☐
10. Signage Plans , including: a. Dimensioned color elevations of ground, wall and directional signage b. A diagram showing the location of the proposed signage with setbacks from property lines and internal drive aisles or parking lots; and c. Include description of sign materials and method of illumination.	X	☐
11. Elevations and Renderings a. Building elevations showing all four sides of all buildings. i. Elevations should be fully-dimensioned including height, width, and depth of all major building elements and components, and identify all building materials; and b. Color renderings or 3D model of site. c. Elevation of trash enclosure area with building materials identified (if applicable).	X	☐
12. Building Material Samples <i>(may be submitted after initial Staff Review, but prior to placement on a Plan Commission agenda)</i> a. Samples of proposed materials including, but not limited to: i. Wall materials such as bricks, stone, and siding; ii. Roofing; iii. Light fixtures; and iv. Windows, moldings, shutters, and awnings. b. Provide final information on all building materials with vendor, color, and sizes, where relevant, in a table format.		☒
13. Preliminary Plat(s) <i>(if applicable)</i>	☐	☐

The above information is intended as an outline of the Submission Requirements for Site Plan Approval and is neither mutually exclusive nor inclusive. The Village's Zoning Ordinance, Landscape Ordinance, Building Codes, and Subdivision Regulations can be found online at the Village website at <http://www.tinleypark.org>. Questions about Site Plan Approval and other Planning processes may be directed to the Planning Department at:

Village of Tinley Park
 Planning Department
 16250 S. Oak Park Avenue
 Tinley Park, IL 60477
 Phone: (708) 444-5100
 Email: planning@tinleypark.org

WRITTEN NARRATIVE

☒ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.

General Nature of Proposal

The applicant proposes the development and construction of a new McDonald's restaurant on currently vacant land. The project will include a single-story, approximately 3900 square foot building with drive-thru facilities, associated parking areas, site landscaping, and signage consistent with Village of Tinley Park regulations.

The restaurant will be constructed to meet all applicable state and local building codes, accessibility requirements, and McDonald's corporate design standards. The proposed site plan incorporates safe and efficient vehicular circulation, dedicated drive-thru lanes, and pedestrian connections to the public sidewalk network.

Specific Aspects of the Proposal

Type of Use: Quick-service restaurant with indoor seating, drive-thru, and mobile order pickup options.

Building Size: Approximately 3900 sf 1 story building

Parking: A total of 43 off-street parking spaces will be provided, including 2 accessible spaces, in compliance with Village parking requirements.

Employment Information

The restaurant will employ approximately 10-15 employees.

Hours of Operation

The proposed hours of operation will be determined by the Owner Operator.

Current Site Conditions

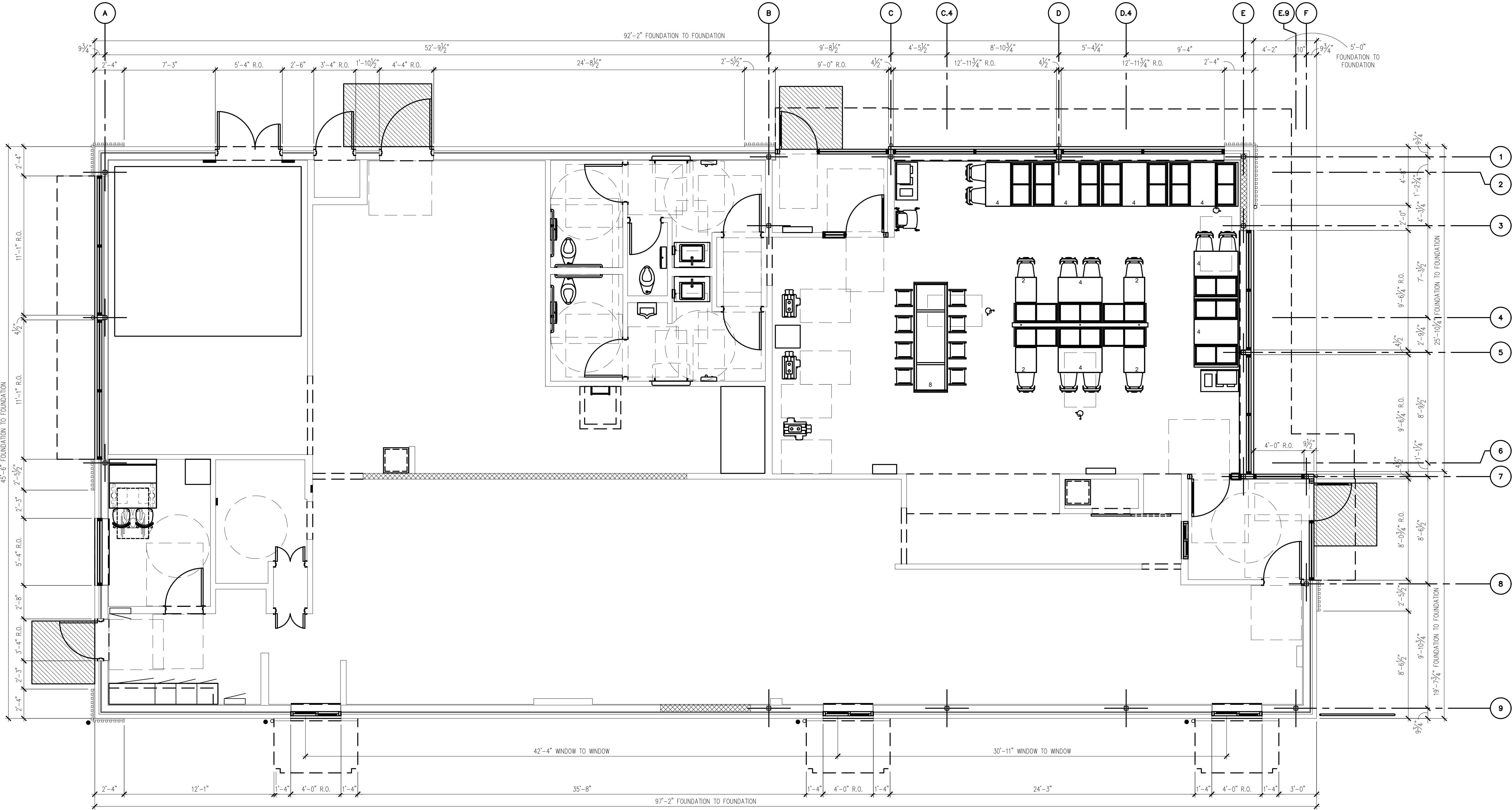
The subject property is currently vacant and undeveloped.

Property Changes

Development will include grading and site preparation, installation of utilities, construction of the restaurant building, drive-thru lanes, parking lot, landscaping, exterior lighting, and site signage. No demolition is required.

Additional Requests

The applicant is requesting Site Plan Approval, Architectural Review and SUP .





Lingle Design Group inc
158 West Main Street
Lena, IL 61048
815.369.9155
1764 blake st
denver, CO 8020
303.974.5873
www.lingledesign.com

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STATE ID: 122780	PROJECT #: 25-132
NATIONAL #: 43888	DRAWN BY: RP
	CHECKED BY: JK

DATE:
08/21/25 - P&Z REVIEW SET - 002

<u>REVISIONS</u>	
△	_____
△	_____
△	_____
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CLIENT
**McDonald's
USA, LLC**

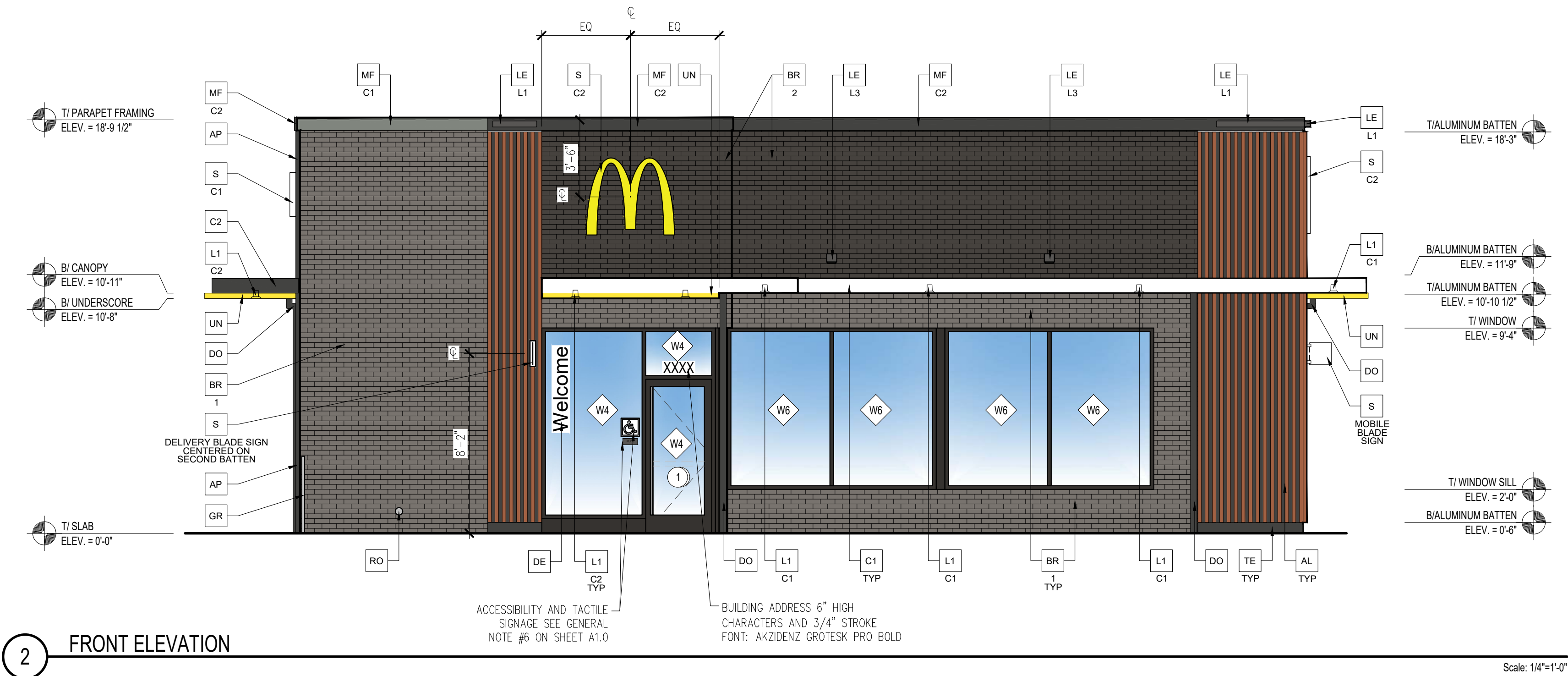
PROTOTYPE
2025 BB20 4590 WW-BV

ADDRESS
7500 W. 191ST STREET
TINLEY PARK, IL 60487

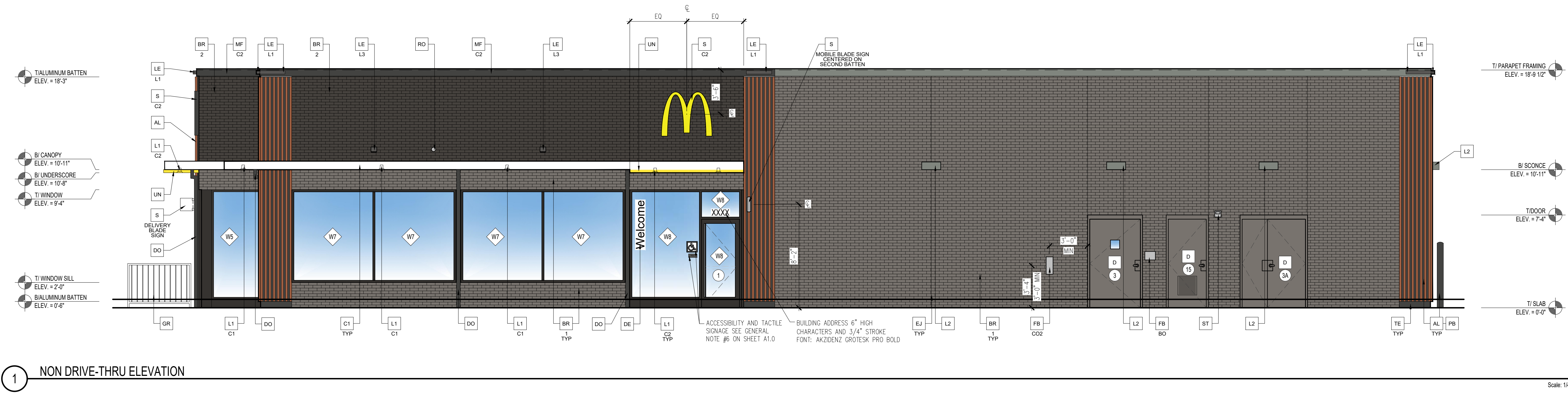
SHEET TITLE
**PROPOSED
FLOOR
PLAN**

SHEET NUMBER:

A1.0



MATIAL TAKE-OFFS:	
FRONT ELEVATION:	863 TOTAL SF -221 FENESTRATION SF 642 REMAINDER SF 504 BRICK SF 504 / 642 = 79% BRICK
NON-DT ELEVATION:	1,844 TOTAL SF -416 FENESTRATION SF 1,428 REMAINDER SF 1,289 BRICK SF 1,289 / 1,428 = 90% BRICK
REAR ELEVATION:	863 TOTAL SF -216 FENESTRATION SF 647 REMAINDER SF 508 BRICK SF 508 / 647 = 79% BRICK
DT ELEVATION:	1,844 TOTAL SF -60 FENESTRATION SF 1,784 REMAINDER SF 1,456 BRICK SF 1,456 / 1,784 = 81% BRICK



ELEVATION KEY NOTES:				
COLOR SCHEME: 'STEEL' SCHEME				
AL ALUMINUM BATTEN SYSTEM SIZE: 2"x2" PROFILE COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION. SUBSTRATE COLOR: "IRON GRE" SW 7069 BY SHERWIN WILLIAMS	C1 ALUMINUM CANOPY SYSTEM COLOR: WHITE	FB FILL BOX ## - TYPE: C02 = BULK C02 (EQPM SCHEDULE ITEM 49.00) B0 = BULK OIL (EQPM SCHEDULE ITEM 700.18)	PB PIPE BOLLARD - SEE SITE PLAN AND DETAIL 3/A2.1 COLOR: "IRON GRE" SW 7069 BY SHERWIN WILLIAMS	TE TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE COLOR: "IRON GRE" SW 7069 BY SHERWIN WILLIAMS
AP ALPOLIC METAL PANEL COLOR: DON GRAY	C2 ALUMINUM CANOPY SYSTEM COLOR: RAL 7022	GR GUARD RAIL - STAINLESS STEEL SEE SITE PLAN AND DETAIL 3/A2.0	RO ROOF DRAIN OVERFLOW PIPE - PAINT TO MATCH SURROUNDING MATERIAL	UN METAL UNDERSCORE COLOR: GOLD
BR BRICK VENEER # - TYPE: 1 = "SLATE GRAY" BY HEBRON, SMOOTH MORTAR: SM750 SILVERSTONE BY SPEC MIX 2 = "DARK IRON SPOT" BY ENDICOTT MORTAR: SM750 SILVERSTONE BY SPEC MIX	D HOLLOW METAL DOOR PAINT: GAUNTLET GRAY SW 7019 BY SHERWIN WILLIAMS	L1 RECESSED LIGHT FIXTURE - SEE ELECTRICAL ## - COLOR: C1 = WHITE C2 = GOLD	S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE # ## - COLOR: C1 = WEATHERED ZINC RACEWAY C2 = RAL 7022 RACEWAY	XX EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE - SEE SHEET A5.0 FOR ASSEMBLY NOTE & A6.0 FOR WINDOW TYPES.
	DE DECAL BY GRAPHICS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. SUPPLIERS: VOMELA (865) 330-7337, ann.bowen@vomela.com GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com	L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL COLOR: PLATINUM SILVER	SJ ALPOLIC "WET" SEALED JOINT, SEE DETAIL 15/A4.1	XX DRIVE-THRU WINDOWS BY READY ACCESS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE COLOR: DEEP BRONZE SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT
	DO DOWNSPOUT - 3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER - COORDINATE WITH CIVIL TO TIE INTO STORM DRAIN - COLOR: RAL 7022	LE ACCENT LIGHTING - SEE ELECTRICAL ## - LED LIGHT: L1 = SLIM LED (DOWN ONLY) L2 = UP ONLY FLOOD FIXTURE	ST C02 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.	
	EJ EXPANSION JOINT, SEE DETAIL 7/A4.1	MF METAL FASCIA - PRE-FAB ANCHOR-TITE FASCIA ## - COLOR: C1 = WEATHERED ZINC C2 = RAL 7022		



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STATE ID: 122780	PROJECT #: 25-132
NATIONAL #: 43888	DRAWN BY: RP
	CHECKED BY: JK

DATE:
08/21/25 - P&Z REVIEW SET - 002

REVISIONS	
△	
△	
△	
△	
△	
△	

CLIENT
McDonald's USA, LLC

PROTOTYPE
2025 BB20 4590 WW-BV

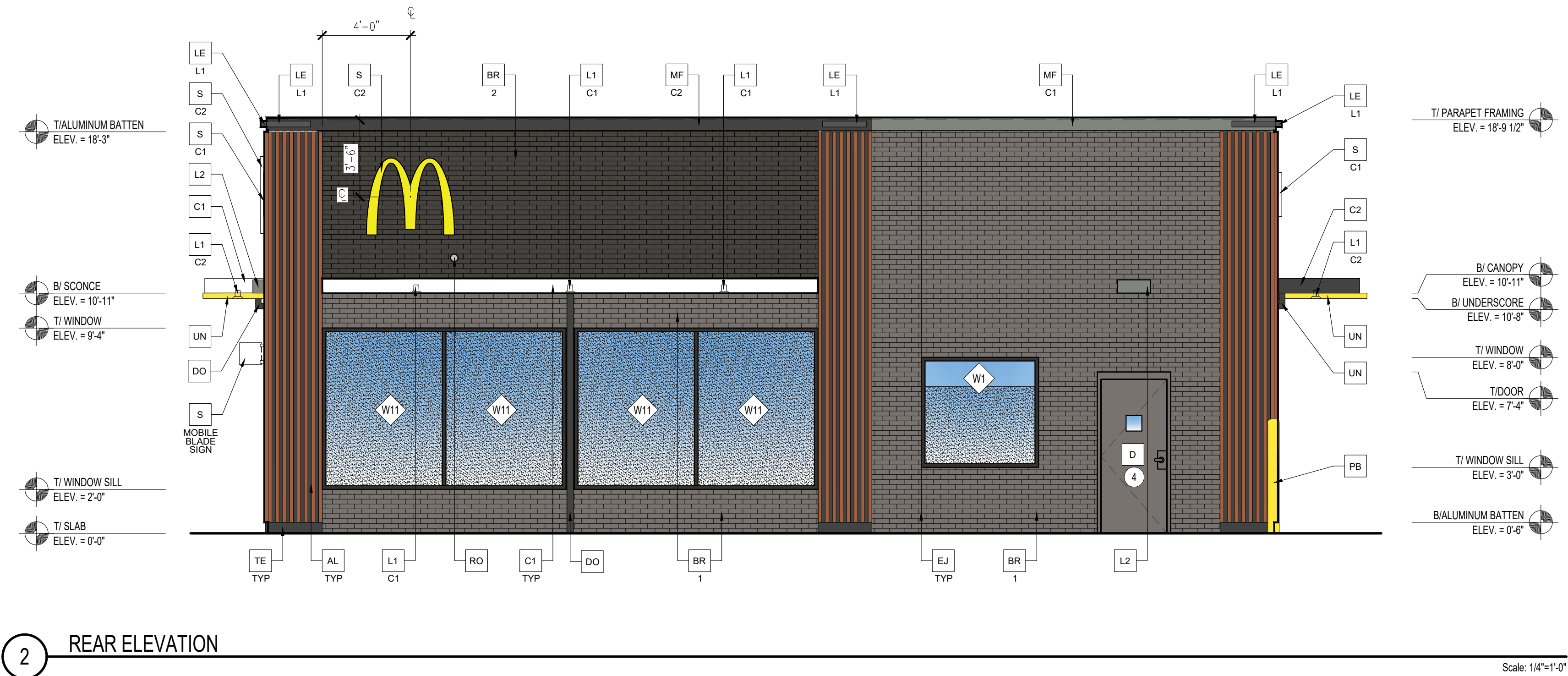
ADDRESS
7500 W. 191ST STREET
TINLEY PARK, IL 60487

