



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

December 16, 2021 – 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 December 2, 2021 Regular Meeting

**ITEM #1 PUBLIC HEARING – OAK RIDGE SUBDIVISION, DR HORTON – SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT, REZONING, VARIATION, AND RESOLUTION FOR PRELIMINARY PLAT**

Consider recommending that the Village Board grant the Petitioner, DR Horton Inc – Midwest, a Special Use Permit for Preliminary Planned Unit Development (PUD) Approval, Rezoning from ORI (Office and Restricted Industrial) to R-5 (Low-Density Residential), and Variation for recreational open space for the Oak Ridge Subdivision on property located at the southeast corner of Ridgeland Avenue and Oak Forest Avenue. Preliminary Plat and Preliminary Site Plan Approval are also requested as part of the development approval.

**ITEM #2 PUBLIC HEARING – THE RESIDENCE AT BROOKSIDE GLEN/ MAGNUSON APARTMENTS – SPECIAL USE FOR A PUD SUBSTANTIAL DEVIATION**

Consider recommending that the Village Board grant the Petitioner, Karli Mayer on behalf of One Magnuson Lane, LLC, a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development (a.k.a. The Residence at Brookside Glen) to modify the elevations of the residential structures at the properties 19248-88 Magnuson Lane in the R-6 PD (Medium Density Residential) Zoning District.

**Receive Comments from the Public**

**Good of the Order**

**Adjourn Meeting**





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

**December 2, 2021**

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on December 2, 2021.

**CALL TO ORDER** – CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for December 2, 2021 at 7:00 p.m.

Lori Kosmatka called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray  
James Gaskill  
Angela Gatto  
Frank Loscuito  
Eduardo Mani  
Ken Shaw  
Kurt Truxal

Absent Plan Commissioners:

None

Village Officials and Staff:

Dan Ritter, Planning Manager  
Lori Kosmatka, Associate Planner

Petitioners:

None

Members of the Public:

Sergio Gonzalez, Resident, 16050 76<sup>th</sup> Ave  
Daniel Salgado, Resident, 7608 161<sup>st</sup> Street  
Jim Truesdell, DR Horton  
Bruce Mellen, DR Horton  
Steve Bauer, DR Horton

**COMMUNICATIONS –**

There were no communications from Village Staff.

**APPROVAL OF MINUTES** - Minutes of the November 18, 2021 Regular Meeting of the Plan Commission were presented for approval. CHAIRMAN GRAY requested a correction on Page 3 which should read “*motion was made by Commissioner Shaw, seconded by Commissioner Loscuito. Chairman Gray requested...*” A motion was made by COMMISSIONER LOSCUITO to approve the minutes as corrected. The motion was seconded by COMMISSIONER GASKILL to approve the November 18, 2021 minutes. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.



**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE DECEMBER 2, 2021 REGULAR MEETING**  
**ITEM #1 PUBLIC HEARING – 16050 76<sup>TH</sup> AVENUE, GONZALEZ – CORNER FENCE VARIATION**

Consider recommending that the Village Board grant Sergio Gonzalez (property owner) a Variance from Section III.J. of the Zoning Code (Fence Regulations) at the property located at 16050 76th Avenue in the R-4 Single Family Residential zoning district. This Variance would permit the Petitioner to install a six-foot (6') high privacy style fence to encroach twenty-five feet (25') into the required secondary front yard and located on the property line.

Present Plan Commissioners: Chairman Garrett Gray  
James Gaskill  
Angela Gatto  
Frank Loscuito  
Eduardo Mani  
Ken Shaw  
Kurt Truxal

Absent Plan Commissioners: None

Village Officials and Staff: Dan Ritter, Planning Manager  
Lori Kosmatka, Associate Planner

Petitioners: Sergio Gonzalez

Members of the Public: Daniel Salgado, 7608 161<sup>st</sup> Street

CHAIRMAN GRAY asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GATTO, seconded by COMMISSIONER GASKILL. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY stated he received proof of the Notice of Publication for this Public Hearing. He invited staff to start with the presentation of this item.

Lori Kosmatka, Associate Planner, summarized the Staff Report for the Commission. She noted the Petitioner is present to answer any questions.

The Petitioner, Sergio Gonzalez, was sworn in. He requested that he extend his fence to provide more room for his kids. He noted that he knows the code's requirements regarding the property line. He noted his request will be about 50 feet plus another 20 feet to the sidewalk. He commented that when he bought the property, he was not aware that he owned all the land. He thought his land was all the way to the sidewalk. He wondered how he could get that area since he maintains and uses it.

CHAIRMAN GRAY asked the Commissioners for any comments.

COMMISSIONER GASKILL had no questions. He noted the marked-up drawing answered his questions.

COMMISSIONER LOSCUITO had no issues. It is a unique property being on the corner. He understands the purpose is to give the family more secure space.

COMMISSIONER TRUXAL asked if the existing fence that would be inside the proposed fence would be removed.



The Petitioner Sergio Gonzalez responded yes. He would like to have the tree fenced inside the property.

COMMISSIONER TRUXAL asked if there was a new gate between the house and the new fence, and if it would match.

Petitioner Sergio Gonzales responded yes.

COMMISSIONER SHAW asked if the proposal for the fence to be on the property line. He wanted to make sure it would be in or on the property line.

Dan Ritter, Planning Manager, responded it would be in the property, not technically on the property line. Usually fences are installed about 3 inches within.

COMMISSIONER SHAW noted he was familiar with the property and doesn't see any line of sight issues. The request seems straightforward, reasonable, and logical. He noted that in the recent years the Village has deeded properties over to owners. In this case, he cannot imagine any reason for the Village to retain it.

Dan Ritter responded that perhaps when the area was developed there could have been plans for another home on the land, with the street running normal, and when they would have needed detention that perhaps the boulevard could have been made for the detention. Regarding the use of the land, he noted he brought it up to Public Works staff who had noted there's not much of a public use there, and the Village would possibly be open to it. Typically, it would fall on the property owner to draw up the plat to make the request. The lots would have to be consolidated. He noted that we could do a formal request to the Village Board prior to the owner paying for a survey.

COMMISSIONER MANI concurred with the other Commissioners.

COMMISSIONER GATTO believed it was fine due to the distance.

CHAIRMAN GRAY noted this site is unique with no obstruction of visibility, and it improves the property. He noted the drawing speaks volumes to help the Commission understand the situation. He had no issues with this request. He asked if there was anyone from the public wishing to speak.

Daniel Salgado was sworn in. His wife and him have lived in Tinley Park for 30 years just west of the Gonzalez's home. During his time, he has seen neighbors come and go. He wanted to speak for the Gonzalez family. He noted they moved in about two years ago, and they are good people. He commented they are just trying to make their back yard bigger and provide more privacy. He noted they thought they owned the portion of the right of way and asked if there was a way to obtain that land.

Dan Ritter commented that while not relevant to the Variation, there is a process they might be able to obtain it. However, they have to hire and pay for the Plat that would move the land from the right-of-way and consolidate with their lot. With the land dedication the Petitioner would not be able to do anything with the property in regards to structures because it would still be the front yard. He also noted that the Petitioner would need to pay more taxes on that land. The Petitioner commented that he thought that if he had more land then perhaps it would be worth more.

CHAIRMAN GRAY requested a motion to close the public hearing. Motion made by COMMISSIONER SHAW, seconded by COMMISSIONER MANI. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY asked for the standards.

Lori Kosmatka provided the standards.

There was one motion for this item.



Motion 1-:

COMMISSIONER LOSCUITO made a motion to recommend that the Village Board grant a 25-foot Variation to the Petitioner, Sergio Gonzalez, from Section III.J. (Fence Regulations) of the Zoning Ordinance, to permit a six-foot-high privacy fence encroaching 25 feet into the required secondary front yard, where a fence encroachment is not permitted at 16050 76th Avenue in the R-4 PD (Single-Family Residential, Brementowne Estates PUD) Zoning District, consistent with the Submitted Plans and adopt Findings of Fact as proposed by Village Staff in the December 2, 2021 Staff Report.

Motion seconded by COMMISSIONER GATTO. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY asked staff what the next step will be.

Dan Ritter responded it will go to the Village Board in one meeting on December 21<sup>st</sup>. The meeting time is typically 6:30pm. He noted Lori Kosmatka would follow-up with the petitioner on the details for that meeting.

CHAIRMAN GRAY noted to the Petitioner to return for the Village Board meeting December 21<sup>st</sup>.



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

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

**SUBJECT: MINUTES OF THE DECEMBER 2, 2021 REGULAR MEETING**

**ITEM #2 WORKSHOP – OAK RIDGE SUBDIVISION, DR HORTON – SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT, REZONING, VARIATION, AND RESOLUTION FOR PRELIMINARY PLAT**

Consider recommending that the Village Board grant the Petitioner, DR Horton Inc – Midwest, a Special Use Permit for Preliminary Planned Unit Development (PUD) Approval, rezoning from ORI (Office and Restricted Industrial) to R-5 (Low-Density Residential), and Variation for recreational open space for the Oak Ridge Subdivision on property located at the southeast corner of Ridgeland Avenue and Oak Forest Avenue. Preliminary Plat and Preliminary Site Plan Approval are also requested as part of the development approval.

Present Plan Commissioners:	Chairman Garrett Gray James Gaskill Angela Gatto Frank Loscuito Eduardo Mani Ken Shaw Kurt Truxal
Absent Plan Commissioners:	None
Village Officials and Staff:	Dan Ritter, Planning Manager Lori Kosmatka, Associate Planner
Petitioners:	Jim Truesdell, DR Horton Bruce Mellen, DR Horton Steve Bauer, DR Horton
Members of the Public:	None

CHAIRMAN GRAY invited staff to start with the presentation of this item.

Dan Ritter, Planning Manager, summarized the Staff Report for the Commission. He noted this is a workshop discussion and the public hearing would be December 16<sup>th</sup>. He reviewed the PUD and approval process. DR Horton is a well-known builder and the largest in the country. The proposal is for 81 single family homes and 162 townhomes on a former light industrial/office redevelopment. This site was Panduit's original headquarters. After moving to their new HQ off of I-80, Panduit kept the neighboring property for its innovation center. Panduit is the owner of the majority of property and DR Horton is the contract purchaser. A portion of the former parking lot was developed as the Freedom Pond, which takes stormwater from this property and the downtown. The pond helps the downtown development happen since the downtown land doesn't need to be dedicated to detention. It seemed this site would likely eventually be residential due to the location (near Tinley Park High School, forest preserve, and the downtown/metra). The property is currently zoned ORI which fit Panduit's use at the time (in the 1950s) but isn't desirable to commercial developers now. He reviewed the zoning adjacent to the property. The property is proposed to be rezoned from ORI to R-5. The thought is that zoning this as one lot and putting a PUD over it helps the developer design with flexibility. R-5 allows for single-family and townhomes as proposed. Alternatively, it could break out the districts into R-5 (townhomes) and R-4 (detached single-family), but some of the detached single-family lots vary in size. R-5 made more sense. He noted the open space includes a 3-acre park to be dedicated to the park district. The details dedicating it to the district will be finalized later but they have generally agreed they would take the park



subject to final design details. The park will benefit residents outside the development as well as those in it. There is another acre of private open space privately controlled by the association, which are less park-like but function more like walkways. Open items include review of housing types and have a schedule from the Petitioner. The Petitioner provided a market study and can describe it. They are asking for a preliminary PUD and will have to come back for final. This consideration now helps provide the general layout. He noted PUDs can provide extra allowances and restrictions from the Village Zoning Ordinance. He reviewed the exceptions. This included the masonry requirements. Most of the fronts proposed are 2 ½ story in the front and 3 stories in the back.

CHAIRMAN GRAY asked if the grade is really that different here or if there was a walk-out.

Dan Ritter responded that the Petitioner could discuss the engineering and that it may changed based on the unit.

CHAIRMAN GRAY asked if the houses have basements or if they are slab on grade.

Dan Ritter responded no, they are slab but have basements as an option. The townhomes don't have basements.

COMMISSIONER GATTO asked if the homes on Oak Park Avenue have backs without brick.

Dan Ritter responded that here they are not showing any brick on the back and only partially on the sides, whereas Union Square does have brick wrapping the sides and back for the entire first floor. Here, they made a request because the back is so garage dominant anyways. If brick were done there, it would be going up in columns, which can be difficult to do in a tight space. He noted the units are positioned so the backs face each other. They function as driveway areas which are not very visible. Another request is on the side where brick is knee wall height and required to go to the first full floor. The sides of the townhomes are fairly visible, unlike the backs. The remaining exception request is for the maximum lot coverage to be increased from 35% to 40%. Allowing 40% provides some flexibility for home additions and sheds. The ranch model does have the most lot coverage.

Staff and the petitioner have agreed upon a number of restrictions that would help control some negatives of the increased R-5 density as outlined in the staff report. The petitioner would be asking for a small variation on open space since they provide 3.93 acres of open space and require 4.17 by PUD standards. They may be able to remove a lot or count some other space. It is also worth noting there is the adjacent Freedom Pond to the south and large forest preserves to the east.

Cook County is working on upgrades and improvements to Ridgeland Avenue, 175<sup>th</sup> Street, and a small part of Oak Forest Avenue. The improvements include added lanes, curbs, utility upgrades, a multi-use path, and more. The work would be completed by the county and jurisdiction would then transfer to Tinley Park once the work to bring the roads to our standards is completed. The Oak Ridge access points are coordinated with the improvements. One access point is on Oak Forest Avenue that starts as the end of a new "tapper" that will be on the road. Two other accesses will be on Ridgeland Avenue in the townhomes area. Staff is recommending a Special Service Area (SSA) be established in the event the associations do not complete their responsibilities in the development. The village can then complete the work and recoup the costs from the residents who should be paying into that association and whose property benefits from those improvements.

Sidewalks will exist throughout the development. However, Cook County is already planning on installing a multi-use path in the area. However, that work adjacent to the development is a requirement, so staff has recommended a cash-in-lieu option. The estimated required work is \$82,279. That would be paid instead of doing sidewalks along Oak Forest Ave and Ridgeland Ave. The village Engineer can then use that money for any additional work needed to tie in the new subdivision. This avoids coordination issues with DR Horton, the county, and the village. The landscape, architecture, parking, and signage sections of the staff report were also summarized and are listed in the staff report in detail.

The Petitioner, Jim Trusdell, a zoning and entitlements consultant for DR Horton introduced himself. He also introduced Bruce Mellen, land developer manager, and Steve Bauer, the entitlements manager. DR Horton has been the largest homebuilder in the nation for the last 19 years. They do a variety of for-sale housing products, and are actively selling in over 20 Chicagoland community. DR Horton has the background, knowledge, and financial ability. He calculated 6.3 acres for open space, which includes a 3-acre park, a landscaped courtyard, walking trails, and seating areas. The proposed single-family homes are both ranch and two stories. There are options for porches. There



are also anti-monotony elements with varying siding colors, window locations, and rooflines and substituting brick/stone on the fronts. DR Horton proposes establishing an anti-monotony specification in the PUD for elevations and exterior colors. They also propose enhancing the appearance of the subdivision by identifying key lots (the highly visible lots) and requiring an upgraded front elevation with a full width porch, a window on the corner side of the home, and a foundation landscape package. He noted the townhome elevations have been enhanced and won't have a garage heavy appearance. CHAIRMAN GRAY noted the window was near the exterior finished grade, and asked if that was a partial level. He explained that it would be graded up to the front of the building so when people walk up to the front, you enter between two floors. The garage and flex room would be located downward. The living, kitchen, and bedrooms would be upward.

Dan Ritter noted the grading would be by design. The developer of the existing townhomes on Oak Park Ave would have preferred to do this type of split option if given the option to do it again. It avoids walking in and having to go up a full flight of stairs to get to the living space.

The Petitioner noted this would be a more inviting entrance. He discussed the sides of the townhomes. More brick would appear as the grade goes down. They added band boards to separate the floors and break it up. They provided an awning over the window. The front included brick being carried further upward. He asked for consideration on the rear of the building. He discussed parking, and did not have issues on other projects for guest parking. Issues may happen if there's a one car garage with driveway, but in this case, there is a flex room for storage and a 2 car garage. 4 spaces are provided per unit which exceeds the parking requirement. An exhibit was provided showing 42 on-street parking spaces.

CHAIRMAN GRAY asked if there was a similar townhome configuration nearby in Illinois to show how the site functions. He agreed 4 spaces per unit seemed ample, but certain big events in snowy weather might be an issue. He asked what the type of residents are in those cases (young families with kids, etc.).

The Petitioner offered to provide a list for the public hearing. They would expect to have younger professional residents in their 30s or 40s without many kids, or else older residents in some cases. The single-family homes would be geared toward older families and empty nesters. DR Horton would like to attract a variety of markets in this development which helps sell and finish the subdivision more quickly. He discussed the 40% lot coverage which would help take care of future additions. All but one of the homes can meet the 35% lot coverage. The largest ranch came to 36.7%. For the most part this would be within the code. He discussed open space. Required open space would be 4.2 acres, public open space at 3.9 acres, and common open space at 2.4 acres with a total of 6.3 acres, exceeding the requirement by 2.1 acres. He noted the buffer along Oak Forest Avenue is visual buffered open space, but not active recreation space. He also noted the single family lots to the south are about 25 feet deeper so that the land would not be an outlot. There are several courtyards in the townhome area, which the Petitioner believes is usable common space. The line of three green spaces going to Ridgeland Avenue will access the triangular open space east of the townhomes. He noted there is also an existing large forest preserve property near the development.

Dan Ritter noted some of the proposed space may count as open space, but probably not the rear of the southern single-family homes.

CHAIRMAN GRAY asked the Commissioners for comments.

COMMISSIONER GATTO did not see a problem with the parking. Her concern lies with the fence material. She is OK with the elevation and the brick. She felt it would look funny if there was more brick on the sides. She asked if the single-family homes would have an option for basements. Mr. Trusell responded yes.

Dan Ritter noted that the Petitioner preferred them not to be required, but rather as an option.

COMMISSIONER GATTO noted some residents may prefer to have basements for storage. She noted she'd like to see the fence material be the same as used for Brookside Glen. That material has seemed to sustain itself over time.

CHAIRMAN GRAY noted that there was a comment about Commissioner Truxal's concern of salt damage in the winter. He was curious if the other Commissioners had similar insights.



COMMISSIONER MANI concurred with Commissioner Gatto. He is pleased to see this area developed. He feels the fencing should be a more durable material without much maintenance.

The Petitioner stated he will look at fence options.

CHAIRMAN GRAY suggested the Petitioner look into an alternative as you look at costs.

Dan Ritter noted that material availability might not be consistent, depending on the supply chain.

COMMISSIONER SHAW noted he is agnostic about the fence. He just wants it to be quality material and construction whether it is wood or PVC. He is not overly concerned with the parking. He feels the Village parking requirements may be overblown to begin with. He prefers not to base it on an extreme exception like the Superbowl. Additional impervious surface is expensive to maintain. He appreciates the efforts on the open space. He noted the path to downtown is a good comprehensive approach. He is interested in the connection from the single-family homes to the Freedom Pond. He figures they would likely walk down the street in the middle of the townhome development. People do not always walk along the path you design. They more often take the shorter path. He also expressed concern about walkability to the high school. He noted this is not an age marketed development. He asked if there would be an home owners association for the townhomes and single family homes.

The Petitioner noted he would need to look further in to this, but that there will probably have two associations, a master association to look after items like buffer yards, and a townhome association to take care of the buildings and their common areas.

COMMISSIONER SHAW noted that the townhomes and single-family owners have different ownerships and interest. He asked if there would be any covenants on fencing.

The Petitioner noted they typically restrict single family fencing to be a specific type such as board-on-board.

COMMISSIONER SHAW asked if there would be association requirements that would be restricted by the Village.

Dan Ritter responded the Village can adopt the covenants as proposed. This would be an exhibit of the PUD. He could see there being two associations in this case. If the association decides they don't want a requirement anymore, they could come back to request that.

COMMISSIONER SHAW noted ordinarily a townhome association would not have a fence restriction.

The Petitioner noted that a fence restriction typically that would be in single family homes.

COMMISSIONER SHAW noted that residents sometimes come in asking for a fence variation. He prefers this issue being avoided.

He asked if this is outside the Legacy District, but is in the TIF.

The Petitioner responded yes.

Dan Ritter noted this is in a TIF district. TIF districts usually have commercial developments. He noted there was a recent public comment on this. This is unique because you are pausing the increment on the property tax values, yet children can be produced. They do not think there are many in this development. However, if the school districts can prove that there are new students, the Village could rebate them a portion for the instructional costs. This is built into the TIF law. He noted the school district already approved the plan showing this development as residential.

COMMISSIONER SHAW noted this is adjacent to the Legacy District, and the townhomes and the single-family homes have a standard setback, whereas the Union Square townhomes on Oak Park Avenue have a reduced setback.

Dan Ritter responded yes, and clarified the Union Square townhomes are about 5 to 10 feet setback.



COMMISSIONER SHAW noted that's intentional because that's the feel wanted there. He wondered if a reduced setback would make sense here.

Dan Ritter noted this was considered, but this is a more traditional suburban development rather than Oak Park Avenue. The Petitioner came in fronting the homes to Ridgeland. Ridgeland functions differently than Oak Park Avenue.

COMMISSIONER SHAW noted that as Ridgeland gets redeveloped, reducing the setback could slow the traffic. The 25-foot setback is traditional. He concurred with the other Commissioners on the reduced brick on the sides. He felt it visually made sense. If it complied with code it might feel overwhelming. He liked the gable on the side window. He felt the sides could look even better if treated with the same variety as in the front elevation. He suggested a bump out or garden window. He noted some of the Village's older neighborhoods built in the 40s have these features.

COMMISSIONER GASKILL had no comments.

COMMISSIONER LOSCUITO felt it was a good-looking project and improves land in the area. He liked that it creates walkability. He noted the ABC property excluded from the development is zoned ORI. He asked if there are any height restrictions there. He noted that property is an eyesore.

Dan Ritter responded yes. The ORI allows 4 to 5 story buildings. It would be difficult to develop that property with a building of that size though. DR Horton has been a good partner in this project and looked into that area.

COMMISSIONER LOSCUITO noted there is a park abutting that property and it would be difficult to have a fence there.

Dan Ritter noted it ultimately would be up to the park district. He has given the park district control to design the park.

COMMISSIONER TRUXAL liked the 15-foot side setback between the homes. He agreed with the other Commissioners on the masonry. He liked the sidewalks to downtown. He had a concern with the vinyl siding, and wanted to know if Hardie Board was considered. It seems like there is a lot. He also noted the vinyl extending to the ground could get damaged. He would like masonry added there. He felt the cul-de-sacs had a small radius and thought the garbage and snow plows might have difficulty accessing there. Garbage truck drivers might have issues with this on a frequent basis. Otherwise this is a nice development.

Dan Ritter noted the top cul-de-sac would be removed if the ABC property were developed. He noted that the Village Public Works and Fire did not see an issue with the one in the northeast corner. Originally that one was a boulevard, which was problematic with snow and maintenance. A garbage truck might need to reverse backwards.

The Petitioner noted this is a typical cul-de-sac and should function similarly to others in the Village.

Dan Ritter noted that if you did not have this size of cul-de-sac then there would be nearly no lot frontage. This was difficult to layout. If you move one element, it affects another element. We could talk with Waste Management to see if they had any specific issues.

CHAIRMAN GRAY believed the brick looked nice on the sides. The anti-monotony is a nice and attractive aspect. He had concerns with the cul-de-sac by the ABC property where the sidewalk is right along the property line. It seems like there is no landscape buffering.

Dan Ritter responded it would dead-end there. You could do a crosswalk or connect them, but hopefully this issue is temporary.

The Petitioner asked if a sidewalk is necessary around the temporary bulb.

CHAIRMAN GRAY noted it is frustrated to have gaps in sidewalks. He felt it was a good idea to have a dedicated walkway to Freedom Pond. He liked the green areas with or without the 4.2 acres. He felt it looked nice either way.



He didn't know about the materials, but asked it to be durable and long-lasting against wear-and-tear so maintenance is minimized. He felt the project is a great addition to the community. It fits nicely to the surrounding properties and the overall plan of Tinley Park. He asked if the Commissioners had any other comments. Hearing none, he thanked the Petitioner. He asked if staff needed to go over any of the open items.

Dan Ritter responded that staff had enough feedback. Staff will work with the Petitioner.

CHAIRMAN GRAY asked if anyone from the Petitioner's team wanted to speak.

Mr. Mellen responded they should have the revised preliminary engineering to match the site plan in the next day or two. They will also have the plat updated. The Petitioner noted he appreciated the consideration.

CHAIRMAN GRAY noted the public hearing will occur December 16<sup>th</sup>.

DRAFT



## **GOOD OF THE ORDER –**

Dan Ritter noted Christmas activities downtown are beginning, including the upcoming tree-lighting. Floor & Décor is undergoing work of building and site improvements. The design will tie together the area better with the Hobby Lobby, Menards, and Brixmor developments. Smoothie King and the two Starbucks locations are close to getting permits and working with MWRD to get final approvals to start. Crana Homes Duplexes and Loyola were approved by Village Board. Loyola has had challenges with MWRD and engineering and not planning major work until spring. Community Development's open Management Analyst position was posted. The position would involve a variety of department tasks including research and administrative to help the department.

Online Plan Commissioner training was recently provided. He asked for feedback from the three commissioners who had attended. COMMISSIONER LOSCUITO commented he felt it was very useful. CHAIRMAN GRAY also noted there were many participants from different areas of Illinois. Dan Ritter commented that the online option for this training makes attendance easier and hopes it will be something offered annually. COMMISSIONER SHAW asked about Pete's Fresh Market. Dan Ritter responded that project is unique and they are working with MWRD to clear the last few hurdles with stormwater. They are close to starting site work for the new building.

**COMMENTS FROM THE PUBLIC** – CHAIRMAN GRAY asked if there were comments from the public. Hearing none, he asked to adjourn the meeting.

## **CLOSE MEETING -**

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER TRUXAL to adjourn the December 2, 2021 Plan Commission meeting.

CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried and adjourned the meeting at 9:25 P.M.



# PLAN COMMISSION STAFF REPORT

December 16, 2021 – Public Hearing

## Oak Ridge Subdivision (DR Horton)

SEC Ridgeland Ave. & Oak Forest Ave.

### Petitioner

DR Horton Inc - Midwest

### Property Location

SEC Ridgeland Ave. &  
Oak Forest Ave.

### PINs

28-29-200-030-0000

28-29-200-036-0000

28-29-300-041-0000

### Zoning

Current: ORI (Office and  
Restricted Industrial)

Proposed: R-5 (Low  
Density Residential)

### Approvals Sought

- Special Use for a Preliminary PUD
- Preliminary Plat Approval
- Rezoning
- Variation
- Site Plan Approval

### Project Planner

Daniel Ritter, AICP  
Planning Manager



## EXECUTIVE SUMMARY

The Petitioner, DR Horton Inc - Midwest, is a national home builder and developer proposing to develop a ±39.19 acres of vacant land for Oak Ridge Subdivision. The location of the development would be on a portion of the former Panduit Headquarters property located on the southeast corner of Ridgeland Avenue and Oak Forest Avenue. The development would include 162 attached single-family townhomes and 81 detached single-family homes. The Petitioner is requesting a Special Use for Preliminary PUD Approval, Rezoning, Variations, Preliminary Plat Approval, and Site Plan Approval.

The proposal would change the underlying zoning from ORI (Office and Restricted Industrial) to R-5 (Low-Density Residential). The area surrounding the development has transitioned significantly since its original development in the 1950-60s. The subject site is largely surrounded by residential uses without easy access to state highways or expressways. Panduit maintains a research facility on a portion of the site (and relocated its corporate offices to 80<sup>th</sup> Avenue/I-80 in Tinley Park in 2010). The Legacy TIF Redevelopment plan adopted in 2016, recognized the Panduit site and former ABC Supply Co. properties would be occupied for residential uses due to the poor location for commercial development but close location to the train station, downtown, and schools. The Planned Unit Development would allow for some exceptions to the zoning ordinance required to allow for the development. Additionally, variations are required from the PUD regulations in Section XII of the Zoning Ordinance to allow for reduced building setbacks and open recreational space.

Changes to the Dec. 2, 2021 Workshop Staff report are in red.



## EXISTING SITE & HISTORY

The ±60-acre area on the east side of Ridgeland Avenue between Oak Forest Avenue and 175<sup>th</sup> Street has been the principal location of Panduit International Headquarters since 1955 until 2010 when they built a new international headquarters building off of 80<sup>th</sup> Avenue and Interstate I-80. Panduit retained their innovation center research facility on 20-acres at the subject site but demolished the majority of their existing manufacturing/office space. Following the move, Panduit donated an 8-acre portion of the land at the northeast corner of Ridgeland Avenue and 175<sup>th</sup> Street to the Village of Tinley Park for the development of a regional pond called Freedom Pond. The pond accepts stormwater from certain downtown redevelopment projects and prevents the need for expensive individual onsite detention facilities which hinders positive redevelopment opportunities. The pond also functions as a small naturalized park area with a multi-use path and elevated pier overlook.

Panduit has looked for redevelopment partners for the remaining portion of their property. The area is surrounded by residential uses and has limited roadway and interstate access. Additionally, Cook County commercial tax rates also make a new commercial development further unlikely. Panduit approached the Village about residential uses, which was seen as reasonable based upon the surrounding land uses, and desirability for housing near the downtown and schools. Any changes to the zoning would be based on a specific development proposal.

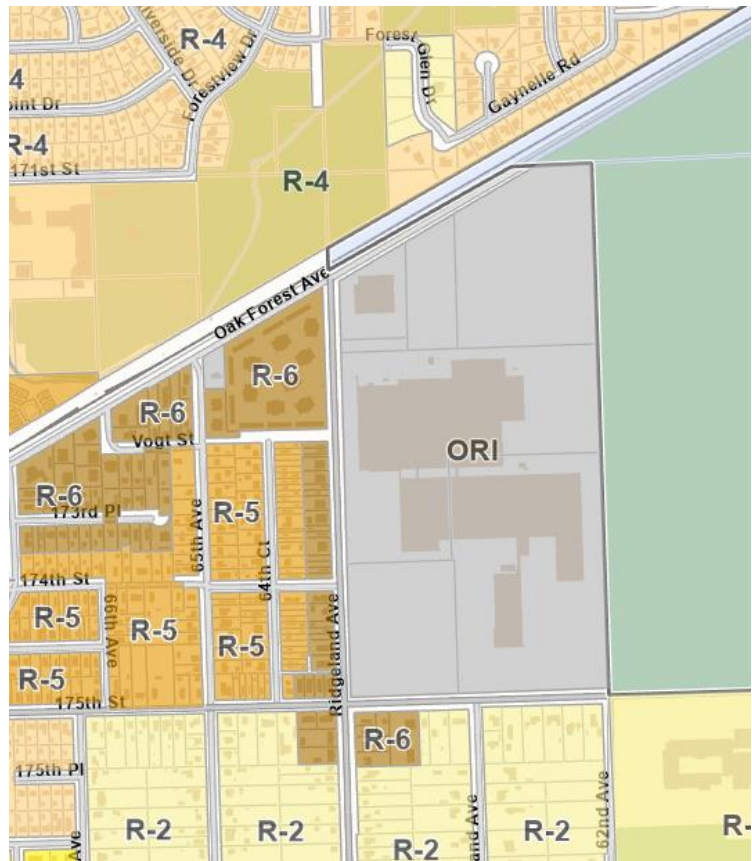




## ZONING & NEARBY LAND USES

The subject property is currently zoned ORI (Office and Restricted Industrial). Surrounding zoning and uses include:

- West: The property to the west includes the former ABC Supply Co. building which is vacant and zoned ORI. Across Ridgeland Avenue includes a mix of multi-family residential properties zoned R-6 (Medium Density Residential).
- North: To the north of the property is Oak Forest Avenue and the Metra Rock Island Line Train tracks. North of that is a forest/park area owned by the Tinley Park Park District and zoned R-4.
- East: To the east is unincorporated property owned by the Cook County Forest Preserve district (zoned P-1, Public Land District).
- South: To the south is the Panduit Innovation Center, zoned ORI.



### Rezoning

The Petitioner's concept is to construct a residential development with a mixture of single-family detached and townhomes. Due to the location and market price point, the detached homes were desired to have smaller lots. The Petitioner had a few options including requesting two different zoning districts for each portion of the development. However, the allowances for lot development and uses in the R-5 (Low-Density Residential) seemed to meet their intent for both developments closely and brought the simplest approach to the zoning. The zoning also seems like a proper transition with both single-family zoning districts (R-1, R-2, R-3, and R-4), medium-density zoning (R-6) nearby, and remaining nearby commercial/office zoning (ORI).

While R-5 zoning allows for a variety of uses depending on lot sizes, the PUD requirements ensure that townhomes, duplexes, or two-family units cannot be proposed within the detach single-family portion of the subject development in the future.

The Petitioner has requested a single residential zoning district of R-5 that will encompass two development areas: attached single-family (townhomes) and detached single-family homes. A Special Use for a Planned Unit Development (PUD) is requested to encompass the development. The PUD allows for some controls to be put in place for the overall subdivision concept but also allows for some flexibility in the planning and zoning for the developer. PUD's and zoning flexibility are common among infill and redevelopment sites with limited development area. The site is attractive to residential uses because it is within walking distance of the downtown, parks, forest preserve, and schools (most notably Tinley Park High School less than a half mile away). While it has remained zoned ORI, the anticipation of residential uses has been expected due to the advantages listed above, but also the difficult access/visibility of commercial and the high commercial tax rates within Cook County and Bremen Township.