SHEET TITLE

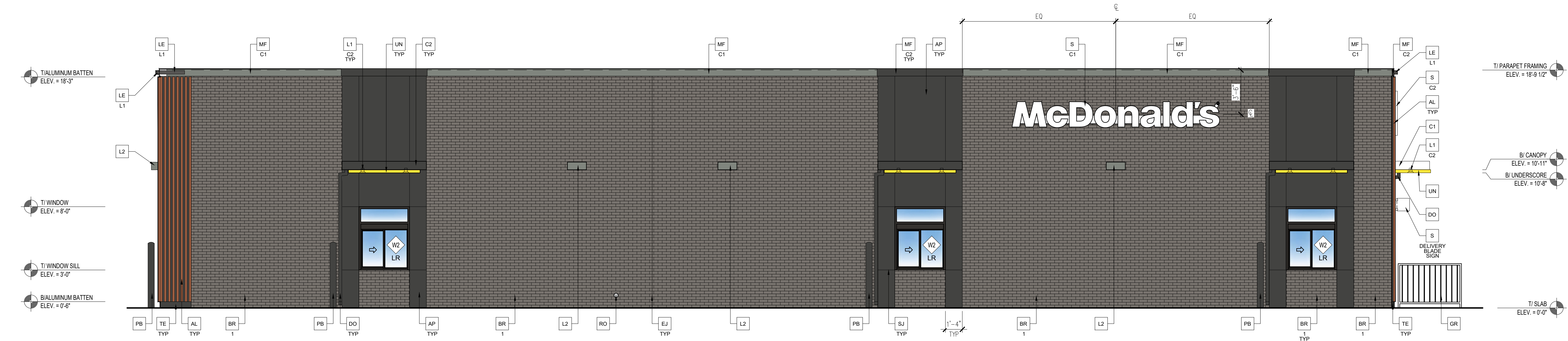
EXTERIOR ELEVATIONS

SHEET NUMBER:

A2.0



2 REAR ELEVATION



1 DRIVE-THRU ELEVATION

ELEVATION KEY NOTES:				
COLOR SCHEME: 'STEEL' SCHEME				
AL ALUMINUM BATTEN SYSTEM SIZE: 2"x2" PROFILE COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION. SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS	C1 ALUMINUM CANOPY SYSTEM COLOR: WHITE	FB FILL BOX ## - TYPE: C02 = BULK C02 (EQPM SCHEDULE ITEM 49.00) B0 = BULK OIL (EQPM SCHEDULE ITEM 700.18)	PB PIPE BOLLARD - SEE SITE PLAN AND DETAIL 3/A2.1 USA 310-SD BASTION, COLOR: RAL 7022	TE TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
AP ALPOLIC METAL PANEL COLOR: DON GRAY	C2 ALUMINUM CANOPY SYSTEM COLOR: RAL 7022	GR GUARD RAIL - STAINLESS STEEL SEE SITE PLAN AND DETAIL 3/A2.0	RO ROOF DRAIN OVERFLOW PIPE - PAINT TO MATCH SURROUNDING MATERIAL	UN METAL UNDERSCORE COLOR: GOLD
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	EJ EXPANSION JOINT, SEE DETAIL 7/A4.1	MF METAL FASCIA - PRE-FAB ANCHOR-TITE FASCIA ## - COLOR: C1 = WEATHERED ZINC C2 = RAL 7022		

Lingle Design Group inc

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Lena, IL 61048
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1764 Blake St
Denver, CO 80202
303.974.5873

www.lingledesign.com

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STATE ID: 122780	PROJECT #: 25-132
NATIONAL #: 43888	DRAWN BY: RP
	CHECKED BY: JK

DATE: 08/21/25 - P&Z REVIEW SET - 002
REVISIONS
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△
△
△

CLIENT

McDonald's
USA, LLC

PROTOTYPE

2025 BB20 4590 WW-BV

ADDRESS

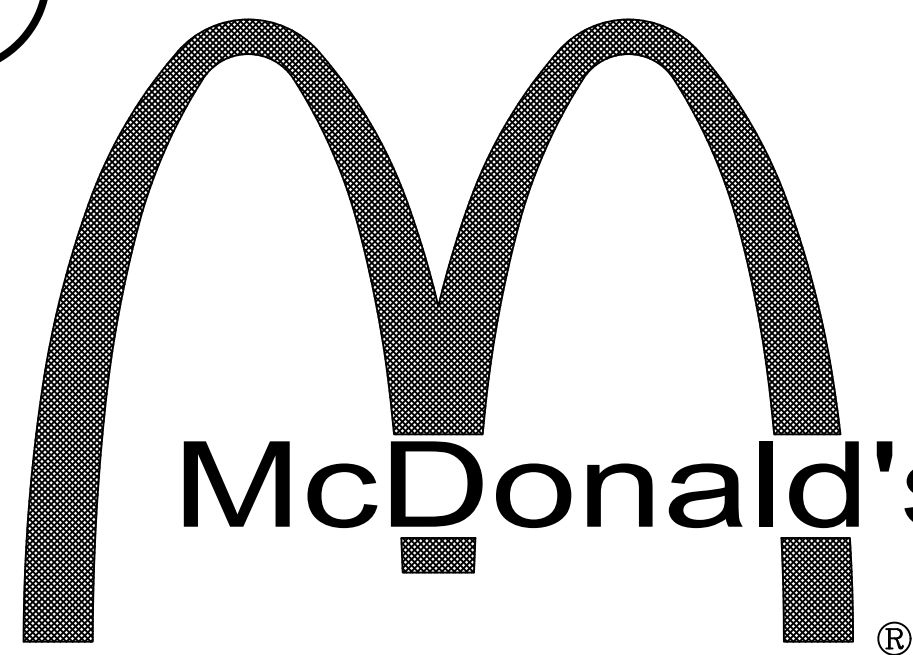
7500 W. 191ST STREET
TINLEY PARK, IL 60487

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER:

A2.1



PRELIMINARY ENGINEERING PLANS

FOR

McDonald's McDONALD'S - TINLEY PARK, IL

AT

SWC OF 191ST ST. AND MARKET PLACE DR.

TINLEY PARK

COOK COUNTY, ILLINOIS

INDEX

CIVIL ENGINEERING PLANS

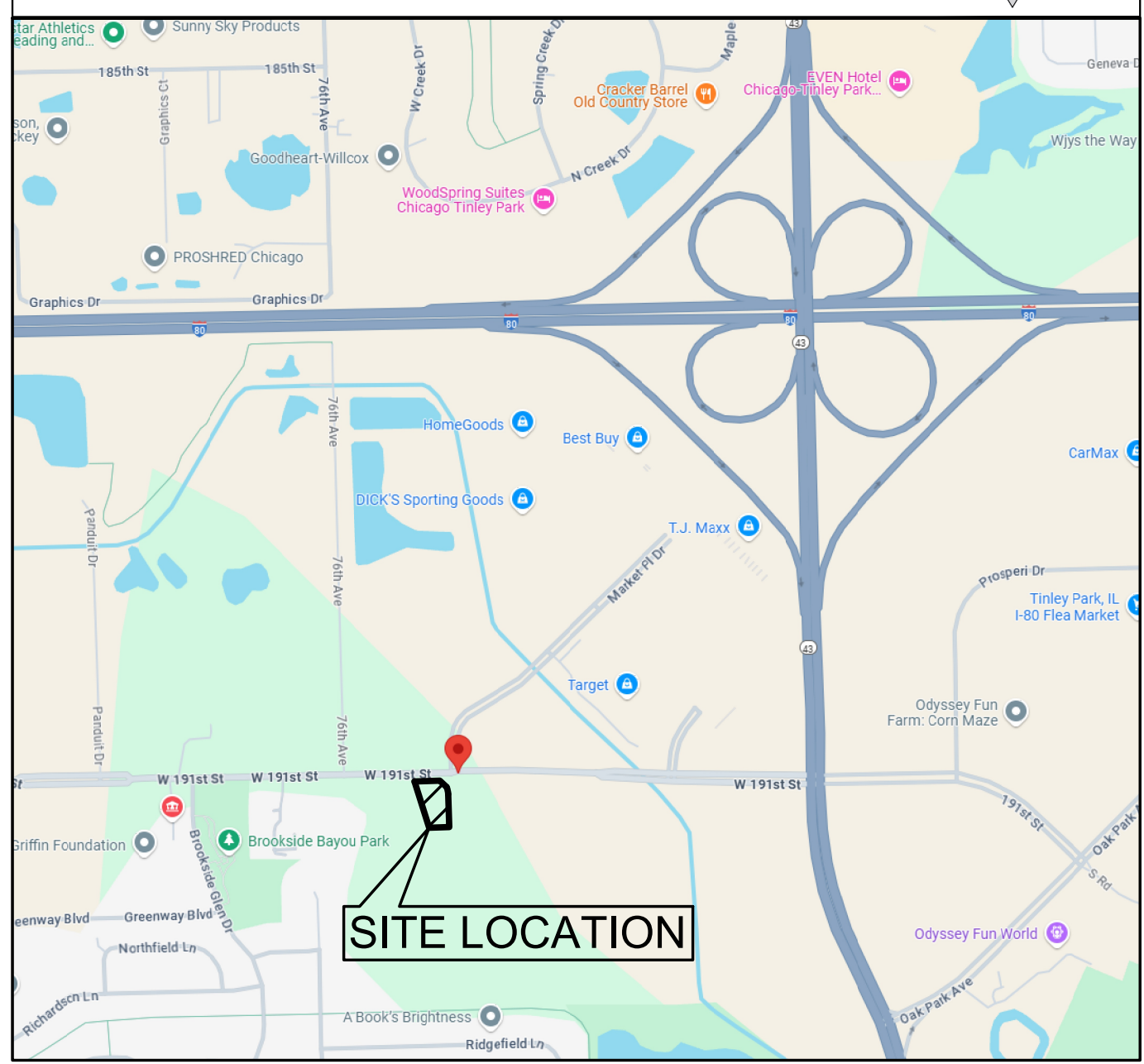
C-1	COVER SHEET
C-2	SITE PLAN
C-3	PRELIMINARY GRADING PLAN
C-4	PRELIMINARY UTILITY PLAN

SUPPORTING DOCUMENTS

1 - 3	LAND TITLE AND TOPOGRAPHIC SURVEY
L-1	LANDSCAPE PLAN
1 of 1	PHOTOMETRIC PLAN

NOTE: THE DESIGNS CONTAINED IN THE ABOVE PLANS AND SUPPORTING DOCUMENTS WERE PREPARED WITH THE UNDERSTANDING THAT THEY WOULD BE USED AS A WHOLE PLAN SET. EACH CONSTRUCTION DISCIPLINE IS TO USE ALL THE PLANS AND SUPPORTING DOCUMENTS TOGETHER AS A WHOLE AND NOT AS SEPARATE DOCUMENTS. EACH CONTRACTOR IS TO BECOME COMPLETELY FAMILIAR WITH THE WHOLE PLAN SET AND THE EXISTING SITE CONDITIONS. SHOULD ANYTHING WITH ALL THESE PLANS AND SUPPORTING DOCUMENTS BE INCONSISTENT WITH THE SITE CONDITIONS THEN THE CONTRACTOR IS TO CONTACT THE ENGINEER IMMEDIATELY BEFORE ANY CONSTRUCTION IS STARTED.

LOCATION MAP



SECTION: 12 TOWNSHIP: 35N RANGE: 12E

BENCHMARK

REFERENCE BENCHMARK
PER FINAL ENGINEERING PLANS PREPARED BY MANHARD CONSULTING DATED 08-15-24

"ELEVATIONS AND SITE BENCHMARKS SHOWN HEREON WERE ESTABLISHED UTILIZING A TRIMBLE REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND THE TRIMBLE VRS NOW NETWORK. THE OBSERVED ELEVATION ARE THE BASIS FOR ALL ELEVATIONS SHOWN HEREON AND THIS INFORMATION HAS NOT BEEN DIRECTLY COMPARED TO ANY OTHER KNOWN OR FIXED BENCHMARK. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM (GEOID18)"

SITE BENCHMARK #1
MANHARD BENCHMARK 402 PER FINAL ENGINEERING PLANS PREPARED BY MANHARD CONSULTING DATED 08-15-24. NORTHWEST BONNET BOLT ON FIRE HYDRANT; LOCATED APPROXIMATELY 198 FEET EAST OF CENTERLINE OF 76TH AVENUE AND 86 FEET SOUTH OF CENTERLINE OF 191ST STREET
ELEVATION = 698.25

SITE BENCHMARK #2
CROSS ON TOP OF CURB WEST OF TOPOGRAPHIC LIMITS.
ELEVATION = 700.71

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	CATCH BASIN	
	INLET	
	SANITARY MANHOLE	
	VALVE VAULT	
	FIRE HYDRANT	
	FLARED END SECTION	
	ELECTRICAL POWER POLE	
	OVERHEAD TRAFFIC SIGNAL	
	TRAFFIC SIGNAL MANHOLE	
	OVERHEAD ELECTRIC WIRES	
	TRANSFORMER PAD	
	TELEPHONE PEDESTAL	
	TELEPHONE MANHOLE	
	CABLE TELEVISION PEDESTAL	
	COMMONWEALTH EDISON MANHOLE	
	B/BOX	
	LIGHT POLE	
	SIGN	
	BOLLARD POLE	
	GAS MARKER	
	ELECTRIC MARKER	
	TELEPHONE MARKER	
	WATER MAIN	
	GAS MAIN	
	ELECTRIC LINE	
	TELEPHONE LINE	
	CABLE TV LINE	
	SANITARY SEWER	
	STORM SEWER	
	GUY POLE	
	CONIFEROUS TREE W/DIAMETER	
	DECIDUOUS TREE W/DIAMETER	
	WOOD FENCE	
	CHAIN LINK FENCE	
	METAL GUARDRAIL	
	CONCRETE SURFACE	
	DEPRESSED CURB	
	CONTOUR LINE	
	FINISHED FLOOR ELEVATION	
	PAVEMENT ELEVATION	
	MATCH EXISTING ELEVATION	
	GROUND ELEVATION	
	TOP OF WALK ELEVATION	
	TOP OF RETAINING WALL ELEVATION	
	FLOW LINE ELEVATION	
	TOP OF CURB ELEVATION	
	RIM ELEVATION	
	DOWNSPOUT LOCATION	
	PERVIOUS AREA SLOPE DIRECTION	
	PAVEMENT SLOPE DIRECTION	
	OVERLAND OVERFLOW DIRECTION	
	INLET PROTECTION	
	INLET BASKET FILTER	

Know what's Below.
Call before you dig.



SCOPE OF WORK

NEW

COVER SHEET

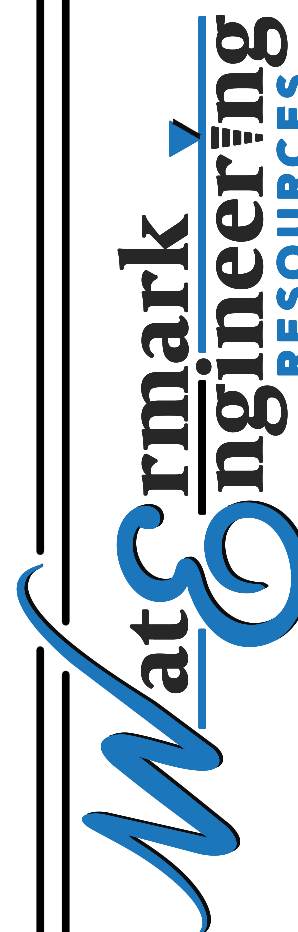
Prepared For:

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - TINLEY PARK, IL
SWC of 191st St. and Market Pl. Dr.
Tinley Park, IL



Prepared By:



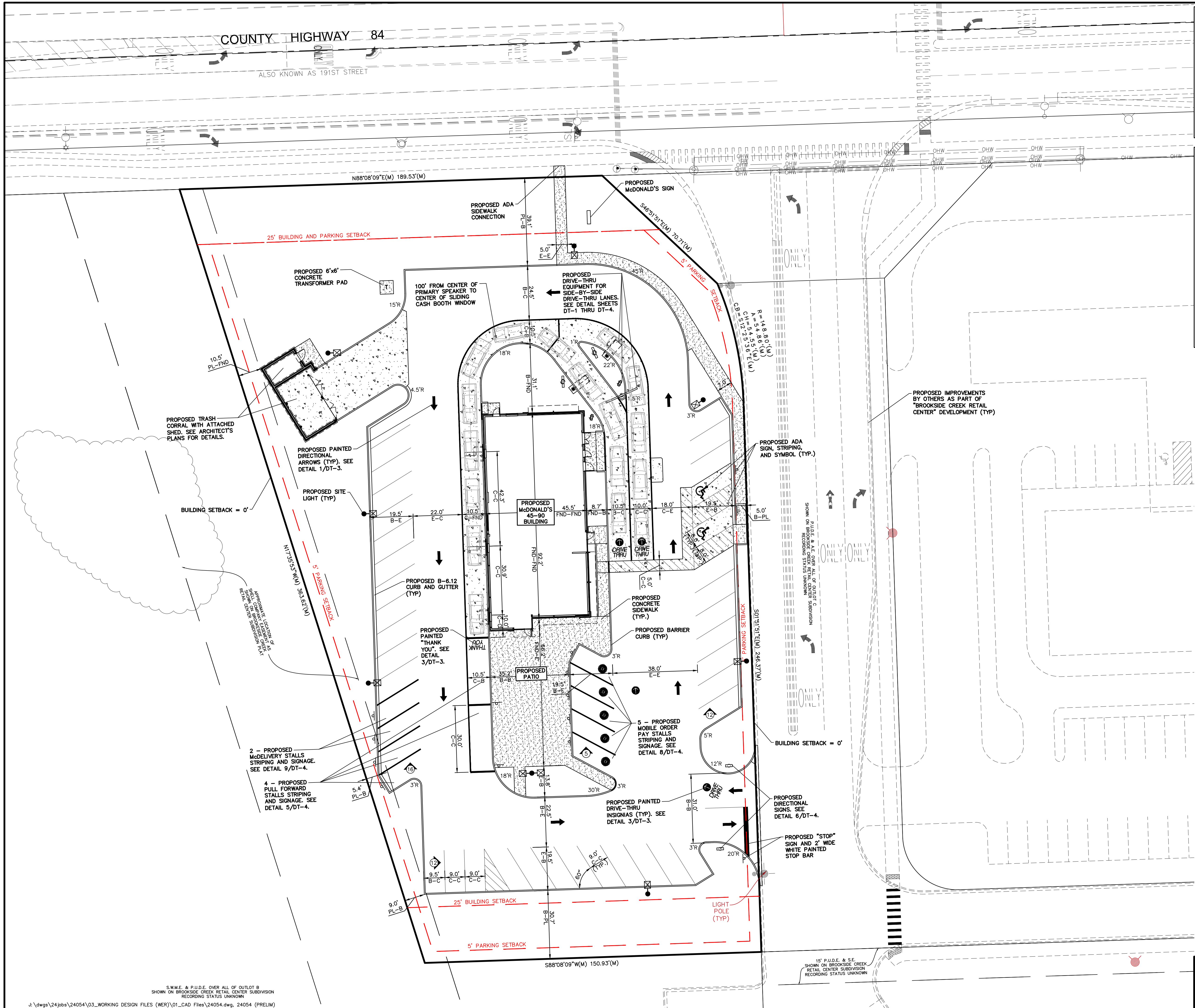
watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1800

CHECKED BY: J. MILLER
DESIGN BY: RERSFELDT
DRAWN BY: R.E. JOSH M.
DATE: AUGUST 22, 2025
SCALE: NONE
PROJECT NO.: 24-054

C-1

LC #12-2780

COVER SHEET



GENERAL NOTES:

1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #24-0249 DATED 05/13/2025) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100

AS WELL AS THE "PROPOSED IMPROVEMENTS FOR BROOKSIDE CREEK RETAIL CENTER" PLANS PREPARED BY MANHARD CONSULTING DATED 5-12-25.

2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ZONING ANALYSIS TABLE	
ON SITE PARKING DATA	
REGULAR SPACES	43
ADA ACCESSIBLE SPACES	2
TOTAL SPACES	45
PARKING REQUIREMENT: MINIMUM OF FIVE (5) SPACES PLUS ONE (1) SPACE FOR EACH EMPLOYEE.	
PARKING SPACES REQUIRED	= 20
PARKING SPACES PROVIDED	= 45 (REQUIREMENT MET)
SITE DATA	
ZONING	= UNINCORPORATED AG ZONING
MCDONALD'S LOT AREA	= 68,191 S.F. (1.57 AC.)±
IMPERVIOUS AREA	= 42,575 S.F. (62%)
PERVIOUS AREA	= 25,579 S.F. (38%)
LOT COVERAGE	= 62%
BUILDING AREA	= 3,900 S.F.±
BUILDING HEIGHT	= 18.79'±
SEATS	= 35±
FAR	= 0.057

REVISIONS

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDonald's - TINLEY PARK, IL
SWC of 191st St. and Market Pl. Dr.
Tinley Park, IL

McDonald's

Prepared For:

Prepared By:

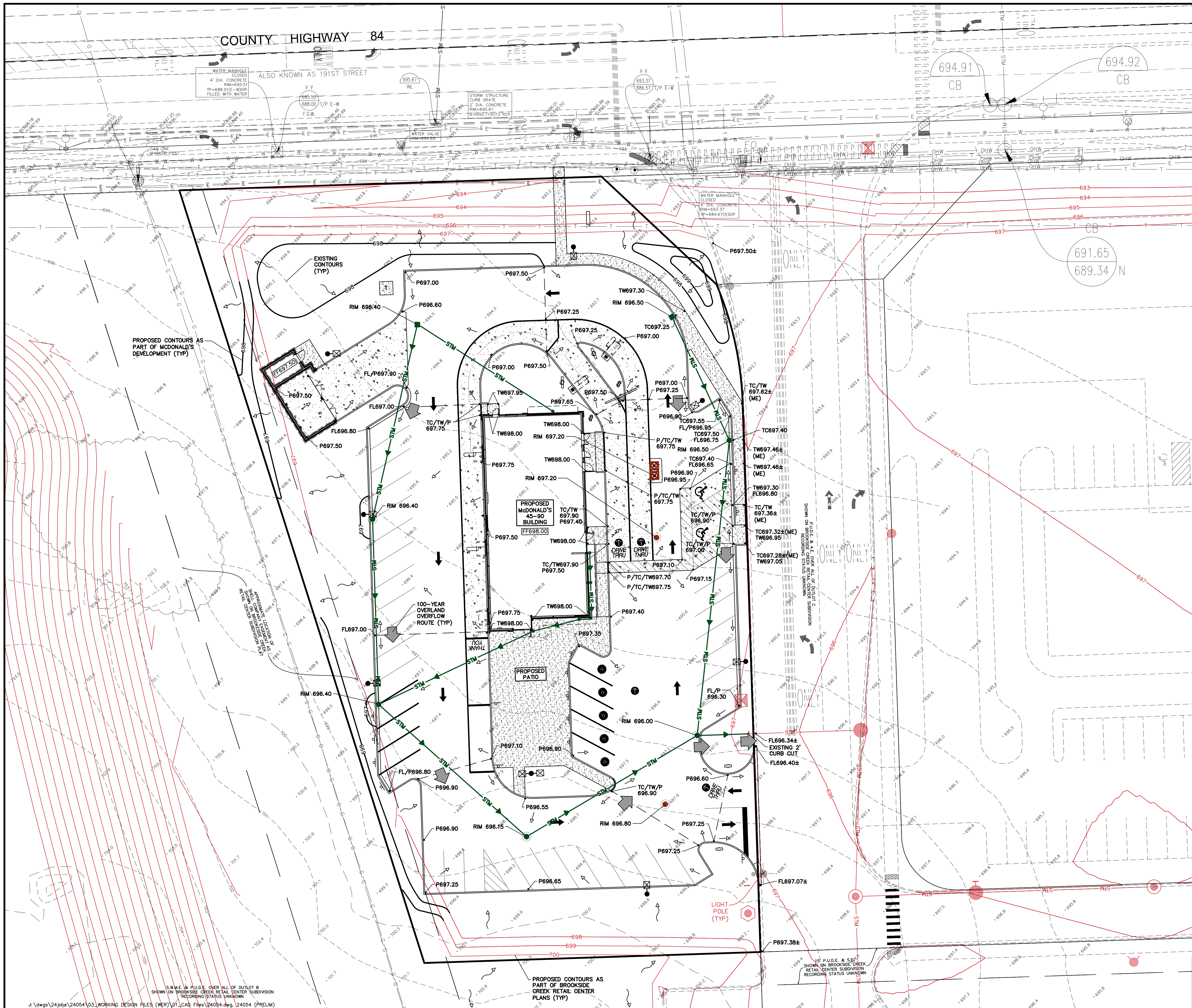
watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1900

watermark-engineering
RESOURCES

CHECKED BY: J. MILLER
DESIGN BY: RERSFELDT
DRAWN BY: R.E. JOSH M.
DATE: AUGUST 22, 2025
SCALE: 1" = 20'
PROJECT NO.: 24-054

C-2
LC #12-2780

SITE PLAN



GENERAL NOTES:

1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #24-0249 DATED 05/13/2025) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

REFERENCE BENCHMARK
PER FINAL ENGINEERING PLANS PREPARED BY MANHARD CONSULTING DATED 08-15-24

"ELEVATIONS AND SITE BENCHMARKS SHOWN HEREON WERE ESTABLISHED UTILIZING A TRIMBLE REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND THE TRIMBLE VRS NOW NETWORK. THE OBSERVED ELEVATION ARE THE BASIS FOR ALL ELEVATIONS SHOWN HEREON AND THIS INFORMATION HAS NOT BEEN DIRECTLY COMPARED TO ANY OTHER KNOWN OR FIXED BENCHMARK. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM (GEOID18)"

SITE BENCHMARK #1
MANHARD BENCHMARK 402 PER FINAL ENGINEERING PLANS PREPARED BY MANHARD CONSULTING DATED 08-15-24. NORTHWEST BONNET BOLT ON FIRE HYDRANT; LOCATED APPROXIMATELY 198 FEET EAST OF CENTERLINE OF 76TH AVENUE AND 86 FEET SOUTH OF CENTERLINE OF 191ST STREET ELEVATION = 698.25

SITE BENCHMARK #2
CROSS ON TOP OF CURB WEST OF TOPOGRAPHIC LIMITS. ELEVATION = 700.71

GRADING PLAN NOTES:

1. UNLESS OTHERWISE SPECIFIED, TOP OF CURB (TC) AND/OR TOP OF WALK ELEVATIONS ARE 0.5' HIGHER THAN THE ADJACENT FLOW LINE (FL) OR PAVEMENT (P) ELEVATIONS.
2. IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS ±, THE ELEVATION HAS BEEN DETERMINED BASED ON INTERPOLATED GRADES FROM THE SURVEY. CONTRACTOR IS TO VERIFY THESE GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES AND REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE ± GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.
3. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPING.
4. ALL RETAINING AND/OR DECORATIVE LANDSCAPE WALLS OR CURBS SHOWN ON THIS PLAN, INCLUDING DETAILS AND SECTIONS, ARE TO ILLUSTRATE GENERAL LOCATION, LENGTH, AND HEIGHT. STRUCTURAL DESIGN, INCLUDING PROPER DRAINAGE, TIE-BACKS, AND SHORING AS WELL AS CONSTRUCTION MEANS ARE NOT ADDRESSED AS PART OF THESE PLANS. A STRUCTURAL ENGINEER SHOULD BE ENGAGED BY THE GENERAL CONTRACTOR AS THEY DEEM NECESSARY. WATERMARK ENGINEERING RESOURCES ASSUMES NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURAL ELEMENT.

STORMWATER SUMMARY:

PROPOSED LOT 7 AREA = 68,154 S.F. (1.56 AC.)

PROPOSED IMPERVIOUS AREA = 42,575 S.F. (0.98 AC., 62%)

PROPOSED PERVIOUS AREA = 25,579 S.F. (0.58 AC., 38%)

PROPOSED CURVE NUMBER (CN) = 89

**PER THE STORMWATER REPORT PREPARED BY MANHARD CONSULTING FOR THE "BROOKSIDE CREEK RETAIL CENTER", LOT 7 WAS DESIGNED FOR A CN = 96. THEREFORE, NO ADDITIONAL RUNOFF IS BEING PROPOSED AS COMPARED TO THE DESIGN RUNOFF AND NO ADDITIONAL STORMWATER STORAGE IS REQUIRED.

PRELIMINARY GRADING PLAN

SCALE: 1" = 20'

PROJECT NO.: 24-054

DATE: AUGUST 22, 2025

DRAWN BY: R.E. JOSH M.

DESIGN BY: RERSFELDT

CHECKED BY: J. MILLER

LC #12-2780

C-3

DATE

NO.

REVISIONS

Prepared For:

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

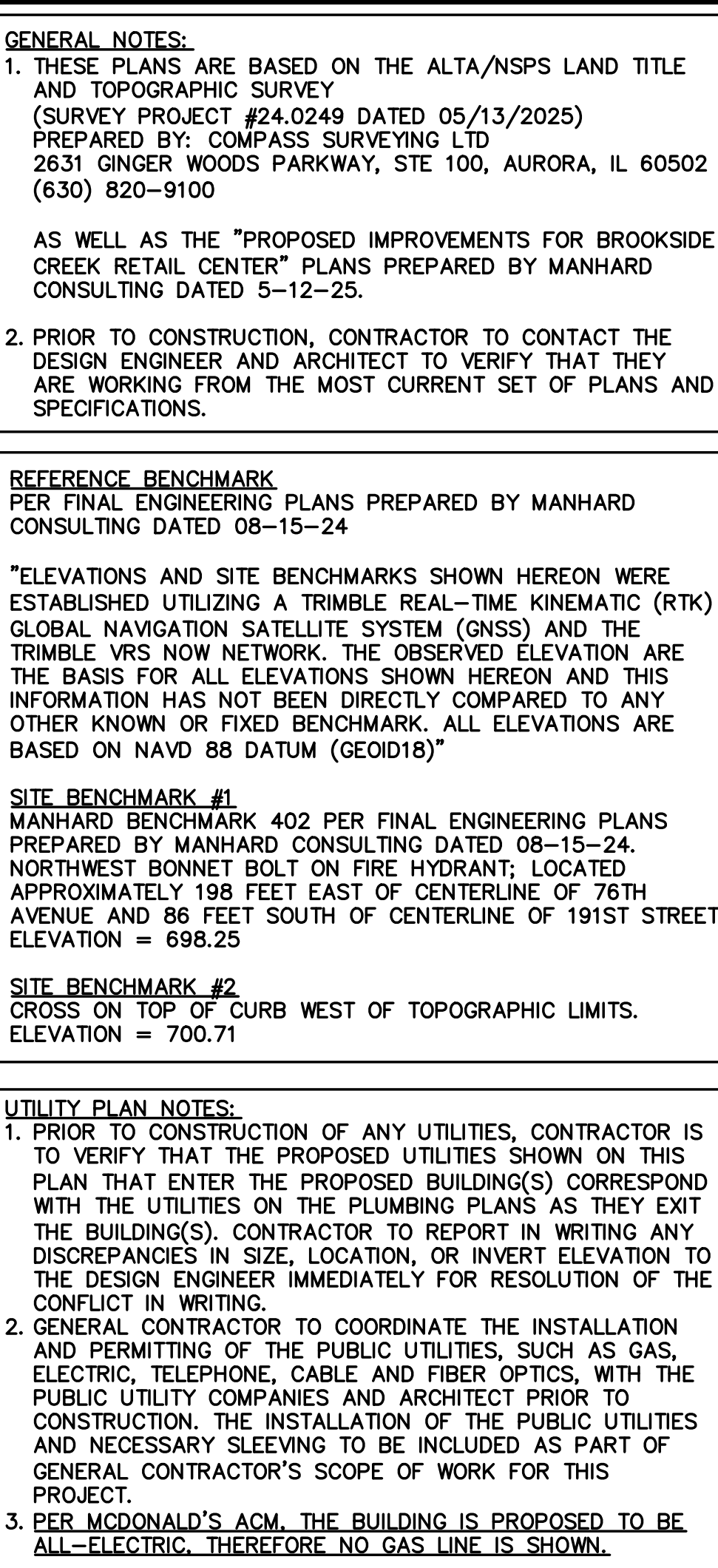
McDONALD'S - TINLEY PARK, IL
SWC of 191st St. and Market Pl. Dr.
Tinley Park, IL

Prepared By:

Watermark Engineering Resources
watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1900

CHECKED BY: J. MILLER
DESIGN BY: RERSFELDT
DRAWN BY: R.E. JOSH M.
DATE: AUGUST 22, 2025
SCALE: 1" = 20'
PROJECT NO.: 24-054

PRELIMINARY GRADING PLAN

[illegible]

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- ⊕ CROSS IN CONCRETE
- ⊙ MANHOLE
- ⊙ STORM STRUCTURE
- ⊙ SANITARY MANHOLE
- ⊙ CLEANOUT
- ⊙ FLARED END SECTION
- ⊙ TRANSFORMER PAD
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC MARKER
- ⊙ ELECTRIC METER
- ⊙ UTILITY POLE
- ⊙ UTILITY POLE W/LIGHT
- ⊙ UTILITY POLE W/TSF
- ⊙ GUY POLE
- ⊙ OVERHEAD TRAFFIC SIGNAL
- ⊙ TRAFFIC SIGNAL MANHOLE
- ⊙ LIGHT
- ☆ LIGHT POLE
- ⊙ HAND HOLE
- ⊙ VALVE VAULT
- ⊙ FIRE HYDRANT
- ⊙ SPRINKLER CONTROL VALVE
- ⊙ POST INDICATOR VALVE
- ⊙ SIAMASE WATER CONNECTION
- ⊙ WATER MARKER
- ⊙ WATER METER
- ⊙ WATER VALVE BOX
- ⊙ B/BOX
- ⊙ SPRINKLER CONTROL VALVE
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE NETWORK INTERFACE
- ⊙ COMMUNICATION MARKER
- ⊙ COMMUNICATION PEDESTAL
- ⊙ CABLE TELEVISION PEDESTAL
- ⊙ AIR CONDITION UNIT
- ⊙ CONTROL BOX
- ⊙ WETLAND FLAG
- ⊙ CAMERA
- ⊙ CHARGING STATION

- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ GAS MARKER
- ⊙ DOWN SPOUT
- ⊙ MONITORING WELL
- ⊙ GATE POST
- ⊙ BOLLARD POLE
- ⊙ SIGN
- ⊙ FLAG POLE
- ⊙ MAILBOX
- ⊙ SANITARY SEWER
- ⊙ WATER SEWER
- ⊙ WATER MAIN
- ⊙ GAS MAIN
- ⊙ ELECTRIC LINE
- ⊙ OVERHEAD WIRES
- ⊙ COMMUNICATION LINE
- ⊙ FIBER OPTIC LINE
- ⊙ CONIFEROUS TREE W/APPROX. DIAMETER
- ⊙ DECIDUOUS TREE W/APPROX. DIAMETER
- ⊙ TREE LINE
- ⊙ ELEVATION
- ⊙ BITUMINOUS PAVEMENT
- ⊙ CONCRETE SURFACE
- ⊙ DEPRESSED CURB
- ⊙ GRAVEL SURFACE
- ⊙ LANDSCAPE AREA
- ⊙ STONE SURFACE
- ⊙ DETECTABLE TACTILE WARNING SURFACE
- ⊙ BRICK PAVERS
- ⊙ WOOD FENCE
- ⊙ CHAIN LINK FENCE
- ⊙ METAL FENCE METAL
- ⊙ PVC FENCE
- ⊙ GUARDRAIL
- ⊙ OVERHEAD TRAFFIC ARM
- ⊙ TELLER CHUTE
- ⊙ DRAIN
- ⊙ SPEAKER
- ⊙ BUILDING LIGHT