District	Minimum Lot Requirements					Minimum Yards and Setbacks <i>(feet)</i>				Maximum Building Height (feet)	Maximum Floor Area Ratio
	Interior Lots		Corner Lots		Lot Area per D.U. (square feet)	Front Yard	Side Yards <sup>2</sup>		Rear Yard		
	Lot Area (square feet)	Lot Width (feet)	Lot Area (square feet)	Lot Width (feet)			One	Total of Two			
R-1 Single-Family Residential	20,000	100	25,000	125	20,000	40	15	30	40	40	0.3
R-2 Single-Family Residential	13,000	90	16,250	115	13,000	30	10	20	35	40	0.4
R-3 Single-Family Residential	10,000	75	12,500	95	10,000	25	8	16	30	35	0.4
R-4 Single-Family Residential	8,000	60	10,000	75	8,000	25	7.5	15	30	35	0.5
R-5 Low Density Residential <sup>1</sup>											
Single-Family Detached	7,500	60	7,500	60	7,500	25	5	10	30	35	0.5
Single-Family Attached	5 acres	30	5 acres	30	3,000	25	0	0	30	35	0.7
Single-Family Semi-Detached		40		40	4,000	25	10	10	30	35	0.7
Two-Family	7,500	60	7,500	60	3,750	25	5	15	30	35	0.7

***Open Item #1: Review the long-term suitability of the proposed R-5 zoning district for the development of the subject property utilizing the LaSalle Standards.***

The Plan Commission generally viewed the rezoning of this property to R-5 as acceptable for this property in combination with the proposed PUD regulations and restrictions that help counter the potential negative effects of the smaller lots and increased density.

## PROPOSED USE

The subdivision provides for 81 detached single-family homes and 162 attached single-family townhomes. The mix of the development types was originally questioned by staff in regards to market demand in the area as well as the specific demand for the townhome products proposed. DR Horton

believed based on their experience in the area that the townhome product will be very successful. They also believe in the detached product and have built in flexibility into the different models including two-story and ranch-style homes with two and three car garage options. They believe the mix of housing proposed along with the land planning, is the best combination that will sell quickest at this location. A professional market study was completed before they pursued this site and is supplied as part of their submittal package.

### SITE DATA

LAND USE	UNITS	AREA (sq. ft)	AREA (Ac)
SINGLE-FAMILY HOMES	81	770,426	17.69
TOWNHOMES	162	422,459	9.70
R.O.W.	-	343,092	7.88
PUBLIC OPEN SPACE	-	171,214	3.93
TOTAL	243	1,707,191	39.19

***Open Item #2: Review the proposed uses and mix of housing types.***

A prior schedule was supplied in 2018 when DR Horton first expressed interest. However, there were delays due to a required environmental study and then the COVID-19 pandemic. Staff is requesting a revised schedule for development including anticipated sales data and completion date.

***Open Item #3: Petitioner to supply a revised development schedule with anticipated start and completion dates.***

The Petitioner noted they would start the project in Spring 2022 with site development and utilities taking around a year to complete. The project would be built starting 2023 in one phase and all of the lots available at the start. The sales program is expected to be 3-4 years until completion but is market-dependent. Specific dates would be updated with the final approval.

## PRELIMINARY PUD & SITE PLAN APPROVALS

### Special Use for a PUD

The Special Use is being requested so that the PUD allows some additional control of the development for the Village in the future but also provides flexibility in the zoning regulations that are sometimes difficult to adhere to on infill development projects.



There are various approval levels that bring different review processes and entitlements with PUDs. Most often, PUD changes are minor and they can go straight to final approval. However, in bigger and multi-phased development “Conceptual” and “Preliminary” approvals are important. By spreading out the review into different levels, the level of detail becomes clearer. This is a benefit to the Plan Commission and Village Board to better understand the specific PUD’s proposal and purpose. It also benefits the developer by having them only spend time and money developing plans they need. Preliminary and Final approvals including a public hearing and a recommendation will then be forwarded from the Plan Commission to the Village Board of Trustees for final action.

In the request by DR Horton on this project, conceptual approval was not requested because they are looking for some specific assurances on zoning, so they have increased the level of detail in their submittal to make it a preliminary review/approval. The Preliminary CC&Rs (Covenants, Conditions, and Restrictions) and plans will all be exhibits of the approved ordinance and the final plans, plats, and CC&Rs will need to be in substantial conformance with them. Preliminary approval essentially gives them the ability to do what they are proposing as long as final plans are substantially in conformance with the plans and proposal. They will need to come back for final PUD and Plat approvals, however, those are usually just a formality once final engineering and architectural design plans are completed for a certain phase of the project. The Petitioner has shown a conceptual layout of the former ABC Supply Co. parcel for site and roadway planning purposes but that site is not under their control and no formal review or approval of those plans are being sought at this time.

***Open Item #4: Review the request for establishment of a PUD approval for the development.***

**Exceptions Requested**

Any items that don’t meet the Zoning Ordinance are considered “Exceptions” instead of Variations and are covered by the PUD approval. While it is not necessary to call out all Exceptions shown in the Plans, staff often outlines these so that the Commission and Village Board understand what flexibility is being given to the development through the PUD process. The requested exceptions are as follows:

- First-Floor Rear Brick on Townhomes – Brick has not been shown on the rear of the townhomes. The Petitioner has noted a waiver on the rear of the structures makes sense because there is not much material on the first-floor with it being predominately garage doors. Brick does generally look more attractive than all siding, but can become a maintenance issue and would largely not be noticed on these rear elevations.



***Open Item #5: Discuss requested exception to allow the townhomes to have no first-floor masonry on the rear elevations.***

A commissioner noted a concern with siding being damaged on the rear of the townhomes. The Petitioner noted that the vinyl siding is expected to be high quality and durable. The areas on the first floor that would need siding are relatively small area. Siding is easier to install, likely to have fewer maintenance issues in the future, and easier to repair/replace if it is damaged.



- First-Floor Side Brick on Townhomes – Brick is not proposed up to the first full ground floor (only up to the partial first-floor). The masonry requirements require brick to the top of the first full floor and the townhomes will be designed to have half of the first-floor sides below street grade. The requirement for first-floor brick has been upheld on all recent residential developments in the Village, including townhomes developments. Staff has noted that the side elevations on the townhomes will all be highly visible from public and private roadways or from adjacent building fronts. Additionally, the brick will align with the vertical level of brick on the front elevations and will create a better transition rather than stopping brick at a corner. The Petitioner has noted there is a high cost to the brick and prefers to only have it up to the partial first floor.



***Open Item #6: Discuss requested exception to allow the townhomes to have only partial first-floor masonry on the side elevations or requiring them to have it up to the top of the first full floor.***

The Commission was largely in support of the proposed “half-story” of brick on the sides of the townhomes shown in the image above. It was noted that the trim boards, windows, attractive front facades, and more brick on the front elevations helped to offset the need for this brick on the side elevations of the townhomes.

- Detached Single-Family Lot Coverage - A lot coverage of up to 40% on all lots is proposed as opposed to a maximum of 35%. Only one model is expected to exceed the maximum lot coverage (and only on some lots). However, the size of some homes would prevent and restrict many homeowners from constructing future additions or accessory structures (sheds, pools, pergolas, etc.) on their lots. The slight increase will give some built-in flexibility to these future homeowners.

***Open Item #7: Discuss allowance for increased lot coverage allowance of 40% for all single-family detached lots to allow for the development of the largest ranch model and flexibility for future resident changes.***

The Commission did not note any concerns with allowing the detached single-family homes a small increase in lot coverage for the proposed homes and future accessory structures or principal structure additions.

### **PUD Restrictions Proposed**

In addition to Exceptions from the Zoning Ordinance, PUDs can conversely have additional restrictions and requirements. Most detached single-family neighborhoods are in R-1 to R-4 zoning districts, so most of these are to help clarify certain reoccurring issues and control any negative consequences of slightly denser single-family home development. Some of these “restrictions” are already requirements but have been added to the list for clarity purposes. The current list of additional restrictions is listed below.



- a) The detached single-family home portion of the development is only permitted to have detached single-family homes and does not permit attached single-family, semi-detach single-family, or two-family residences typically permitted in R-5 zoning.
- b) A minimum combined side yard setback of 15' between two neighboring principal structures is required, as opposed to the R-5 requirements of 5' minimum side yard setback and minimum 10' combined between structures.
- c) Public right-of-way aprons and private driveways shall be limited to a width of 22' for two-car garages and 28' for three-car garages. These widths shall include any "flares" at the roadway.
- d) No detached garages shall be permitted within the development.
- e) Attached garages shall not be permitted to be converted to living space.
- f) Any single-family home additions shall be constructed of matching masonry on the first floor, including sunrooms and three-season rooms.
- g) Townhomes shall not be permitted any future building/structure additions including sunrooms, three-season rooms, etc.
- h) Only detached single-family home and townhome elevations approved with the original PUD shall be constructed. Any other elevations shall require approval of a substantial deviation.
- i) The association shall be required to enter into a parking enforcement agreement with the Village to allow Police enforcement of parking and traffic violations on any private roadways.
- j) Parking restrictions on all private streets shall be the same as public streets and limited to one side of the roadway to allow for fire department and emergency response access.
- k) A minimum of 50% of the front yard for single-family homes shall be pervious surface (landscaping, turf, etc.)

**~~Open Item #8: Discuss proposed additional restrictions to be listed in the PUD.~~**

**Variation – Open Space**

To request a PUD, certain "conditions" are required to be met. Some are specific to all PUDs and others are specific to commercial, residential, or mixed-use developments. If these are not complied with, they would require a Variation be requested for that requirement to indicate why it cannot be complied with or how it may be being offset. For example, the most common PUD request has historically been the requirement that all PUDs be a minimum of 5 acres, which many infill sites are not. However, other requirements may also become difficult to comply with on infill and development sites due to the limited land flexibility and financial feasibility of redevelopment properties.

In order to request a PUD, the Petitioner requests one variation for total park/recreational open space within the development. Recreational open spaces are required at a total of 10% of land area or 750 sq. ft. per dwelling, whichever is greater. The preference is for land to be dedicated to the Park District and open to the general public since an association-maintained park is costly for residents and difficult to restrict public access to. Eventually most become poorly maintained or even eventually removed due to liability and insurance costs. However, land can be under common association ownership if planned properly and meets the requirements of open recreational space. On the subject property, it results in the requirement of 4.17 acres of recreational open space.

The proposed site includes the proposed dedication of a 3-acre park in the center of the development. The Petitioner has been working with the Park District and they have indicated their willingness to accept the public park, subject to their design requirements. Other small open space areas will remain under the association's common ownership and function more as small open areas for people or dogs but do not meet the needs or goals of the Park District to accept as a public dedication. An addition .93 acres of open space will be controlled by the townhome association for their private use. The areas will be open and have a use for pets or relaxation. There is a total of 3.93 acres of open space, short of the PUD requirement by .24 acres. The Petitioner has noted that the site layout and economics of the site restrict the ability to add additional open space. They have noted they are adjacent to a large forest preserve and Freedom Pond that provides additional recreational amenities and open space nearby to help offset the small difference.



***Open Item #9: Discuss the requested Variation for a reduction in open recreational space as it relates to the Standards for a Variation.***

By including the public walkways and connection paths through the townhome section of the development, the total space increases so that a variation is not required. Ownership clarification and public access easements will be needed on these paths, but those details can be submitted with the final PUD approval.

## SITE PLAN

### **Cook County – Ridgeland Ave, 175<sup>th</sup> Street, Oak Forest Avenue Improvements**

The county in conjunction with the Village's Public Works department, is planning improvements to Ridgeland Avenue along with portions of 175<sup>th</sup> Street and Oak Forest Avenue. Improvements will include roadway reconstruction, installation of curb/gutter, drainage improvements, installation of a multi-use path, and installation of turn lanes. The plans for this work have driven some of the roadway planning along with decisions related to sidewalk and roadway requirements. The plan has been for the Village to accept 175<sup>th</sup> Street and Ridgeland Avenue once fully reconstructed. Oak Forest Avenue would remain under Cook County Jurisdiction since it is not proposed to be fully reconstructed to Village standards at this time.

### **Overall Layout**

The overall site plan is indicated below showing the development of the townhomes and detached single-family areas. Subdivision access is proposed with one full access point along Oak Forest Avenue and two full access points on Ridgeland Avenue. These locations were located at specific points on Ridgeland Avenue to align with existing access points on the west side of the roadway. The access point on Oak Forest Avenue was designed in conjunction with the Cook County improvements to the intersection that would taper the lane from the intersection. The access point was placed after the proposed taper would end. All access points and major streets would be publicly dedicated roads (only a few roadways in the townhomes area will remain private and owned by the association).





After access points were established, the geometry of the lots after are driven by the location of a centralized park and the creation of natural separation between the detached homes and townhome areas. There are a few “eyebrow” extensions that are not typically preferred but there are few alternative options that wouldn’t create lots with very little width, odd shapes, or unutilized “leftover” space. Additionally, there is not adjacent land able to be developed, so roadway layouts were limited.

### **Single Family Setbacks**

The R-5 Zoning District is denser than many single-family residential only neighborhoods. The density allows for some flexibility within the development to fit in a number of lots that making it financially feasible. However, the reductions are fairly minor between the R-4 and R-5 zoning districts. The most noticeable difference would be the reduction of the side yard setbacks from 7.5’ minimum in the R-4 to 5 feet in the R-5 district.

The concern would be with two two-story homes next to each other and only 10’ away, this could begin to look very dense and “tight”. However, the lots have many different

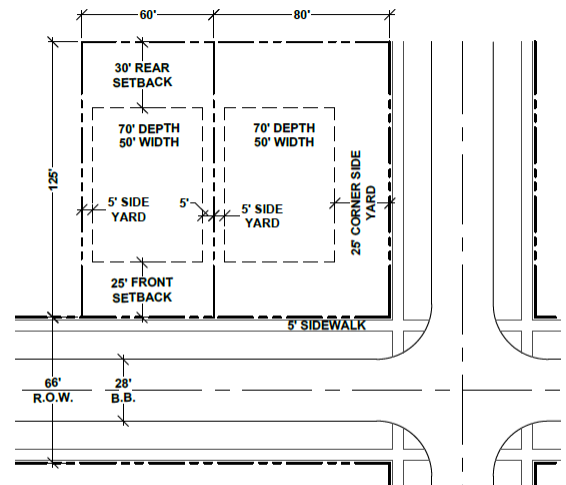
### **MINIMUM SINGLE-FAMILY HOME DESIGN STANDARDS**

#### **REGULAR LOT (60'x125' Typ.)**

FRONT YARD	= 25'
SIDE YARD	= 5'
REAR YARD	= 30'

#### **CORNER (80'x125' Typ.)**

FRONT YARD	= 25'
SIDE YARD	= 5'
STREET SIDE YARD	= 25'
REAR YARD	= 30'



### **TYPICAL SINGLE FAMILY HOME DESIGN STANDARDS**

widths and the models chosen have differing widths and well. Most models would result in at least 7.5’ side yard setbacks. However, the option to have a three-car garage would be prevented on some of the smaller width lots. To avoid these concerns, they are proposing a minimum principal structure setback of 15’. This would result in a similar appearance from the streetscape as the R-4 district’s minimum setbacks. To limit the amount of parkway streetscape that is paved and allow for on-street parking spaces, driveway widths have also been limited due to the decreased lot widths.

### **Townhome Setbacks**

The townhomes have met the setback requirements outlined in the residential PUD requirements. Section VII.C.2.p, (Residential Planned Unit Development Standards) *“When single-family attached dwellings are proposed within a Residential Planned Unit Development, the front or rear facade of a dwelling unit shall not be less than sixty (60) feet from the front or rear facade of another dwelling unit. The unattached side face of a single-family attached building shall not be less than twenty (20) feet from the side face of another such building and not less than forty (40) feet from the front or rear face of another such building or unit;”*

Private roads are utilized in the townhome portion of the development but are primarily areas that function as a driveway with garages facing them, rather than a tradition roadway. These roads would be under the maintenance of the townhome association but to ensure speeding or traffic is not a concern, would be required to be policed and have limited parking. The association is required to have a traffic enforcement agreement with the Village to avoid those issues.

### **MINIMUM REAR-LOADED TOWNHOME DESIGN STANDARDS**

#### **MINIMUM SETBACKS**

FRONT YARD	= 25'
CORNER SIDE YARD	= 15'
BUILDING FRONT YARD TO PERIMETER	= 25'
SIDE YARD	= 20'

#### **BUILDING SEPARATIONS**

FRONT TO FRONT	= 60'
FRONT TO SIDE	= 40'
SIDE TO SIDE	= 20'
SIDE TO REAR	= 40'
REAR TO REAR	= 50'
GARAGE TO GARAGE	= 60'

**Open Item #10: Review the proposed site plans, setbacks, and overall subdivision design.**



### **Special Service Area (SSA)**

A dormant SSA is recommended to be established by the developer and required to be in place for all future property owners. The intent is to ensure that the associations maintain all common areas as proposed within the PUD. If an association is dissolved or fails to maintain certain requirements like landscape buffers, fences, private roadways, private utilities, open space, etc. the Village can activate the SSA to pay for the associated costs for the development. This protects the Village's general fund from being utilized to maintain areas that primarily benefit only a small group of residents and designed to be paid for by a future association. This is a recommended condition of the Preliminary PUD approval that it be established prior to final approval or any site permits.

### **Open Item #11: Review staff's proposed requirement for establishment of an SSA over the development.**

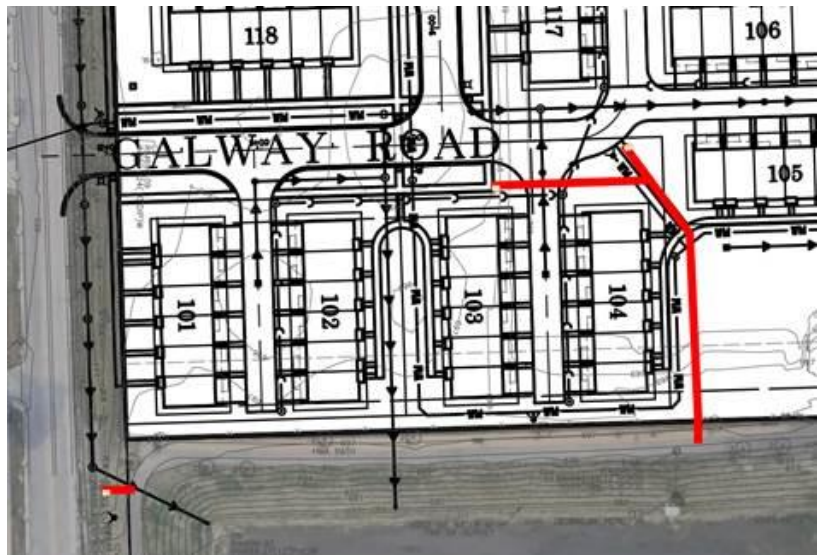
A recommended condition was added that an SSA be established with the final PUD and Plat approvals.

### **Sidewalks**

Sidewalks are proposed on all new internal public streets. The development is also required to install sidewalks on any adjacent public streets or rights-of-way. However, the Village and county are already working towards plans to install a multi-use path along Ridgeland Avenue. Additionally, there will be some changes to Oak Forest Avenue, which currently has swales, and the utilities in the area. To avoid installing sidewalks in a manner not in the long-term interest of the area. Village Planning and public works staff has suggested a cash-in-lieu payment for the required sidewalks that can be used by the public works department in the best way possible for the area. The goal is to hopefully connect the subdivision down Oak Forest Avenue (adjacent to the former ABC Supply Co. property) to make walking to the downtown easier. The Village Engineer has estimated a cost of \$82,279 for the required sidewalks that would be required to be paid prior to the issuance of any site permits.

A recommended condition was added clarifying this cash-in-lieu payment for some sidewalk requirements. The amount is subject to any increases in construction costs over time. The payment is due before the issuance of any site work permits.

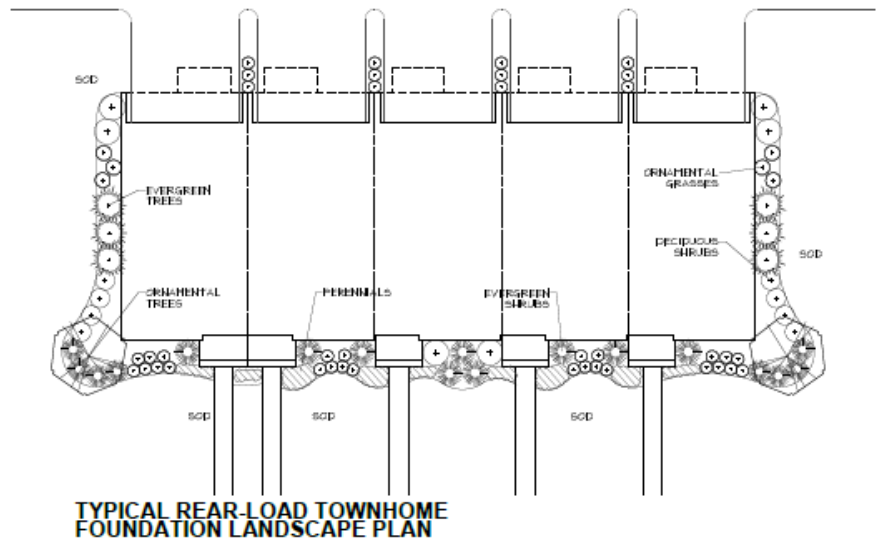
A commissioner noted they would like to see a more direct walking route to the Freedom Pond path as this would give residents a path to the park and to the nearby Tinley Park High School. One route was explored that would remove lot 39 and bring a path directly from the detached home area to Freedom Pond along the east side of the townhomes. However, there is a steep grade differential here with the area used as a swale to move stormwater. There are also watermains and storm sewers located there as well with little space flexibility. However, an alternative route was designed connecting through the townhomes. Additionally, they have proposed to construct a connection to the Ridgeland Avenue multi-use path once constructed as part of the Cook County project. While not as direct, this would provide a clear public path that allows residents of the subdivision to more easily walk south to the park, school, or 175<sup>th</sup> Street. Details on the ownership, public access, and maintenance of these paths will be needed at final approval.





## LANDSCAPE

A landscape buffer is proposed along the entire perimeter to serve as a buffer to roadways and adjacent uses (see attached landscape plan). This buffer ranges in depth from 15' at its narrowest to 30' at its widest. This is in addition to the residential structure setbacks for the detached homes and townhomes. The landscape buffer along the perimeter of the property mostly meets the bufferyard requirements. The reductions have largely been shrub plantings that serve little purpose in buffering views. Shrubs have been proposed in the townhome area through and around the entrances to the subdivision to make an attractive entrance. The landscape plans are part of the attached documents to this staff report.



The bufferyard along the single-family homes is proposed to be owned and maintained by the homeowners since it is for their primary benefit. That was a recommendation by staff as opposed to the alternative of having them in a separate outlot area. In that situation, the area could be fenced in and become a difficult alley area to maintain. Additionally, the costs would be bared by all of the detached single-family home residents for the benefit of only the homes that are adjacent to the Panduit site.

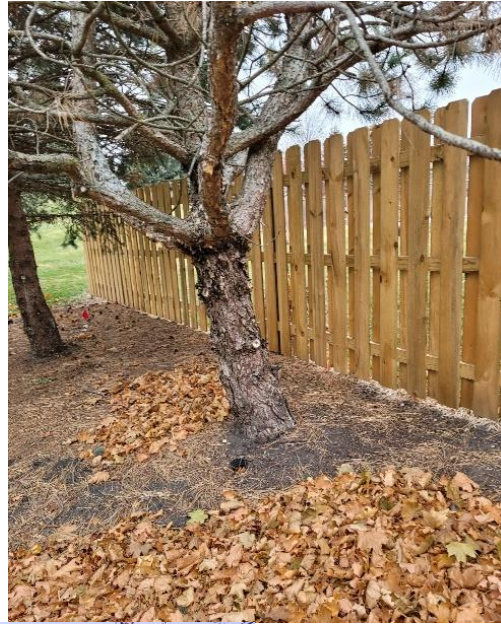
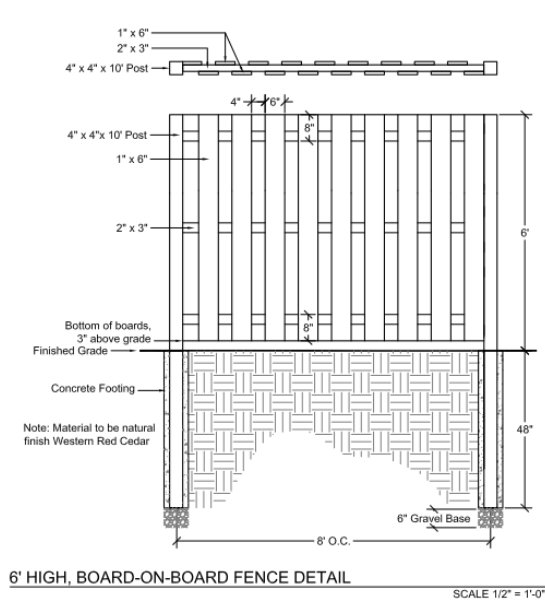
### ***Open Item #12: Review proposed landscape plan including buffers.***

Additionally, 6' high privacy fencing has been proposed to be installed along the Panduit property as well as the homes that back up to Oak Forest Avenue. The fence will ensure residents have a buffered view from the commercial use from the beginning. However, future maintenance will be on the individual homeowners. The fence along Oak Forest Avenue is proposed to be maintained by the HOA since its purpose is to provide a uniform appearance along the roadway instead of having different heights, styles, and colors.

### ***Open Item #13: Review the proposed fence design and locations.***

The Commission discussed the fencing materials and locations in detail. Most commissioners tended to prefer PVC fencing over wood fencing due to less need for maintenance and a more consistent look over time. However, due to the increase in cost, limited availability, and location near the heavily wooded forest preserve areas, DR Horton has wished to remain using a wood privacy fence as opposed to PVC. They used the wood fences at previous development locations that have been well-constructed with little need for repair or maintenance over time. The pictures supplied are a fence that was installed in 2005 and owned by an HOA.





## ARCHITECTURE

### Single Family Home Design

A few different models have been proposed for the detached single-family homes. All detached homes will have first floor brick or stone masonry products as required by the code. There are both two-story and ranch style homes. Options include a variety of exterior materials, colors, window styles, and other bonus options. There are options to add a full porch and to add three-car garages on a few of the models. The specific models and options are largely left to the purchaser. However, DR Horton has a set of anti-monotony standards in place that will be adopted with the PUD to ensure models and colors are varied throughout.

Staff suggested creating some varying designs on the front elevations, particularly with three-car garage models. The main concern was that these models and elevations would be dominated by the garage door. Staff suggested some of the following changes that would provide for a more attractive streetscape design:

- Varying siding colors
- Substituting brick/stone on the front facades.
- Offering varying window options.
- Changing roof lines to be less bulky/massed form the front elevation.
- Offering varying garage door options (include windows).
- Offering a gable option on the porch roofs.



A few changes were made to add some premium features as a standard on these models, but ultimately, they are looking for flexibility to market different options and models. Additionally, some of their models are standardized across their developments for efficiency purposes in design and construction. The Petitioner can better review these models at the workshop meeting. Color renderings were given for a few of the model types as well to better understand how they will look.



***Open Item #14: Review the varying single-family home model options, provide and suggestions for additions, removals, or changes.***

## Proposed Anti-Monotony Provisions

### Elevations:

- The same elevation of the same floor plan cannot be repeated within two lots on the same side of the street.
  - Must be two different elevations between each home. A different elevation is not only defined as a different letter, but must be different in terms of roofline and fenestration.
- The same elevations cannot be put “directly across the street” from one another.
- Like elevations can be erected across the street from one another as long as the lot boundaries do not overlap by more than 25%: this is not considered “directly across the street.”
- In the case of a small cul-de-sac (eight sites or less), no duplication of elevations should occur.

### Exterior Colors:

- The same exterior siding color shall not be repeated within two lots on the same side of the street.
  - Two different siding colors between each house.
  - The siding color should not be the same on any house across the street.
- Trim, roof and brick colors will not be duplicated more than twice if side by side;
  - i.e., there will not be three homes alongside each other with the same trim color.
- There is no monotony code for Townhomes.



### Key Lots

Certain “Key Lots” have been indicated by the developer. These lots will be some of the most visible lots due to their locations on corners or being in line with roadways. The developer has noted these lots would get some upgraded design options that would benefit the overall appearance and feel of the subdivision. Revised plans with the new layout will need to be supplied, along with the details on the model upgrades prior to the public hearing.

***Open Item #15: Petitioner to revise key lot exhibit to new layout and clearly indicate specific details or permanent “upgrades” are proposed on these lots.***

The Petitioner reviewed the key lot criteria in the meeting including requiring the following “upgrades”:

#### **Key Lot Criteria**

- An upgraded elevation (not the base elevation)
- The home would include a full width porch on the front elevation
- The corner side of the home must include a window
- Foundation landscape package on the front and corner side of the home.



### Townhomes

Similar to other townhomes developments, the design of the townhomes will be consistent across all buildings. Brick has been brought up vertically in a number of areas along with varying entrance styles to give it an appealing appearance. Brick has only been proposed on the partial first floor on the side elevations, requiring a request for an Exception as part of the PUD. Staff has noted this requirement can be met and that the brick will carry around the sides of the townhome better if brought up to the top of the first full floor (second story in the house).











PARKING

Parking in single-family neighborhoods is traditionally not a problem as there is sufficient driveway and garage spaces for homeowners to park. There is usually on-street parking availability for any parties or events residents may occasionally have. However, with a slightly denser development, there are concerns that if driveway expanded over time to the allowable 30’ maximum width, that many on-street parking spaces would be eliminated due to the increase in driveway widths at the road. Additional controls over the widths have been put in place to limit 2-car driveways to 20’ maximum and 3-care driveways to 26’ maximum.

The townhome area creates a different challenge due to an increase in density and limited on-street parking opportunities. Staff has raised concerns about the need for some off-street guest parking areas within the development. However, the Petitioner has noted they believe that the onsite spaces (2 garage and 2 driveway) along with surrounding public roadway on-street parking will be sufficient even if it is not immediately adjacent to some units. They provided a parking exhibit to show where parking availability is located for the townhomes.

PARKING	REQUIRED	PROPOSED
 GARAGE	-	320 (2 PER UNIT)
 DRIVEWAY	-	320 (2 PER UNIT)
 GUEST PARKING	-	2
 ON-STREET PARKING	-	29
TOTAL	480 (3:1)	671 (4.2:1)



~~Open Item #16: Discuss proposed parking, including no dedicated off-street parking for guests in the townhome area.~~



Plan Commission did not have too many concerns with proposed parking in the townhome area, believing the driveway and on-street parking would accommodate all but the few rare events or party situations that might create additional visitors. It was not believed that separate visitor parking areas were needed in this situation. However, it was requested that DR Horton supply similar townhomes subdivisions with similar parking situations that are nearby and could be viewed or visited. DR Horton supplied the following two subdivisions as examples:

- Tall Oaks – Elgin, IL  
<https://www.drhorton.com/illinois/chicago/elgin/tall-oaks-townhomes/floor-plans/1597>
- Cambridge Lakes Townhomes – Pingree Grove, IL  
<https://www.drhorton.com/illinois/chicago/pingree-grove/cambridge-lakes-townhomes>

## SIGNAGE

The larger monument sign will be located off of the entrance along Oak Forest Avenue and the two smaller “pier” signs will be located at the two entrances along Ridgeland Avenue. The signs will be located on association-owned property in compliance with setbacks and size requirements. Specific easements and ownership will be clarified at final approval.

***Open Item #17: Petitioner to submit revised signage plans and revised preliminary plat showing separate sign lots.***



## ENGINEERING

Publicly dedicated roadways include typical canopy trees, street lights, and traffic control signage. The proposed design generally shows it is compliant with the Village's standard details. Specifics of the roadway design will be reviewed with final engineering and final approval. It is recommended that a condition clarifying that final engineering approval is required for the site and all public right-of-way details.

***Open Item #18: Petitioner to supply revised Preliminary engineering plans prior to the Public Hearing. All plans are subject to final engineering review and approval, which will be submitted with the Final PUD approval in the future.***

## PRELIMINARY PLAT APPROVAL

Unlike the Final Plat, the Preliminary Plat does not formally create any lots of record. However, this plat shows likely dimensions of the proposed residential lots and outlots and gives the developer the right to move forward with the subdivision. The final plat will need to be in substantial conformance with this preliminary plat but requires additional information like signature blocks, exact property lines, and easement locations. A preliminary plat stops short of being final because final engineering usually has not been completed and minor changes may still be required. The Petitioner will return for Final Plat and PUD approval once final engineering has been completed. Due to some site layout changes the preliminary plat requires revision prior to the public hearing.

***Open Item #19: Petitioner to supply revised Preliminary Plat prior to the Public Hearing.***



## STANDARDS FOR REZONING APPROVAL

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The Zoning Code does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases. The following “LaSalle Standards” have been supplied for the Commission to consider. Staff will prepare draft responses for these conditions within the next Staff Report.

- a. The existing uses and zoning of nearby property;
  - The R-5 zoning is consistent with neighboring residential uses in the area. Nearby parks, schools, open areas, and access to the downtown also make the location viable for residential uses. Limited access and visibility make future commercial development unlikely.
- b. The extent to which property values are diminished by the particular zoning;
  - The zoning change is not anticipated to lower any property values.
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
  - No property value reductions or complaining parties have been identified.
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
  - The development includes new housing in an area without new residential construction for sale in many years. The development benefits the public by generating additional property tax not generated by vacant land and reducing the burden on existing landowners. Additionally, proposed public open spaces and sidewalks are beneficial to all area residents.
- e. The suitability of the property for the zoned purpose;
  - The property has sufficient roadways, utilities, storm detention, and a location for residential uses.
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
  - The majority of the property has always been vacant, with the remaining portion recently vacant with the demolition of the former Panduit facility. The lot has remained vacant and had little interest as a commercial development for over 10 years. The area has limited access and visibility to attract commercial or corporate development.
- g. The public need for the proposed use; and
  - There is a strong demand for additional housing in the area and this development will provide a mix of detached home types and townhomes. The housing is attractive to a variety of people including seniors, empty-nesters, and young families.
- h. The thoroughness with which the municipality has planned and zoned its land use.
  - The area has been noted as a likely residential development for many years. The anticipation of residential development at this location was adopted as part of the Legacy TIF Redevelopment Plan. Future commercial use or development of the land is unlikely.