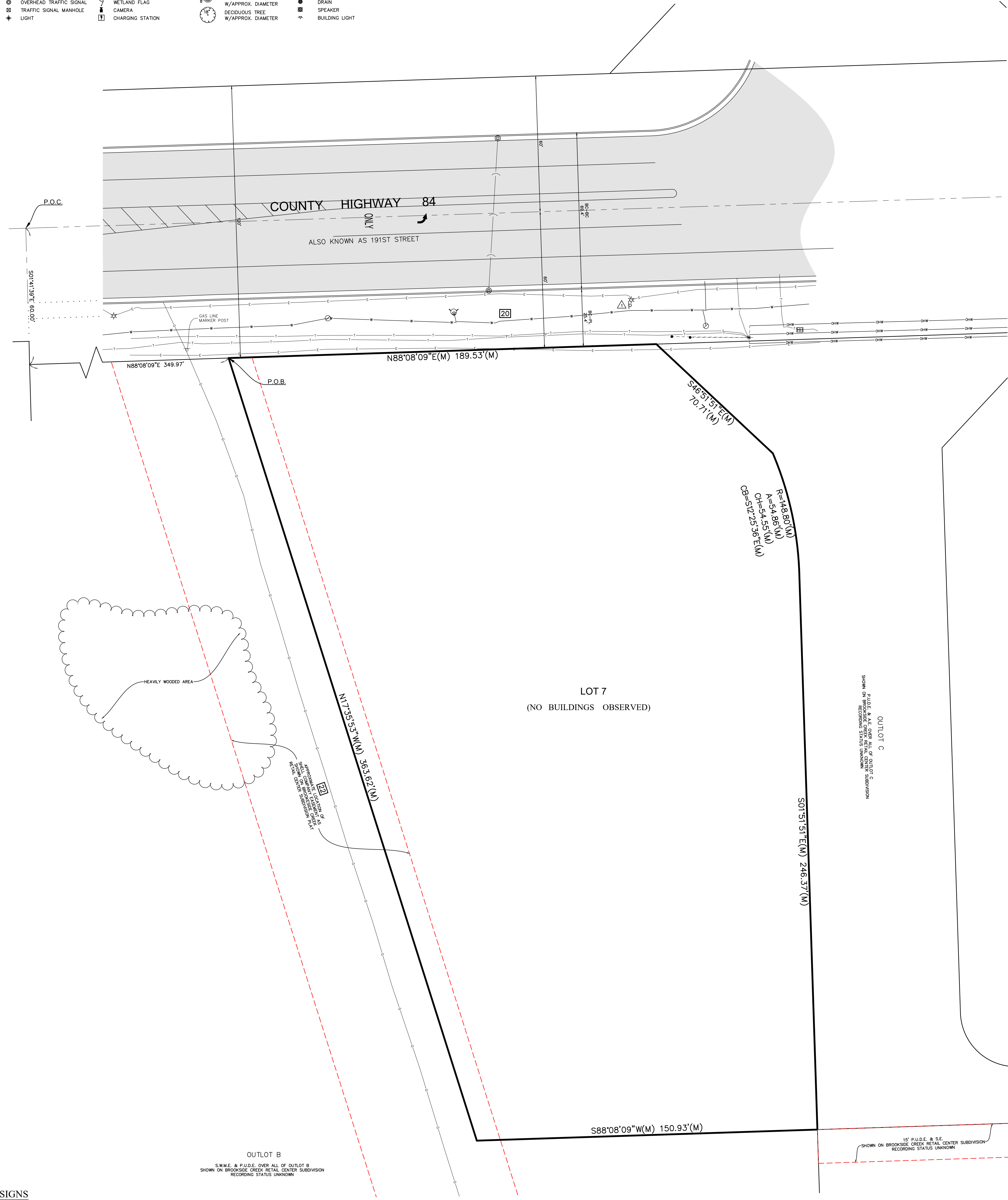
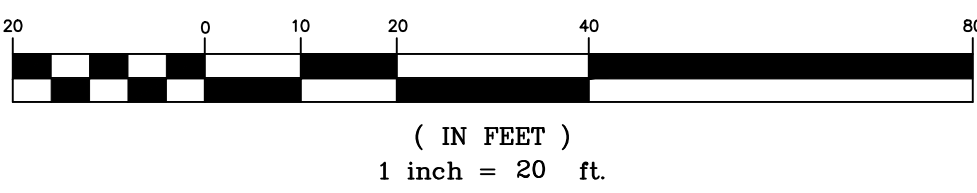
ABBREVIATIONS

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- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- N = NORTH
- S = SOUTH
- E = EAST
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- G = GRAVEL
- IE = INVERT ELEVATION
- PL = PROPERTY LINE
- DS = DOWN SPOUT
- S.F. = SQUARE FEET
- SL = SHORE LINE
- TSF = TRANSFORMER
- B = PAVERS MS = MULTI-STEM TREE

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR
- FLOOD ZONE DIVISION LINE

GRAPHIC SCALE



SIGNS

- △ END WORK ZONE SPEED LIMIT

IMPROVEMENTS CROSSING THE BOUNDARY LINE

THE FOLLOWING IS A LIST OF OBSERVED IMPROVEMENTS CROSSING THE BOUNDARY LINES. THIS LISTING IS BEING PROVIDED BY REQUEST TO HIGHLIGHT VARIOUS IMPROVEMENTS AROUND THE BOUNDARY OF THE SITE AND IS NOT INTENDED TO REPLACE A THOROUGH REVIEW OF THE SURVEY.

NONE OBSERVED AT THE TIME OF SURVEY.

OUTLOT C
PLAT & A.E. OVER ALL OF OUTLOT C
SHOWN ON BROOKSIDE CREEK RETAIL CENTER SUBDIVISION
RECORDING STATUS UNKNOWN

15' P.U.D.E. & S.F.
SHOWN ON BROOKSIDE CREEK RETAIL CENTER SUBDIVISION
RECORDING STATUS UNKNOWN

PROJ. NO.: 24-0249

3 OF 3

SCALE: 1" = 20'

COMPASS

SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100

AURORA, IL 60502

PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

McDonald's
Tinley Park (12-2780)
SWC 191st & Market Place Drive

CLIENT

McDonald's Corporation
110 N. Carpenter Street
Chicago IL 60607-2101

DATE: 05-13-25

PC TK

DRAWN BY RHM

CHECKED BY DW

BOOK 704 PG 40

NO.

REVISIONS

DATE

BY

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ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

LEGEND

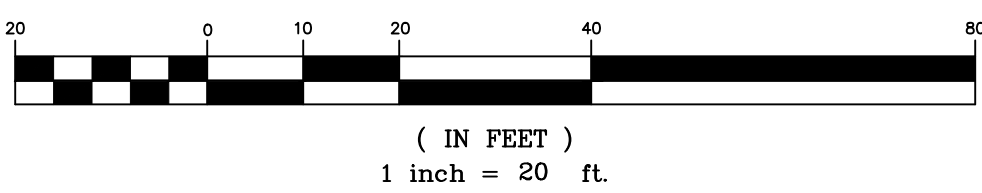
- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- GUY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- ★ LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- SPRINKLER CONTROL VALVE
- POST INDICATOR VALVE
- SIAMSE WATER CONNECTION
- WATER MARKER
- WATER METER
- WATER VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- COMMUNICATION MARKER
- COMMUNICATION PEDESTAL
- CABLE TELEVISION PEDESTAL
- AIR CONDITION UNIT
- CONTROL BOX
- WETLAND FLAG
- CAMERA
- CHARGING STATION

- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- COMMUNICATION LINE
- FIBER OPTIC LINE
- CONIFEROUS TREE
- W/APPROX. DIAMETER
- DECIDUOUS TREE
- W/APPROX. DIAMETER
- TREE LINE
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
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GRAPHIC SCALE

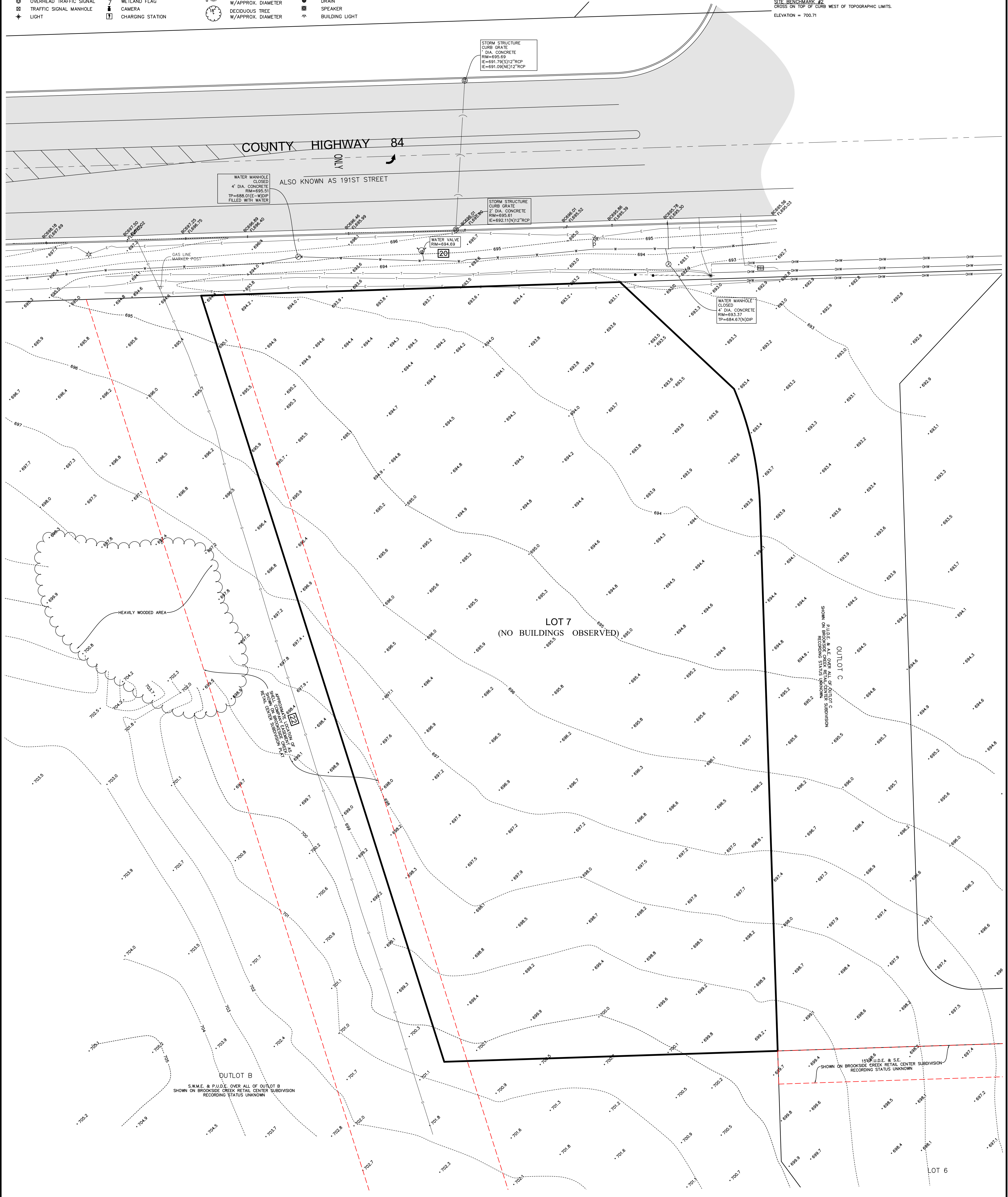


LINE LEGEND

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- - - EXISTING CONTOUR
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BENCHMARKS

REFERENCE BENCHMARK
PER FINAL ENGINEERING PLANS PREPARED BY MANHARD CONSULTING DATED 08-15-24
"ELEVATIONS AND SITE BENCHMARKS SHOWN HEREON WERE ESTABLISHED UTILIZING A TRIMBLE REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND THE TRIMBLE VRS NOW NETWORK. THE OBSERVED ELEVATION ARE THE BASIS FOR ALL ELEVATIONS SHOWN HEREON AND THIS INFORMATION HAS NOT BEEN DIRECTLY COMPARED TO ANY OTHER KNOWN OR FIXED BENCHMARK. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM (GEOID18)"
SITE BENCHMARK #1
MANHARD BENCHMARK 402 PER FINAL ENGINEERING PLANS PREPARED BY MANHARD CONSULTING DATED 08-15-24. NORTHWEST BENCHMARK BOLT ON FIRE HYDRANT, LOCATED APPROXIMATELY 198 FEET EAST OF CENTERLINE OF 76TH AVENUE AND 86 FEET SOUTH OF CENTERLINE OF 191ST STREET
ELEVATION = 698.25
SITE BENCHMARK #2
CROSS ON TOP OF CURB WEST OF TOPOGRAPHIC LIMITS.
ELEVATION = 700.71



PROJ. NO.: 24.0249

3 OF 3

SCALE: 1" = 20'

COMPASS
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ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
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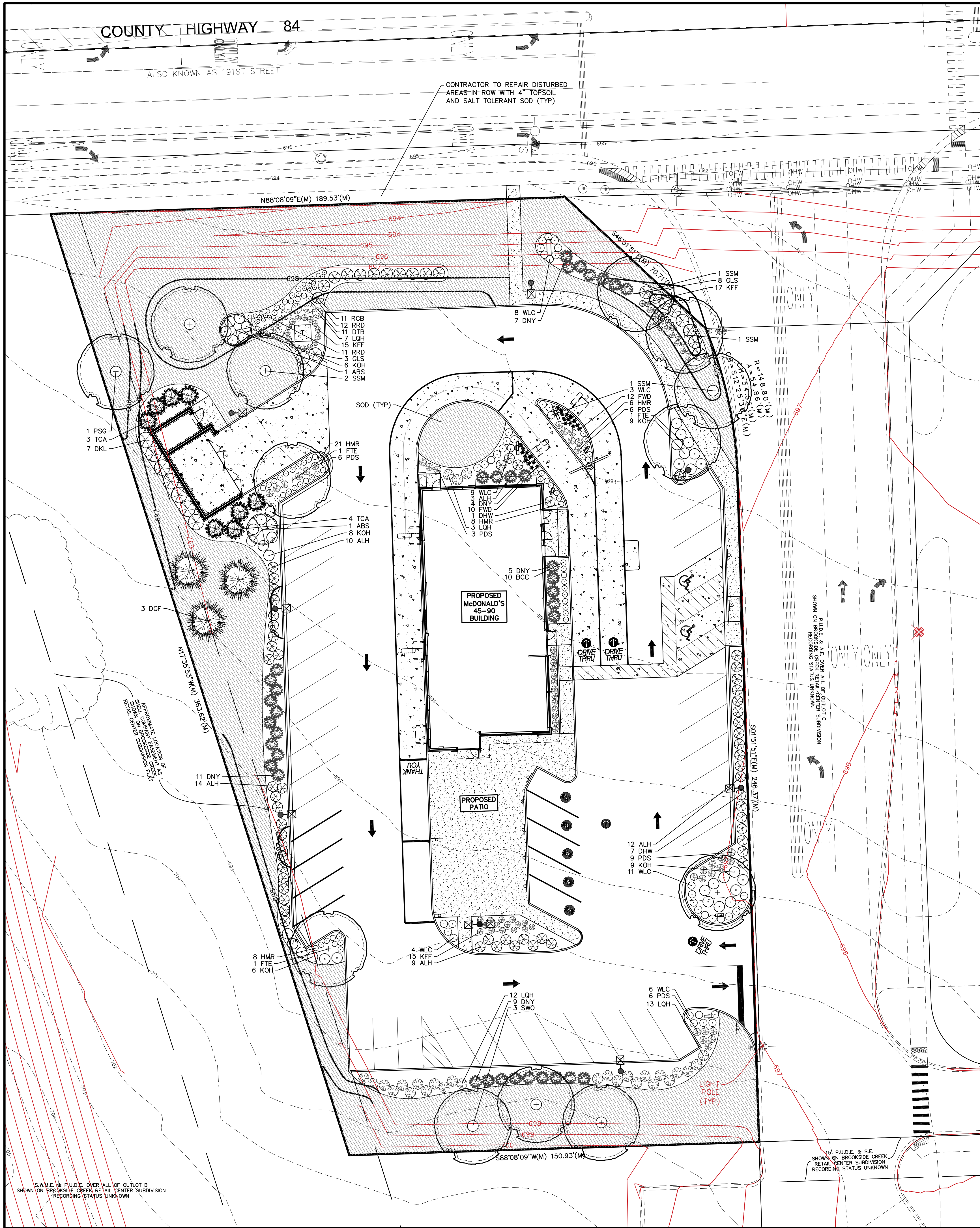
DATE: 05-13-25 PC TK

DRAWN BY: RHM

CHECKED BY: DW

BOOK 704 PG 40

NO.	REVISIONS	DATE	BY



LANDSCAPE NOTES

- 1. ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
- 2. PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
- 3. CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
- 4. SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
- 5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
- 6. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
- 7. ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- 8. SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
- 9. CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
- 10. ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPAED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
- 11. ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNOTTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
- 12. AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAVE BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT WITH A MINIMUM LINEAR SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.
- 13. CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
- 14. THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
- 15. ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM ITS ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH ITS INSTALLATION.
- 17. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
- 18. CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
- 19. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
- 20. BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
- 21. ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
- 22. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
- 23. IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN, ALONG WITH AN "AS BUILT" OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
- 24. IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN "AS BUILT" OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
- 25. DURING THE BIDDING PROCESS, THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR OR OTHER PARTIES RESPONSIBLE FOR THE OVERALL BIDDING OF THE PROJECT TO DETERMINE WHICH CONTRACTOR SHALL BE RESPONSIBLE FOR THE REQUIRED TOPSOIL RE-Spread PER THE FOLLOWING UNLESS OTHERWISE NOTED:
 - A. 4" MINIMUM IN GRASS OR SOD AREAS
 - B. 6" MINIMUM IN PLANTING AREAS
 - C. 12" MINIMUM IN LANDSCAPE ISLANDS

PLANT LIST

SHADE, ORNAMENTAL, AND CONIFEROUS TREES

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE
5	SSM	Acer miyabei 'Morton'	State Street Maple	2 1/2" Cal.
1	PSG	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2 1/2" Cal.
3	SWO	Quercus bicolor	Swamp White Oak	2 1/2" Cal.
4	FTE	Ulmus x frontier	Frontier Elm	2 1/2" Cal.
2	ABS	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6'
3	DGF	Pseudotsuga menziesii	Douglas Fir	6'

FLOWERING AND EVERGREEN SHRUBS

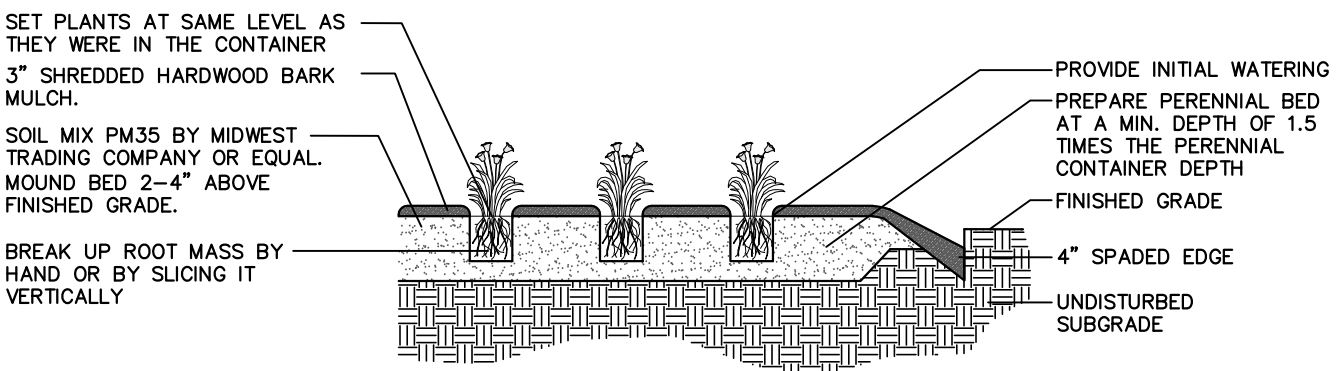
QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE
8	TCA	Thuja occidentalis 'Techny'	Techny Arborvitae	6'
11	RCB	Aronia arbutifolia 'Brilliantissima'	Red Chokeberry	5 Gal.
48	ALH	Aronia melanocarpa 'UCONNAM165'	Aronia Low Scape Hedger	3 Gal.
39	KOH	Diervilla 'G2X88544'	Kodiak Orange Honeysuckle	3 Gal.
36	LQH	Hydrangea paniculata 'SMHPLOQ'	Little Quick Fire Hydrangea	3 Gal.
11	GLS	Rhus aromatica 'Grow-Low'	Grow-Low Sumac	5 Gal.
7	DKL	Syringa meryei 'Palbin'	Dwarf Korean Lilac	5 Gal.
8	DHW	Weigela x 'Dark Horse'	Dark Horse Weigela	3 Gal.
36	DNY	Taxus x media 'Densiformis'	Densiformis Yew	5 Gal.