## STANDARDS FOR A SPECIAL USE

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Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission when analyzing a Special Use request. Staff will provide draft Findings for the Commission's review in the next Staff Report.

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;
  - There is no danger to the public with additional residential housing proposed.
- 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;
  - Residential housing surrounds the development and residential uses are less intense than the former commercial and light industrial uses. The proposed zoning is a better fit for the area.
- 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 remaining land has been planned in concept to tie into the surrounding area's roads, utilities, sidewalks, and other development aspects. The remaining commercial areas have been planned for potential residential development in concept as well.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - There are adequate roadways, utilities, and drainage existing around the site and proposed throughout the new development.
- 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 ingress and egress access points have been reviewed by the Village Engineer for their best placement on the site and for overall traffic flow for the area.
- 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; and
  - The buildings will comply with all other code requirements of the Village not covered by an Exception to the Zoning Ordinance indicated in the PUD documents and plans.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
  - The development will add additional residents that help support surrounding businesses and add additional property taxes where the vacant land currently provides minimal support to various public bodies.



## STANDARDS AND CRITERIA FOR A PLANNED UNIT DEVELOPMENT

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Section VII.C. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission for a Planned Unit Development (PUD). The Plan Commission is encouraged to consider these standards (listed below) as well as the Applicant's responses (attached) when analyzing the PUD request. Staff will provide draft Findings for the Commission's review in the next Staff Report.

- a. The site of the proposed planned unit development is not less than five (5) acres in area, is under single ownership and/or unified control, and is suitable to be planned and developed, or redeveloped, as a unit and in a manner consistent with the purpose and intent of this Ordinance and with the Comprehensive Plan of the Village.
- b. The planned development will not substantially injure or damage the use, value and enjoyment of the surrounding property nor hinder or prevent the development of surrounding property in accordance with the land use plan of the Village.
- c. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated.
- d. The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police and fire protection.
- e. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer.
- f. The street system serving the planned development is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the planned development will be adequate to serve the residents or occupants of the proposed development.
- g. When a Planned Unit Development proposes the use of private streets, common driveways, private recreation facilities or common open space, the developer shall provide and submit as part of the application the method and arrangement whereby these private facilities shall be operated and maintained.
- h. The general development plan shall contain such proposed covenants, easements and other provisions relating to the bulk, location and density of residential buildings, non-residential uses and structures and public facilities as are necessary for the welfare of the planned development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the land owners within the development.
- i. The developer shall provide and record easements and covenants, and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably required to assure performance in accordance with the development plan and to protect the public interest in the event of abandonment of said plan before completion.
- j. Any exceptions or modifications of the zoning, subdivision, or other regulations that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it, are consistent with the general interest of the public.



## STANDARDS FOR SITE PLAN & ARCHITECTURAL APPROVAL

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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.



## MOTIONS TO CONSIDER

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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.

### **Motion 1 (Map Amendment/Rezoning):**

*"...make a motion to recommend that the Village Board grant the Petitioner, DR Horton Inc - Midwest, a Map Amendment (rezoning) of the property generally located at the southeast corner of Ridgeland Ave. & Oak Forest Ave (excluding 17201 Ridgeland Ave) from the existing ORI (Office and Restricted Industrial) zoning district to the R-5 (Low-Density Residential) zoning district, and adopt the Findings of Fact as proposed in the December 16, 2021 Staff Report."*

### **Motion 2 (Special Use for Preliminary PUD Approval):**

*"...make a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, DR Horton Inc - Midwest, for Preliminary Planned Unit Development Approval for the Oak Ridge Subdivision located at the southeast corner of Ridgeland Ave. & Oak Forest Ave (excluding 17201 Ridgeland Ave), to be zoned R-5 (Low-Density Residential) and developed with 81 detached single-family and 162 attached single-family units, in accordance with all plans/documents submitted and listed herein and adopt the Findings of Fact as proposed by in the December 16, 2021 Staff Report, subject to the following conditions:*

- 1. The PUD exceptions and restrictions from the Zoning Ordinance, as listed in the staff report, shall be included within the Preliminary and Final PUD ordinance documents.*
- 2. Final PUD and Plat Approval is required and shall be in substantial compliance with the plans, documents, findings, conditions, discussion, and agreements determined as part of the Preliminary PUD approval.*
- 3. Final conditions, covenants, and restrictions (CC&Rs) shall be submitted outlining ownership and association responsibilities.*
- 4. A Special Service Area (SSA) shall be established over the development at the time of Final Approval.*
- 5. The public park design and layout shall be finalized at final approval. The timeline of completion and acceptance shall be agreed upon with the Tinley Park - Park District.*
- 6. A cash-in-lieu payment for the sidewalks on Ridgeland Ave and Oak Forest Ave be submitted prior to issuance of any permits. The payment is currently estimated by the engineer at \$82,279 but is subject to changes related to increases in construction or material cost.*
- 7. Final approval is subject to final engineering review and approval of all plans by the Village Engineer and any other jurisdictional approvals, including but not limited to Cook County DOT, MWRD, and IEPA.*

### **Motion 3 (Preliminary PUD Plat):**

*"...make a motion to recommend that the Village Board grant approval to the Petitioner, DR Horton Inc – Midwest, Preliminary PUD Plat Approval for the Oak Ridge Subdivision in accordance with the Preliminary Plat submitted (dated December 7, 2021), subject to the condition that the approval is subject to the review and approval by the Village Engineer and Village Attorney."*



## LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
14pgs	Workshop Presentation (key lot exhibit, parking exhibit, anti-monotony standards, etc.)	DRH	12-2-21
1pg	Project Narrative	DRH	10-15-21
2pgs	Plat of Topography	Mackle	6-23-21
2pgs	Alta Survey	Mackle	8-5-21
3pgs	Preliminary Site Plan	GRWA	11-24-21
1pg	Preliminary Zoning Analysis Table (To be revised at final approval)	DRH	10-15-21
5pgs	Preliminary Landscape Plan	GRWA	11-24-21
2pgs	Photometric Exhibit (To be revised at final approval)	Mackle	9-3-21
16pgs	Preliminary Engineering Plans	Mackle	12-8-21
1pg	Preliminary Signage Plans (Locations to be revised at final)	GRWA	10-15-21
72pgs	Single Family Detached Model Elevations (B&W)	Premier	11-5-21
7pgs	Single Family Detached Elevation Select Color Renderings	Premier	n/a
5pgs	Townhome Elevations and Renderings	Premier	11-5-21
1pg	Preliminary Plat of Subdivision	Mackle	12-7-21
51pgs	Traffic Study	GHA	8-31-21
1pg	Monotony Plan for Single Family Detached	DRH	n/a
1pg	Subdivision Specifications	DRH	n/a
1pg	Estimated Child Generation	DRH	8-31-21
7pgs	Market Study	HT	n/a
3pgs	Fence Details and Pictures	DRH	n/a
1pg	Park District Letter of Understanding	TPPD	12-2-21

DRH = DR Horton (Petitioner/Developer)

Mackle = Mackle Consultants, LLC (Surveying)

GRWA = Gary R. Weber Associates, Inc. (Land Planning, Landscape Arch.)

Premier = Premier Architecture, Inc. (Architect)

GHA = Gewalt Hamilton Associates, Inc. (Consulting Engineers)

HT = Housing Trends LLC (Market Consultant)

TPPD = Tinley Park – Park District





# *Oak Ridge, Tinley Park*

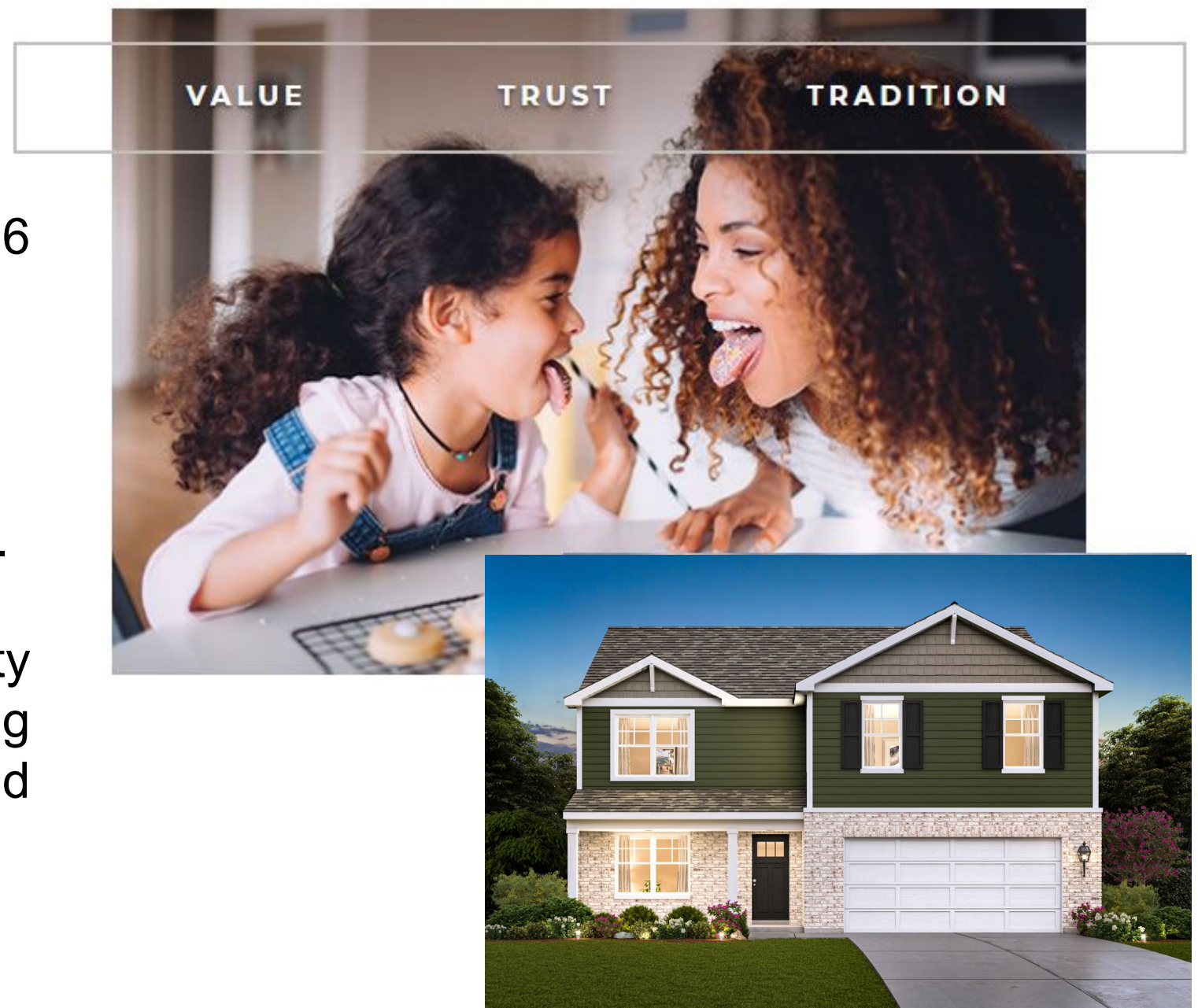
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**Workshop Meeting  
12.2.2021**



## ABOUT DR HORTON

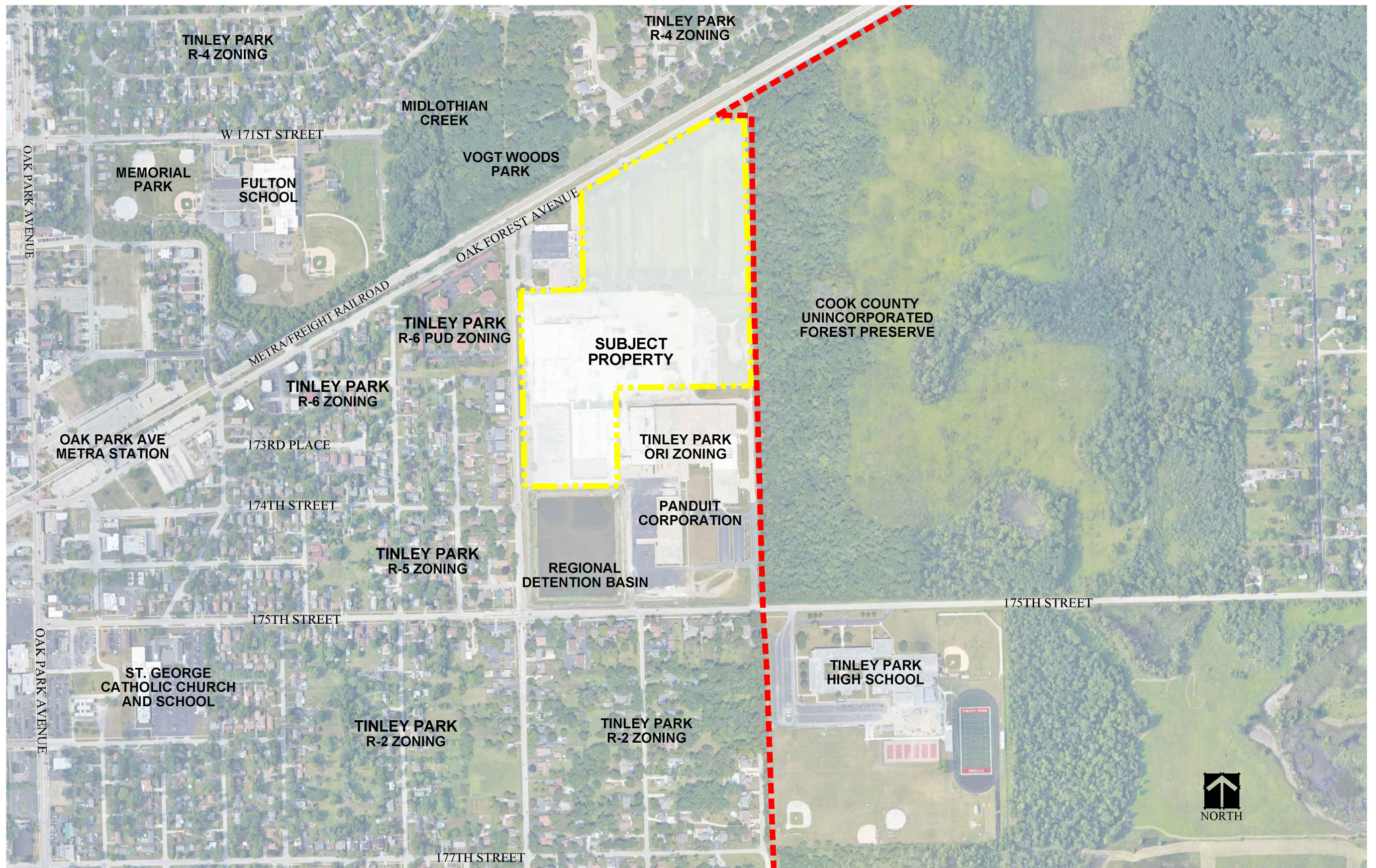
- Largest home builder by volume in the U.S. for 16 consecutive years
- Founded in 1978 in Fort Worth, TX
- Operates in 79 markets in 26 states across the U.S.
- Engages in construction and sale of high-quality homes through diverse brand portfolio including D.R. Horton, Freedom Homes (age targeted) and Emerald Homes
- Building in the Chicagoland area for over 50 years
- Actively selling in over 20 communities throughout Chicagoland.



*Oak Ridge*  
Tinley Park, Illinois

About DR Horton



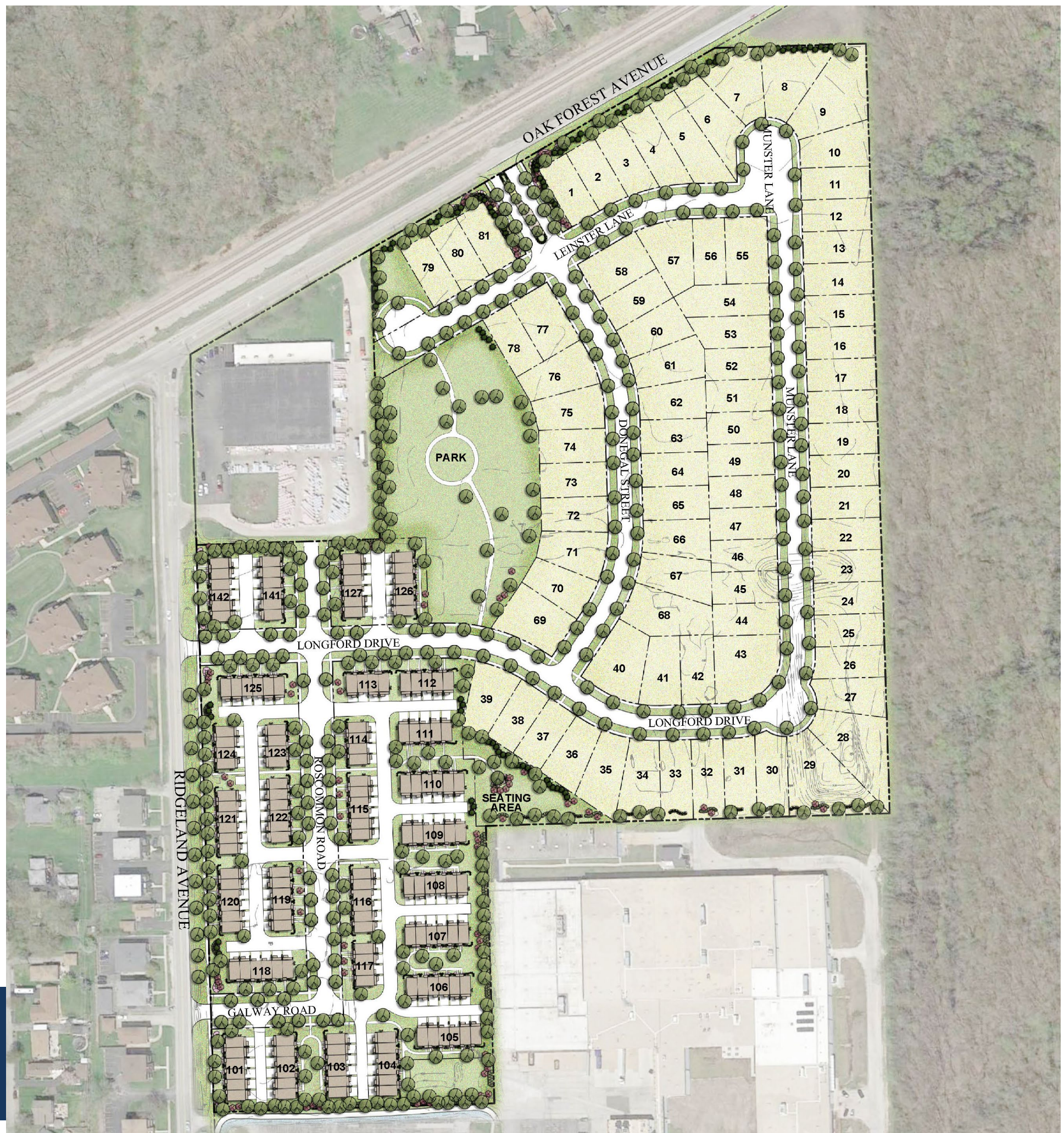




## Site Data

- 81 Single Family Lots
- 162 Townhome Units
- 6.3 Acres of open space
  - Includes 3 acre park, walking trails, landscaped courtyards and seating areas
- 16% of site is open space

*Oak Ridge*  
Tinley Park, Illinois







*Oak Ridge*  
Tinley Park, Illinois

Single Family Homes





*Oak Ridge*  
Tinley Park, Illinois

Single Family Homes





*Oak Ridge*  
Tinley Park, Illinois

Single Family Homes



## Staff's Anti-Monotony Suggestions

- Varying siding colors
- Substituting brick/stone on the front facades
- Offering varying window options
- Changing rooflines to be less bulky/massed from the front elevation
- Offering varying garage door options (include windows)
- Offering a gable option on the porch roofs



## Proposed Anti-Monotony Provisions

### Elevations:

- The same elevation of the same floor plan cannot be repeated within two lots on the same side of the street.
  - Must be two different elevations between each home. A different elevation is not only defined as a different letter, but must be different in terms of roofline and fenestration.
- The same elevations cannot be put “directly across the street” from one another.
- Like elevations can be erected across the street from one another as long as the lot boundaries do not overlap by more than 25%: this is not considered “directly across the street.”
- In the case of a small cul-de-sac (eight sites or less), no duplication of elevations should occur.

### Exterior Colors:

- The same exterior siding color shall not be repeated within two lots on the same side of the street.
  - Two different siding colors between each house.
  - The siding color should not be the same on any house across the street.
- Trim, roof and brick colors will not be duplicated more than twice if side by side;
  - i.e., there will not be three homes alongside each other with the same trim color.
- There is no monotony code for Townhomes.



## Key Lot Criteria

- An upgraded elevation (not the base elevation)
- The home would include a full width porch on the front elevation
- The corner side of the home must include a window
- Foundation landscape package on the front and corner side of the home.






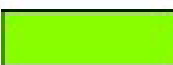




*Oak Ridge*  
Tinley Park, Illinois

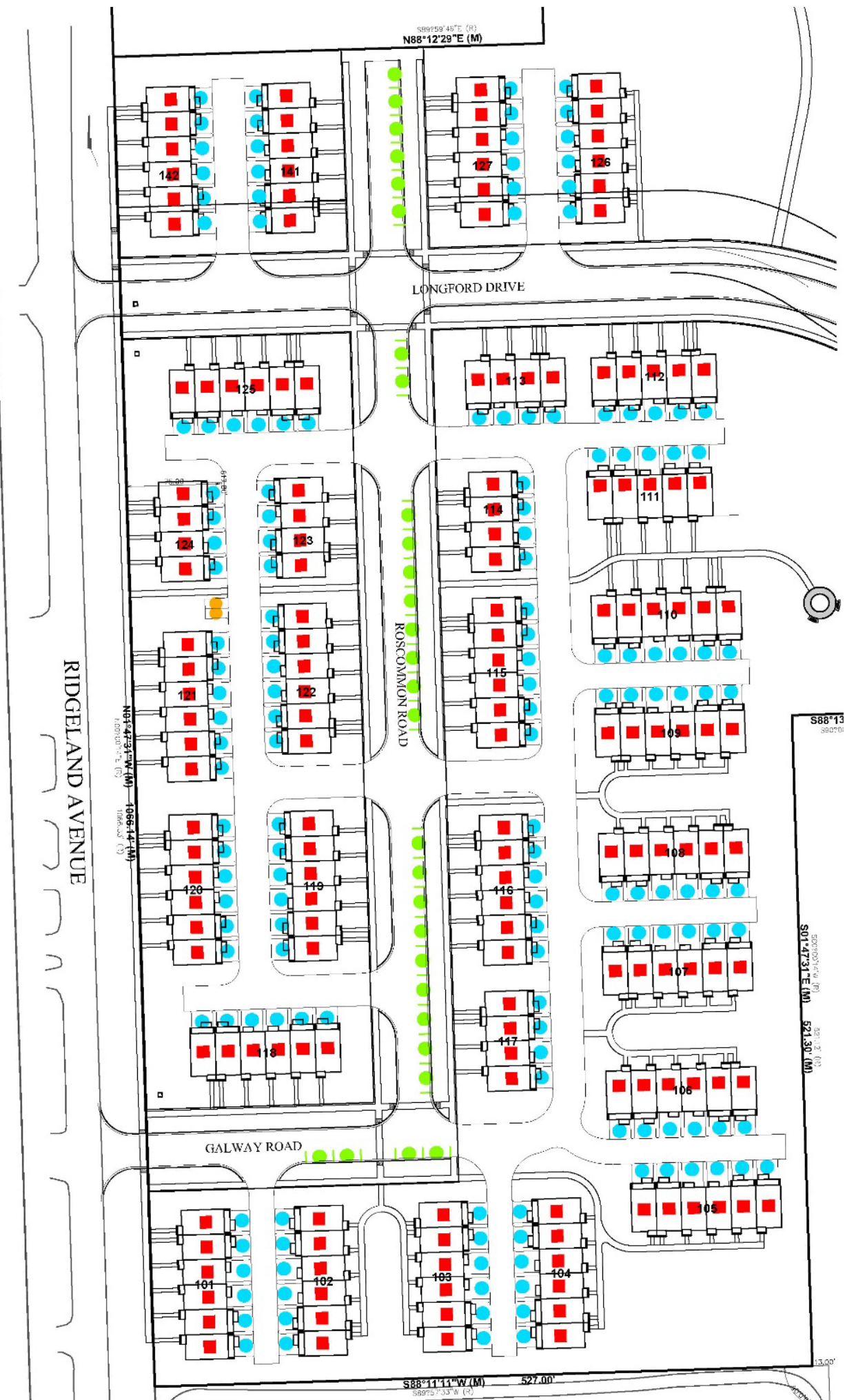
Townhome Elevations



-  Garage Parking – 324 (2 per unit)
-  Driveway Parking – 324 (2 per unit)
-  Guest Parking – 2
-  On-Street Parking – 29



**Total Parking Provided – 679 Spaces  
(4.2 spaces per unit)**

*Oak Ridge*  
Tinley Park, Illinois





## Open Space

-  Public Open Space – 3.9 Acres
-  Common Open Space – 2.4 Acres

**Total Open Space – 6.3 Acres**

16% of site is open space



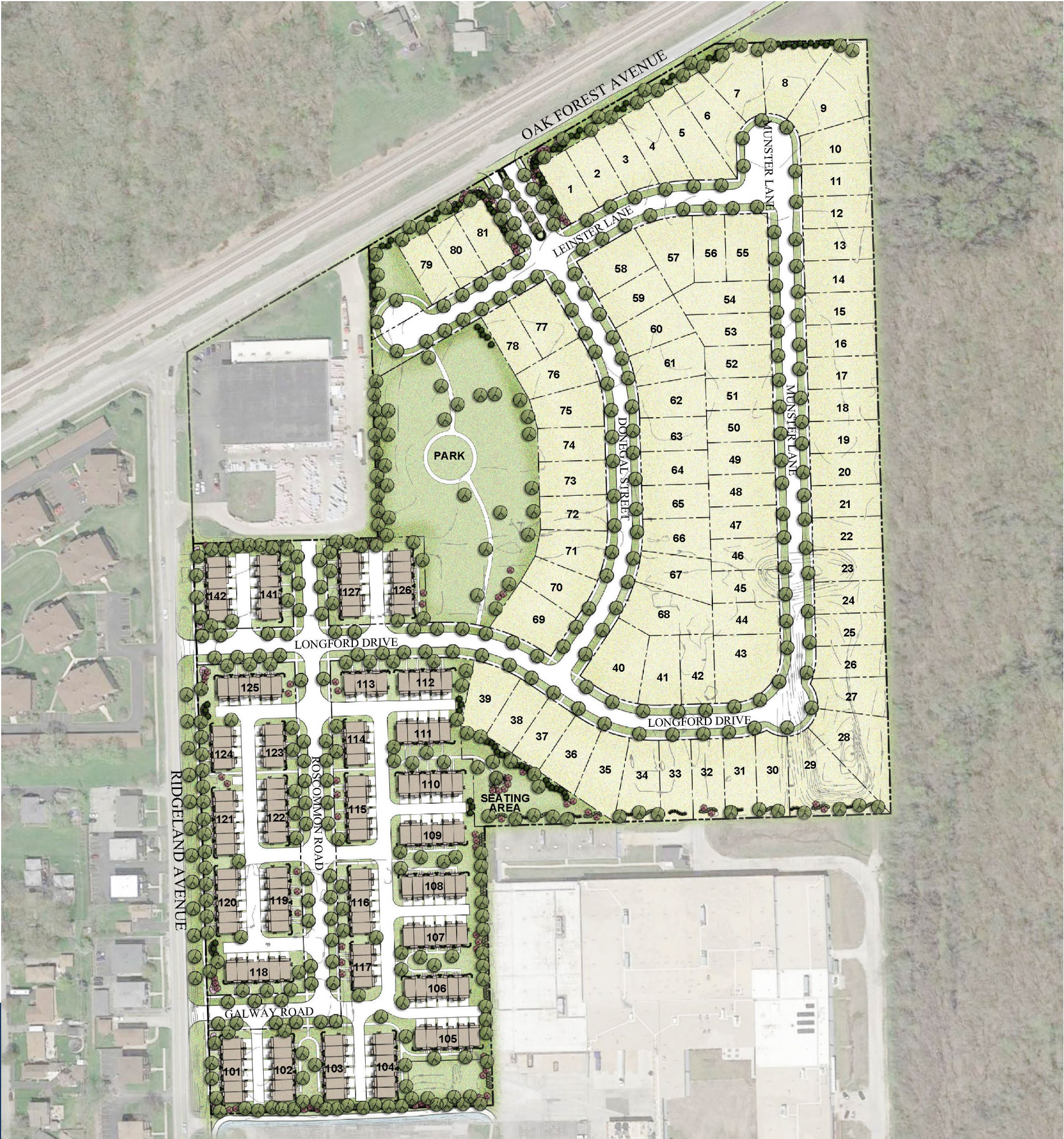
*Oak Ridge*  
Tinley Park, Illinois



*Thank you for your  
attention.*

*Questions?*

*Oak Ridge*  
Tinley Park, Illinois





## **Oak Ridge – Tinley Park, Illinois**

### **Project Narrative**

Oak Ridge is a proposed residential community by DR Horton, Inc. which is located at the southeast corner of Oak Forest Ave. and Ridgeland Ave. in the Village of Tinley Park. The property consists of 39.19 acres which was formerly part of the Panduit Corporation facility and has now been demolished. The property is ideally located for a residential community given the surrounding uses which consists of residential on both the west and the north and a Forest Preserve to the east. South of the property is a regional storm water detention facility and the existing Panduit Corporation building. Storm water detention will be provided in this existing Village owned basin south of the property.

DR Horton is proposing a Residential Planned Development which consists of 82 single family detached homes and 160 townhomes. This community is designed to attract a variety of market segments. The townhomes are designed as a courtyard type product that has garage access to the rear with living space above the garage. This allows the front of the homes to be free of any garage doors creating a more attractive streetscape. This is especially obvious along the Ridgeland Ave. frontage where the view to passers by will strictly be the attractive front elevations of the homes. The townhome units will attract a wide segment of the market including young professionals, young families starting out with their first home as well as empty nesters who want the maintenance free living.

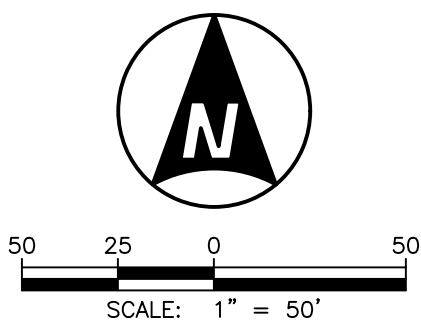
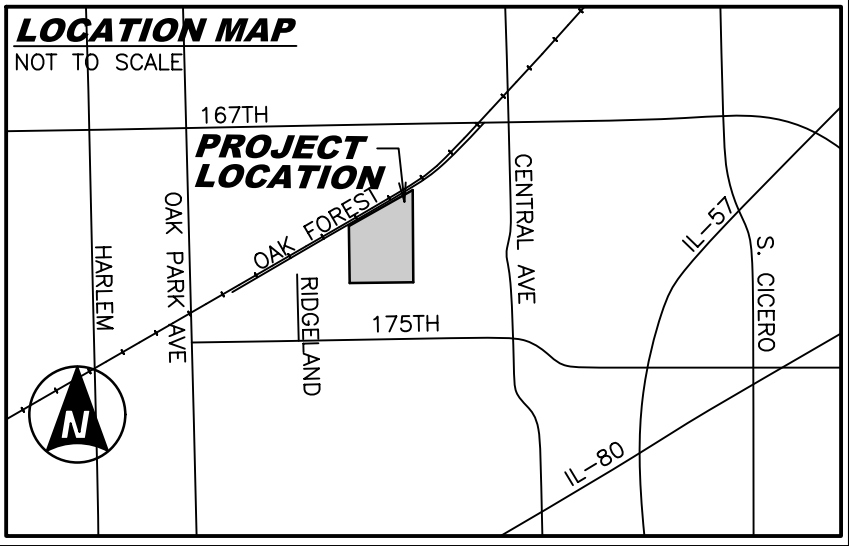
The single family detached homes will provide housing for families within the general area and specifically includes three ranch homes in order to provide a variety of options for single level living for empty nesters and retired people in the area wanting a product that does not require stairs.

These homes are all deigned within a planned community centered on a central park site of over 4 acres in order to meet the recreational needs of the community and to supplement the vast open spaces of the Forest Preserve adjacent to the east. The plan also provides for consistent architecture and perimeter landscape buffers as well as additional landscaping throughout the community. In order to accommodate possible future redevelopment, the plan also provides for public streets to stub into and connect with the current ABC Supply building property. This would provide for the ability to extend residential development into the site should it ever be rezoned in the future. A connection is provided from both the south and the east of the property.

The property will be controlled and maintained by a Homeowners Association. The Association will be responsible for the maintenance of any hardscape and landscaping in all common areas as well as the common driveways and alleys serving the townhome area. The exterior of the townhome buildings will also be maintained by the Association.