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

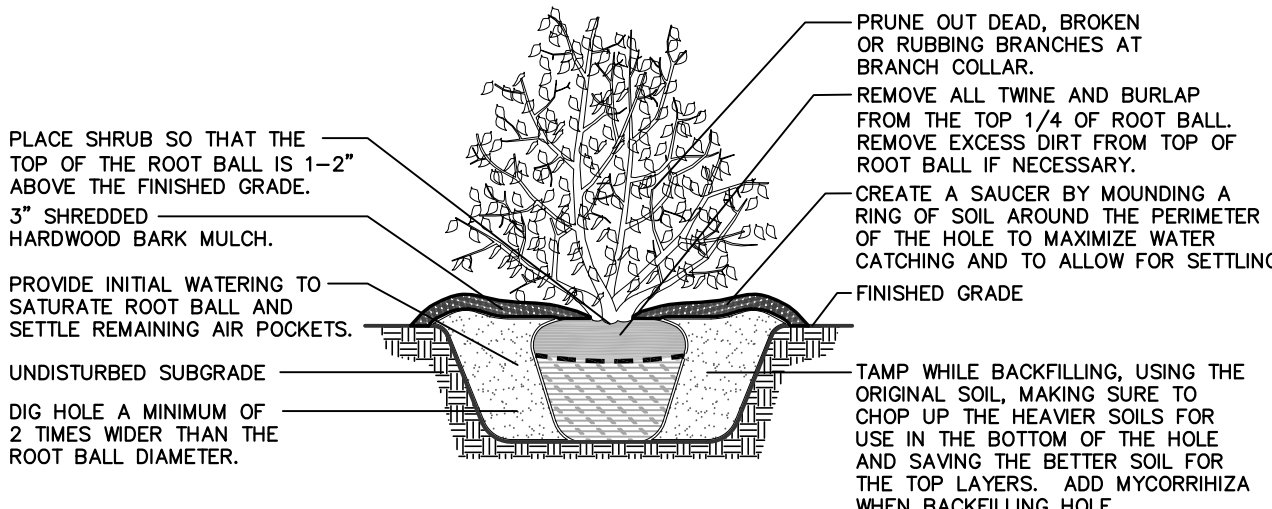
QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE
10	BCC	Campanula carpatica 'Blue Clips'	Blue Clips Bellflower	1 Gal.
22	FWD	Dianthus gratianopolitanus 'Firewitch'	Firewitch Dianthus	1 Gal.
23	RRD	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	1 Gal.
43	HMR	Heuchera 'Midnight Rose'	Midnight Rose Coralbells	1 Gal.
41	WLC	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	1 Gal.
11	DTB	Penstemon digitalis 'Dark Towers'	Dark Towers Beardtongue	1 Gal.
60	KFF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.
30	PDS	Sporobolus heterolepis	Prairie Dropseed	1 Gal.

GENERAL NOTES:

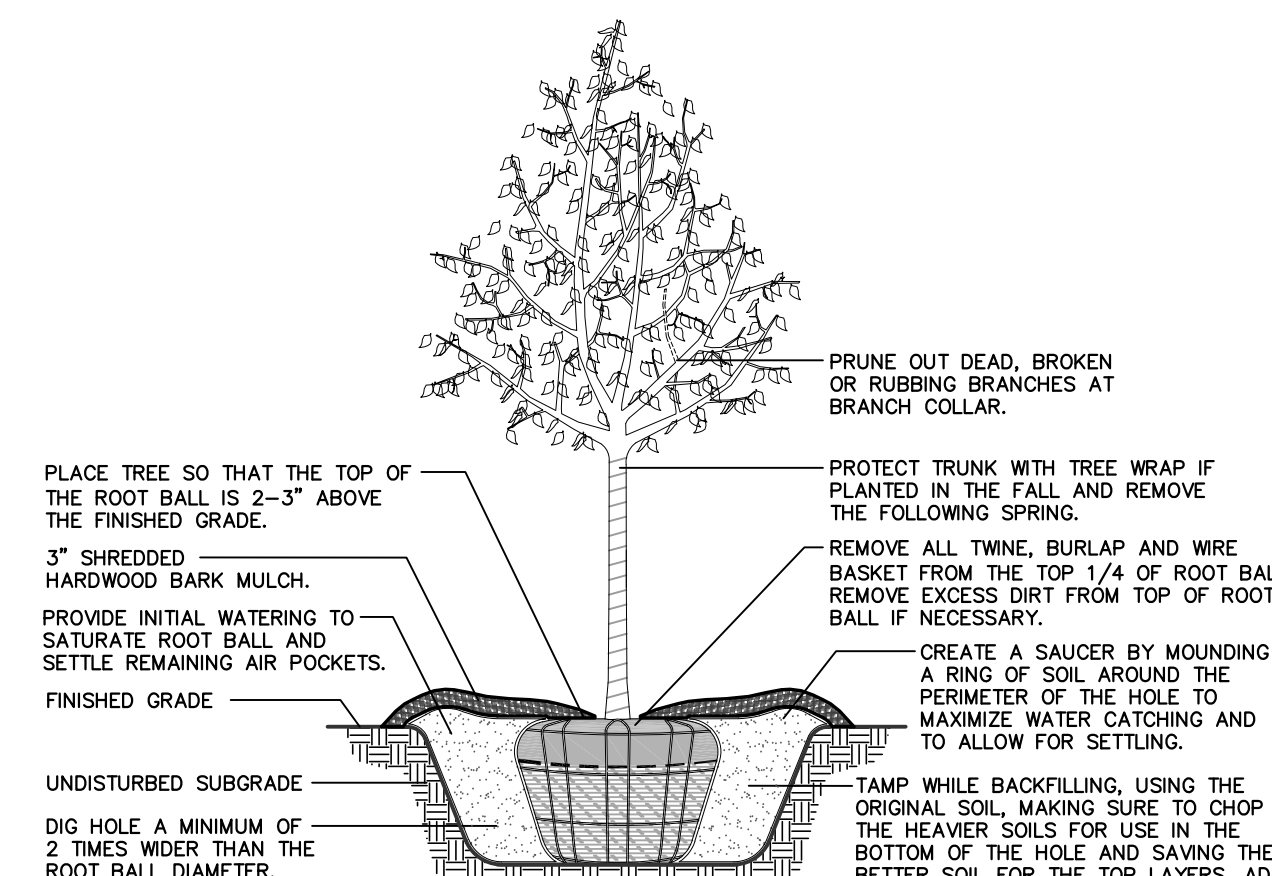
- 1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #24.0249 DATED 05/13/2025) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100
- AS WELL AS THE "PROPOSED IMPROVEMENTS FOR BROOKSIDE CREEK RETAIL CENTER" PLANS PREPARED BY MANHARD CONSULTING DATED 5-12-25.
- 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.



PERENNIAL PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



SHRUB PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



TREE PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



LANDSCAPE PLAN

McDonald's
110 N. Carpenter St.
Chicago, IL 60607

McDONALD'S - TINLEY PARK, IL
SWC of 191st St. and Market Pl. Dr.

Tinley Park, IL

Prepared For:

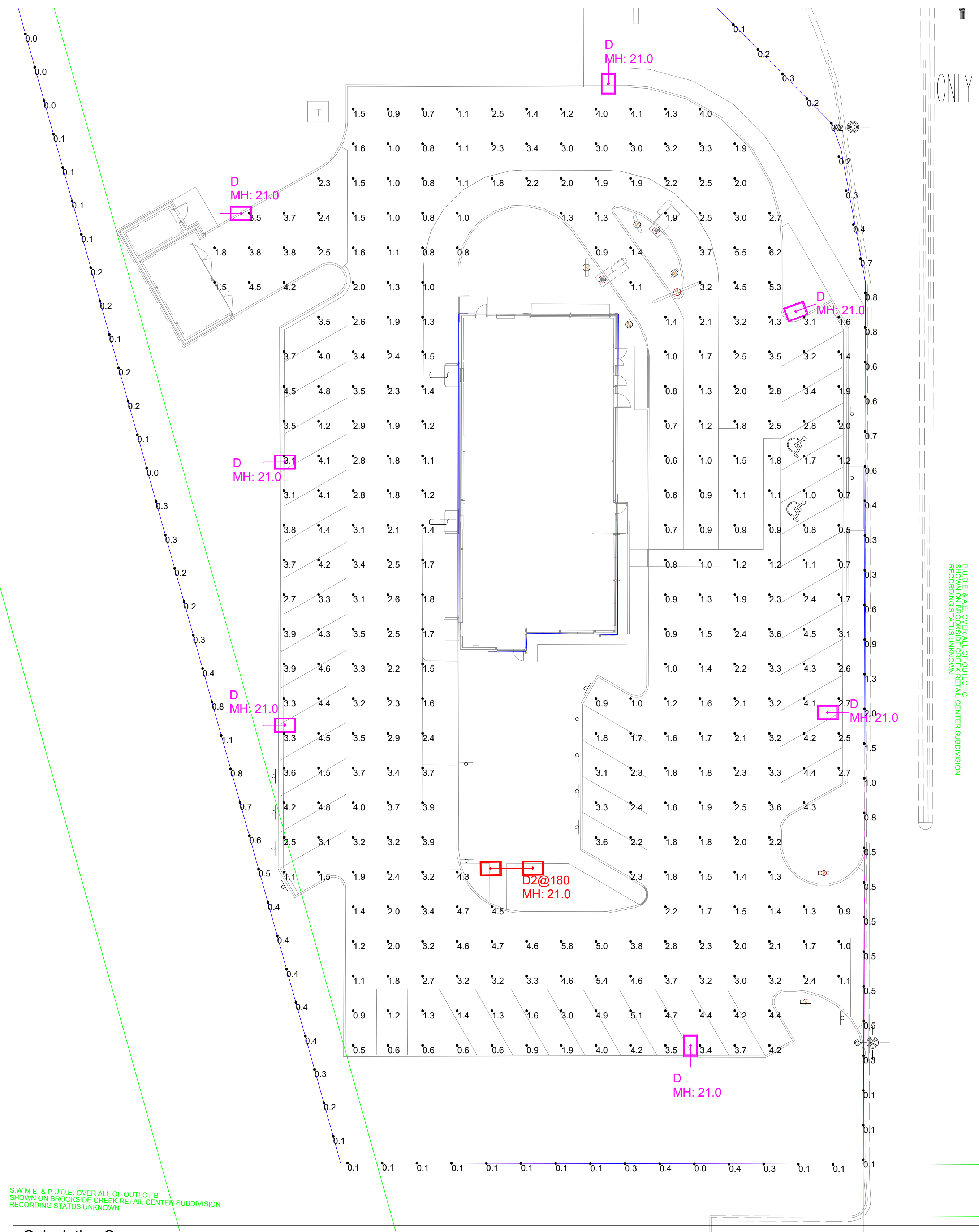
Prepared By:

UPSTREAM
DESIGN GROUP
dolson@upstreamdesigngroup.com

Checked By: D. OLSON
Design By: D. OLSON
Drawn By: D. OLSON
Date: AUGUST 22, 2025
Scale: 1" = 20'
Project No.: 24-054

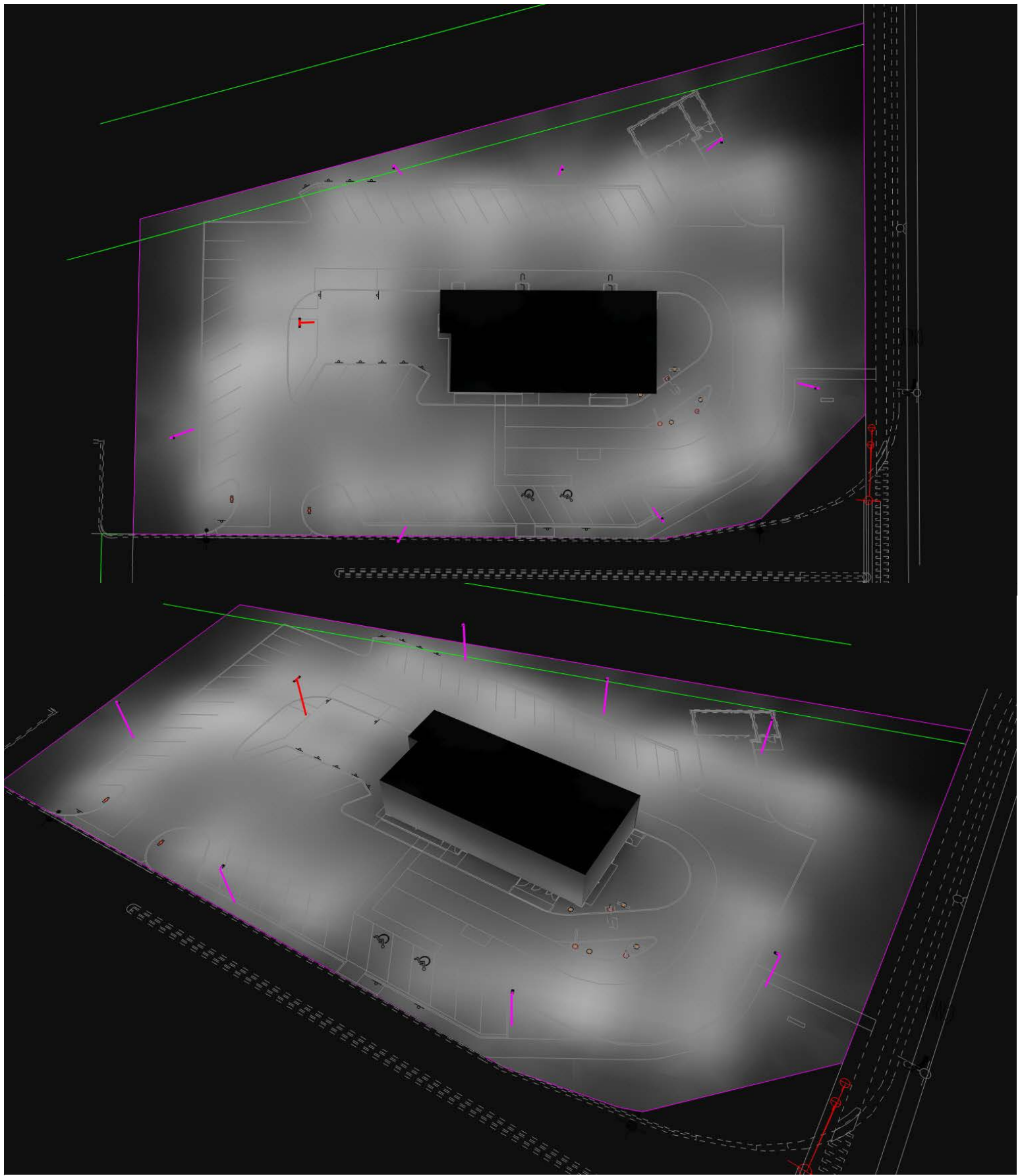
L-1
LC #12-2780

LANDSCAPE PLAN



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	2.50	6.2	0.5	5.00	12.40
Propertyline	Illuminance	Fc	0.32	2.0	0.0	N.A.	N.A.

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type	BUG Rating
	1	D2@180	Back-Back	0.900	RAR2-320L-110-5K7-4W	100.3	1.214	21	SES-18-40-1-TA-GL-xx (4")	B2-U0-G3
	7	D	Single	0.900	RAR2-320L-110-5K7-4W	100.3	0.607	21	SES-18-40-1-TA-GL-xx (4")	B2-U0-G3



- NOTES:
1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
 2. DISTANCE BETWEEN READINGS 10'

Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=21ft
(18' Pole + 3' Base)

Lighting Ord.

Max Propline at 3.5Ft AFG 2FC

Max average 2.5FC

Uplight U0

LLF LED 0.9

Design Complies

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA 13.6 @ WIND LOAD 90 MPH

Regional Drawing
12-2780

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.



UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES	
SCALE	1"=20' 0"
DRAWN BY	CLB
POINT-BY-POINT FOOTCANDLE PLOT FOR MCDONALD'S 7501 191ST ST TINLEY PARK, IL 60487	
NATIONAL STORE NUMBER	43888
DATE	DRAWING NUMBER
8/19/2025	A251544B.AGI



Prepared Exclusively for Project # 58484

7500 191st St
Tinley Park, IL 60487-9409

August 22, 2025

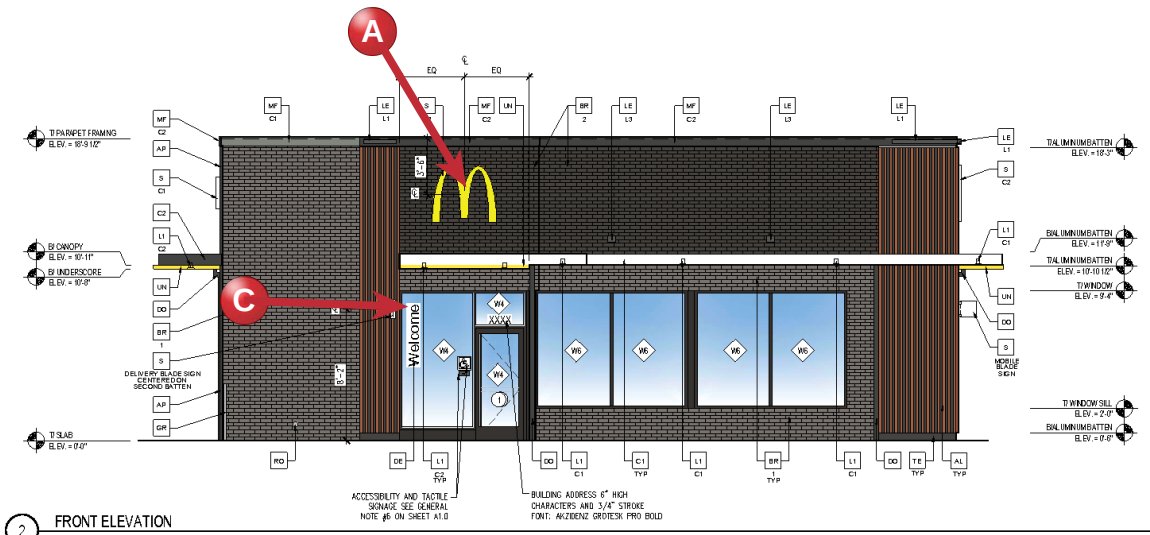
Account Manager: Kari Moyle
kmoyle@everbrite.com (414) 529-3500

Sign Schedule

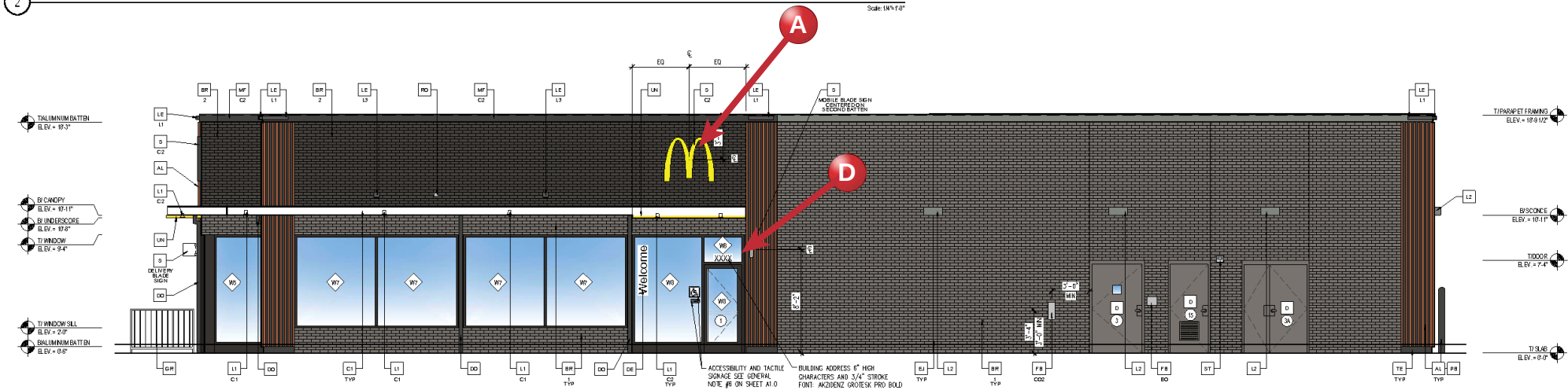
A 42" NG Arch 14 sq ft

C McDelivery Blade Sign

D Mobile Order Blade Sign



2 FRONT ELEVATION



1 NON DRIVE-THRU ELEVATION

TOTAL TAKE-OFFS:	
FRONT ELEVATION:	863 TOTAL SF -221 FENESTRATION SF 642 REMAINDER SF 504 BRICK SF 504 / 642 = 79% BRICK
NON-DT ELEVATION:	1,844 TOTAL SF -160 FENESTRATION SF 1,428 REMAINDER SF 1,289 BRICK SF 1,289 / 1,428 = 90% BRICK
REAR ELEVATION:	863 TOTAL SF -221 FENESTRATION SF 642 REMAINDER SF 504 BRICK SF 504 / 642 = 79% BRICK
DT ELEVATION:	1,844 TOTAL SF -160 FENESTRATION SF 1,428 REMAINDER SF 1,456 BRICK SF 1,456 / 1,704 = 85% BRICK



ALL DIMENSIONS WITH TYPICALS, CORNER ROUNDS AND THE PROPERTY OF TRELING EXTERIOR GROUP INC. THEY MAY NOT BE REPRODUCED, COPIED, PRINTED, OR OTHERWISE USED WITHOUT THE WRITTEN AUTHORIZATION FROM TRELING EXTERIOR GROUP INC.

STATEID:	PROJECT #:
02290	25-132
NATIONAL #:	DRAWN BY:
4385	JP
	CHECKED BY:
	JK

DATE:
07/02/25 - PALZ REVIEW SET
REVISIONS
△
△
△
△
△
△

CLIENT
McDonald's USA, LLC

PROTOTYPE
2025 BB20 4590 WW-BV

ADDRESS
7500 W. 191ST STREET
TINLEY PARK, IL 60487

SHEET TITLE
EXTERIOR ELEVATIONS

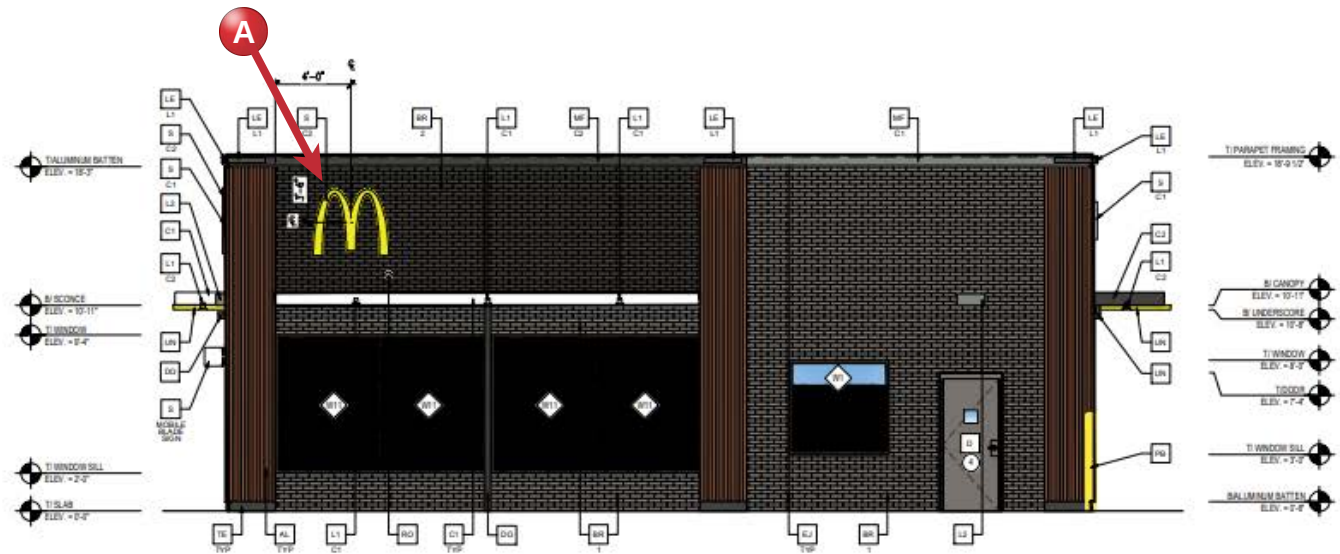
SHEET NUMBER
A2.0

ELEVATION KEY NOTES:					
COLOR SCHEME/STEEL SCHEME					
AL ALUMINUM BATTEN SYSTEM SIZE: 2"x2" PROFILE COLOR: WOOD GRAIN, BAKEDRAL UNFINISHED, ENCAPSULATED PAINTED TO MATCH SUBSTRATE 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLWOOD, SS, GROUP 1, HDO BOTH FACES, 40% TRANSPARENT, COARSE GRIT SAND SURFACES PRIOR TO PRIMER, PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS	CI ALUMINUM CANOPY SYSTEM COLOR: WHITE	FE FILL BOX TYPE: C02 = BULK C02 (EOPM SCHEDULE ITEM 49.00) B0 = BULK OIL (EOPM SCHEDULE ITEM 700.18)	PE PIPE COLLAR - SEE SITE PLAN AND DETAIL 3/A2.1 USA 300-SD BASTION, COLOR: RAL 7022	TE TRU EXTERIOR "T80" TRIM, PAINTED ON SITE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS	UN METAL UNDERSOURE COLOR: GOLD
AP ALUMINUM PANEL COLOR: DUN GRAY	CO ALUMINUM CANOPY SYSTEM COLOR: RAL 7022	GR GUARD RAIL - STAINLESS STEEL SEE SITE PLAN AND DETAIL 3/A2.0	RO ROOF DRAIN OVERFLOW PIPE - PAINT TO MATCH SURROUNDING MATERIAL	XX EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE - SEE SHEET A2.0 FOR ASSEMBLY NOTE A, A.0.0 FOR WINDOW TYPES	XX EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE - SEE SHEET A2.0 FOR ASSEMBLY NOTE A, A.0.0 FOR WINDOW TYPES
BR BRICK VENEER TYPE: 1 = "SLATE GRAY" BY HEBRON, SMOOTH MORTAR: SW750 SILVERSTONE BY SPEC MAX 2 = "DARK IRON SPOT" BY ENBICOTT MORTAR: SW750 SILVERSTONE BY SPEC MAX	D HOLLOW METAL DOOR PAINT: CAUNTLET GRAY SW 7019 BY SHERWIN WILLIAMS	L1 RECESSED LIGHT FIXTURE - SEE ELECTRICAL	S MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE ORDER	XX EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE - SEE SHEET A2.0 FOR ASSEMBLY NOTE A, A.0.0 FOR WINDOW TYPES	XX EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE - SEE SHEET A2.0 FOR ASSEMBLY NOTE A, A.0.0 FOR WINDOW TYPES
	DE DECAL BY GRAPHICS SUPPLIER SURFACE APPLIES, FIELD INSTALLED, PRE CUT, PRE SPACED SUPPLIES: VAMALA (845) 330-7337, ann.brown@vamelas.com SEE INTERNATIONAL (847) 543-4800, mcdonaldsdecor@iglo.com	WP WHITE C2 = WHITE C2 = GOLD	SJ ALPOLIC "MET" SEALED JOINT, SEE DETAIL 15/A4.1	XX EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE - SEE SHEET A2.0 FOR ASSEMBLY NOTE A, A.0.0 FOR WINDOW TYPES	XX EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE - SEE SHEET A2.0 FOR ASSEMBLY NOTE A, A.0.0 FOR WINDOW TYPES
	DO DOWNSPOUT - 3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER - COORDINATE WITH CIVIL TO TIE INTO STORM DRAIN - COLOR: RAL 7022	L2 RADIAL SOURCE LIGHT FIXTURE - SEE ELECTRICAL COLOR: PLATINUM SILVER	ST C02 STROBE/ALARM, SEE MECHANICAL DRAWINGS FOR SPECIFICATION	XX EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE - SEE SHEET A2.0 FOR ASSEMBLY NOTE A, A.0.0 FOR WINDOW TYPES	XX EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE - SEE SHEET A2.0 FOR ASSEMBLY NOTE A, A.0.0 FOR WINDOW TYPES
	EJ EXPANSION JOINT, SEE DETAIL 7/A4.1	LE ACCENT LIGHTING - SEE ELECTRICAL TYPE: L1 = SUN LED (DOWN ONLY) L2 = UP ONLY FLOOD FIXTURE		XX EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE - SEE SHEET A2.0 FOR ASSEMBLY NOTE A, A.0.0 FOR WINDOW TYPES	XX EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE - SEE SHEET A2.0 FOR ASSEMBLY NOTE A, A.0.0 FOR WINDOW TYPES
		MF METAL FASCIA - PRE-FAB ANCHOR-TITE FASCIA TYPE: C1 = WEATHERED ZINC C2 = RAL 7022		XX EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE - SEE SHEET A2.0 FOR ASSEMBLY NOTE A, A.0.0 FOR WINDOW TYPES	XX EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE - SEE SHEET A2.0 FOR ASSEMBLY NOTE A, A.0.0 FOR WINDOW TYPES

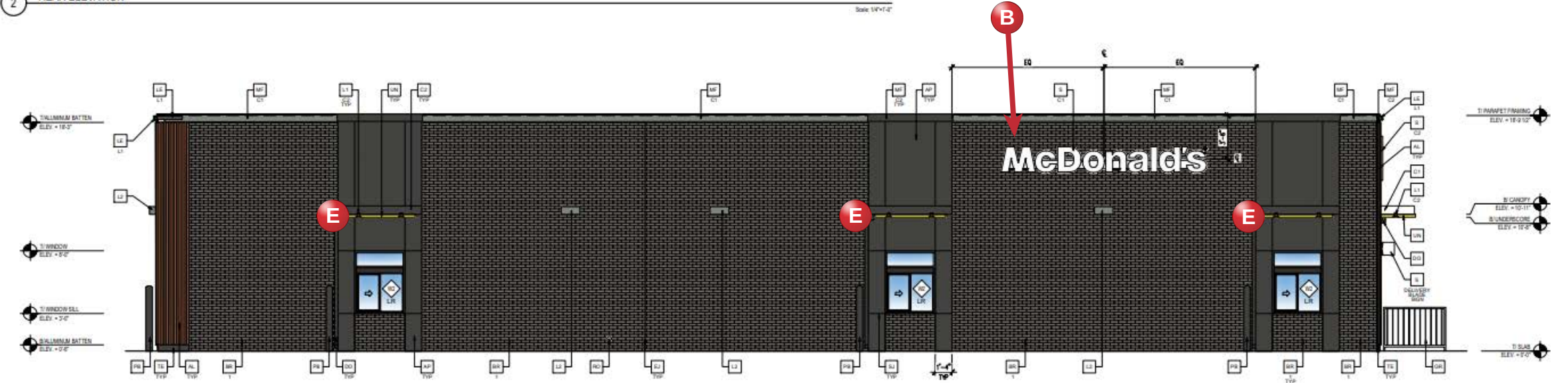


Sign Schedule

- A 42" NG Arch 14 sq ft
- B 24" NG Wordmark 32.83 sq ft
- E Drive-Thru Trellis Decals, 3 Windows