TOPOGRAPHIC EXHIBIT



**AREA:**  
PROPERTY CONTAINS 1,550,508 SQUARE FEET OR 35.595 ACRES MORE OR LESS

**P.I.N.:**  
28-29-300-031  
28-29-300-034  
28-29-300-035  
28-29-300-030

LEGEND:

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- SECTION LINE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- OVERHEAD WIRE
- ELECTRIC LINE
- GAS LINE
- FENCE
- GUARDRAIL
- TREE LINE
- RAILROAD
- EDGE OF WATER
- MANHOLE (STMH/SAMH)
- CATCH BASIN (CB)
- INLET (INL)
- FLARED END SECTION (FES)
- VALVE VAULT (VV)
- VALVE BOX (VB)
- BUFFALO BOX (BB)
- CLEANOUT (CO)
- BOLLARD (BOL)
- GAS VALVE (GV)
- FIRE HYDRANT (FH)
- ELECTRIC MANHOLE (EMH)
- TELEPHONE MANHOLE (TMH)
- HANDHOLE (HH)
- LIGHT (LHT)
- POWER POLE (PP)
- GUY WIRE (GW)
- CABLE PEDESTAL (PEDC)
- ELECTRIC PEDESTAL (PEDE)
- TELEPHONE PEDESTAL (PEDT)
- TRANSFORMER
- SIGN
- MAILBOX (MB)
- DECIDUOUS TREE (SIZE IN INCHES)
- CONIFEROUS TREE (SIZE IN INCHES)
- CONTOUR LINE
- SPOT ELEVATION
- PAVEMENT ELEVATION
- TOP OF CURB ELEVATION
- TOP OF DEPRESSED CURB ELEVATION
- WALK ELEVATION
- CHAIN LINK FENCE
- CORRUGATED PLASTIC PIPE
- DUCTILE IRON PIPE
- VITRIFIED CLAY PIPE
- HIGH DENSITY POLYETHYLENE PIPE
- ELECTRIC METER
- GAS METER
- INVERT
- POLYVINYL CHLORIDE PIPE
- REINFORCED CONCRETE PIPE
- RETAINING WALL
- SANITARY
- SITE BENCHMARK
- STORM
- STRUCTURE
- TOP OF PIPE
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING
- DEPRESSED CURB



NOTES:

1. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X". AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 1703100709, MAP REVISED DATE OF AUGUST 19, 2008, SUBJECT TO MAP INTERPRETATION AND SCALING.
2. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
3. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR ADDITIONAL RESTRICTIONS.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
5. CONTACT JULIE AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
6. OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES LOCATED AND SHOWN HEREON. UNDERGROUND UTILITY ROUTINGS PROTRACTED HEREON ARE BASED UPON PROVIDED MAPPING AND FIELD OBSERVATION AND IS BELIEVED TO BE CORRECT BUT NOT WARRANTED.
7. EXHIBIT IS BASED ON FIELD WORK COMPLETED ON 06-22-21.

BENCHMARKS:

SOURCE BENCHMARK: CO06/AJ2772  
STATION IS LOCATED IN THE CITY LIMITS OF OAK FOREST IN SECTION 20, T36N, R13E. TO REACH FROM THE JUNCTION OF IL RT 43 AND RT 6 PROCEED 1.5 MI EAST ON US RT 6, LOCATED 1.6 MI WEST OF RT 50 (CICERO) AND 110 EAST OF CENTERLINE OF ARROYO DR ON FOREST PRESERVE PROPERTY. STATION IS 61 FT SOUTHWEST OF A LIGHTPOLE, 45 FT SOUTH OF THE EASTBOUND CENTERLINE OF RT 6, 35 FT SOUTHWEST OF AN INLET, 47 FT SOUTHEAST OF A TRAFFIC SIGNAL POLE, 29 FT NORTH OF THE CENTERLINE OF THE BIKEPATH, 46 FT EAST OF CENTERLINE OF BIKE PATH, 30 FT SOUTH OF THE BACK OF CURB OF RT 6, AND 2 FT NORTH OF AN ORANGE FIBERGLASS WITNESS POST. NOTE- ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.45 FT BELOW CAP. THE ROD WAS DRIVEN TO REFUSAL AND ANCHORED. PK NAILS WERE SET IN WOOD PHYSICAL TIES. ELEVATION = 697.51 (NAVD 88)

SITE BENCHMARK #1:  
IRON ROD WITH CAP LOCATED ON A SOUTH LINE OF PARCEL ONE 320.6 FEET WEST OF THE SOUTHEAST CORNER, 8.0 FEET SOUTH OF HMA PAVEMENT, AND 25.0' NORTHWEST OF AFLARED END SECTION. ELEVATION = 699.41

SITE BENCHMARK #2:  
IRON ROD WITH CAP LOCATED ON NORTH SIDE OF OAK FOREST AVENUE, 3.8 FEET NORTHWEST OF EDGE OF PAVEMENT, AND 118.3 FEET NORTHEAST OF A TELE HAND HOLE. ELEVATION = 701.54

CLIENT:  
**D.R. HORTON** 750 EAST BUNKER COURT  
VERNON HILLS, ILLINOIS 60061  
*America's Builder*



**Mackie Consultants, LLC**  
9575 W. Higgins Road, Suite 500  
Rosemont, IL 60018  
(847)696-1400  
www.mackieconsult.com

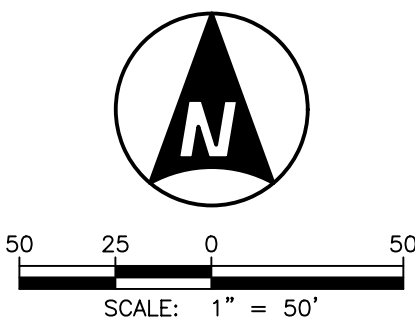
			DESIGNED	
			DRAWN	KMF
			APPROVED	RPO
			DATE	11-13-18
06-23-21	UPDATE TOPOGRAPHY AT NORTH END OF SITE	MRD	SCALE	1"=50'
DATE	DESCRIPTION OF REVISION	BY		

**TOPOGRAPHIC EXHIBIT**  
**PANDUIT SITE**  
**TINLEY PARK, ILLINOIS**

SHEET	1 OF 2
PROJECT NUMBER:	3603
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ILLINOIS FIRM LICENSE	184-002694



TOPOGRAPHIC  
EXHIBIT



CHICAGO ROCK ISLAND & PACIFIC RAILWAY COMPANY  
OAK FOREST AVENUE

PARCEL 2  
STANDING CORN FIELD AT TIME OF SURVEY

PARCEL 1

CLIENT:  
**D·R·HORTON**  
*America's Builder*  
750 EAST BUNKER COURT  
VERNON HILLS, ILLINOIS 60061



**Mackie Consultants, LLC**  
9575 W. Higgins Road, Suite 500  
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(847)696-1400  
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			DESIGNED	
			DRAWN	KMF
			APPROVED	RPO
			DATE	11-13-18
06-23-21	UPDATE TOPOGRAPHY AT NORTH END OF SITE	MRD	SCALE	1"=50'
DATE	DESCRIPTION OF REVISION	BY		

**TOPOGRAPHIC EXHIBIT  
PANDUIT SITE  
TINLEY PARK, ILLINOIS**

SHEET	
<b>2</b>	<b>OF 2</b>
PROJECT NUMBER:	3603
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ILLINOIS FIRM LICENSE 184-002694	



**LOCATION MAP**  
NOT TO SCALE

**PROJECT LOCATION**

167TH  
OAK PARK AVE  
HARLEM  
OAK FOREST  
RIDGE ROAD  
175TH  
GENERAL AVE  
S. CICERO  
I-55  
I-55

PARCEL 1:  
THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28,  
TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTHEASTLY LINE OF OAK  
FOREST AVENUE (SAID LINE BEING 60 FEET SOUTHEASTERLY OF (BY  
RECTANGULAR MEASUREMENT) THE INTERSECTION OF SAID AVENUE WITH  
LINE OF THE 100 FOOT WIDE RIGHT-OF-WAY OF THE CHICAGO ROCK  
ISLAND AND PACIFIC RAILWAY COMPANY); AND THE EAST LINE OF  
MIDGELAND AVENUE (BEING 50 FEET EAST OF THE INTERSECTION OF  
RECTANGULAR MEASUREMENT) AND PARALLEL WITH THE WEST LINE OF SAID  
MIDGELAND AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF MIDGELAND  
AVENUE, 14 SECONDS WEST ALONG SAID EAST LINE OF MIDGELAND  
AVENUE, 356.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89  
DEGREES 17 MINUTES 15 SECONDS WEST ALONG SAID EAST LINE OF  
SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28; THENCE  
SOUTH 89 DEGREES 17 MINUTES 15 SECONDS WEST ALONG SAID EAST LINE  
OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, 544.91 FEET; THENCE  
SOUTH 89 DEGREES 17 MINUTES 15 SECONDS WEST ALONG SAID EAST LINE  
TO THE EAST LINE OF THE WEST 577'00 FEET OF SAID SOUTHWEST 1/4;  
THENCE SOUTH 0 DEGREES 00 MINUTES 14 SECONDS WEST ALONG A LINE  
PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 577'00 FEET  
TO THE NORTH LINE OF THE SOUTH 703 FEET OF SAID SOUTHWEST 1/4;  
THENCE SOUTH 89 DEGREES 17 MINUTES 15 SECONDS WEST ALONG  
WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 527.00 FEET TO THE  
EAST LINE OF MIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET EAST  
OF THE INTERSECTION OF RECTANGULAR MEASUREMENT) AND PARALLEL  
WITH THE WEST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH 0 DEGREES  
00 MINUTES 14 SECONDS EAST ALONG SAID EAST LINE OF SAID SOUTHWEST  
AVENUE, 1066.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY,

PART 2:

THAT PORTION OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29,  
T8S, R6E, N40° RANGE, E3 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE  
NORTHWEST CORNER OF SAID LAND; THENCE NORTH ALONG AVENUE (SAID  
LINE BEING 60 FEET SOUTHEASTERLY OF (BY RECTANGULAR  
MEASUREMENT) AND PARALLEL WITH THE SOUTHERLY LINE OF THE  
TRAIL RIGHT-OF-WAY TO THE INTERSECTION OF SAID LAND AND  
PACIFIC RAILWAY COMPANY), AND THE EAST LINE OF RIDGELAND AVENUE  
(BEING 60 FEET SOUTHEASTLY OF (BY RECTANGULAR MEASUREMENT)  
AND PARALLEL WITH THE WEST LINE OF SAID WEST 1/4 OF  
SECTION 29), SOUTH ALONG SAID EAST LINE OF RIDGELAND AVENUE 358.00  
FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 46 SECONDS EAST 600.00  
FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 46 SECONDS EAST 600.00  
DEGREES 59 MINUTES 46 SECONDS EAST 685.65 FEET TO THE EAST LINE  
OF SAID TRAIL RIGHT-OF-WAY; THENCE SOUTH 89 DEGREES 59  
MINUTES 00 SECONDS EAST ALONG THE LAST DESCRIBED LINE 902.43  
FEET; THENCE NORTH 89 DEGREES 55 MINUTES 35 SECONDS WEST ALONG THE  
LAST DESCRIBED LINE 282.49 FEET TO THE APFORESAID SOUTHEASTLY  
CORNER OF SAID LAND; THENCE NORTH 89 DEGREES 55 MINUTES 35  
SECONDS WEST ALONG SAID SOUTHEASTLY LINE 458.71 FEET TO A  
POINT ON THE EAST LINE OF SAID TRAIL RIGHT-OF-WAY; THENCE NORTH  
EAST ALONG RIDGELAND AVENUE; THENCE SOUTH 0 DEGREES 00  
MINUTE 00 SECOND WEST ALONG THE LAST DESCRIBED LINE 183.86  
FEET TO THE POINT BEGINNING AN INDIAN RESERVE.

PARCEL 3: A PORTION OF LAND IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 1 EAST, 10TH PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERN LINE OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 1 EAST, 10TH PRINCIPAL MERIDIAN, WITH THE EAST LINE OF RIDGELAND AVENUE (BY RECTANGULAR MEASUREMENT) OF THE CHICAGO FOREST AVENUE (SAID EAST LINE BEING 50 FEET EAST (BY RECTANGULAR MEASUREMENT) OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 1 EAST, 10TH PRINCIPAL MERIDIAN) WITH THE EAST LINE OF RIDGELAND AVENUE, SAID EAST LINE BEING 50 FEET EAST (BY RECTANGULAR MEASUREMENT) OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 1 EAST, 10TH PRINCIPAL MERIDIAN, AND THENCE SOUTHWEST 1/4,4 THENCE SOUTH ALONG THE EAST LINE OF RIDGELAND AVENUE A DISTANCE OF 280.00 TO THE POINT OF BEGINNING OF THE LAST DESCRIBED COURSE, THENCE WEST ALONG THE EAST LINE OF RIDGELAND AVENUE A DISTANCE OF 345.00 FEET; THENCE NORTH ALONG THE EAST LINE OF RIDGELAND AVENUE A DISTANCE OF 491 FEET TO A POINT IN THE SOUTHEASTERN LINE OF SOUTH OAK FOREST AVENUE, THENCE NORTHEASTERLY ALONG THE SOUTHEASTERN LINE OF SOUTH OAK FOREST AVENUE A DISTANCE OF 683.81 FEET TO THE POINT OF INTERSECTION OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 1 EAST, 10TH PRINCIPAL MERIDIAN WITH THE EAST LINE OF RIDGELAND AVENUE, THENCE SOUTH ALONG A LINE MAKING AN ANGLE OF 61 DEGREES 15 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (AS MEASURED FROM NORTH TO EAST) A DISTANCE OF 290.14 FEET TO A POINT BEING 358 FEET SOUTH OF THE INTERSECTION OF THE SOUTH LINE OF OAK FOREST AVENUE WITH THE EAST LINE OF RIDGELAND AVENUE, THENCE WEST ON A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 600.00 FEET TO THE EAST LINE OF RIDGELAND AVENUE, THENCE EAST ALONG THE EAST LINE OF RIDGELAND AVENUE A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFOR A PORTCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 1 EAST, 10TH PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 198 FEET ALONG THE EAST LINE OF RIDGELAND AVENUE SOUTH FROM THE POINT OF INTERSECTION OF THE SOUTHEASTERN LINE OF SOUTH OAK FOREST AVENUE (SAID EAST LINE BEING 50 FEET EAST (BY RECTANGULAR MEASUREMENT) OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 1 EAST, 10TH PRINCIPAL MERIDIAN) WITH THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET EAST BY RECTANGULAR MEASUREMENT OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 1 EAST, 10TH PRINCIPAL MERIDIAN) WITH 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 TO THE PLACE OF BEGINNING.)

PROPERTY CONTAINS 1,707,192 SQUARE FEET OR  
39.192 ACRES MORE OR LESS

1. THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 18005620LFE WITH AN EFFECTIVE DATE OF FEBRUARY 26, 1988, AND A CLOSING DATE OF COMMITMENT DATE OF FEBRUARY 26, 1988. NO OTHER RECORDS OR COMMITMENT DESCRIPTIONS AND APPLICABLE EXCEPTIONS TO TITLE.

A TITLE EXCEPTION N. PROPERTY SUBJECT TO NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED OCTOBER 21, 1988 AS DOCUMENT NO. 88486298, UNPLOTTABLE. SEE DOCUMENT FOR PARTICULARS.

B. TITLE EXCEPTION Q. PROPERTY SUBJECT TO PERPETUAL EASEMENT FOR THE BENEFIT OF FOREGOING PREMISES AND SUBJECT TO THE PROVISIONS AND CONDITIONS CONTAINED THEREIN, AS GRANTED IN DEED REGISTERED AS DOCUMENT NO. 2172152. SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.

C. TITLE EXCEPTION R. PROPERTY NOT SUBJECT TO GRANT FROM COMMONWEALTH EDISON COMPANY FOR ACCESS AND MAINTENANCE RECORDED MAY 4, 1966 AS DOCUMENT NO. 2269390. UNPLOTTABLE - NOT WITHIN OR ADJACENT TO THE HEREON DESCRIBED PROPERTY. SEE DOCUMENT FOR PARTICULARS.

D. TITLE EXCEPTION 3: PROPERTY NOT SUBJECT TO SUBSECT TO COVENANTS RUNNING WITH THE LAND AS IS CONTAINED IN DEED BY THE COUNTY OF COOK REGISTERED AS DOCUMENT NO. 2278316.  
UNPLOTTABLE - NOT WITHIN OR ADJACENT TO THE HEREON DESCRIBED PROPERTY. SEE DOCUMENT FOR PARTICULARS.

FAVOR OF ILLINOIS BELL TELEPHONE COMPANY FOR ACCESS AND MAINTENANCE RECORDED FEBRUARY 19, 1968 AS DOCUMENT NO. 2373855. UNPLOTTABLE - NOT WITHIN OR ADJACENT TO THE HEREON DESCRIBED PROPERTY. SEE DOCUMENT FOR PARTICULARS.

PUBLIC AND UTILITY EASEMENTS, AS SHOWN IN DEED REGISTERED AS DOCUMENT NO. 2708546. UNPLOTTABLE - NO EASEMENTS CONTAINED IN DOCUMENT. NOT WITHIN OR ADJACENT TO THE HEREON DESCRIBED PROPERTY. SEE DOCUMENT FOR PARTICULARS. SEE DOCUMENT FOR PARTICULARS.

G. TITLE EXCEPTION V. PROPERTY NOT SUBJECT TO ROADS AND HIGHWAYS AS SHOWN IN DEED REGISTERED AS DOCUMENT NO. 2708546. UNPLOTTABLE - NO ROADS OR HIGHWAYS CONTAINED IN DOCUMENT. NOT WITHIN OR ADJACENT TO THE HEREON DESCRIBED PROPERTY. SEE DOCUMENT FOR PARTICULARS. SEE DOCUMENT FOR PARTICULARS.

H. TITLE EXCEPTION W. PROPERTY SUBJECT TO NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION REGULATIONS OF THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO GOVERNING STORM WATER DETENTION REQUIREMENTS. FOR PARTICULARS, SEE DOCUMENT RECORDED APRIL 20, 1977 AS DOCUMENT NO. 2932746.

UNPLOTTABLE - DOCUMENT NOT LEGIBLE. SEE DOCUMENT FOR PARTICULARS.

I. TITLE EXCEPTION X. PROPERTY NOT SUBJECT TO GRANT IN FAVOR OF THE VILLAGE OF TINLEY PARK, OF A PERMANENT EASEMENT RECORDED AUGUST 18, 1977 AS DOCUMENT NO. 2960408. UNPLOTTABLE

J. TITLE EXCEPTION Y. PROPERTY SUBJECT TO TEMPORARY EASEMENTS GRANTED TO THE VILLAGE OF TINLEY PARK BY DOCUMENTS RECORDED MARCH 12, 2002 AS DOCUMENT NO. 20281185 TERMINATED MARCH 12, 2004. AND MARCH 9, 2004 AS DOCUMENT NO. 1306715659

K. TITLE EXCEPTION Z. PROPERTY SUBJECT TO GRANTS OF PERMANENT EASEMENTS GRANTED TO THE VILLAGE OF TINLEY PARK BY DOCUMENTS RECORDED MARCH 12, 2002 AS DOCUMENT NO. 20281186 AND MARCH 8, 2017 AS DOCUMENT NO. 1706715069, SHOWN HEREON.

2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.

3. TABLE "A", ITEM 2. NO KNOWN ADDRESS WAS POSTED ON SITE AT THE TIME OF THE FIELD WORK.

4. TABLE "A", ITEM 3. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON

DESCRIBED PROPERTY FALLS WITHIN ZONE "X". AREAS OUTSIDE THE  
0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD  
INSURANCE RATE MAP, MAP NUMBER 17031C0709J, MAP REVISED DATE  
OF AUGUST 19, 2008.  
SUBJECT TO MAP INTERPRETATION AND SCALING.

5. TABLE "A", ITEM 4. GROSS LAND AREA OF THE PROPERTY IS SHOWN HEREON.

6. TABLE "A", ITEM 7(A). NO BUILDINGS EXIST ON THE HEREON

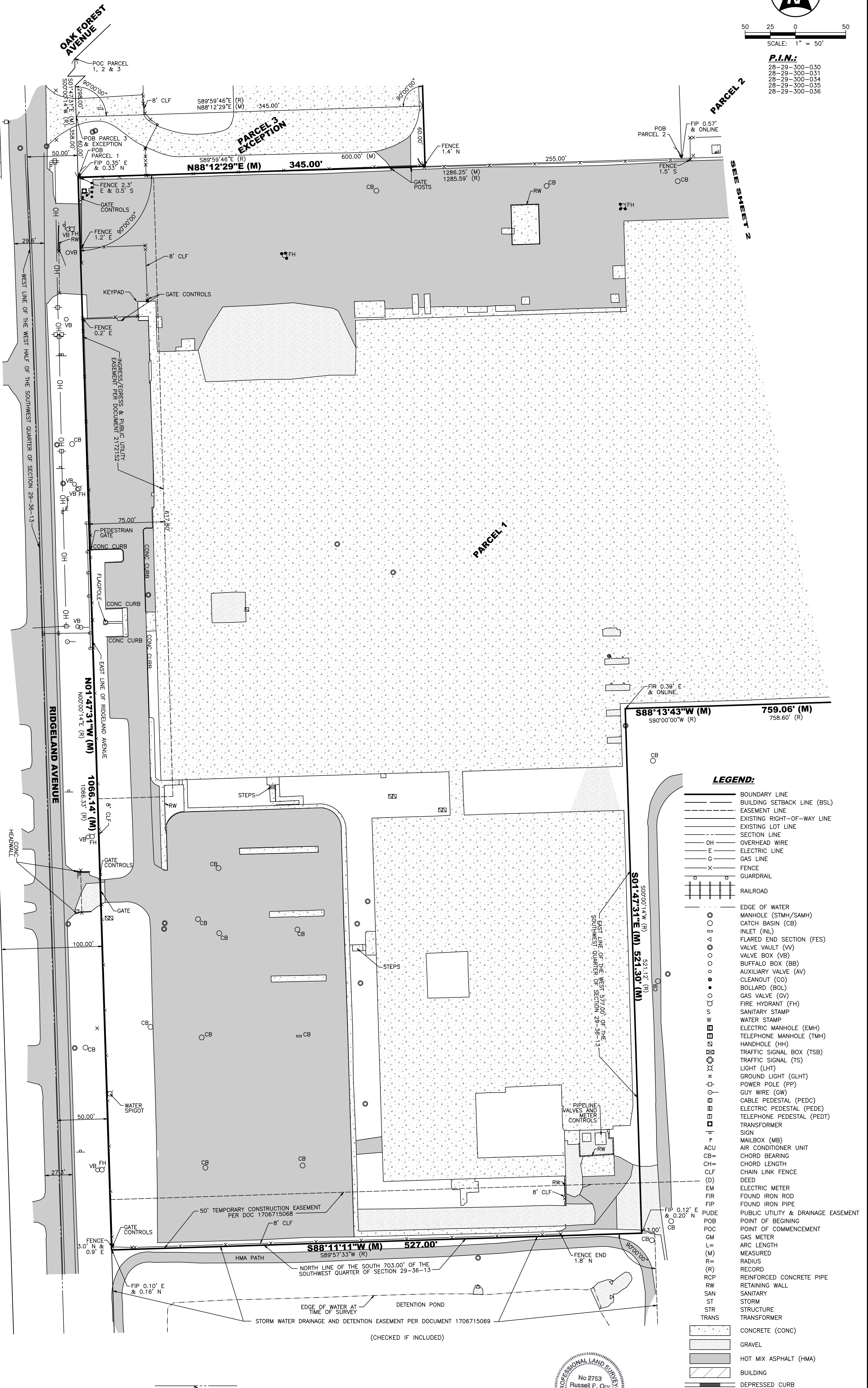
7. TABLE "A", ITEM 8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.

8. TABLE A, ITEM 11, UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY THAT WERE OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK ARE SHOWN HEREON. SOME UNDERGROUND UTILITY MARKINGS WERE OBSERVED AT THE TIME OF THE FIELD WORK AND PLANS WERE NOT PROVIDED FOR USE IN DETERMINING UNDERGROUND UTILITIES.

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS SURVEY AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
3. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR ADDITIONAL RESTRICTIONS.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
5. CONTACT JULIE AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
6. OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES LOCATED AND SHOWN HEREON.
7. MOST OF PARCEL 1H HAD STANDING CORN AND THERE WERE SOME GRAVEL PILES ON PARCEL 1 THAT COULD COVER IMPROVEMENTS DURING THE FIELD SURVEY.
8. CERTIFIED COPIES OF THIS SURVEY BEAR AN IMPRESSED SEAL.
9. PROPERTY NOT MONUMENTED AT THIS TIME AT CROWNED STREET.

**D·R·HORTON®**  
*America's Builder*

750 EAST BUNKER  
COURT  
VERNON HILLS,  
ILLINOIS 60061



1. MONUMENTATION
2. ADDRESS(ES)
3. FLOOD ZONE
4. LAND AREAS
5. VERTICAL RELIEF
6. ZONING REPORT SETBACK REQUIREMENT TABLE
7. ZONING REPORT SETBACK REQUIREMENT GRAPHICS
8. BUILDING DIMENSIONS
9. BUILDING AREAS(EXTERIOR FOOTPRINTS)
10. OTHER BUILDING AREAS
11. BUILDING HEIGHT
12. VISIBLE IMPROVEMENTS
13. PARKING STRIPS
14. DETERMINATION OF PARTY WALLS
15. DETERMINATION OF PARTY WALLS(PLUMB)
16. UTILITIES LOCATED BY FIELD SURVEY, PLANS & MARKINGS
17. GOVERNMENTAL AGENCY REQUIREMENTS
18. NAMES OF ADJOINING OWNERS
19. PLANS TO NEAREST INTERSECTING STREET
20. RECTIFIED ORTHOPHOTOGRAPHY
21. EVIDENCE OF EARTH MOVING/BUILDING CONSTRUCTION
22. EVIDENCE IN RIGHT OF WAY/SIDEWALK AND STREET C
23. LOCATION OF WETLANDS(DELINEATED BY OTHERS)
24. INCLUDE PLOTTABLE OFFSITE EASEMENTS
25. PROFESSIONAL LIABILITY INSURANCE

STATE OF ILLINOIS }  
COUNTY OF COOK } SS  
- D. R. HORTON, INC. - MIDWEST, A CALIFORNIA CORPORATION  
- PANDUIT CORP  
- CHICAGO TITLE INSURANCE COMPANY, A FLORIDA CORPORATION

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 8, AND 11 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 08-02-21  
DATE OF PLAT OR MAP: 08-11-21.

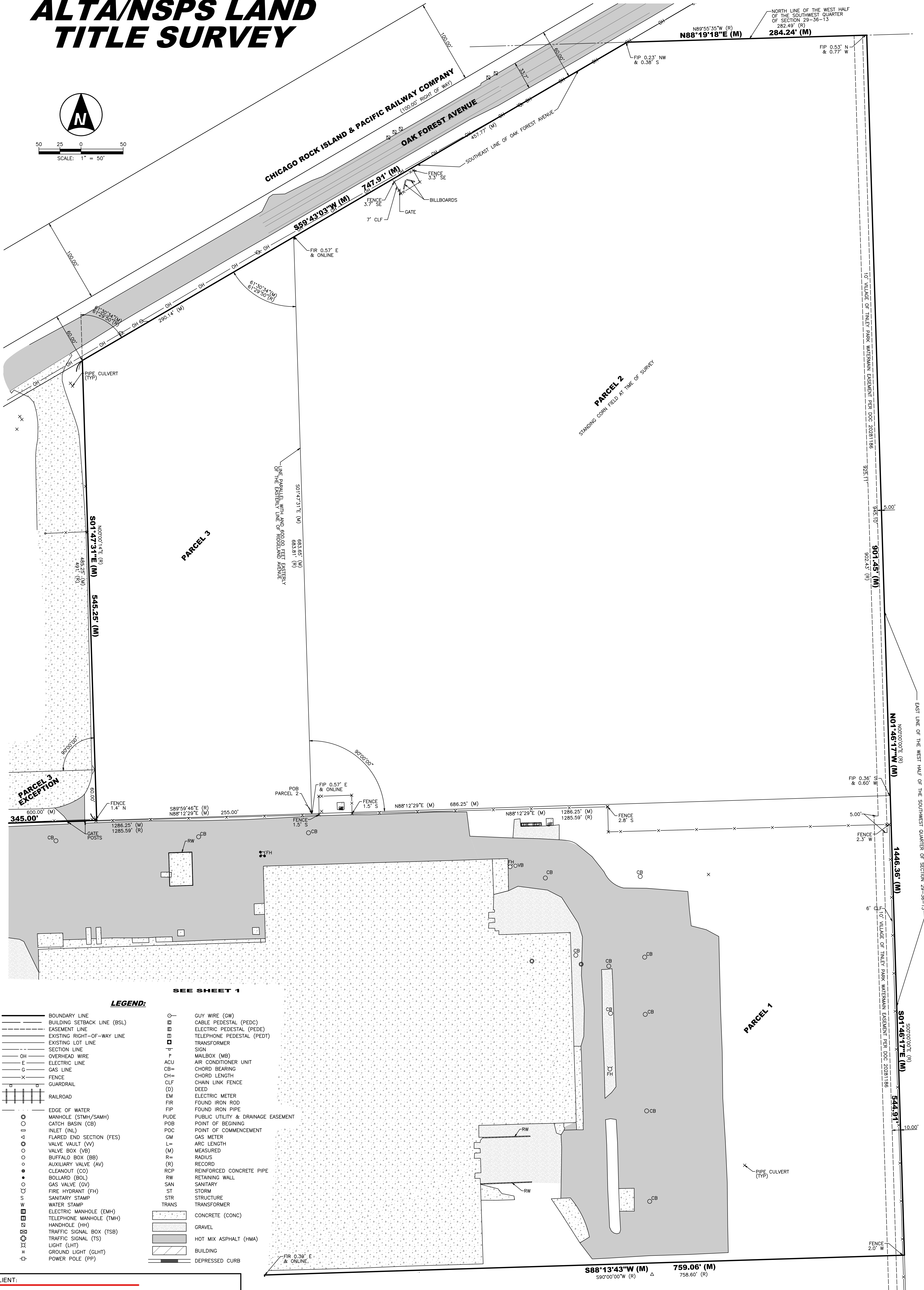
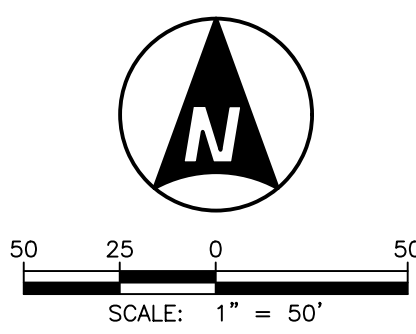
MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN F  
NUMBER 184-002694.

*Russell P. Ory*

-----  
RUSSELL P. ORY  
EMAIL: rory@mackieconsult.com  
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-002753  
LICENSE EXPIRES: NOVEMBER 30, 2022



ALTA/NSPS LAND  
TITLE SURVEY



- LEGEND:**
- |                             |   |
|-----------------------------|---|
| BOUNDARY LINE               | GUY WIRE (GW)                           |
| BUILDING SETBACK LINE (BSL) | CABLE PEDESTAL (PEDC)                   |
| EASEMENT LINE               | ELECTRIC PEDESTAL (PEDE)                |
| EXISTING RIGHT-OF-WAY LINE  | TELEPHONE PEDESTAL (PEDT)               |
| EXISTING LOT LINE           | TRANSFORMER                             |
| SECTION LINE                | SIGN                                    |
| OH OVERHEAD WIRE            | MAILBOX (MB)                            |
| E ELECTRIC LINE             | AIR CONDITIONER UNIT                    |
| G GAS LINE                  | CHORD BEARING                           |
| X FENCE                     | CHORD LENGTH                            |
| GUARDRAIL                   | CHAIN LINK FENCE                        |
| RAILROAD                    | DEED                                    |
| EDGE OF WATER               | EM ELECTRIC METER                       |
| MANHOLE (STMH/SAMH)         | FIR FOUND IRON ROD                      |
| CATCH BASIN (CB)            | FIP FOUND IRON PIPE                     |
| INLET (INL)                 | PUDE PUBLIC UTILITY & DRAINAGE EASEMENT |
| FLARED END SECTION (FES)    | POB POINT OF BEGINNING                  |
| VALVE VAULT (VV)            | POC POINT OF COMMENCEMENT               |
| VALVE BOX (VB)              | GM GAS METER                            |
| BUFFALO BOX (BB)            | L= ARC LENGTH                           |
| AUXILIARY VALVE (AV)        | (M) MEASURED                            |
| CLEANOUT (CO)               | R= RADIUS                               |
| BOLLARD (BOL)               | (R) RECORD                              |
| GAS VALVE (GV)              | RCP REINFORCED CONCRETE PIPE            |
| FIRE HYDRANT (FH)           | RW RETAINING WALL                       |
| SANITARY STAMP              | SAN SANITARY                            |
| WATER STAMP                 | ST STORM                                |
| ELECTRIC MANHOLE (EMH)      | STR STRUCTURE                           |
| TELEPHONE MANHOLE (TMH)     | TRANS TRANSFORMER                       |
| HANDHOLE (HH)               | CONCRETE (CONC)                         |
| TRAFFIC SIGNAL BOX (TSB)    | GRAVEL                                  |
| TRAFFIC SIGNAL (TS)         | HOT MIX ASPHALT (HMA)                   |
| LIGHT (LHT)                 | BUILDING                                |
| GROUND LIGHT (GLHT)         | DEPRESSED CURB                          |
| POWER POLE (PP)             |   |

CLIENT:  
**D.R. HORTON**  
*America's Builder*  
750 EAST BUNKER COURT  
VERNON HILLS, ILLINOIS 60061



**Mackie Consultants, LLC**  
9575 W. Higgins Road, Suite 500  
Rosemont, IL 60018  
(847)696-1400  
www.mackieconsult.com

DESIGNED	
DRAWN	KMF
APPROVED	RPO
DATE	11-13-18
SCALE	1"=50'
08/05/21	ADDED PARCEL 3 PER NEW TITLE COMMITMENT
DATE	DESCRIPTION OF REVISION
	MRD BY

**ALTA/NSPS LAND TITLE SURVEY**  
**PANDUIT SITE**  
**TINLEY PARK, ILLINOIS**

SHEET	
<b>2</b>	<b>OF 2</b>
PROJECT NUMBER:	3603
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ILLINOIS FIRM LICENSE 184-002694	









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ASSOCIATES, INC.  
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ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 WEST LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197

CLIENT

**D-R-HORTON**  
*America's Builder*

750 E. BUNKER COURT, SUITE 500  
VERNON HILLS, IL 60061

DWG. ENGINEER

**MACKIE CONSULTANTS**  
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ROSEMONT, ILLINOIS 60018

# OAK RIDGE

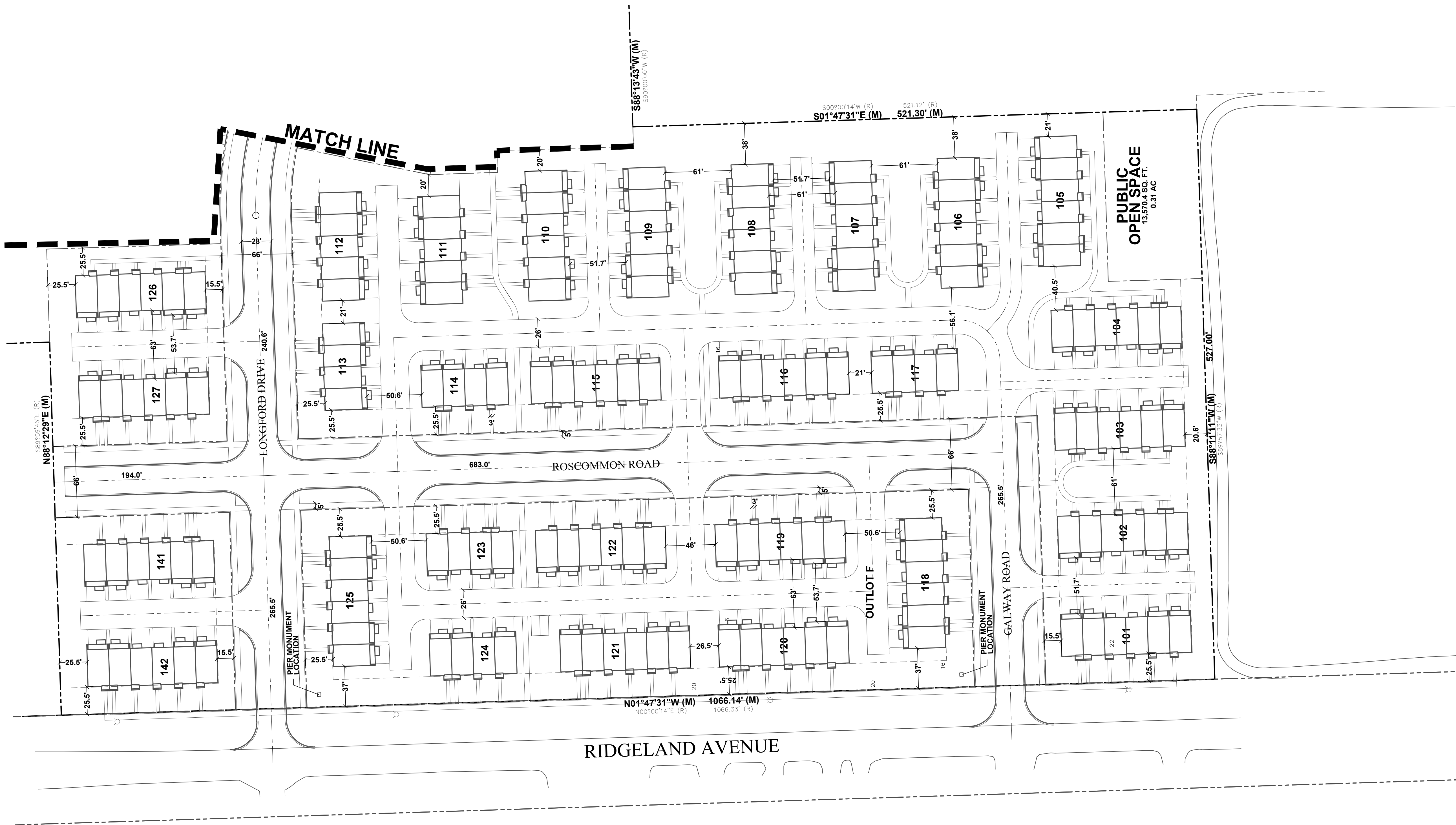
TINLEY PARK, ILLINOIS

## PRELIMINARY SITE PLAN

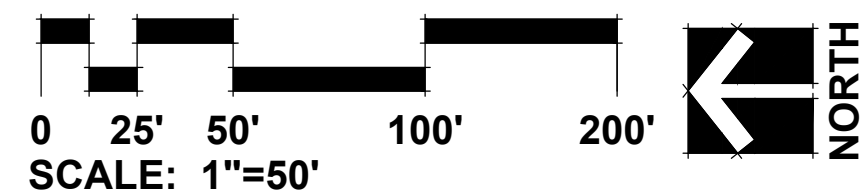
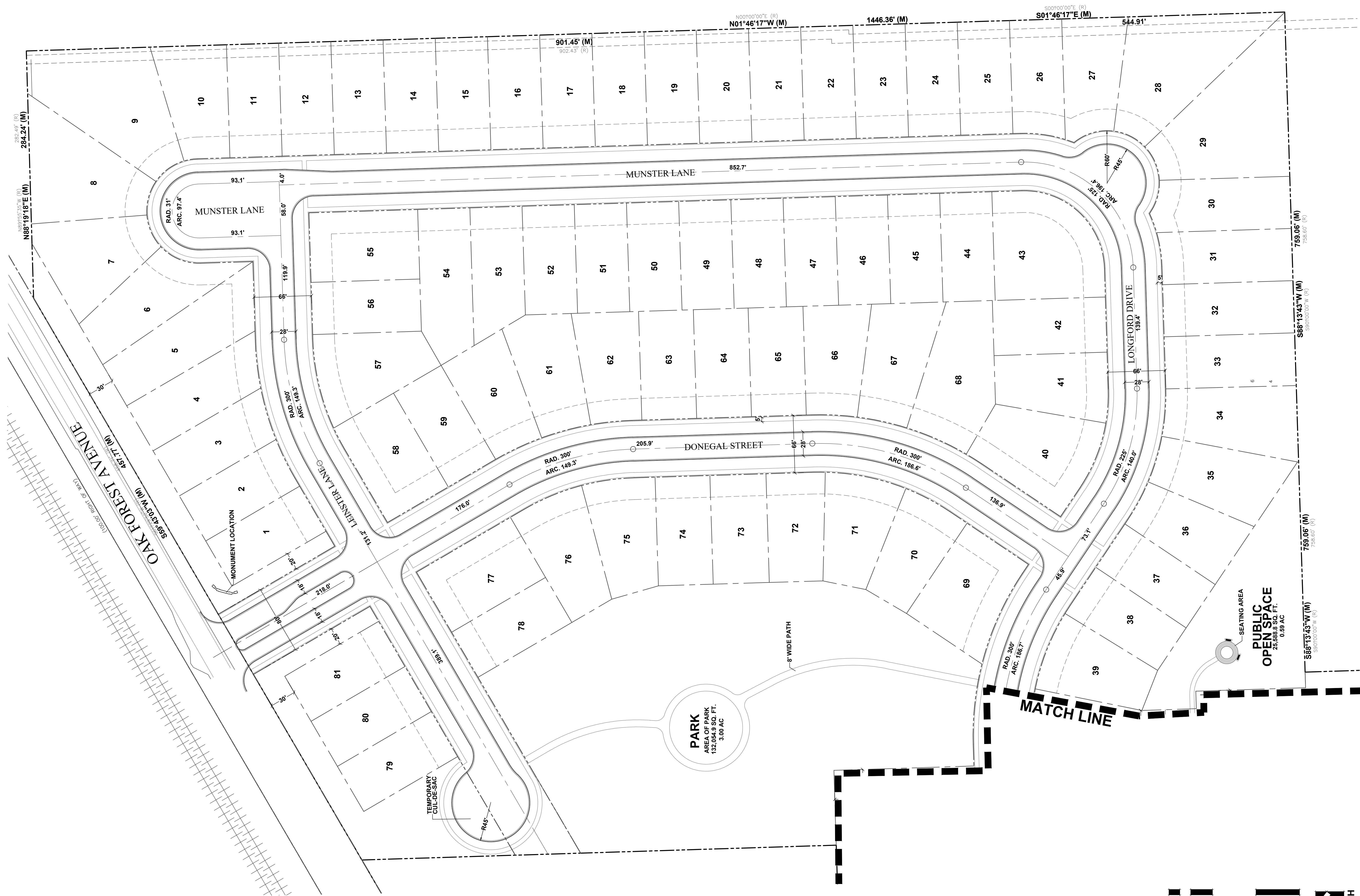
REVISIONS	DATE
2	11.24.2021
1	10.15.2021

DATE	PROJECT NO.	DR1704
DRAWN	GFB	
CHECKED	MGM	
SHEET NO.		

2 OF 3







**GRWA**  
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WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197

CLIENT  
**D-R-HORTON**  
*America's Builder*  
750 E. BUNKER COURT, SUITE 500  
VERNON HILLS, IL 60061  
DWG. BY: **MACKIE CONSULTANTS**  
9575 W. HIGGINS ROAD  
SUITE 500  
ROSEMONT, ILLINOIS 60018

# OAK RIDGE

TINLEY PARK, ILLINOIS

## PRELIMINARY SITE PLAN

REVISIONS	DATE
2	11.24.2021
1	10.15.2021

DATE	PROJECT NO.	DR1704
	DRAWN	GFB
	CHECKED	MGM
	SHEET NO.	



Preliminary Landscape Plan

# OAK RIDGE

Tinley Park, Illinois

November 24, 2021

CONSULTANTS:



LANDSCAPE ARCHITECT:  
GARY R. WEBER ASSOCIATES, INC  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187



CIVIL ENGINEER:  
MACKIE CONSULTANTS  
9575 W. HIGGINS ROAD, SUITE 500  
ROSEMONT, ILLINOIS 60018



LOCATION MAP

SCALE: 1"=600'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
2	PRELIMINARY LANDSCAPE PLAN
3	PRELIMINARY LANDSCAPE PLAN
4	LANDSCAPE DETAILS





LANDSCAPE REQUIREMENTS  
TABLE

Buffer Yard Landscaping	
<b>North 1</b>	
<b>Bufferyard "D"</b>	
Length: 345'	
Width: 15'	
Note: Existing fence halves required plantings	
<b>Required: 6.6 / 2 = 3.3 Canopy Tree/ 100 L.F.</b>	
3.3 / 2 = 1.65 Understory Tree/ 100 L.F.	
28 / 2 = 14 Shrubs/ 100 L.F.	
345 L.F. / 100 = 11.4 Canopy Trees	
5.7 Understory Trees	
48.3 Shrubs	
<b>Provided:</b>	
12 Canopy Trees	
6 Understory Trees	
49 Shrubs	
<b>North 2</b>	
<b>Bufferyard "B"</b>	
Length: 748'	
Width: 20'	
Note: Proposed 6' fence halves required plantings	
<b>Required: 2.4 / 2 = 1.2 Canopy Tree/ 100 L.F.</b>	
0.6 / 2 = 0.3 Understory Tree/ 100 L.F.	
12 / 2 = 6 Shrubs/ 100 L.F.	
748 L.F. / 100 = 8.9 Canopy Trees	
2.2 Understory Trees	
44.9 Shrubs	
<b>Provided:</b>	
20 Canopy Trees	
34 Understory Trees	
119 Shrubs	
6' Board on Board Fence	
<b>West 1</b>	
<b>Bufferyard "B"</b>	
Length: 1065'	
Width: 20'	
<b>Required: 2.4 Canopy Tree/ 100 L.F.</b>	
.6 Understory Tree/ 100 L.F.	
12 Shrubs/ 100 L.F.	
1065 L.F. / 100 = 25.6 Canopy Trees	
6.4 Understory Trees	
127.8 Shrubs	
<b>Provided:</b>	
26 Canopy Trees	
6 Understory Trees	
84 Shrubs	
<b>West 2</b>	
<b>Bufferyard "D"</b>	
Length: 545'	
Width: 30'	
Note: Existing fence halves required plantings	
<b>Required: 6.6 / 2 = 3.3 Canopy Tree/ 100 L.F.</b>	
3.3 / 2 = 1.65 Understory Tree/ 100 L.F.	
28 / 2 = 14 Shrubs/ 100 L.F.	
545 L.F. / 100 = 18.0 Canopy Trees	
9.0 Understory Trees	
76.3 Shrubs	
<b>Provided:</b>	
18 Canopy Trees	
12 Understory Trees	
80 Shrubs	
<b>South 1</b>	
<b>Bufferyard "C"</b>	
Length: 527'	
Width: 15'	
Note: Existing fence halves required plantings	
<b>Required: 4.5 Canopy Tree/ 100 L.F.</b>	
1.8 Understory Tree/ 100 L.F.	
18 Shrubs/ 100 L.F.	
527 L.F. / 100 = 23.7 Canopy Trees	
9.5 Understory Trees	
94.9 Shrubs	
<b>Provided:</b>	
24 Canopy Trees	
10 Understory Trees	
95 Shrubs	
<b>South 2</b>	
<b>Bufferyard "C"</b>	
Length: 759'	
Width: 25'	
Note: Proposed 6' fence halves required plantings	
<b>Required: 3.5 / 2 = 1.75 Canopy Tree/ 100 L.F.</b>	
1.4 / 2 = 0.7 Understory Tree/ 100 L.F.	
14 / 2 = 7 Shrubs/ 100 L.F.	
759 L.F. / 100 = 13.2 Canopy Trees	
5.3 Understory Trees	
53.1 Shrubs	
<b>Provided:</b>	
15 Canopy Trees	
7 Understory Trees	
105 Shrubs	
<b>East 1</b>	
<b>Bufferyard "C"</b>	
Length: 521'	
Width: 15'	
Note: Proposed 6' fence halves required plantings	
<b>Required: 4.5 / 2 = 2.25 Canopy Tree/ 100 L.F.</b>	
1.8 / 2 = 0.9 Understory Tree/ 100 L.F.	
18 / 2 = 9 Shrubs/ 100 L.F.	
521 L.F. / 100 = 11.7 Canopy Trees	
4.7 Understory Trees	
46.7 Shrubs	
<b>Provided:</b>	
13 Canopy Trees	
9 Understory Trees	
47 Shrubs	

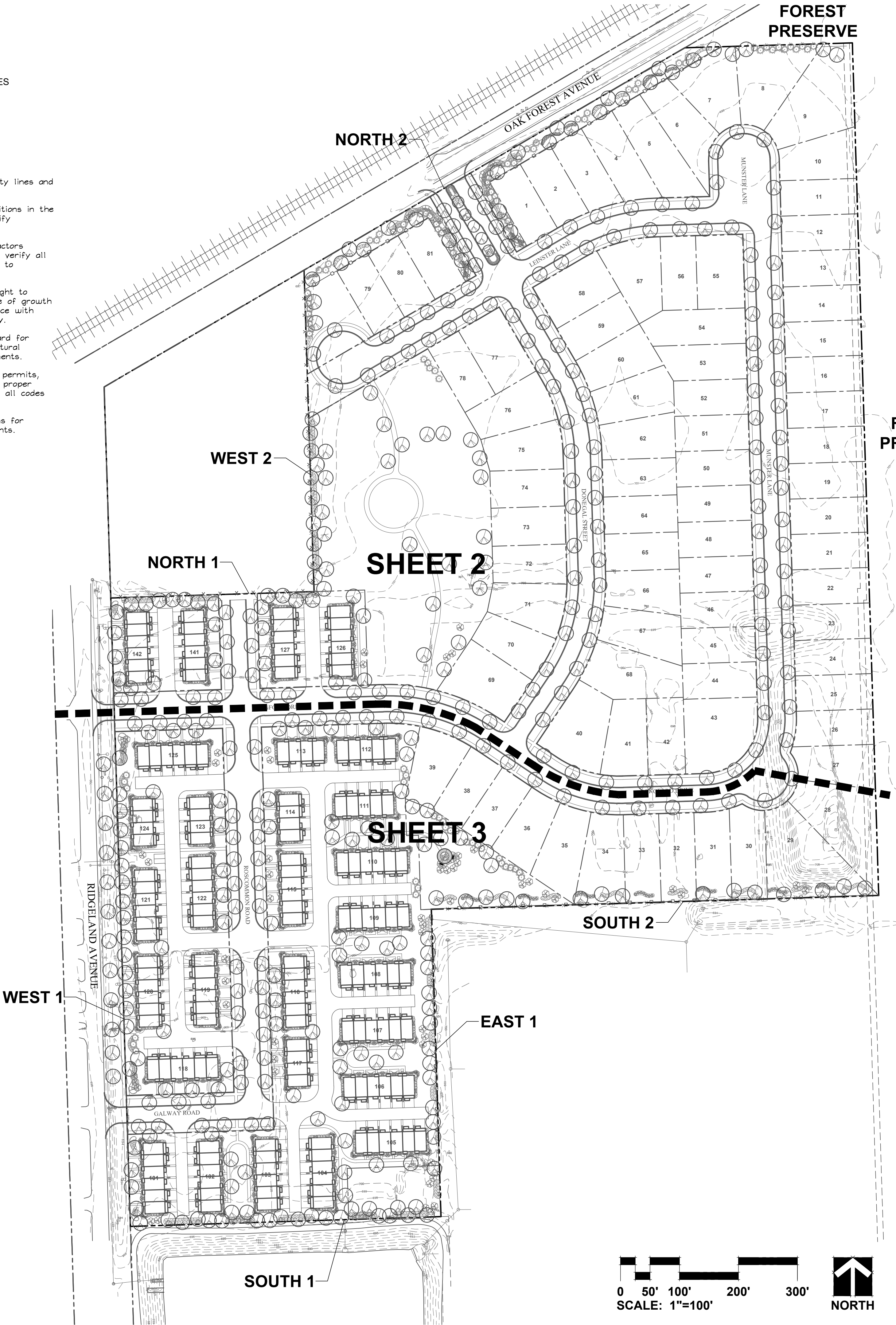
PARKWAY TREE  
REQUIREMENTS

**STREETS (9,809 L.F. FRONTAGE)**  
LANDSCAPING REQUIRED:  
1 SHADE TREE / 50 L.F. = 196 SHADE TREES

LANDSCAPING PROVIDED:  
201 SHADE TREES

GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.



REPRESENTATIVE PLANT LIST

Key	Botanical/Common Name	Size	Remarks
	<b>SHADE TREES</b>		
	Acer x freemanii 'Autumn Blaze' MAPLE	2.5" Cal.	
	Acer x freemanii 'Harmo' 'Harmo' FREEMAN MAPLE	2.5" Cal.	
	Acer miyabei 'Morton' STATE STREET MAPLE	2.5" Cal.	
	Celtis occidentalis COMMON HACKBERRY	2.5" Cal.	
	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2.5" Cal.	
	Quercus imbricaria SHINGLE OAK	2.5" Cal.	
	Quercus bicolor SWAMP WHITE OAK	2.5" Cal.	
	Quercus macrocarpa BUR OAK	2.5" Cal.	
	Quercus rubra RED OAK	2.5" Cal.	
	Tilia americana 'McSentry' SENTRY AMERICAN LINDEN	2.5" Cal.	
	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2.5" Cal.	
	Ulmus carpinifolia 'Regal' REGAL SMOOTHLEAF ELM	2.5" Cal.	
	<b>ORNAMENTAL TREES</b>		
	Amelanchier grandiflora APPLE SERVICEBERRY	6' Tall	Multi-stem
	Betula nigra RIVER BIRCH	6' Tall	Multi-stem
	Cornus mas CORNELIANCHERRY DOGWOOD	6' Tall	Multi-stem
	Crataegus crus-galli inermis THORNLESS COCKSPUR HAWTHORN	6' Tall	Multi-stem
	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Tall	Multi-stem
	<b>EVERGREEN TREES</b>		
	Abies concolor WHITE FIR	6' Tall	
	Picea glauca 'Densata' BLACK HILLS SPRUCE	6' Tall	
	Picea pungens GREEN COLORADO SPRUCE	6' Tall	
	Pinus strobus EASTERN WHITE PINE	6' Tall	
	Thuja occidentalis 'Nigra' DARK GREEN ARBORVITAE	6' Tall	
	<b>DECIDUOUS SHRUBS</b>		
	Cornus sericea 'Bailey' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
	Viburnum trilobum 'Hahn's' HAH'S CRANBERRYBUSH VIBURNUM	36" Tall	4' O.C.
	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
	<b>EVERGREEN SHRUBS</b>		
	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	3' O.C.
	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
	Juniperus chinensis 'Seagreen' SEA GREEN JUNIPER	24" Wide	4' O.C.
	Juniperus virginiana 'Blue Mountain' NORDIC BLUE JUNIPER	24" Wide	4' O.C.
	<b>PERENNIALS AND ORNAMENTAL GRASSES</b>		
	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
	Echinacea 'CBG Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
	Sporobolus heterolepis PRAIRIE DROPSOED	#1	18" O.C.

GARY R. WEBER  
ASSOCIATES, INC.  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197

CLIENT

750 E. BUNKER COURT, SUITE 500  
VERNON HILLS, IL 60061  
ONLINE DESIGNER  
MACKIE CONSULTANTS  
9575 W. HIGGINS ROAD  
SUITE 500  
ROSEMONT, ILLINOIS 60018

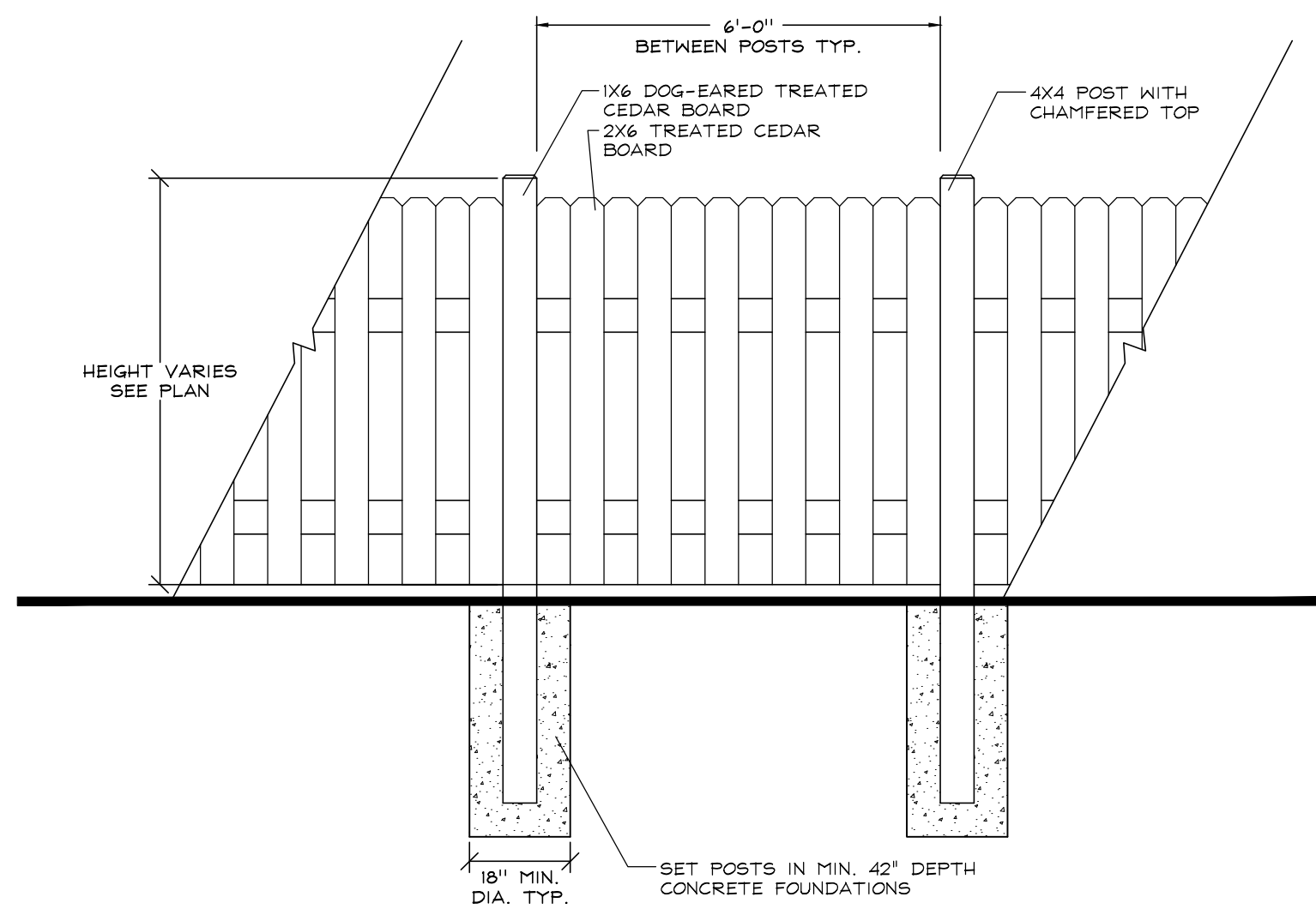
OAK RIDGE  
TINLEY PARK, ILLINOIS  
OVERALL LANDSCAPE PLAN

2	11.24.2021
1	10.15.2021

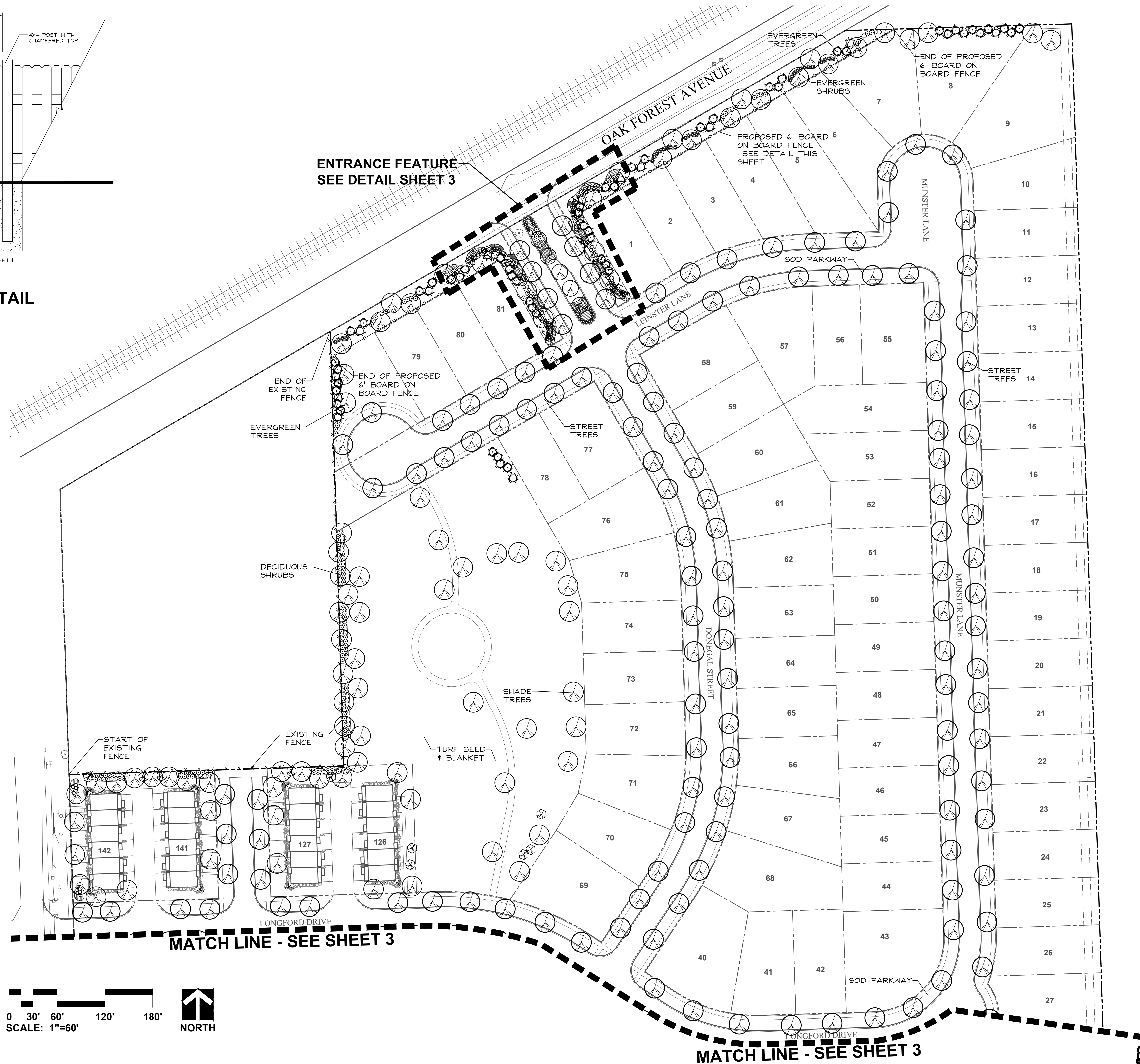
REVISIONS

DATE	
PROJECT NO.	DR1704
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6' BOARD ON BOARD FENCE DETAIL  
SCALE: N.T.S.