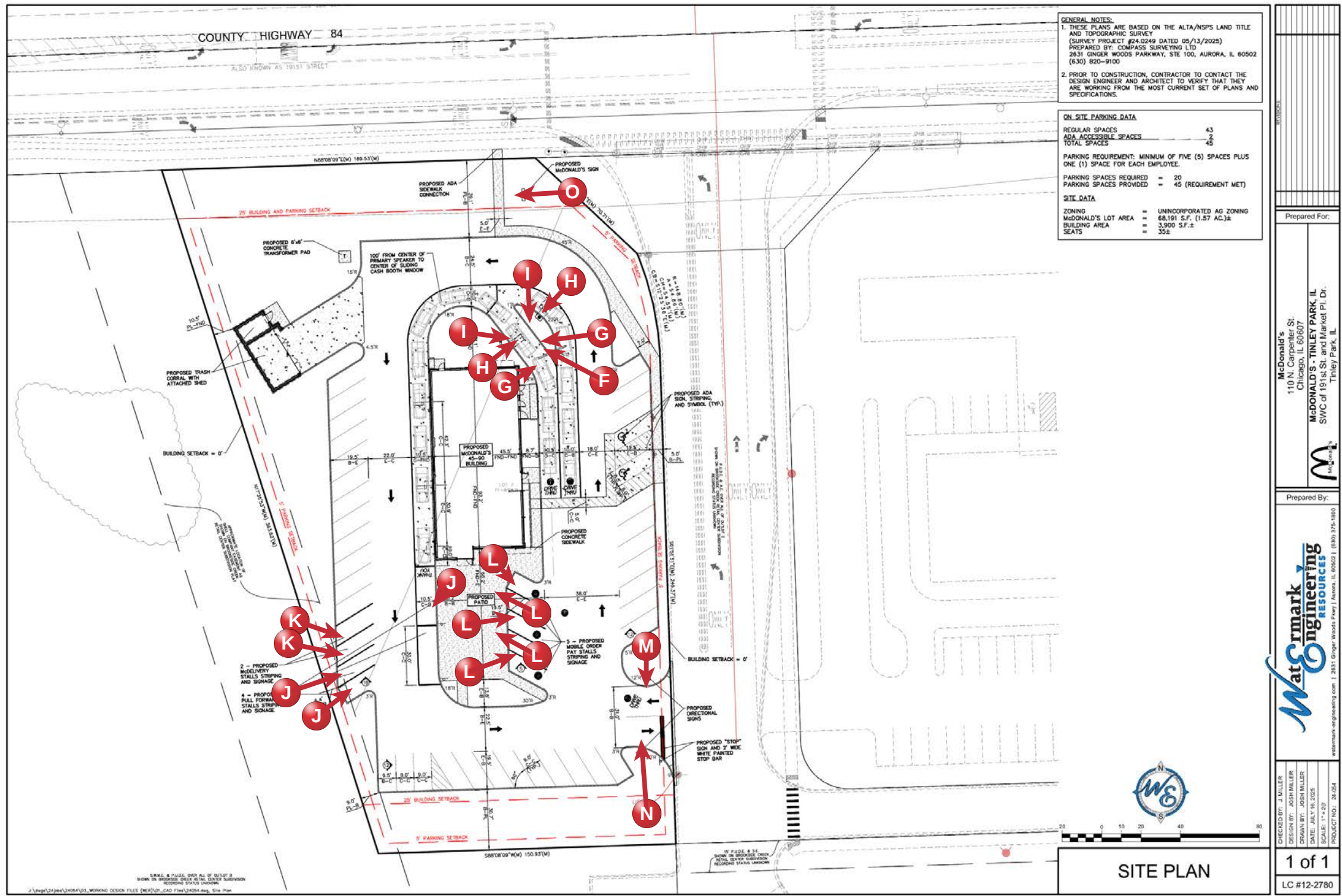


2 REAR ELEVATION



1 DRIVE-THRU ELEVATION

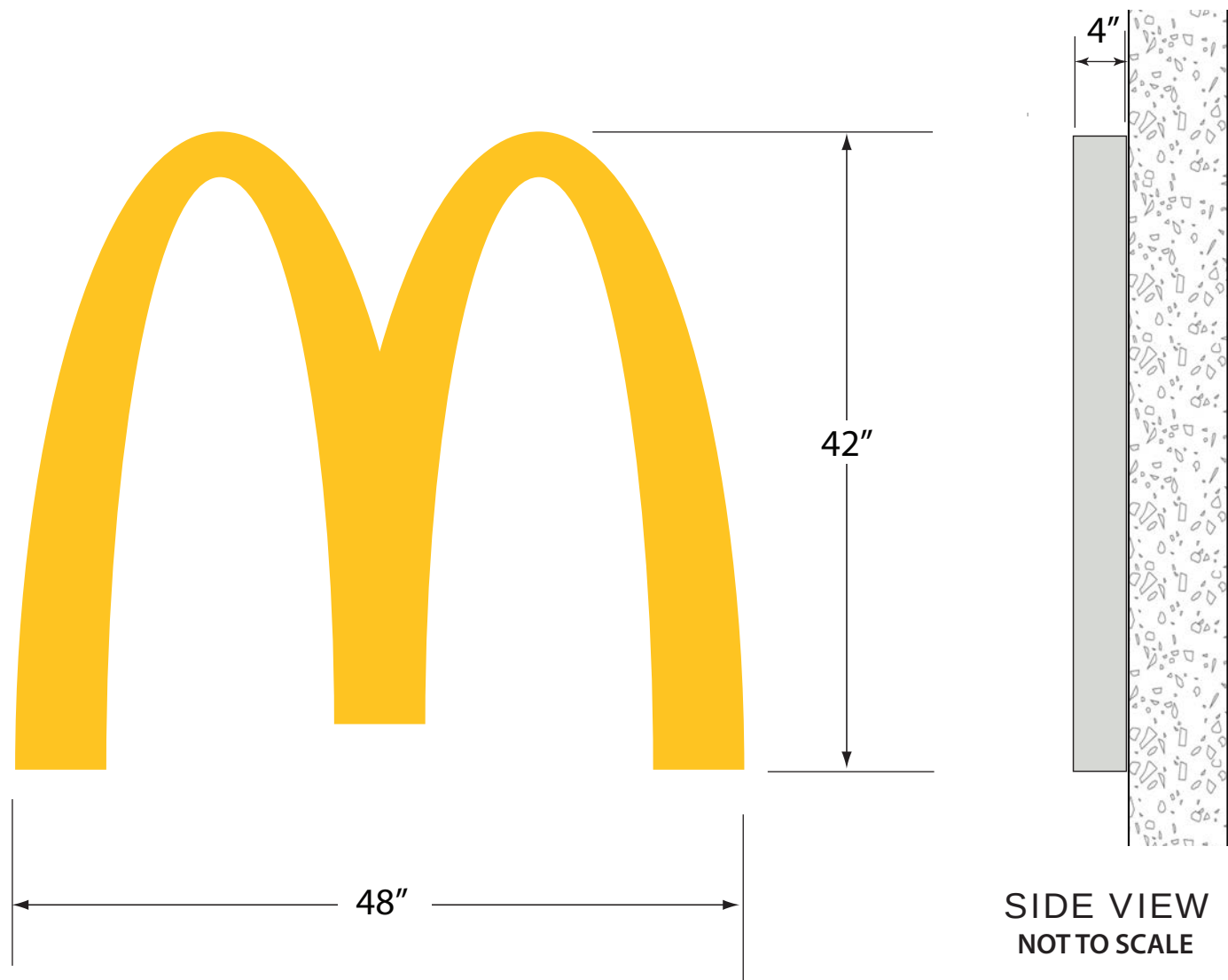




Sign Schedule

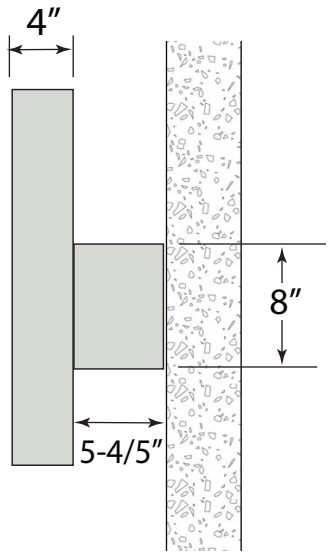
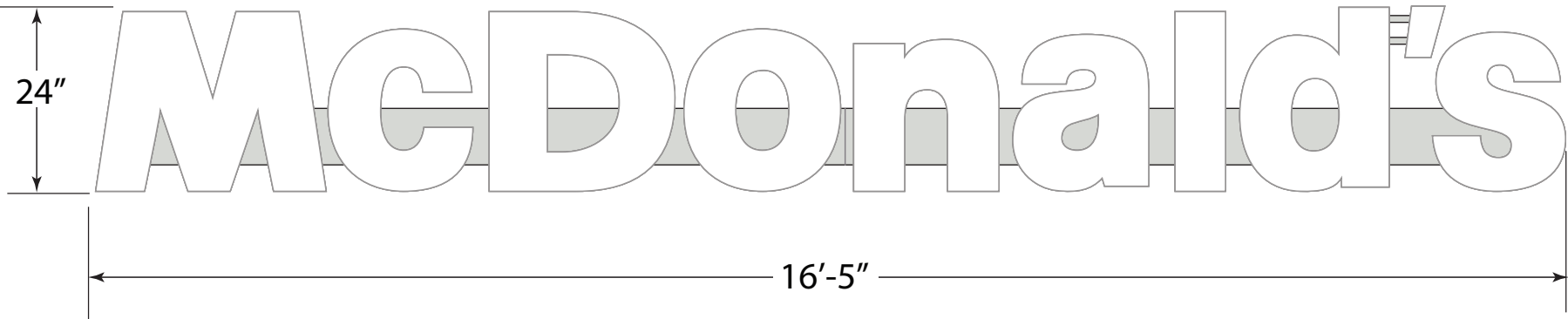
- F** Double Welcome Point Gateway-Charcoal
- G** Outdoor Digital Pre-Browse
- H** Spring Board Canopy-Charcoal
- I** Outdoor Digital Menu Board
- J** Drive-Thru Reserved Signage
- K** Courier Parking Sign
- L** Curbside Pick Up Signage
- M** Next Gen Welcome with Arch
- N** Next Gen Thank You with Arch
- O** Next Gen 7x7 monument OAH 10'





SIGN DETAILS:

LED illuminated McDonald's Arch Face
Injection-molded logo with PMS123C Yellow and Next Gen Silver return



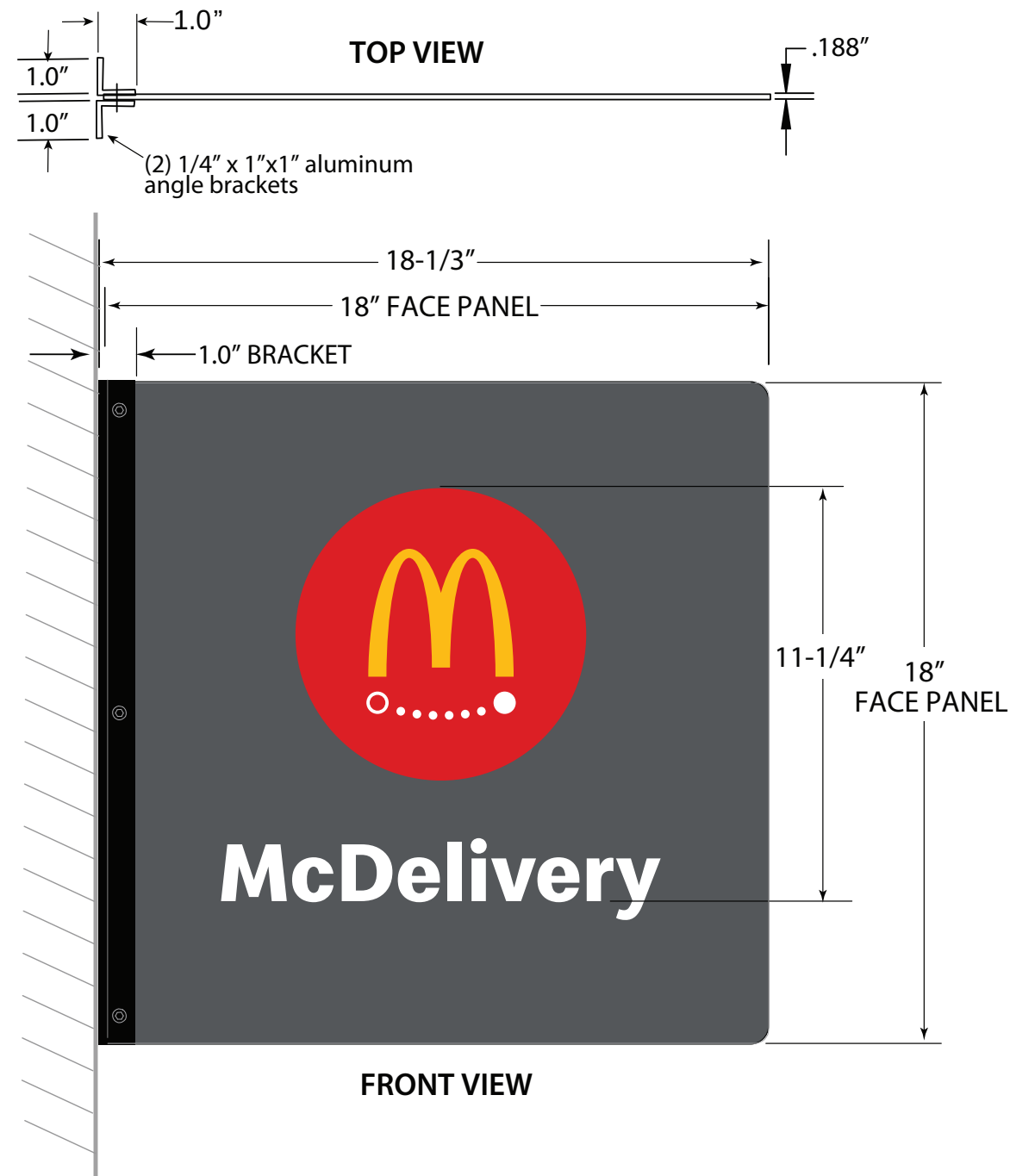
SIDE VIEW
NOT TO SCALE

SIGN DETAILS:

LED illuminated McDonald's Wordmark on Next Gen Silver raceway

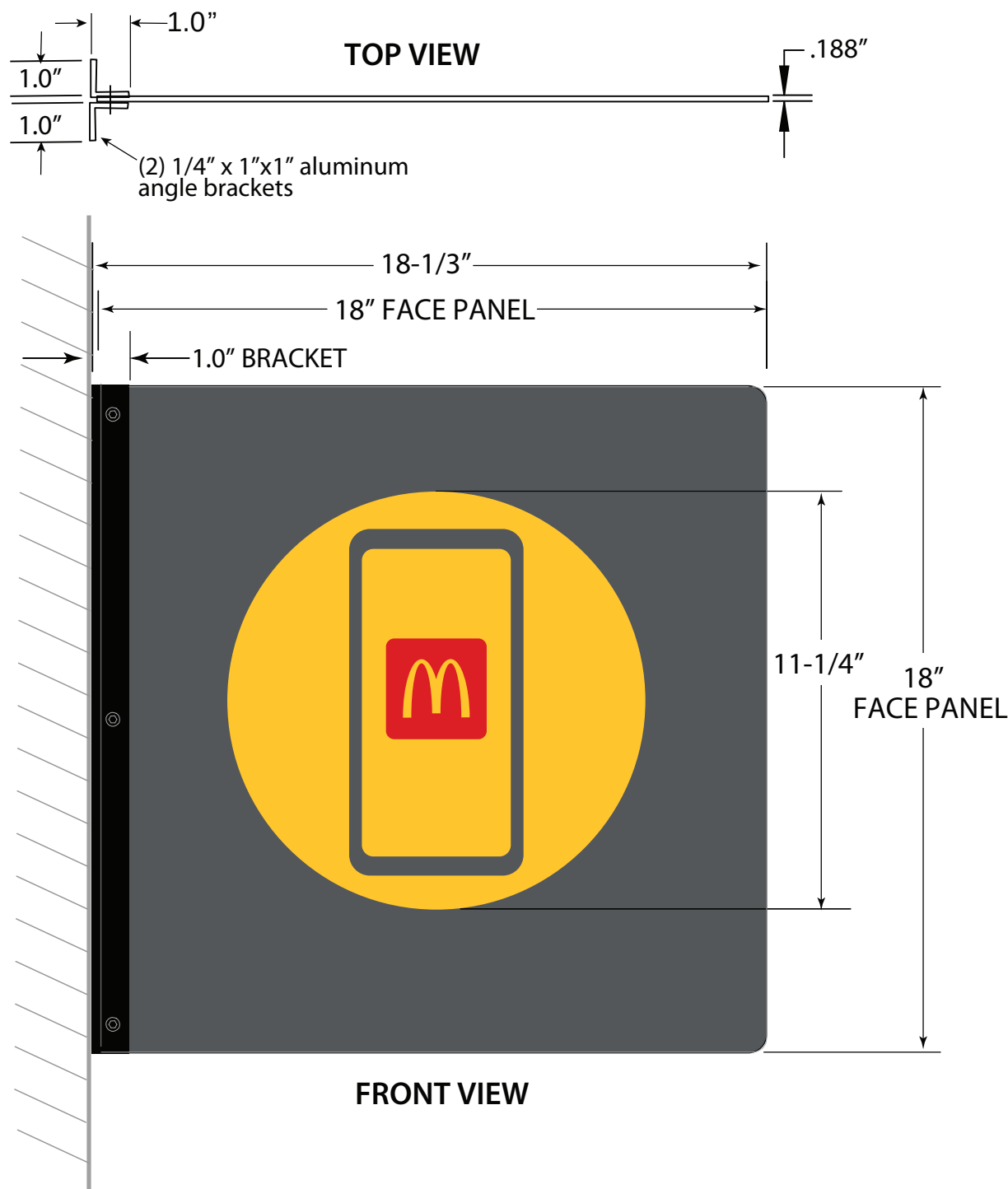
Injection-molded letters with White faces and Next Gen Silver returns

Wall mount is standard. Tube mounting kit available for mansard roofs.

**SIGN DETAILS:**

Non-illuminated double-sided face and mounting bracket

Next Gen charcoal with vinyl McDelivery graphic



SIGN DETAILS:

Non-illuminated double-sided face and mounting bracket
Next Gen charcoal with vinyl Mobil Order graphic

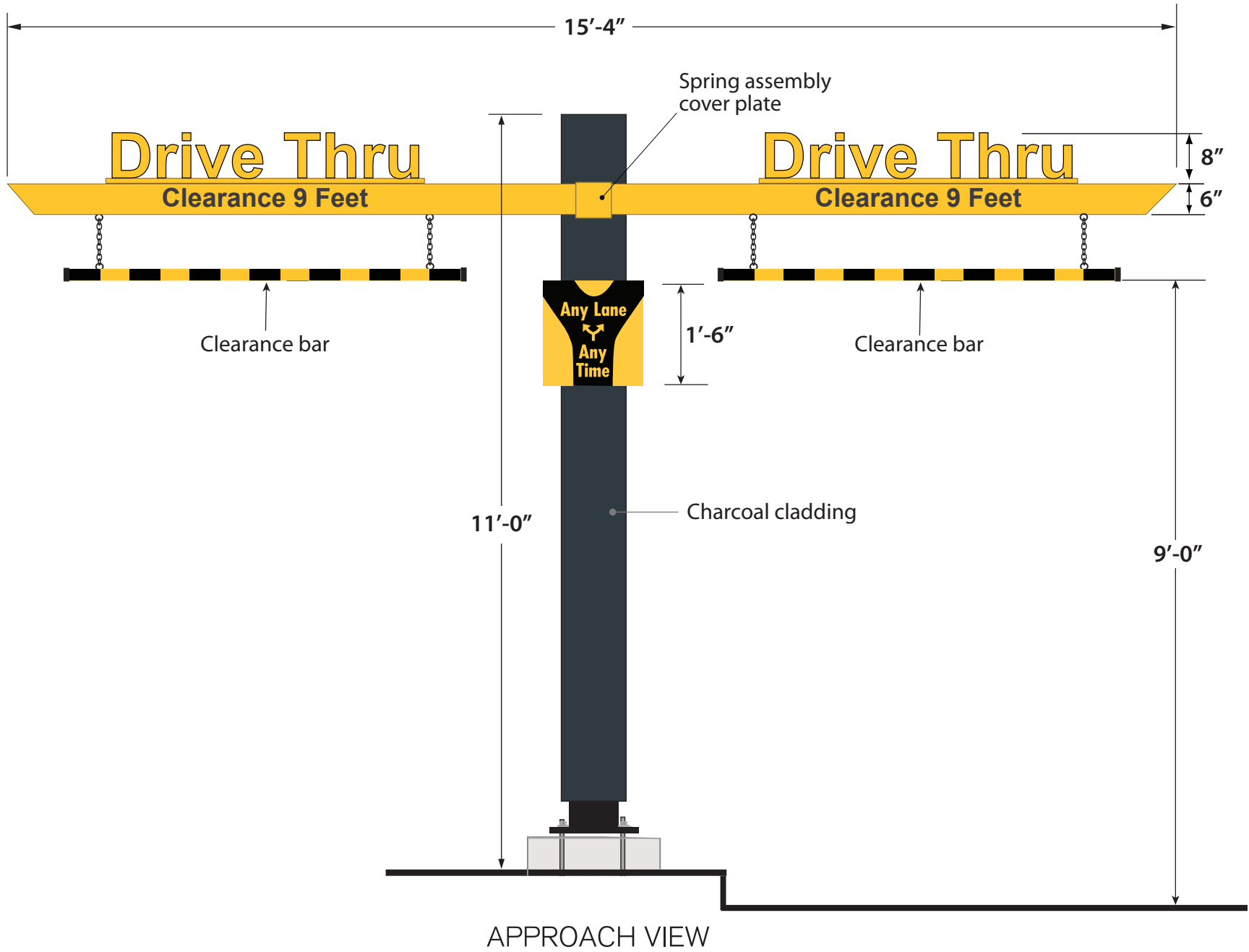


SIGN DETAILS:

Decals for 48" charcoal drive-thru trellis ONLY.