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LANDSCAPE ARCHITECTURE  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197

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**D-R-HORTON**

*America's Builder*

750 E. BUNKER COURT, SUITE 500  
VERNON HILLS, IL 60061

CIVIL ENGINEER

**MAKKIE CONSULTANTS**

9575 W. HIGGINS ROAD  
SUITE 500  
ROSEMONT, ILLINOIS 60018

**OAK RIDGE**  
TINLEY PARK, ILLINOIS  
**PRELIMINARY LANDSCAPE PLAN**

2	11.24.2021
1	10.15.2021
REVISIONS	

DATE  
PROJECT NO. DR1704  
DRAWN CLE  
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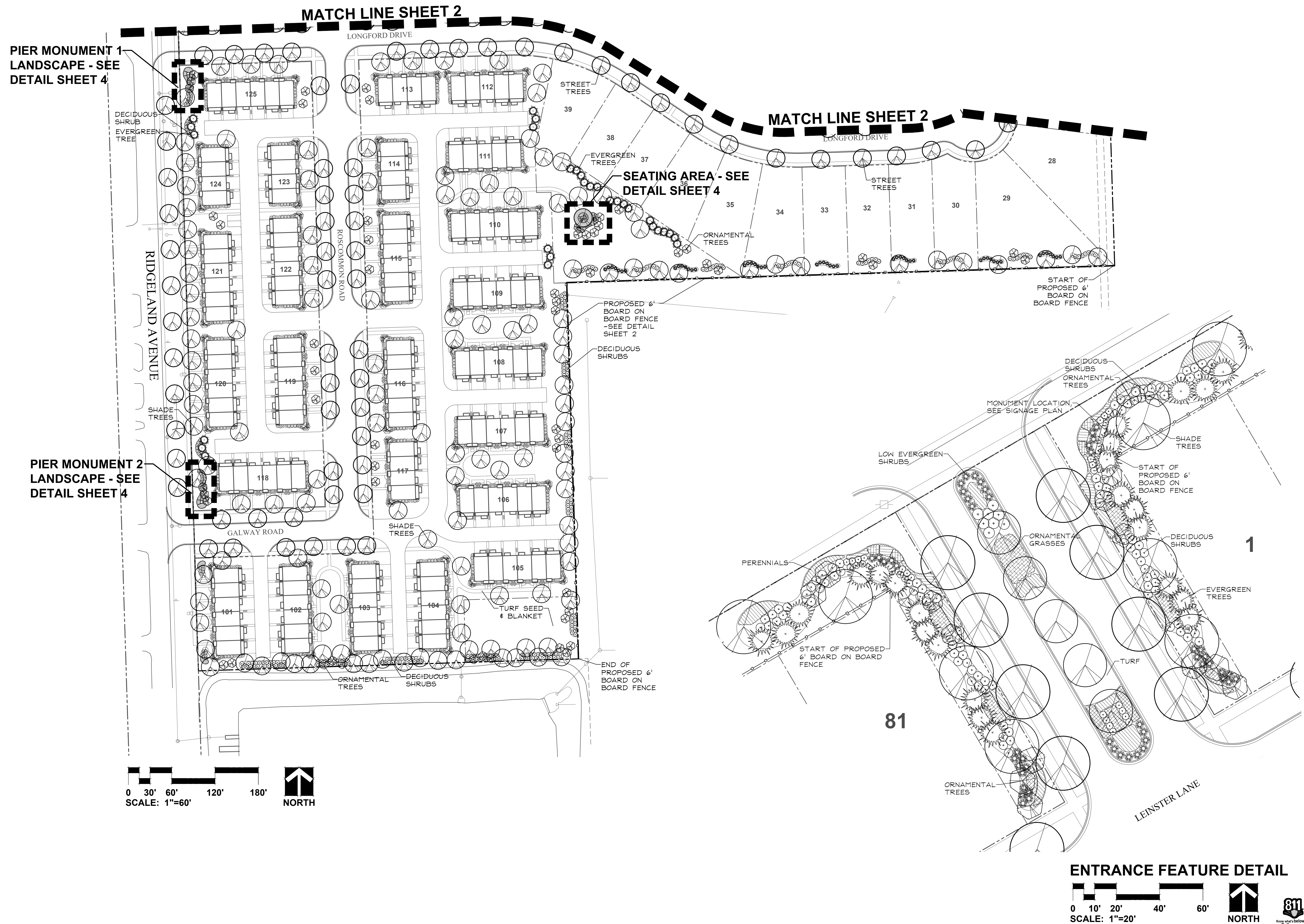
**OAK RIDGE**  
TINLEY PARK, ILLINOIS

**PRELIMINARY LANDSCAPE PLAN**

2	11.24.2021
1	10.15.2021
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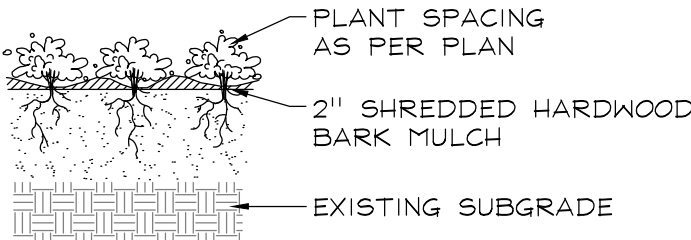
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<b>DRAWN</b>	CLE
<b>CHECKED</b>	MGM
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3 OF 4

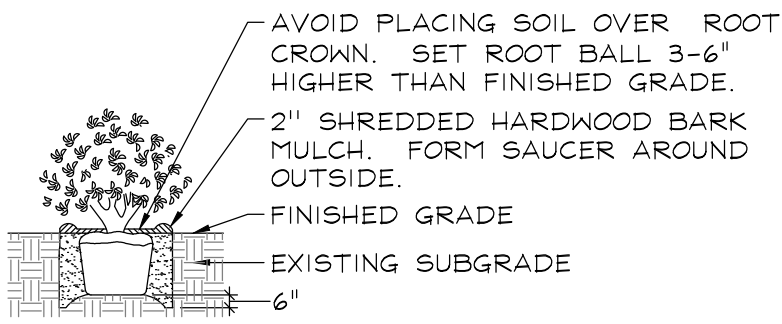




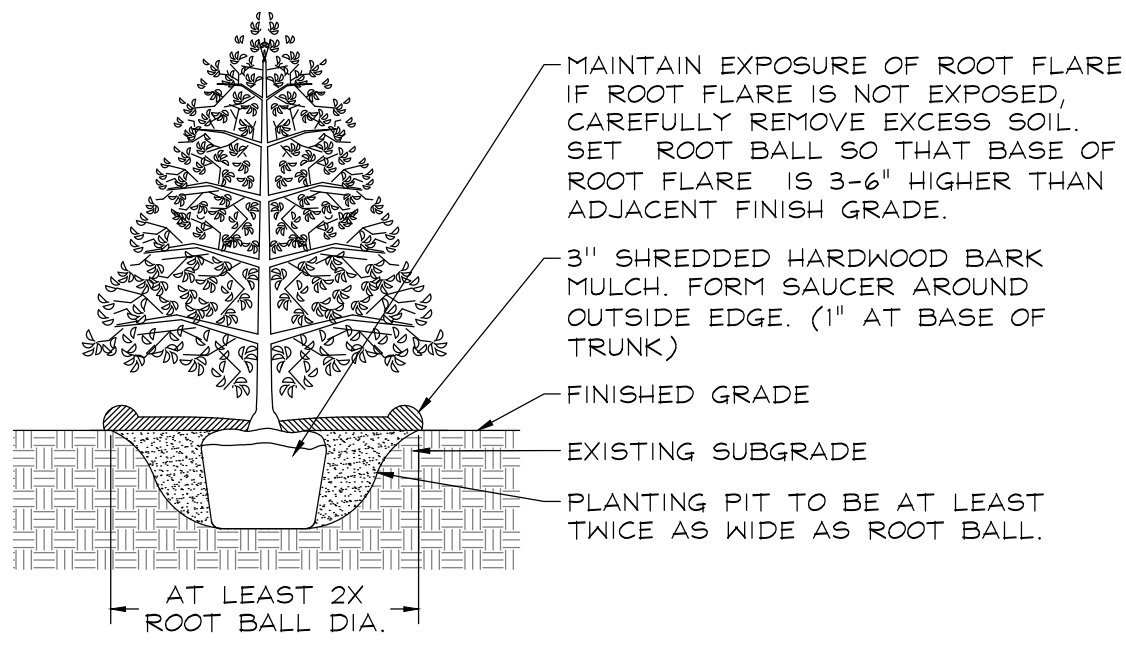
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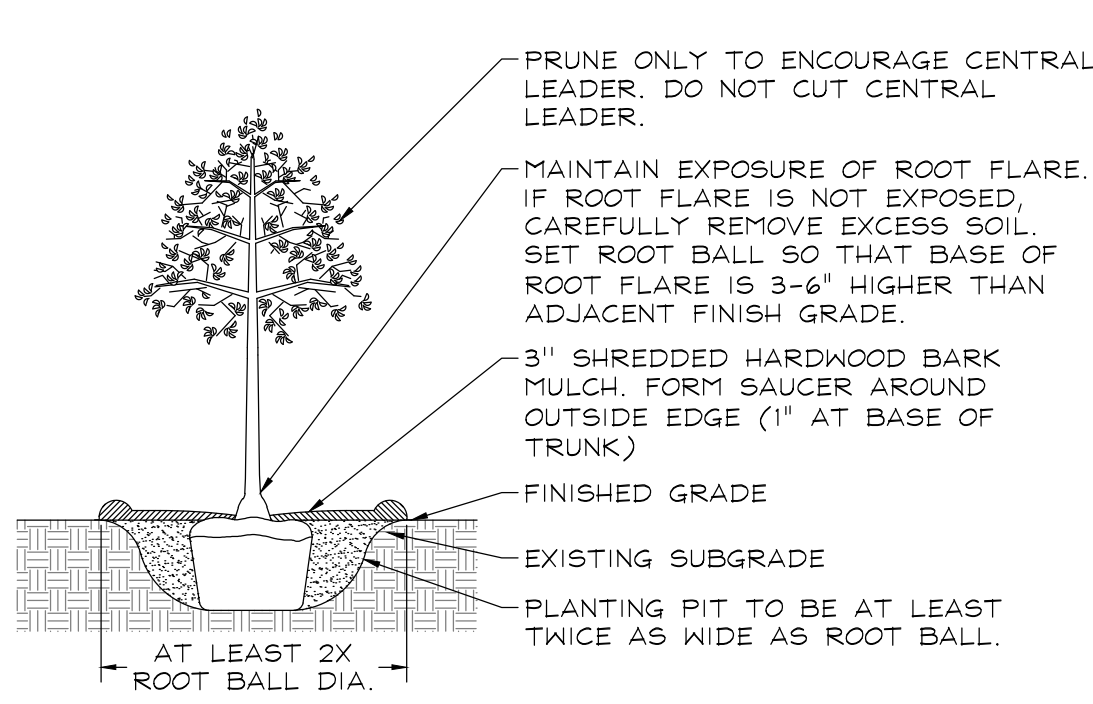
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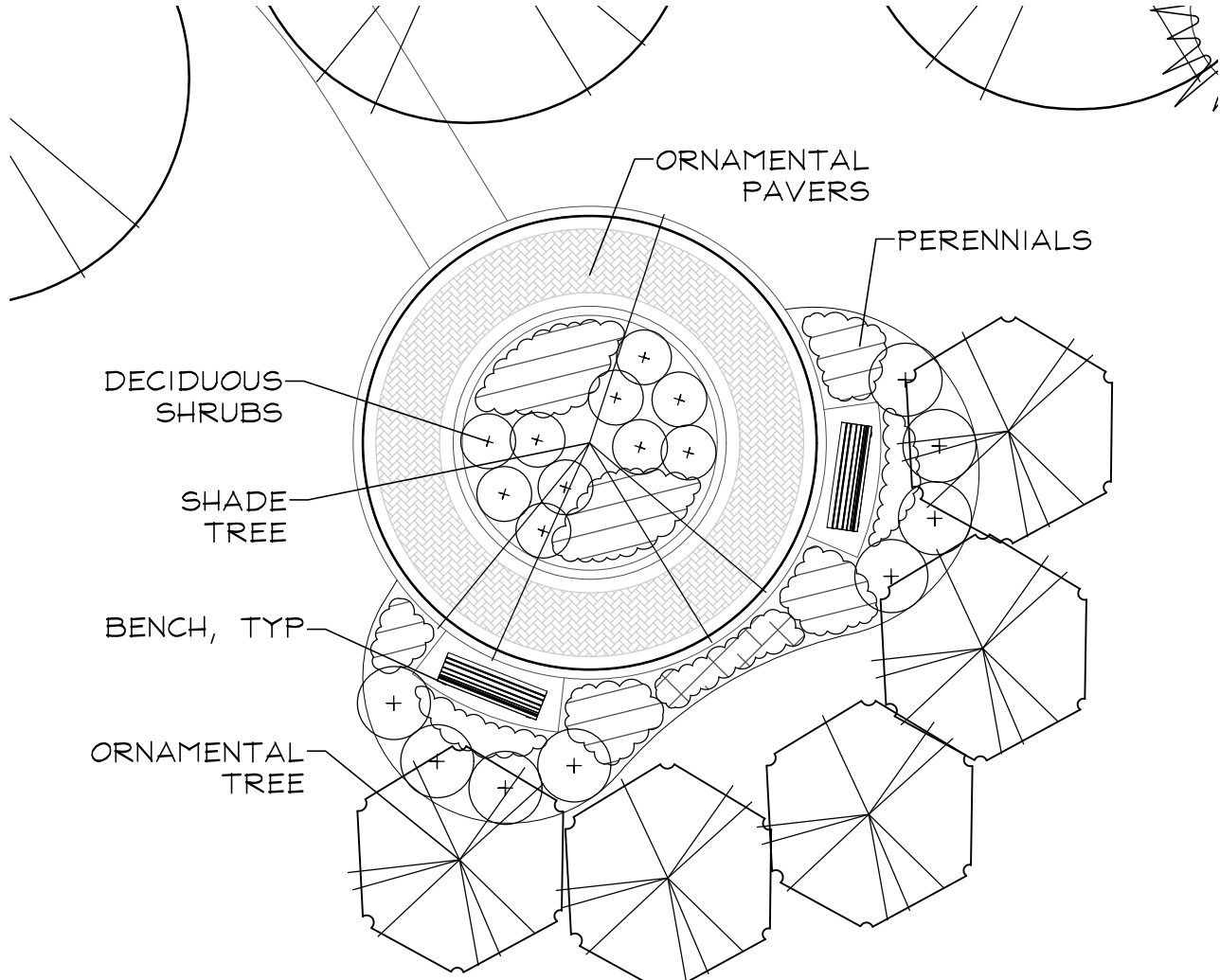
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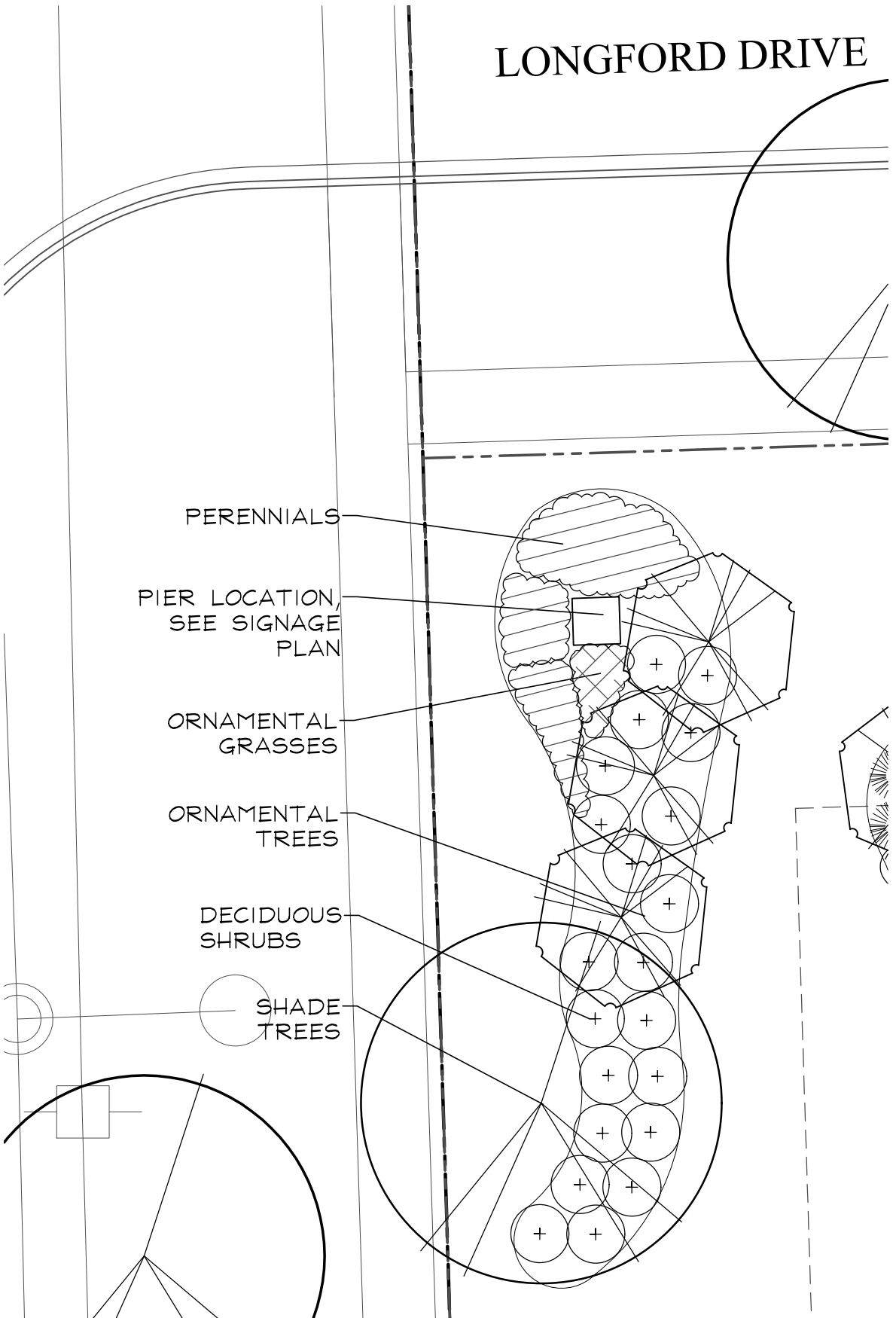
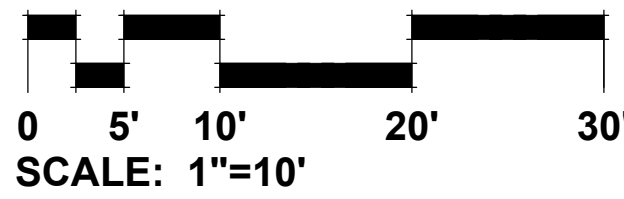
EVERGREEN TREES  
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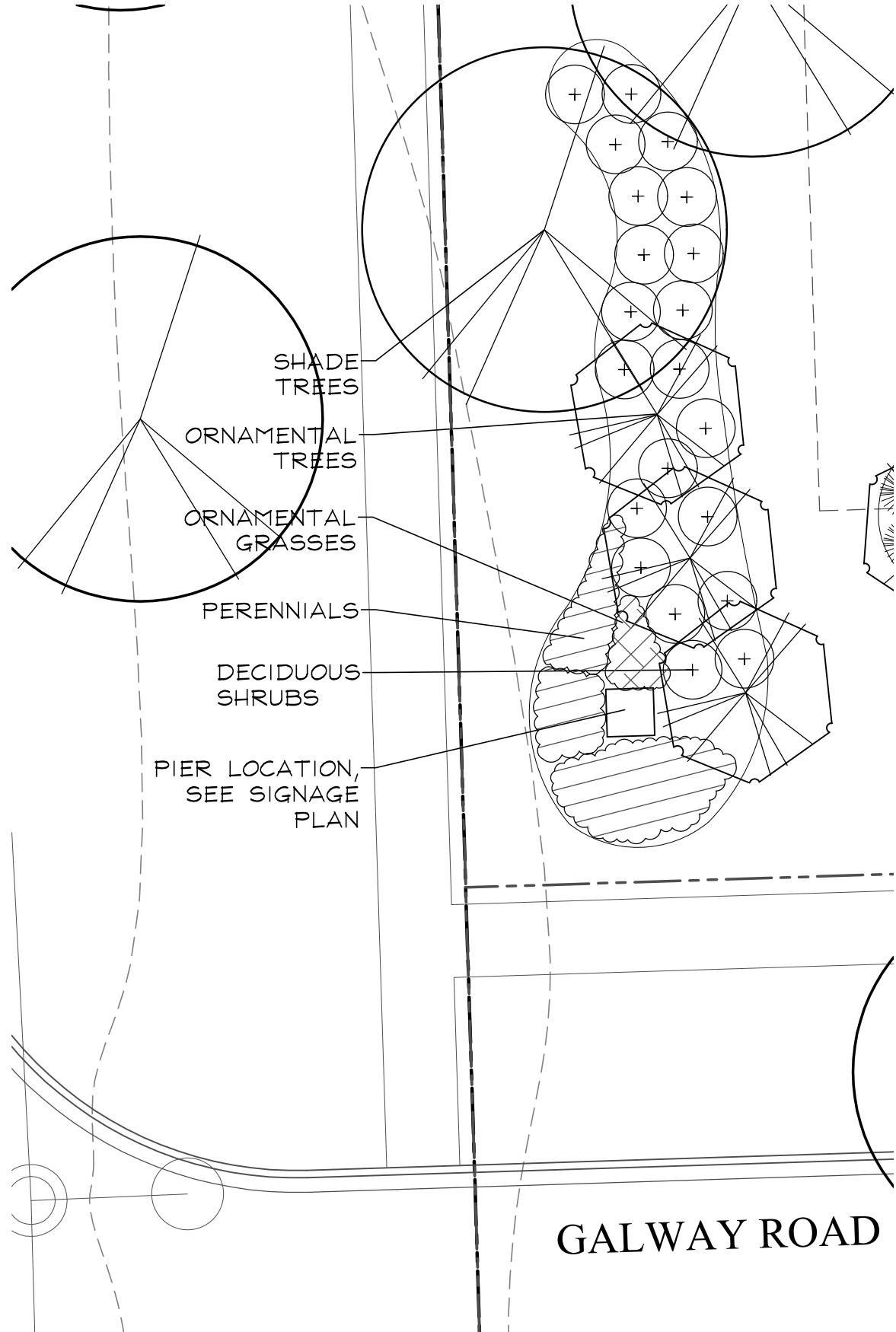
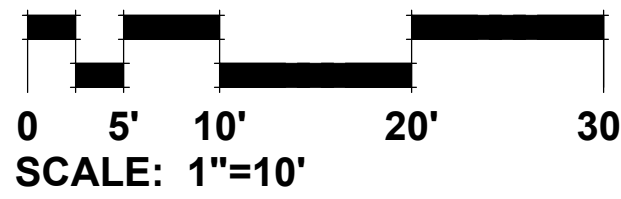
DECIDUOUS TREES  
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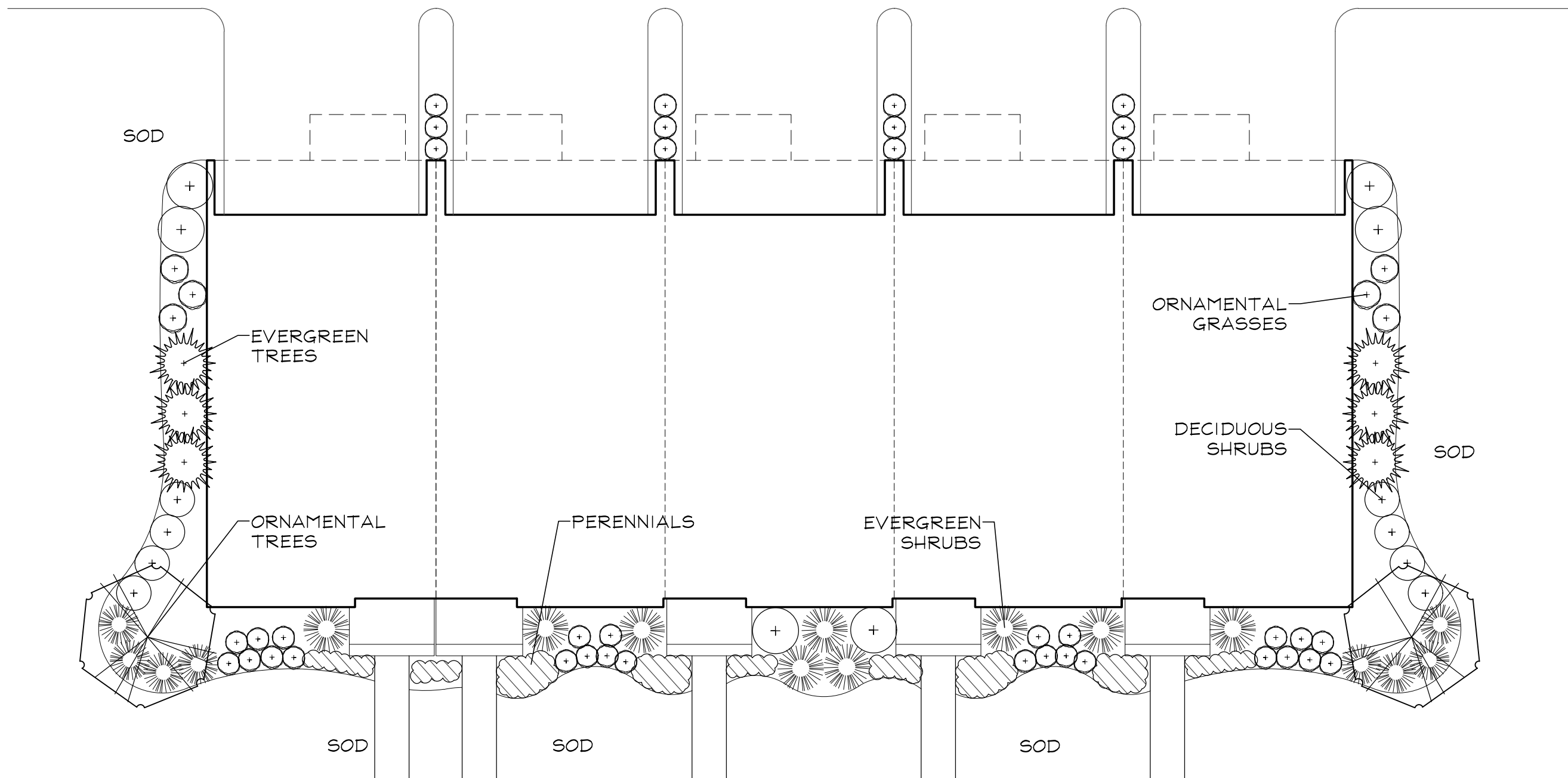
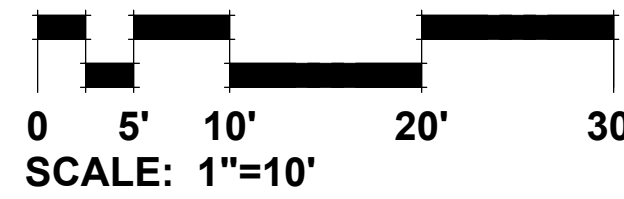
SEATING AEA LANDSCAPE DETAIL



PIER MONUMENT 1 LANDSCAPE DETAIL



PIER MONUMENT 2 LANDSCAPE DETAIL



TYPICAL REAR-LOAD TOWNHOME  
FOUNDATION LANDSCAPE PLAN  
SCALE: 1"=10'

TYPICAL FOUNDATION PLAN  
(NORTH FACING) PLANT LIST

Key	Botanical/Common Name	Size	Remarks
	ORNAMENTAL TREES		
	Malus 'Jewelcole' RED JEWEL GRABAPPLE	6' Ht.	Clump form
	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Ht.	Clump form
	EVERGREEN TREES		
	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	6' Tall	
	DECIDUOUS SHRUBS		
	Cornus sericea 'Bailey' BAILEY'S REDTING DOGWOOD	36" Tall	5' O.C.
	Anonia melanocarpa 'Morton' IROQUOIS BEAUTY CHOKEBERRY	24" Tall	3' O.C.
	Hydrangea quercifolia 'Alice' OAKLEAF HYDRANGEA	36" Tall	4' O.C.
	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
	Viburnum 'Juddii' JUDD VIBURNUM	36" Tall	5' O.C.
	EVERGREEN SHRUBS		
	Juniperus sabina 'Blue Forest' BLUE FOREST JUNIPER	24" Wide	4' O.C.
	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
	ORNAMENTAL GRASSES		
	Calamagrostis acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	24" O.C.
	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
	PERENNIALS		
	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
	Hosta 'Patriot' PATRIOT HOSTA	#1	18" O.C.
	Heuchera 'Georgia Peach' GEORGIA PEACH CORAL BELLS	#1	18" O.C.

TYPICAL FOUNDATION PLAN  
(SOUTH FACING) PLANT LIST

Key	Botanical/Common Name	Size	Remarks
	ORNAMENTAL TREES		
	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Clump form
	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Clump form
	EVERGREEN TREES		
	Thuja occidentalis 'Techny' MISSION ARBORVITAE	6' Tall	
	DECIDUOUS SHRUBS		
	Forsythia x intermedia 'New Hampshire Gold' 36" Tall NEW HAMPSHIRE GOLD FORSYTHIA	36" Tall	5' O.C.
	Forsythia 'nimbus' SHOW OFF SUGAR BABY FORSYTHIA	24" Tall	
	Hydrangea paniculate 'Bulk' QUICKFIRE HYDRANGEA	36" Tall	4' O.C.
	Weigela florida 'Bokrasopin' SONIC BLOOM PINK WEIGELA	24" Tall	4' O.C.
	Cotinus coccinea 'NCCO1' WINECRAFT BLACK SMOKEBUSH	36" Tall	5' O.C.
	EVERGREEN SHRUBS		
	Pinus mugo 'Slowmound' DWARF MOUNTAIN PINE	24" Wide	4' O.C.
	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
	ORNAMENTAL GRASSES		
	Miscanthus sinensis 'Purpureascens' PURPLE MAIDEN GRASS	#1	24" O.C.
	Sporobolus heterolepis PRAIRIE DROPSIDE	#1	18" O.C.
	PERENNIALS		
	Phlox 'Forever Pink' FOREVER PINK PHLOX	#1	12" O.C.
	Liriope muscari 'Big Blue' BIG BLUE LILYTURF	#1	18" O.C.
	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.

**GRWA**  
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OAK RIDGE  
TINLEY PARK, ILLINOIS  
LANDSCAPE DETAILS

REVISIONS	DATE
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1	10.15.2021

DATE	PROJECT NO.	DR1704
DRAWN	CLE	
CHECKED	MGM	
SHEET NO.		



# PRELIMINARY ENGINEERING PLANS

## OAK RIDGE SUBDIVISION

### TINLEY PARK, ILLINOIS

#### LEGEND

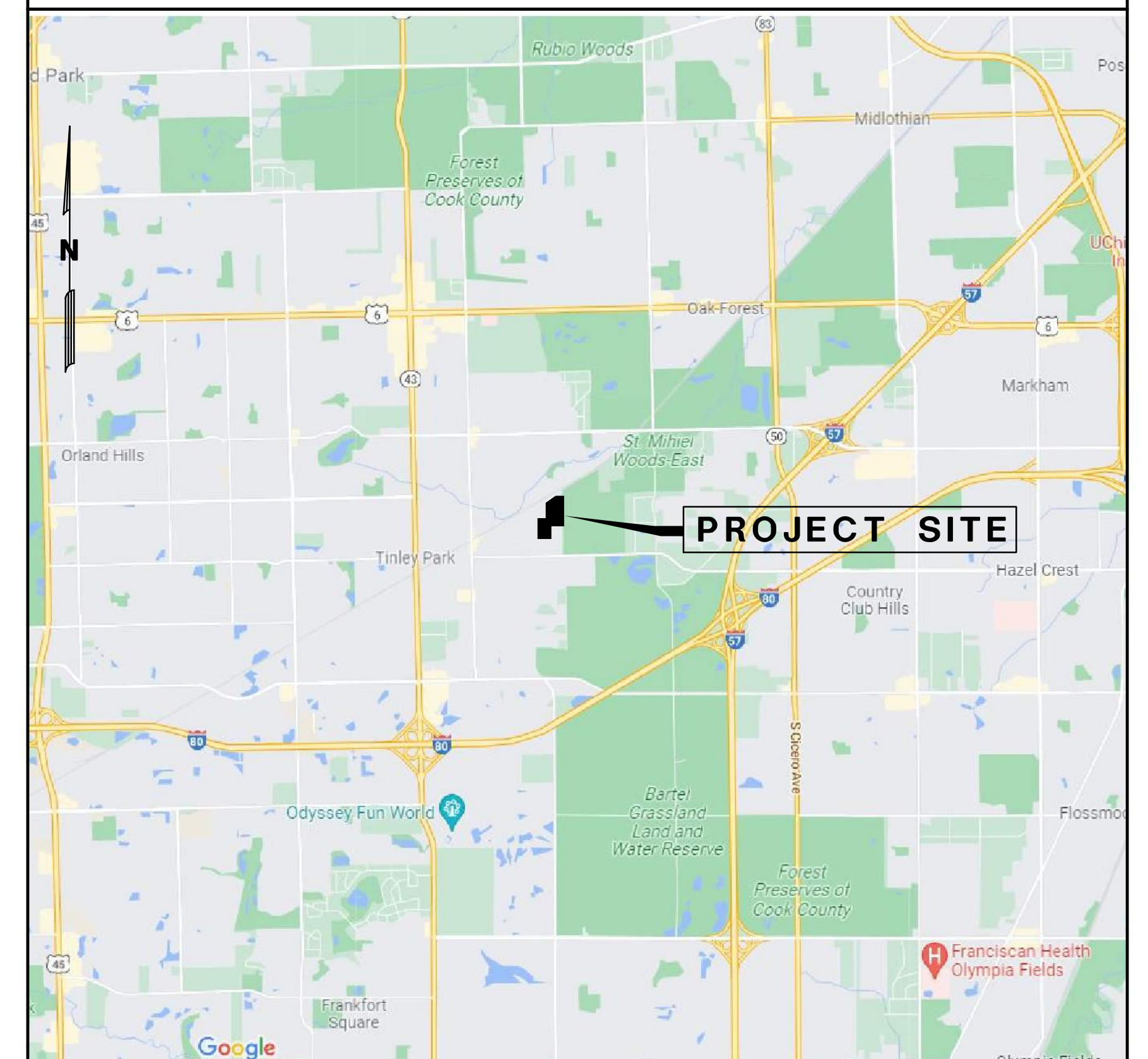
EXISTING	PROPOSED
SANITARY SEWER	8" PVC
FORCE MAIN	FM
STORM SEWER	12" RCP
UNDERDRAIN	UD
MANHOLE	⊙
CATCH BASIN	⊙
INLET	⊙
CLEANOUT	⊙
WATER MAIN	WM
VALVE VAULT	⊙
VALVE BOX	⊙
FIRE HYDRANT	⊙
FLARED END SECTION	⊙
COMBINED SEWER	⊙
STREET LIGHT/PARKING LOT LIGHT	⊙
POWER POLE	⊙
STREET SIGN	⊙
FENCE	⊙
GAS MAIN	GM
OVERHEAD LINE	OH
TELEPHONE LINE	TL
ELECTRIC LINE	EL
CABLE TV LINE	CTV
HIGH WATER LEVEL	HWL XXX
NORMAL WATER LEVEL	NWL XXX
CONTOUR LINE	XXX.XX
TOP OF CURB ELEVATION	TC XXX.XX
TOP OF DEPRESSED CURB	TDC XXX.XX
PAVEMENT ELEVATION	P XXX.XX
SPOT ELEVATION	XXX.XX
FINISHED FLOOR ELEVATION	FF + XXX.XX
TOP OF FOUNDATION	TF + XXX.XX
GRADE AT FOUNDATION	GF + XXX.XX
HIGH OR LOW POINT	⊙
OVERLAND FLOOD ROUTE	⊙
PAVEMENT FLOW DIRECTION	⊙
SWALE FLOW DIRECTION	⊙
DEPRESSED CURB AND GUTTER	⊙
REVERSE CURB AND GUTTER	⊙

#### INDEX OF SHEETS

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- 4 PRELIMINARY GRADING PLAN - NORTHEAST
- 5 PRELIMINARY GRADING PLAN - EAST
- 6 PRELIMINARY GRADING PLAN - SOUTHEAST
- 7 PRELIMINARY GRADING PLAN - NORTHWEST
- 8 PRELIMINARY GRADING PLAN - WEST
- 9 PRELIMINARY GRADING PLAN - SOUTHWEST
- 10 PRELIMINARY OVERALL UTILITY PLAN
- 11 PRELIMINARY UTILITY PLAN - NORTHEAST
- 12 PRELIMINARY UTILITY PLAN - EAST
- 13 PRELIMINARY UTILITY PLAN - SOUTHEAST
- 14 PRELIMINARY UTILITY PLAN - NORTHWEST
- 15 PRELIMINARY UTILITY PLAN - WEST
- 16 PRELIMINARY UTILITY PLAN - SOUTHWEST

NOT FOR CONSTRUCTION

#### LOCATION MAP



THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AS WELL AS SUPERVISION, DIRECTION AND MEANS & METHODS OF CONSTRUCTION

#### ABBREVIATIONS

AC	ACRE	HWL	HIGH WATER ELEVATION	SAN	SANITARY SEWER
BC	BACK OF CURB	INL	INLET	SMH	SANITARY MANHOLE
BTM	BOTTOM	INV	INVERT	STA	STATION
CB	CATCH BASIN	LF	LINEAL FEET/FOOT	STM	STORM SEWER
CFS	CUBIC FEET PER SECOND	LP	LIGHT POLE	SY	SQUARE YARD
CY	CUBIC YARD	LT	LEFT	SWPP	STORMWATER POLLUTION PREVENTION PLAN
DIA	DIAMETER	L/W	LOWEST GRADE ADJACENT TO RETAINING WALL	TDC	TOP OF DEPRESSED CURB
DWM	DUCTILE IRON WATER MAIN	MAX	MAXIMUM	TC	TOP OF CURB
EL	ELEVATION	MH	MANHOLE	TF	TOP OF FOUNDATION
EP	EDGE OF PAVEMENT	MIN	MINIMUM	T/W	TOP OF RETAINING WALL
FF	FINISHED FLOOR	NWL	NORMAL WATER ELEVATION	TYP	TYPICAL
FES	FLARED END SECTION	OCS	OUTLET CONTROL STRUCTURE	VB	VALVE BOX
FT	FOOT/FEET	P	PAVEMENT ELEVATION	VC	VERTICAL CURVE
G	GUTTER ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	VV	VALVE VAULT
GF	GRADE AT FOUNDATION	R	RADIUS	W	WALK ELEVATION
GR	GRADE RING ELEVATION	RCP	REINFORCED CONCRETE PIPE	WM	WATER MAIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE	RT	RIM ELEVATION	VP1	VERTICAL POINT OF INTERSECTION
HYD	FIRE HYDRANT	ROW	RIGHT OF WAY		
HMA	HOT MIX ASPHALT				

#### BENCHMARKS

SOURCE BENCHMARK: C006/AJ2772  
STATION IS LOCATED IN THE CITY LIMITS OF OAK FOREST IN SECTION 20, T36N, R13E, TO REACH FROM THE JUNCTION OF IL RT 43 AND RT 6 PROCEED 1.5 MI EAST ON US RT 6, LOCATED 1.6 MI WEST OF RT 50 (CICERO) AND 110 EAST OF CENTERLINE OF ARROYO DR ON FOREST PRESERVE PROPERTY. STATION IS 61 FT SOUTHWEST OF A LIGHTPOLE, 45 FT SOUTH OF THE EASTBOUND CENTERLINE OF RT 6, 35 FT SOUTHWEST OF AN INLET, 47 FT SOUTHEAST OF A TRAFFIC SIGNAL POLE, 29 FT NORTH OF THE CENTERLINE OF THE BIKEPATH, 46 FT EAST OF CENTERLINE OF BIKE PATH, 30 FT SOUTH OF THE BACK OF CURB OF RT 6, AND 2 FT NORTH OF AN ORANGE FIBERGLASS WITNESS POST. NOTE - ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.45 FT BELOW CAP. THE ROD WAS DRIVEN TO REFUSAL AND ANCHORED. PK ELEVATION = 697.51 (NAVD 88)

SITE BENCHMARK #1:  
IRON ROD WITH CAP LOCATED ON A SOUTH LINE OF PARCEL ONE 320.6 FEET WEST OF THE SOUTHEAST CORNER, 8.0 FEET SOUTH OF HMA PAVEMENT, AND 25.0' NORTHWEST OF AFLARED END SECTION.  
ELEVATION = 699.41

SITE BENCHMARK #2:  
IRON ROD WITH CAP LOCATED ON NORTH SIDE OF OAK FOREST AVENUE, 3.8 FEET NORTHWEST OF EDGE OF PAVEMENT, AND 118.3 FEET NORTHEAST OF A TELE HAND HOLE.  
ELEVATION = 701.54



NOTES:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:

- STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
- STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
- VILLAGE OF TINLEY PARK MUNICIPAL ORDINANCE

IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

#### DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

LICENSED ENGINEER

ENGINEER'S SEAL

CLIENT:

			DESIGNED	SGS
			DRAWN	SGS
			APPROVED	KJM
12/8/2021	REVISED PER VILLAGE COMMENTS	QTC	DATE	09/03/2021
10/15/2021	REVISED PER VILLAGE COMMENTS	SGS	SCALE	N.T.S.
DATE	DESCRIPTION OF REVISION	BY		



SITE PLAN GENERAL NOTES

1.

ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
2.

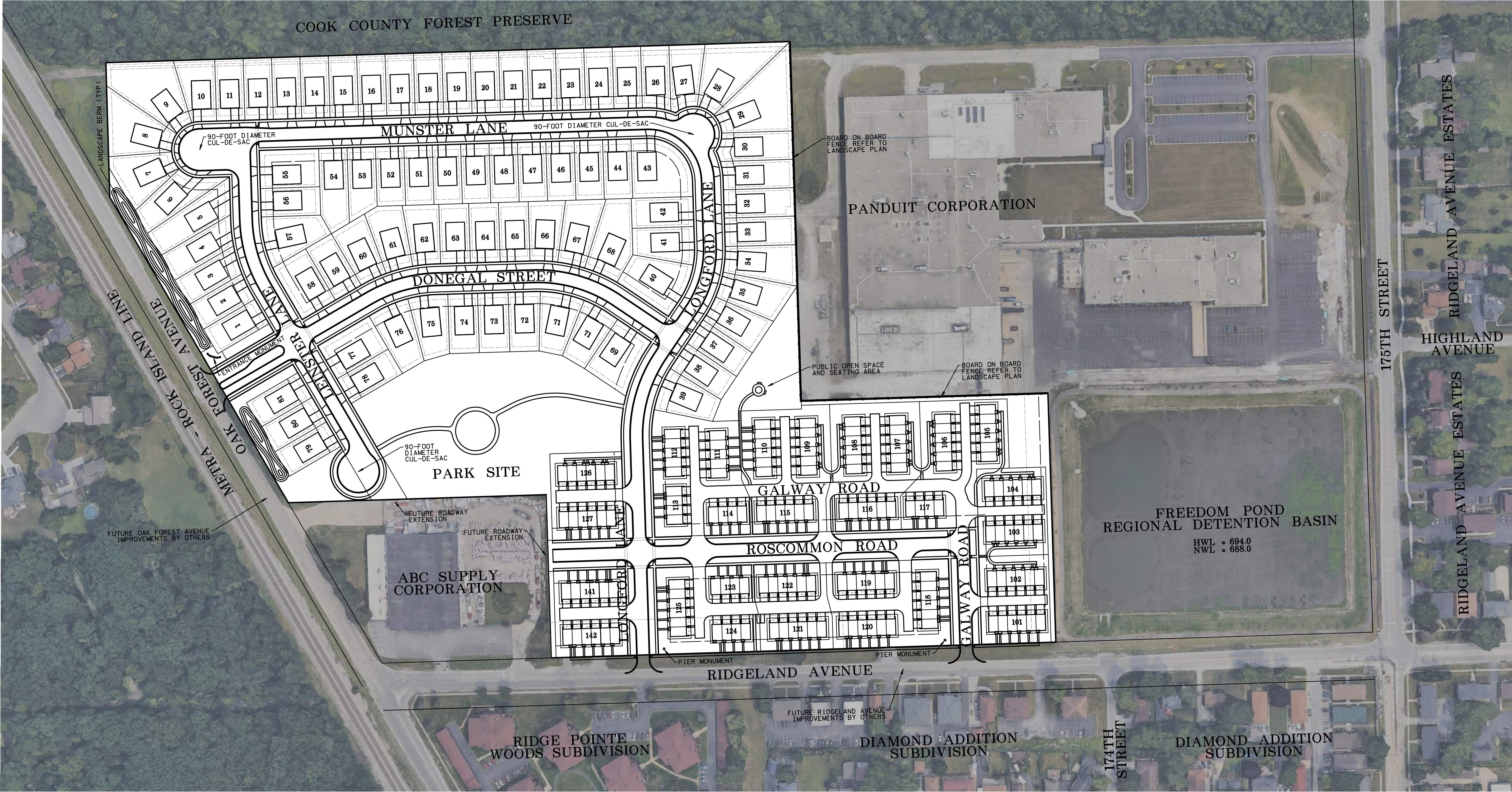
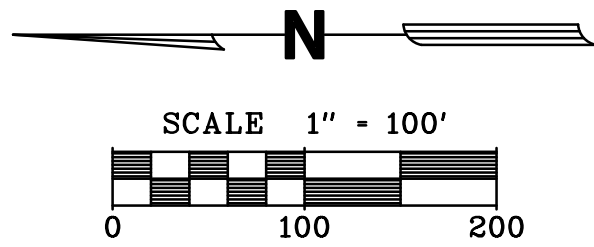
ALL RADII ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
3.

ALL BUILDING DIMENSIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR SHALL REFER TO FINAL ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND CONTACT THE ARCHITECT FOR ANY DISCREPANCIES.
4.

ALL ONSITE PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED.
5.

ALL PROPOSED CURB AND GUTTER SHALL BE M3.12 AND SHALL BE DEPRESSED CURB WHERE SIDEWALK MEETS A STREET, UNLESS OTHERWISE INDICATED. CURB DEPRESSIONS SHALL MEET ADA REQUIREMENTS AS NOTED IN THE CONSTRUCTION DETAILS.
6.

ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH WITHIN 24 HOURS OF PLACEMENT.



**Mackie Consultants, LLC**  
9575 W. Higgins Road, Suite 500  
Rosemont, IL 60018  
(847)696-1400  
www.mackieconsult.com

CLIENT:



D.R. HORTON, INC.-MIDWEST  
750 EAST BUNKER COURT  
VERNON HILLS, ILLINOIS 60061

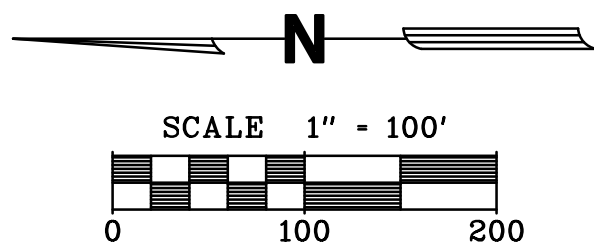
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			DRAWN	SGS
			APPROVED	KJM
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10/15/2021	REVISED PER VILLAGE COMMENTS	SGS	SCALE	1" = 100'
	DESCRIPTION OF REVISION	BY		

**OVERALL SITE PLAN  
OAK RIDGE SUBDIVISION  
TINLEY PARK, ILLINOIS**

SHEET	
<b>2 OF 16</b>	
PROJECT NUMBER:	3603
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ILLINOIS FIRM LICENSE 184-002694	



- DEMOLITION PLAN GENERAL NOTES:
1. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR DEMOLITION WORK AND ASSOCIATED UTILITY DISCONNECT FEES.
  3. THE MUNICIPALITY AND THE OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
  4. THIS PLAN WAS PREPARED FROM TOPOGRAPHIC SURVEY PREPARED BY MACKIE CONSULTANTS, LLC, DATED 06-02-2021 AND AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOT SHOWN BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO BEGINNING DEMOLITION WORK FOR THE EXACT LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL ARRANGE FOR THE DISCONNECTION, PROTECTION OR RELOCATION OF ANY EXISTING UTILITY SERVICES, INCLUDING WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE.
  6. THE CONTRACTOR IS REQUIRED TO ASSURE HIMSELF OF LOCATION AND DEPTH OF EXISTING UTILITIES AND RELATED FEATURES AND SHALL REPORT AT ONCE TO THE OWNER OR ENGINEER ANY DISCREPANCIES WITH RESPECT TO INFORMATION INDICATED IN THE CONTRACT DOCUMENTS.
  7. GRAVEL BASE MATERIALS SHALL BE STOCKPILED ONSITE AND USED FOR TEMPORARY ROADS OR GENERAL FILL, AS APPROVED BY THE OWNER OR DEVELOPER AND THE VILLAGE. ANY BASE MATERIALS REMAINING UPON COMPLETION OF THE PROPOSED IMPROVEMENTS SHALL BE HAULED TO AN OFFSITE LOCATION.
  8. DEMOLISHED HMA & CONCRETE PAVEMENT SHALL BE RECYCLED ONSITE TO MEET IDOT STANDARDS AND GRADATION FOR USE AS BACKFILL AND/OR BASE COURSE.
  9. ALL UTILITIES TO REMAIN AS NOTED SHALL BE ADJUSTED TO THE FINAL GRADES AS PROVIDED ON THE UTILITY PLANS.
  10. GAS, TELEPHONE AND ELECTRIC DISTRIBUTION SYSTEM REMOVALS AND ADJUSTMENTS SHALL BE DONE BY RESPECTIVE UTILITY AND PAID FOR SEPARATELY BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT. ALL ENVIRONMENTAL REMEDIATION WILL BE COMPLETED BY OWNER PRIOR TO START OF CONSTRUCTION.
  11. ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE UNLESS SPECIFICALLY SHOWN TO BE REMOVED.
  12. ALL PIPES TO BE ABANDONED IN PLACE SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET NON-SHRINK CONCRETE MORTAR PLUGS. ANY STRUCTURES TO REMAIN SHALL HAVE THE BOTTOM BROKEN TO FACILITATE DRAINAGE AND FILLED WITH SAND OR PEA GRAVEL.
  13. ALL EXISTING TREES, BRUSH, AND MISCELLANEOUS APPURTENANCES, SUCH AS FENCES, WHEEL STOPS, POLES LIGHTS AND MISCELLANEOUS DEBRIS SHALL BE HAULED TO AN OFFSITE LOCATION.
  14. THE CONTRACTOR SHALL ENSURE THAT ALL ADJOINING AREAS, INCLUDING ADJACENT STREETS AND DRIVEWAYS, SHALL BE FREE OF DEBRIS AT ALL TIMES.
  15. PAVEMENT, CURB AND GUTTER AND SIDEWALK SHALL BE SAWCUT FULL DEPTH AT THE LIMITS OF REMOVAL.
  16. ANY DAMAGE DONE TO EXISTING STRUCTURES OR OBJECTS NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

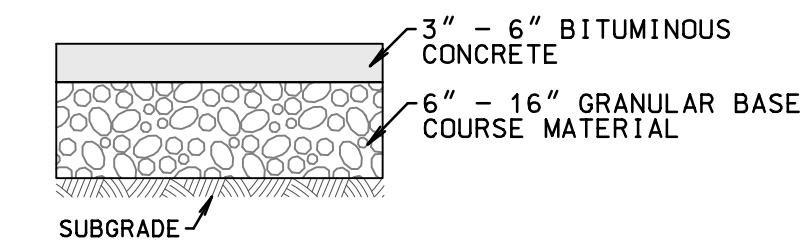
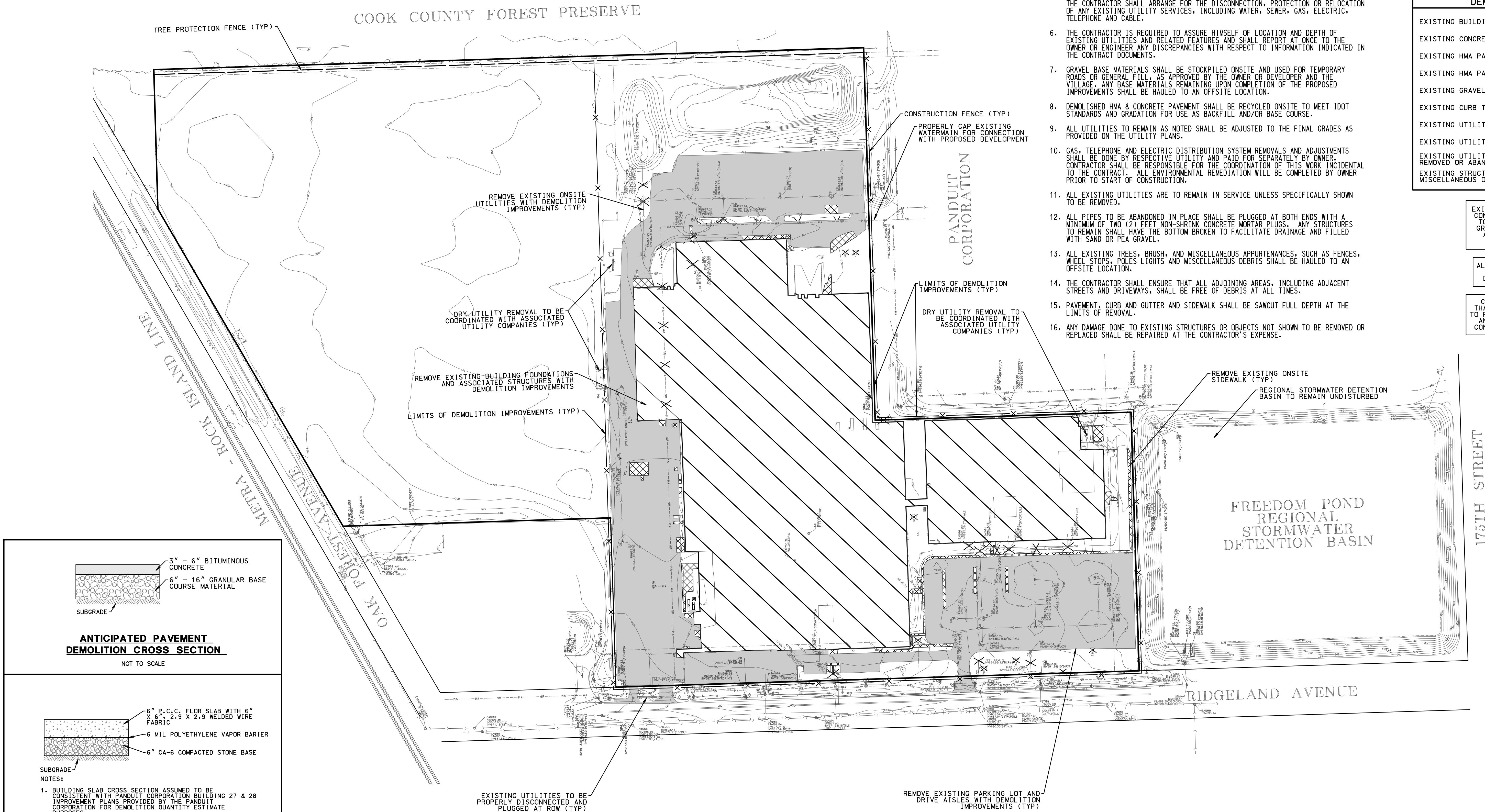


DEMOLITION LEGEND	
EXISTING BUILDING TO BE REMOVED	
EXISTING CONCRETE TO BE REMOVED	
EXISTING HMA PAVEMENT TO BE MILLED	
EXISTING HMA PAVEMENT TO BE REMOVED	
EXISTING GRAVEL TO BE REMOVED	
EXISTING CURB TO BE REMOVED	
EXISTING UTILITY TO BE REMOVED	
EXISTING UTILITY TO BE ABANDONED	
EXISTING UTILITY TO BE REMOVED OR ABANDONED AS NEEDED	
EXISTING STRUCTURE, TREE, MISCELLANEOUS OBJECT TO BE REMOVED	

EXISTING FOUNDATIONS AND CONCRETE & HMA PAVEMENT TO BE CRUSHED TO IDOT GRADATION AND RECYCLED AS ROADWAY SUBGRADE WHERE SUITABLE

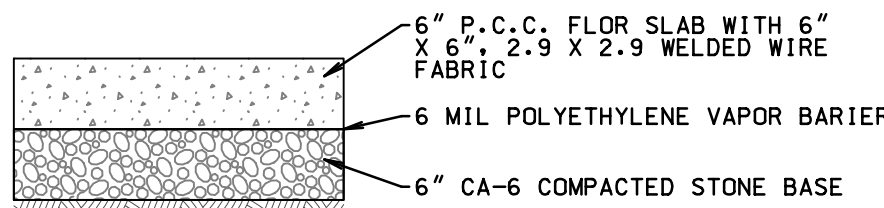
ALL ROADS SHALL REMAIN FREE OF DIRT AND DEBRIS AT ALL TIMES

CONTRACTOR TO ENSURE THAT EXISTING UTILITIES TO REMAIN ARE UNDISTURBED AND IN SERVICE DURING CONSTRUCTION ACTIVITIES



ANTICIPATED PAVEMENT  
DEMOLITION CROSS SECTION

NOT TO SCALE



NOTES:  
1. BUILDING SLAB CROSS SECTION ASSUMED TO BE CONSISTENT WITH PANDUIT CORPORATION BUILDING 27 & 28 IMPROVEMENT PLANS PROVIDED BY THE PANDUIT CORPORATION FOR DEMOLITION QUANTITY ESTIMATE PURPOSES

ANTICIPATED SLAB DEMOLITION CROSS SECTION

NOT TO SCALE



**Mackie Consultants, LLC**  
9575 W. Higgins Road, Suite 500  
Rosemont, IL 60018  
(847)696-1400  
www.mackieconsult.com

CLIENT:



D.R. HORTON, INC.-MIDWEST  
750 EAST BUNKER COURT  
VERNON HILLS, ILLINOIS 60061

			DESIGNED	SGS
			DRAWN	SGS
			APPROVED	KJM
12/8/2021	REVISED PER VILLAGE COMMENTS	QTC	DATE	09/03/2021
10/15/2021	REVISED PER VILLAGE COMMENTS	SGS	SCALE	1" = 100'
DATE	DESCRIPTION OF REVISION	BY		

**EXISTING CONDITIONS & DEMOLITION PLAN**  
**OAK RIDGE SUBDIVISION**  
**TINLEY PARK, ILLINOIS**

SHEET

**3** OF **16**

PROJECT NUMBER: 3603  
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STORMWATER DETENTION AND VOLUME CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN PROVIDED WITHIN THE VILLAGE OF TINLEY PARK REGIONAL BASIN

REFER TO SHEET 5  
FOR GRADING PLAN NOTES

REFER TO SHEET 5  
TYPICAL LOT GRADING

REFER TO SHEET 6  
FOR PAVEMENT SECTIONS

SCALE 1" = 30'

METRA - ROCK ISLAND LINE

OAK FOREST AVENUE

LANE

LEINSTER

DONALD STREET

MUNSTER LANE

COOK COUNTY - FOREST PRESERVE

REFER TO SHEET 7

MATCHLINE - REFER TO SHEET 5



**Mackie Consultants, LLC**  
9575 W. Higgins Road, Suite 500  
Rosemont, IL 60018  
(847)696-1400  
www.mackieconsult.com

CLIENT:

**D.R. HORTON**  
*America's Builder*

D.R. HORTON, INC.-MIDWEST  
750 EAST BUNKER COURT  
VERNON HILLS, ILLINOIS 60061

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SCALE	1"=30'

**PRELIMINARY GRADING PLAN - NORTHEAST  
OAK RIDGE SUBDIVISION  
TINLEY PARK, ILLINOIS**

SHEET

**4 OF 16**

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**MATCHLINE - REFER TO SHEET 7**

# PARK SITE

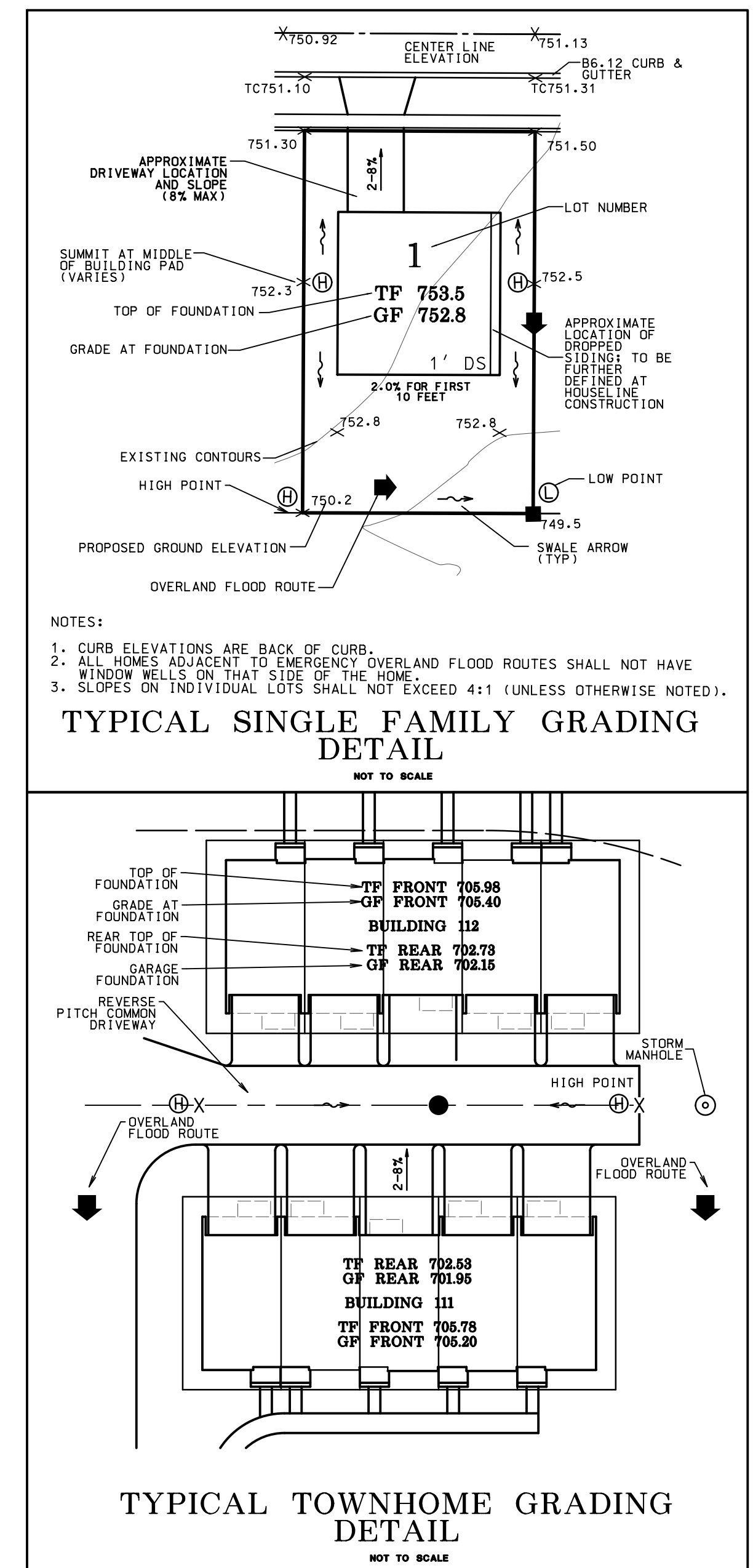
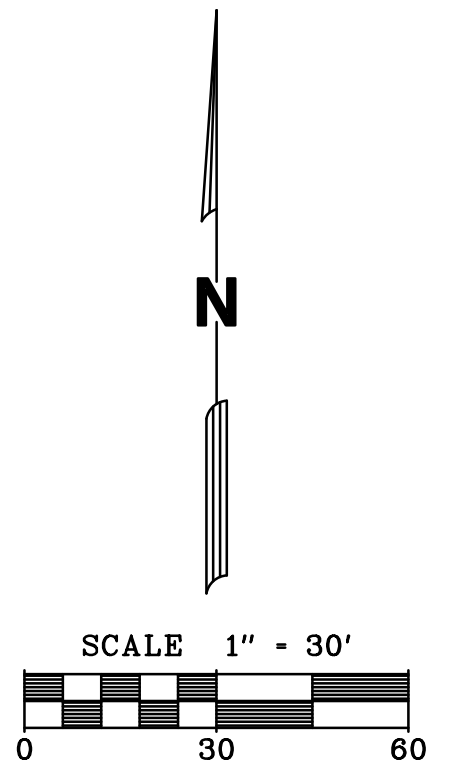
**MATCHLINE**  
**REFER TO SHEET 8**

**MATCHLINE - REFER TO SHEET 4**

**MATCHLINE - REFER TO SHEET 6**

### GRADING PLAN GENERAL NOTES

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON 08-02-2021. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEED.
3. EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 3" BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
5. DRIVEWAY SLOPES FROM THE RIGHT-OF-WAY SHALL BE A MINIMUM OF 2% AND A MAXIMUM OF 8%.
6. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
7. BUILDING AREA INDICATED IS APPROXIMATE AND REPRESENTS ONE POSSIBLE OPTION OF HOME. GRADING MAY NEED TO BE ADJUSTED AS OTHER HOMES ARE SOLD.
8. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING/UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED IN RECORD DRAWINGS.
9. WINDOW WELLS SHALL NOT BE ALLOWED ON EITHER SIDE OF OVERLAND FLOOD ROUTES WHEN THEY OCCUR BETWEEN HOUSES.
10. OVERFLOW DRAINAGE ROUTES AND SWALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
11. DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
12. CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.



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CLIENT:



D.R. HORTON, INC.-MIDWEST  
750 EAST BUNKER COURT  
VERNON HILLS, ILLINOIS 60061

			DESIGNED	SGS
			DRAWN	SGS
			APPROVED	KJM
12/8/2021	REVISED PER VILLAGE COMMENTS	QTC	DATE	09/03/2022
10/16/2021	REVISED PER VILLAGE COMMENTS	SGS	SCALE	1" = 30'
DATE	DESCRIPTION OF REVISION	BY		