White vinyl letters

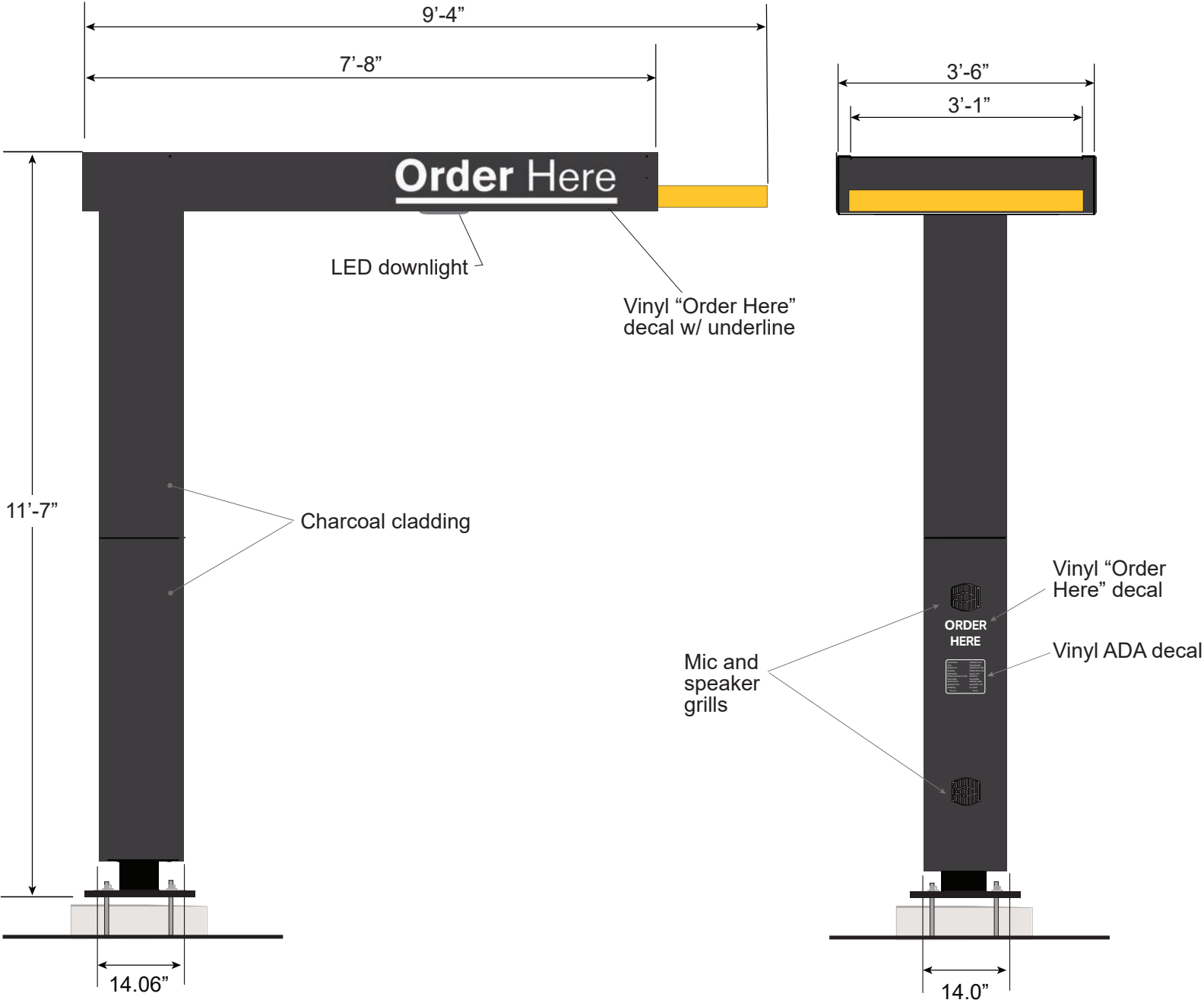
PMS 123C Yellow vinyl square with number cut out



SIGN DETAILS:

- Non-illuminated clearance sign with spring loaded clearance arms
- Clearance copy to be black vinyl
- Adjustable PMS 123C Yellow and black bang bar
- Sintra "Drive Thru" letters with reflective PMS 123C Yellow vinyl decal
- PMS 123C Yellow and black "Any Lane Any Time" face

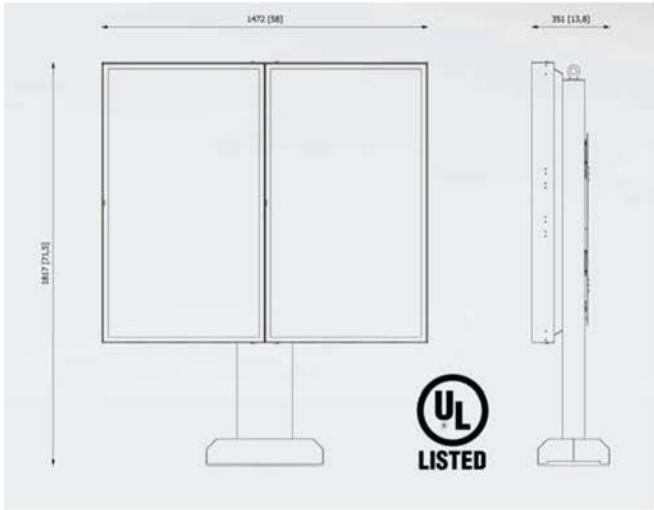


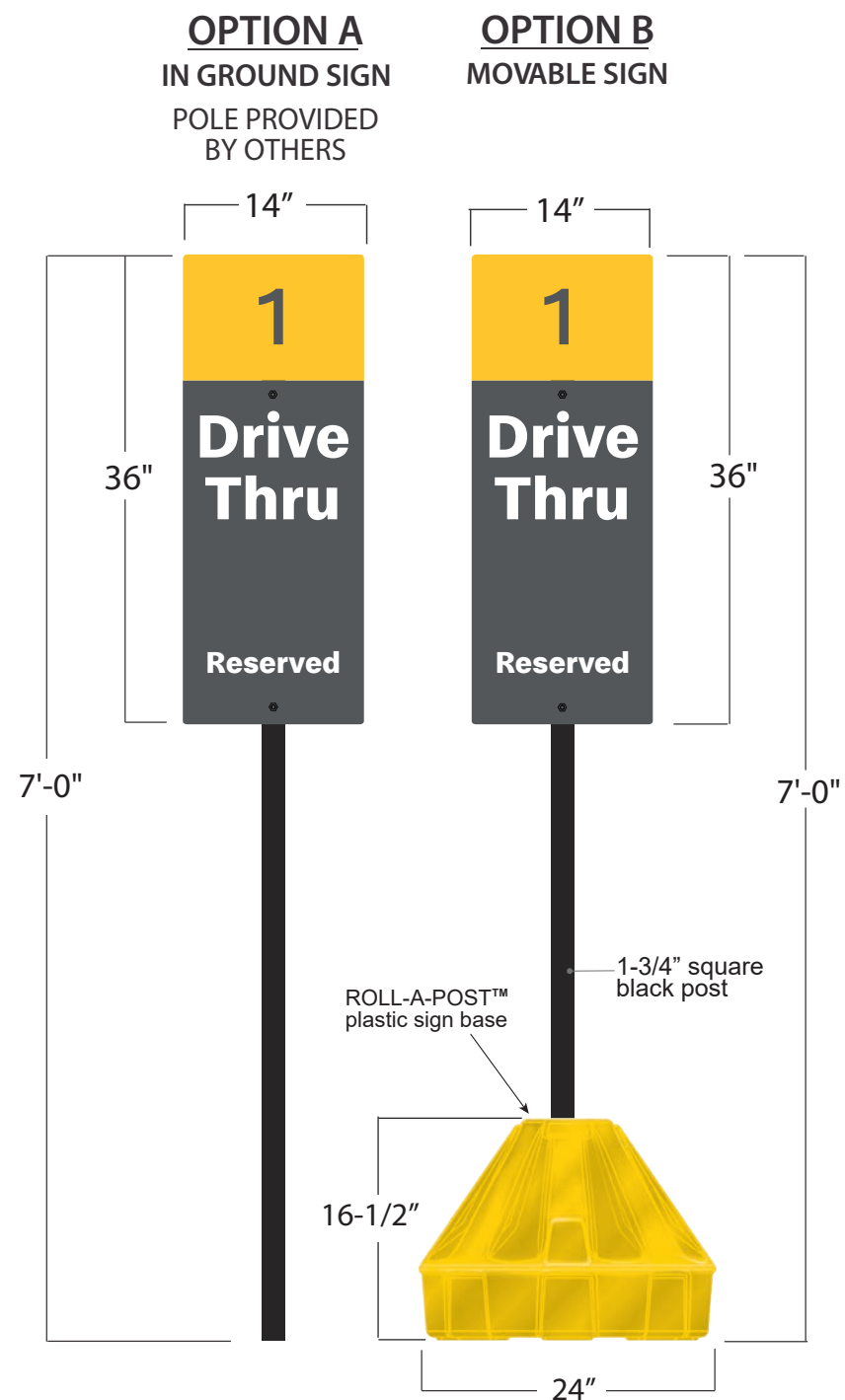
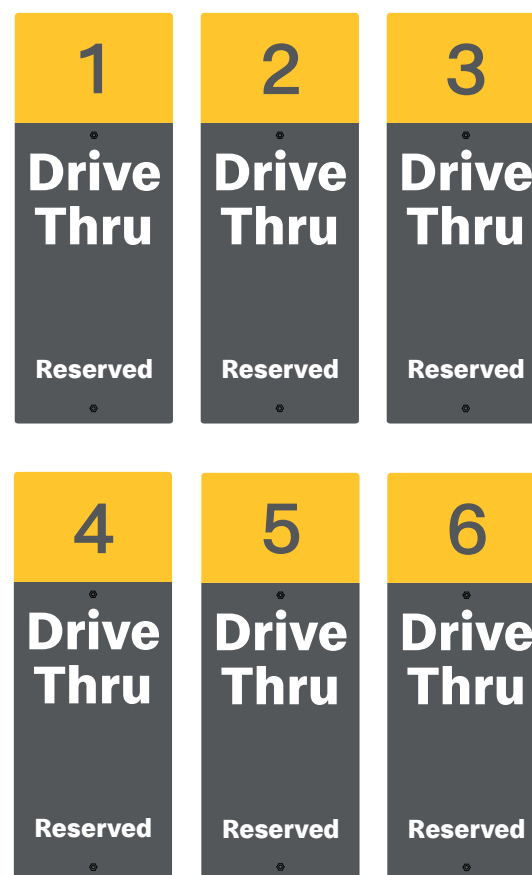


SIGN DETAILS:

- LED illuminated order canopy and cladding
- Next Gen Charcoal with PMS 123C Yellow accents
- Reflective White vinyl Order Here letters
- Audio provided by others

Project No: 58484	Prepared By: Kari Moyle	
Address: 7500 191st St Tinley Park, IL 60487-9409	Date: 08/22/2025	PIF: 527657-0
Description: McDonald's Rest #43888	Customer Signature:	



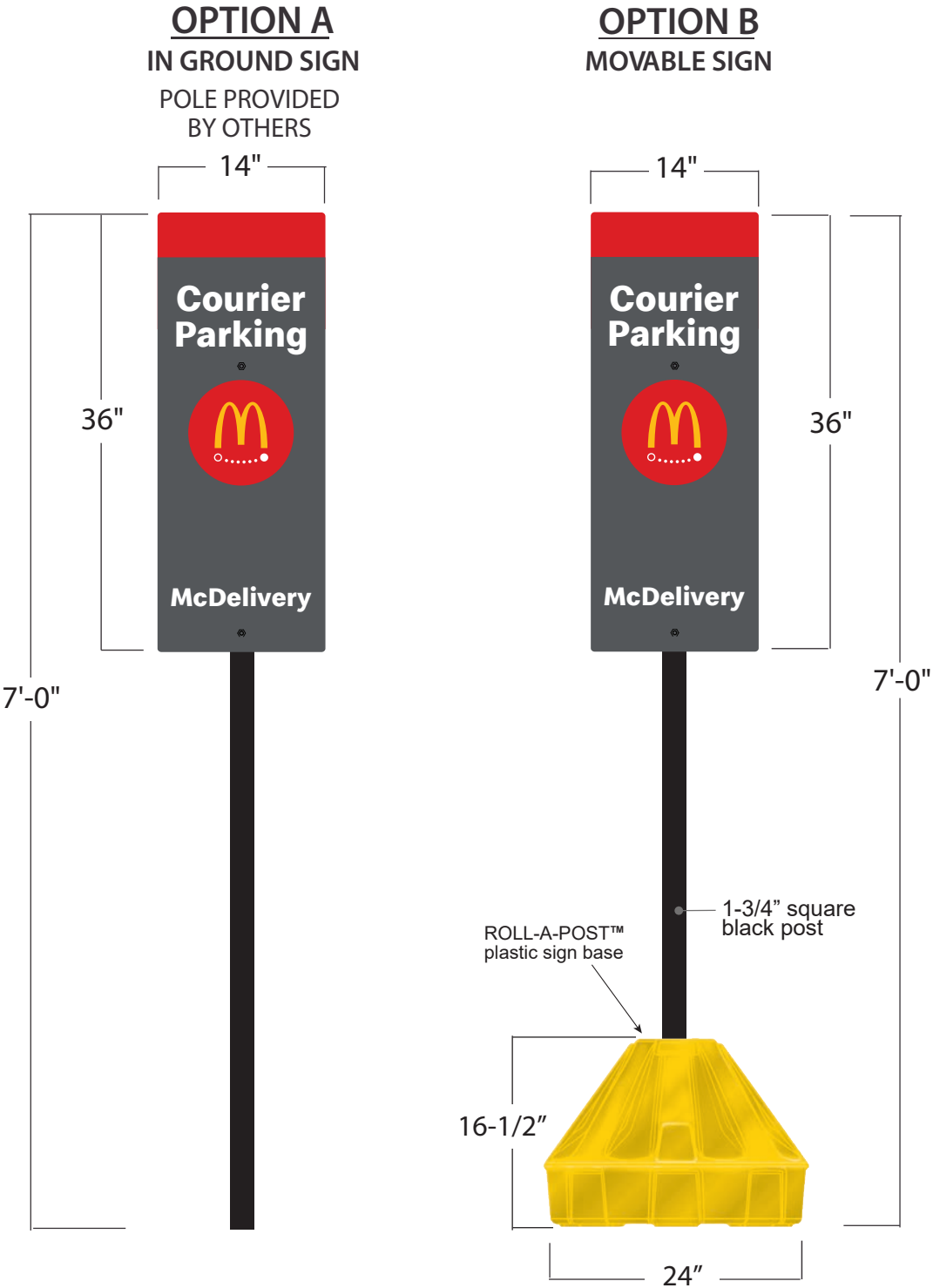
**FACE OPTIONS****SIGN DETAILS:**

Non-illuminated ACM panel

Next Gen Charcoal with matte finish screened copy and graphics

Reflective PMS123C Yellow vinyl number square

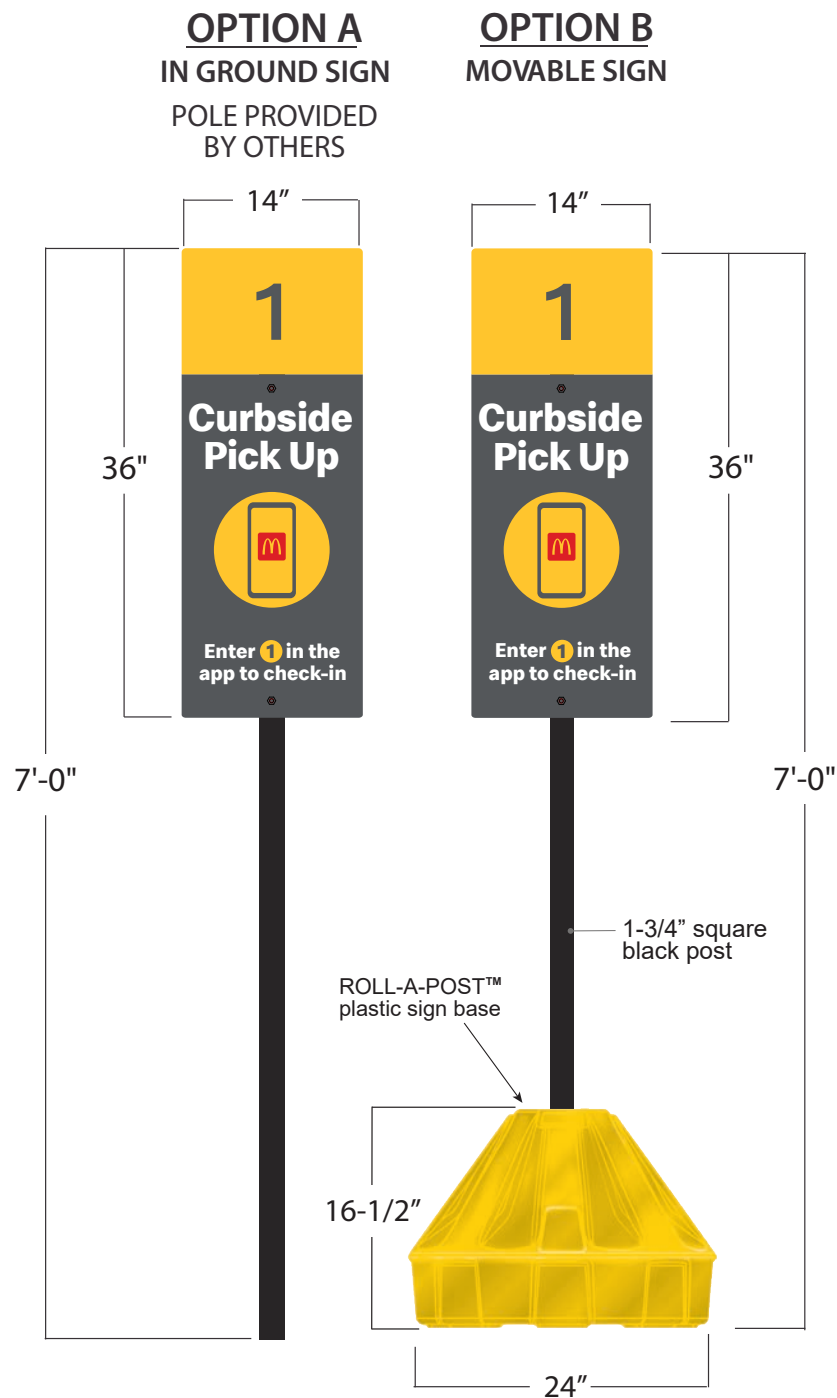
Shown with yellow ROLL-A-POST™ and black plastic post, sold separately



SIGN DETAILS:

- Non-illuminated ACM panel
- Next Gen Charcoal with matte finish screened copy and graphics
- Shown with yellow ROLL-A-POST™ and black plastic post, sold separately

Project No: 58484	Prepared By: Kari Moyle	
Address: 7500 191st St Tinley Park, IL 60487-9409	Date: 08/22/2025	PIF: 527657-0
Description: McDonald's Rest #43888	Customer Signature:	



FACE OPTIONS



SIGN DETAILS:

- Non-illuminated ACM panel
- Next Gen Charcoal with matte finish screened copy and graphics
- Reflective PMS123C Yellow vinyl number square
- Shown with yellow ROLL-A-POST™ and black plastic post, sold separately



SIGN DETAILS:

- Routed aluminum Next Gen Charcoal faces and Next Gen Silver frame
- LED illuminated letters, arrow, and Arch logo
- White letters and arrow, PMS 123C Yellow Arch



SIGN DETAILS:

- Routed aluminum Next Gen Charcoal faces and Next Gen Silver frame
- LED illuminated letters and Arch logo
- White letters and arrow, PMS 123C Yellow Arch