**PRELIMINARY GRADING PLAN - EAST  
OAK RIDGE SUBDIVISION  
TINLEY PARK, ILLINOIS**

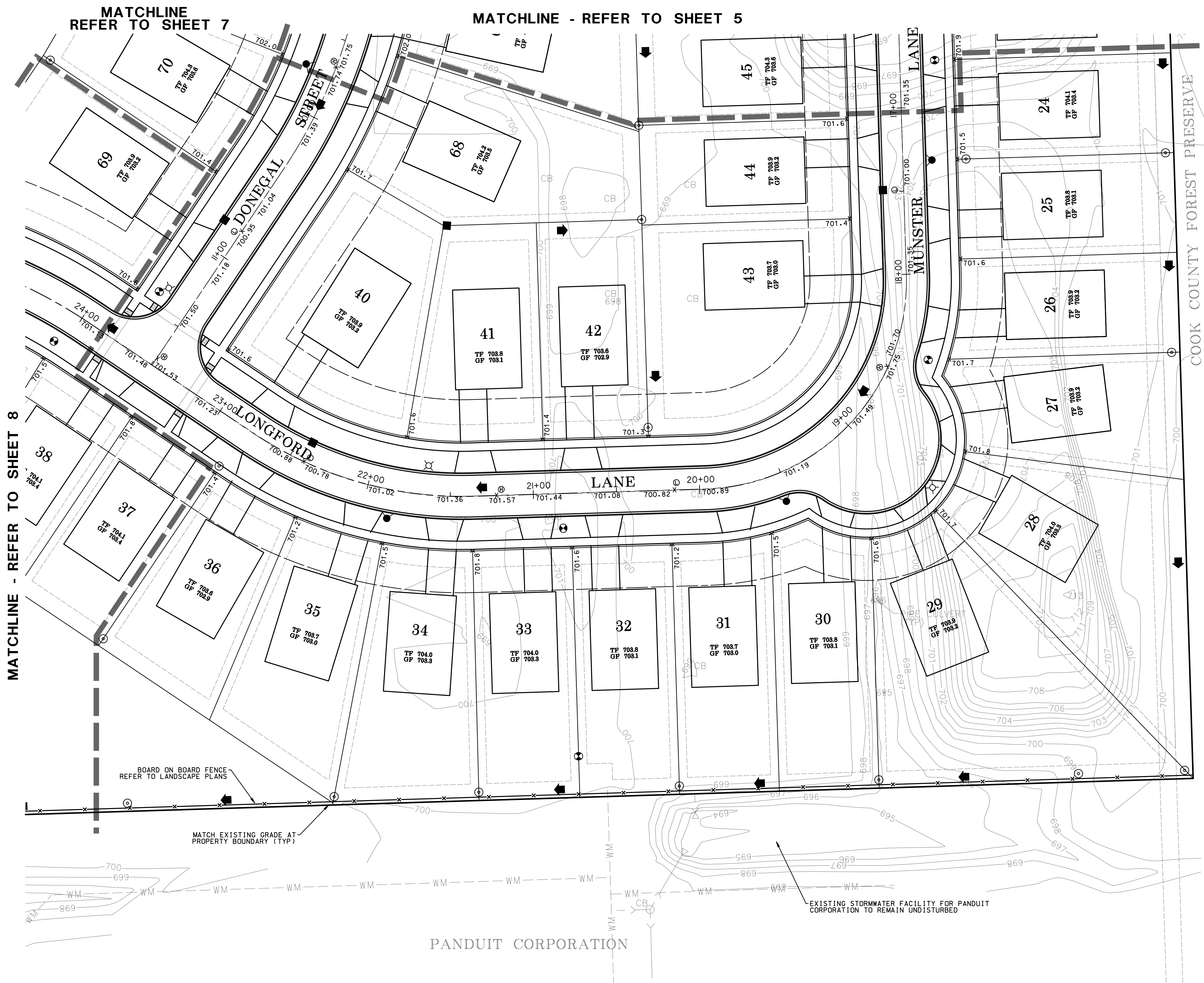
SHEET

5 OF 16

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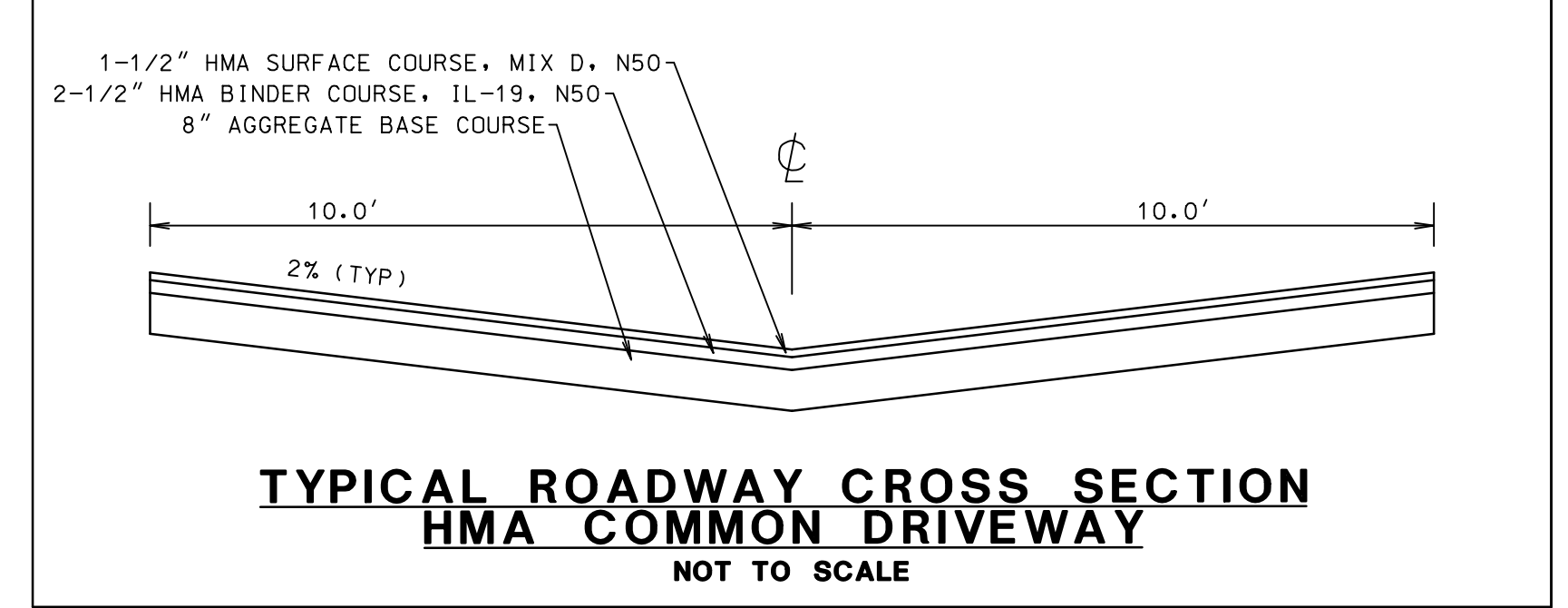
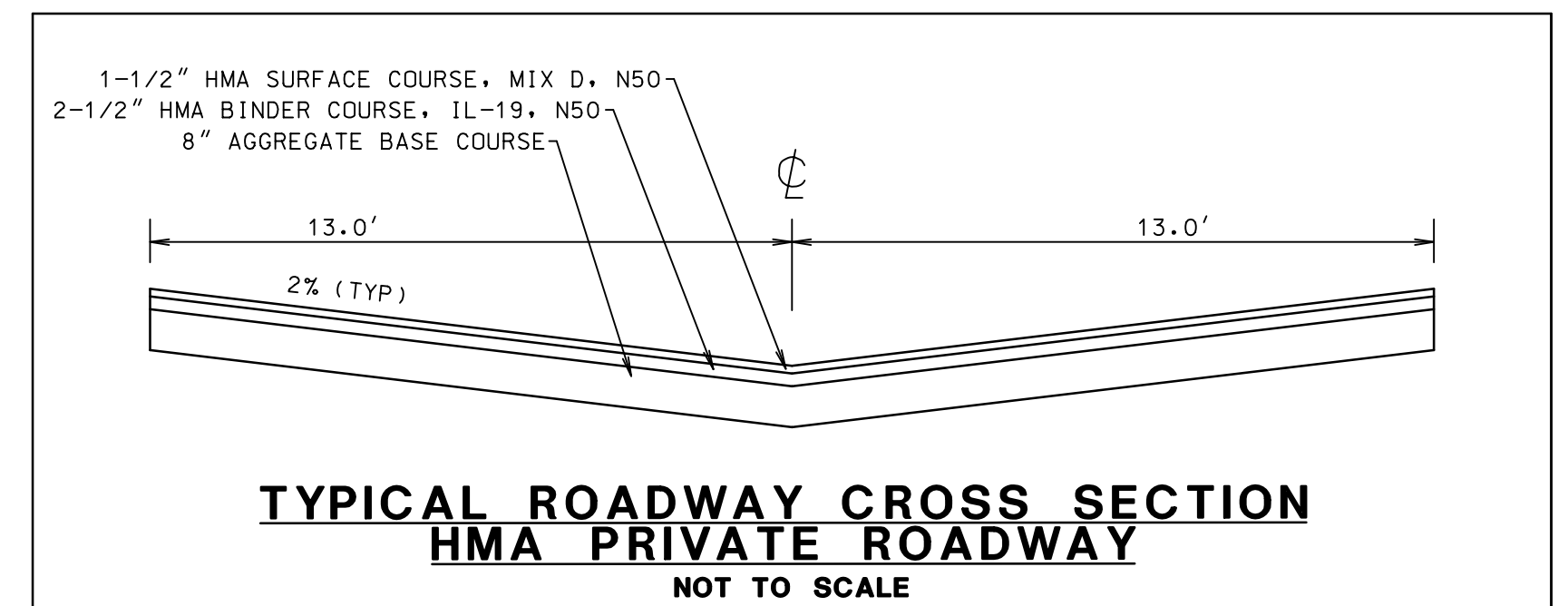
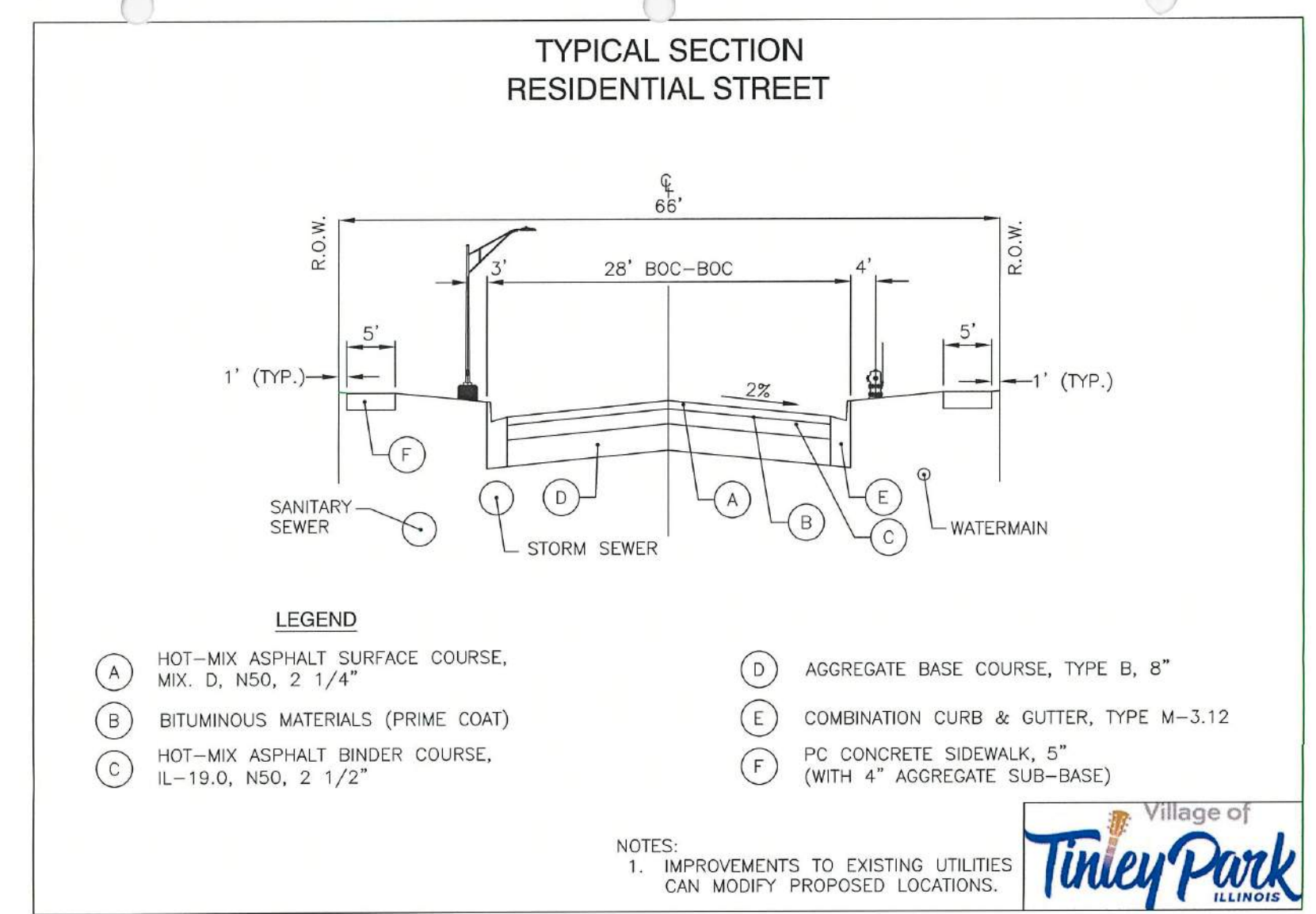
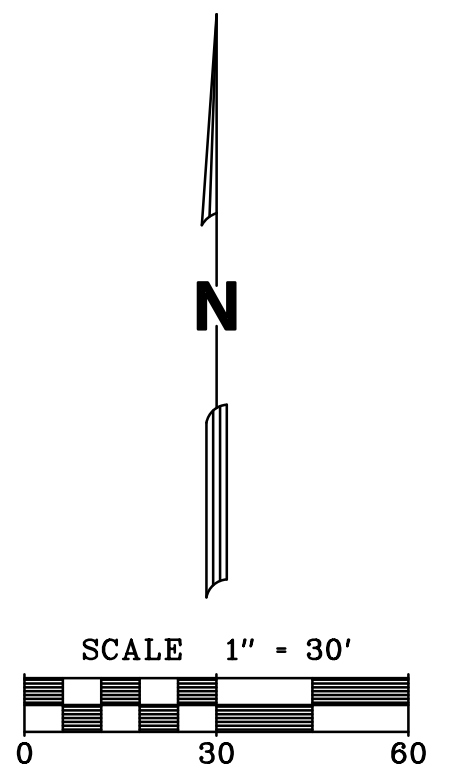


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REFER TO SHEET 5  
FOR GRADING PLAN NOTES

REFER TO SHEET 5  
TYPICAL LOT GRADING



**Mackie Consultants, LLC**  
9575 W. Higgins Road, Suite 500  
Rosemont, IL 60018  
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**PRELIMINARY GRADING PLAN - SOUTHEAST  
OAK RIDGE SUBDIVISION  
TINLEY PARK, ILLINOIS**

SHEET  
**6 OF 16**

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**REFER TO SHEET 5  
FOR GRADING PLAN NOTES**

**REFER TO SHEET 5  
TYPICAL LOT GRADING**

**REFER TO SHEET 6  
FOR PAVEMENT SECTIONS**

ABC SUPPLY CORPORATION

MATCH EXISTING GRADE AT  
PROPERTY BOUNDARY (TYP)

~~FUTURE ROADWAY EXTENSION (TYP)~~

**MATCHLINE - REFER TO SHEET / 8**

**MATCHLINE - REFER TO SHEET 4**

**MATCHLINE  
REFER TO  
SHEET 6**

**MATCHLINE - REFER TO SHEET 5**



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CLIENT:

**D·R·HORTON®**  
*America's Builder*

D.R. HORTON, INC.-MIDWEST  
750 EAST BUNKER COURT  
VERNON HILLS, ILLINOIS 60061

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	DESCRIPTION OF REVISION	DATE	SCALE	1" = 30'

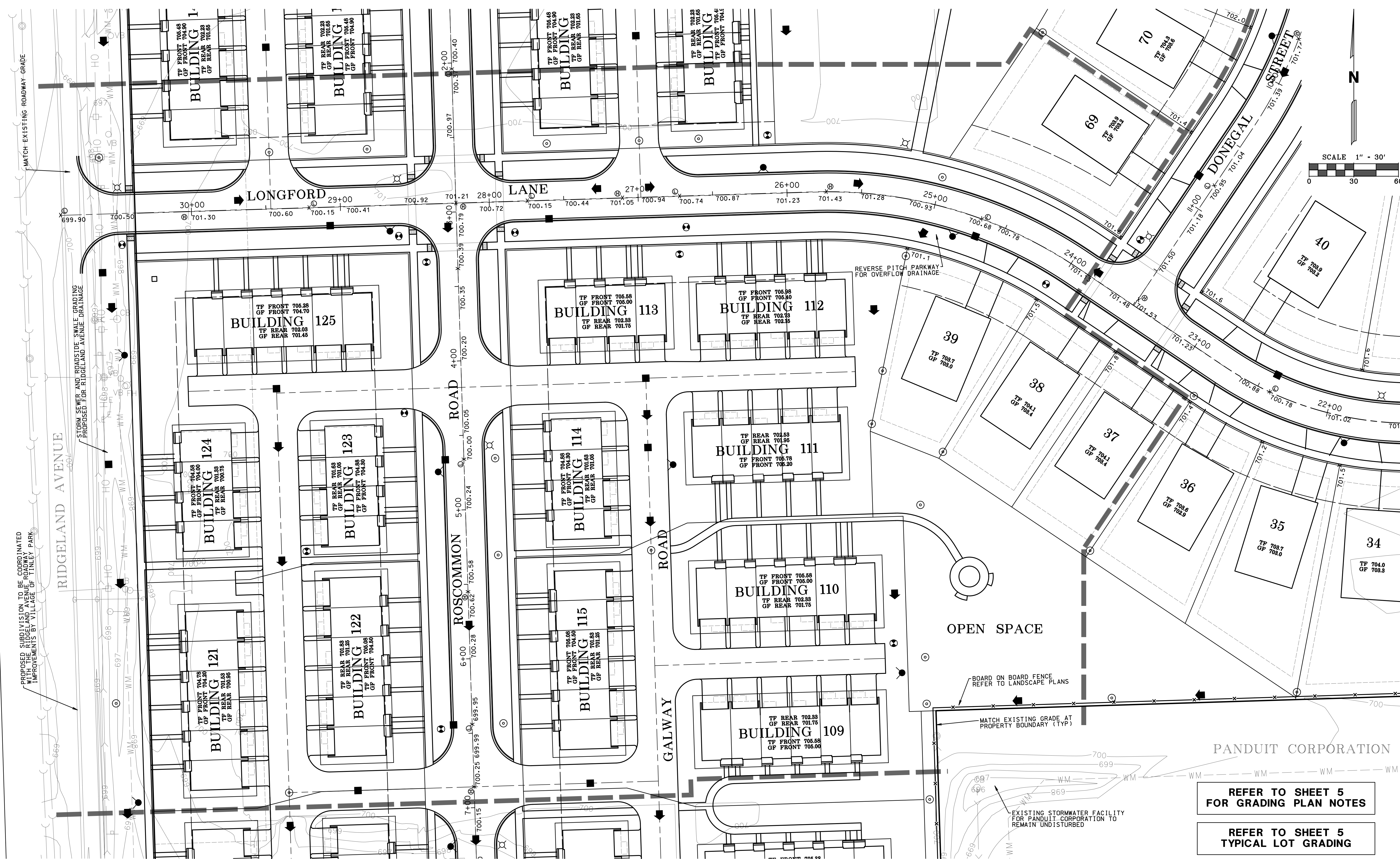
**PRELIMINARY GRADING PLAN - NORTHWEST  
OAK RIDGE SUBDIVISION  
TINLEY PARK, ILLINOIS**

SHEET  
OF **16**

PROJECT NUMBER:	3603
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ILLINOIS FIRM LICENSE 184-002694	



**MATCHLINE - REFER TO SHEET 7**



**MATCHLINE - REFER TO SHEET 5**

**MATCHLINE - REFER TO SHEET 9**

REFER TO SHEET 5  
FOR GRADING PLAN NOTES

**REFER TO SHEET 5  
TYPICAL LOT GRADING**

**REFER TO SHEET 6  
FOR PAVEMENT SECTIONS**



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Rosemont, IL 60018  
(847)696-1400  
[www.mackieconsult.com](http://www.mackieconsult.com)

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*America's Builder*

D.R. HORTON, INC.-MIDWEST  
750 EAST BUNKER COURT  
VERNON HILLS, ILLINOIS 60061

			DESIGNED	SGS
			DRAWN	SGS
			APPROVED	KJM
12/8/2021	REVISED PER VILLAGE COMMENTS	QTC	DATE	09/03/2021
10/15/2021	REVISED PER VILLAGE COMMENTS	SGS	SCALE	1" = 30'
DATE	DESCRIPTION OF REVISION	BY		

**PRELIMINARY GRADING PLAN - WEST  
OAK RIDGE SUBDIVISION  
TINLEY PARK, ILLINOIS**



MATCHLINE - REFER TO SHEET 8

PROPOSED SUBDIVISION TO BE COORDINATED WITH THE RIDGELAND AVENUE ROADWAY IMPROVEMENTS BY VILLAGE OF TINLEY PARK

STORM SEWER AND ROADSIDE SWALE TO GRADING PROPOSED FOR RIDGELAND AVENUE DRAINAGE

EXISTING STORMWATER FACILITY FOR PANDUIT CORPORATION TO REMAIN UNDISTURBED

SCALE 1" = 30'

REFER TO SHEET 5 FOR GRADING PLAN NOTES

REFER TO SHEET 5 TYPICAL LOT GRADING

REFER TO SHEET 6 FOR PAVEMENT SECTIONS

PANDUIT CORPORATION

BOARD ON BOARD FENCE REFER TO LANDSCAPE PLANS

OPEN SPACE

FREEDOM POND REGIONAL STORMWATER DETENTION BASIN

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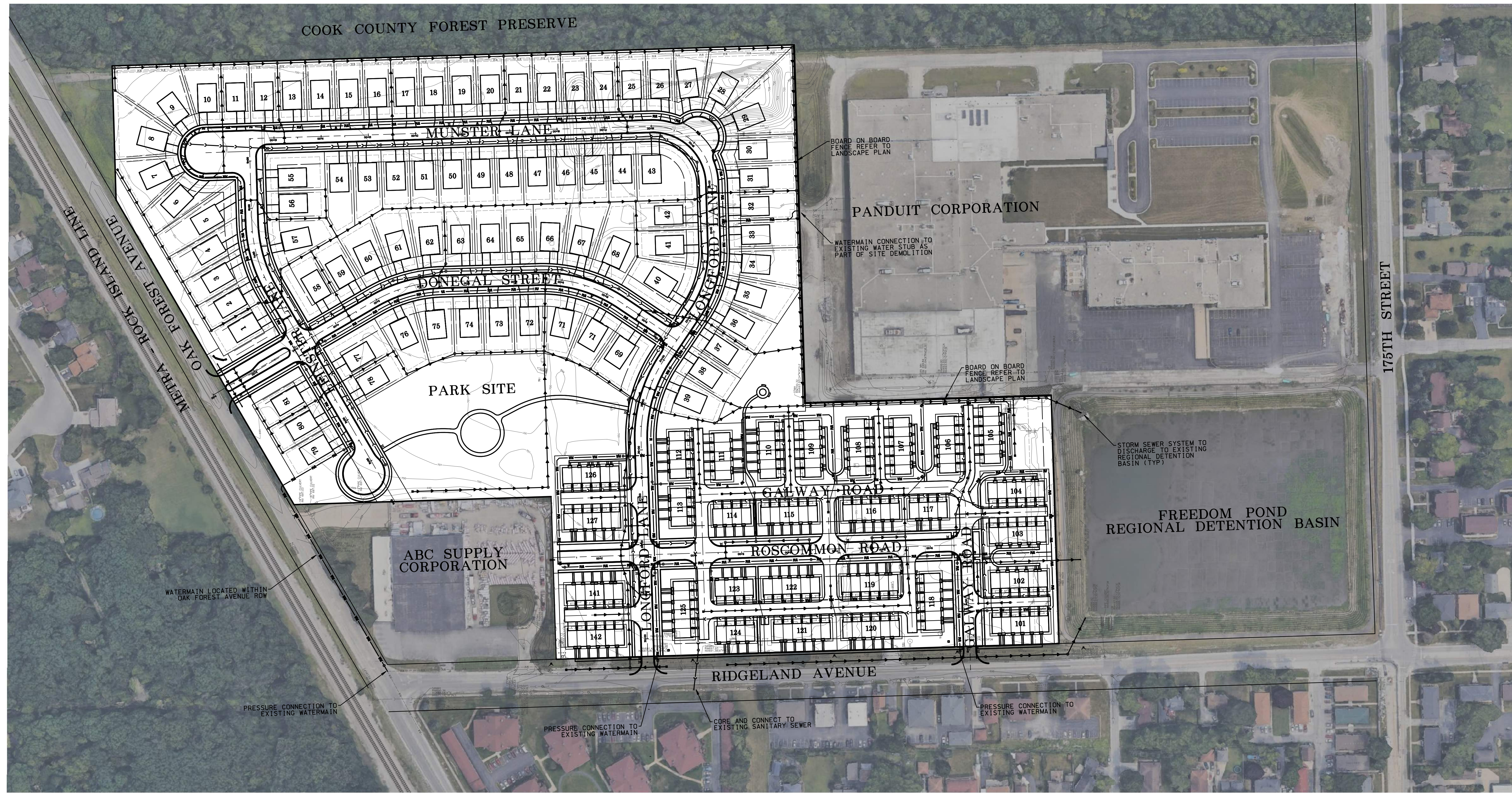
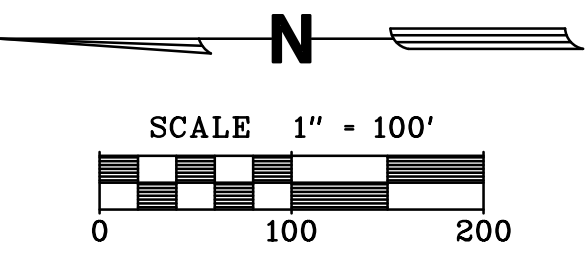
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		APPROVED	KJM
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DATE	DESCRIPTION OF REVISION	BY	

**PRELIMINARY GRADING PLAN - SOUTHWEST**  
**OAK RIDGE SUBDIVISION**  
**TINLEY PARK, ILLINOIS**

SHEET  
**9 OF 16**  
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12/19/2021 10:06:00 AM  
18-13622 Engineering Photo Preliminary 10-Preliminary Overall Utility Plan.mxd



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			APPROVED	KJM
12/8/2021	REVISED PER VILLAGE COMMENTS	QTC	DATE	09/03/2021
10/15/2021	REVISED PER VILLAGE COMMENTS	SGS	SCALE	1" = 100'
DATE	DESCRIPTION OF REVISION	BY		

**PRELIMINARY OVERALL UTILITY PLAN**  
**OAK RIDGE SUBDIVISION**  
**TINLEY PARK, ILLINOIS**

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STORMWATER DETENTION AND VOLUME CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN PROVIDED WITHIN THE VILLAGE OF TINLEY PARK REGIONAL BASIN

REFER TO SHEET 11  
FOR UTILITY PLAN NOTES

REFER TO SHEET 12  
TYPICAL UTILITY LAYOUT

SCALE 1" = 30'

METRA ROCK ISLAND LINE  
OAK FOREST AVENUE

REFER TO PRELIMINARY OVERALL UTILITY PLAN  
FOR OFFSITE WATERMAIN CONNECTION DETAILS

EXISTING OVERHEAD POLE  
TO BE RELOCATED

MATCHLINE - REFER TO SHEET 14

MATCHLINE - REFER TO SHEET 12

COOK COUNTY - FOREST PRESERVE



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DATE	09/03/2021
SCALE	1" = 30'
QTC	
DATE	
SGS	
BY	

**PRELIMINARY UTILITY PLAN - NORTHEAST  
OAK RIDGE SUBDIVISION  
TINLEY PARK, ILLINOIS**

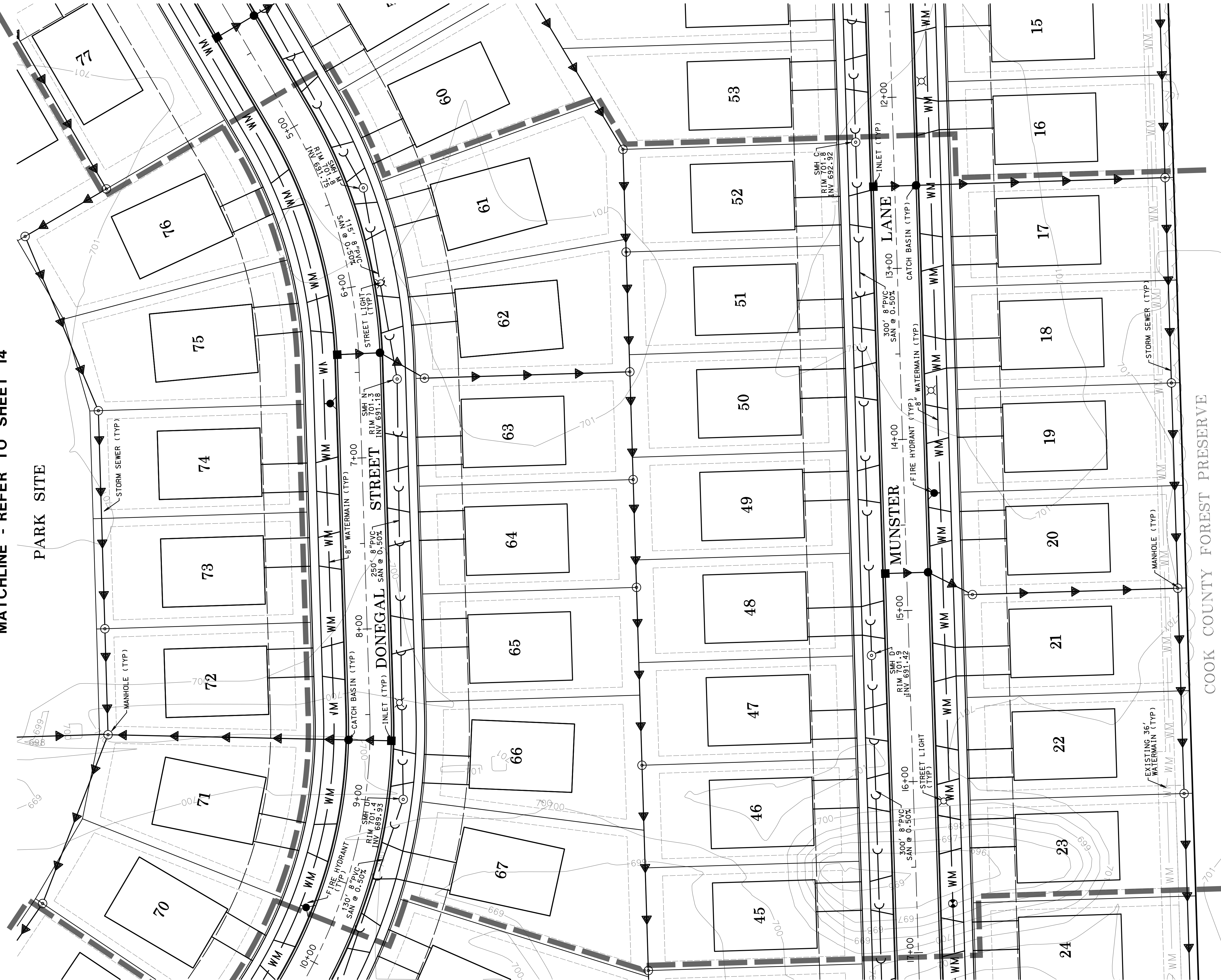
SHEET  
**11 OF 16**  
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**MATCHLINE - REFER TO SHEET 14**

**MATCHLINE - REFER TO SHEET 13**

- REFER TO SHEET 13  
TYPICAL UTILITY LAYOUT**

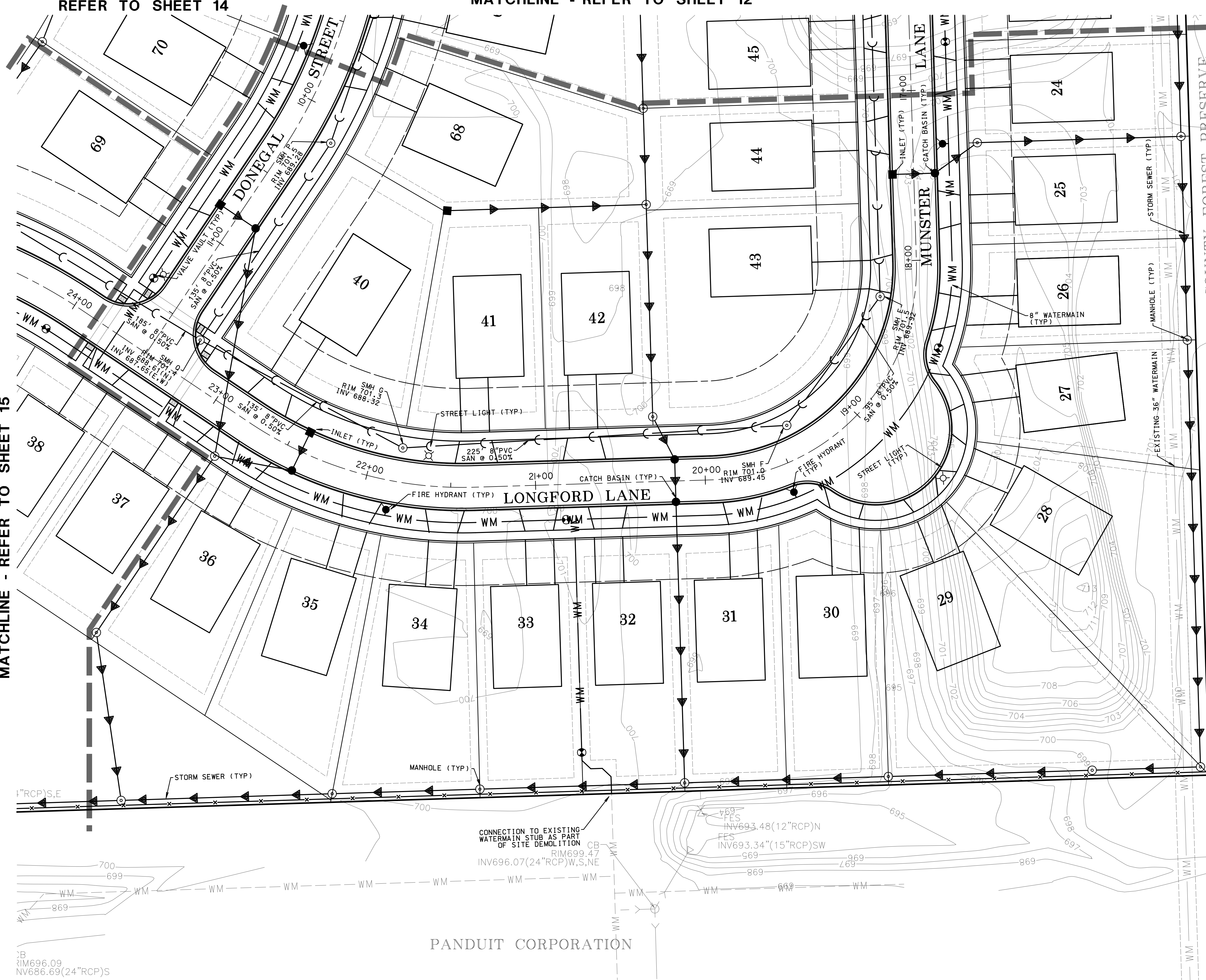




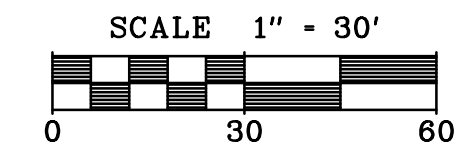
MATCHLINE  
REFER TO SHEET 14

MATCHLINE - REFER TO SHEET 12

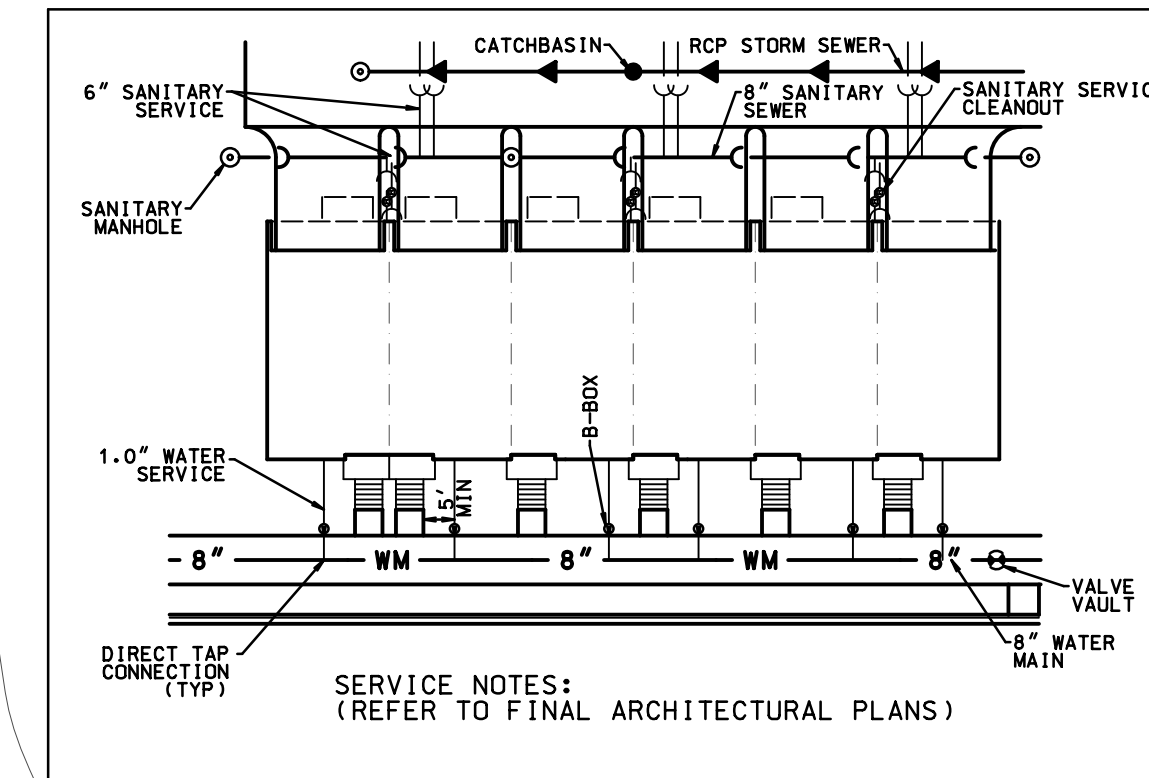
MATCHLINE - REFER TO SHEET 15



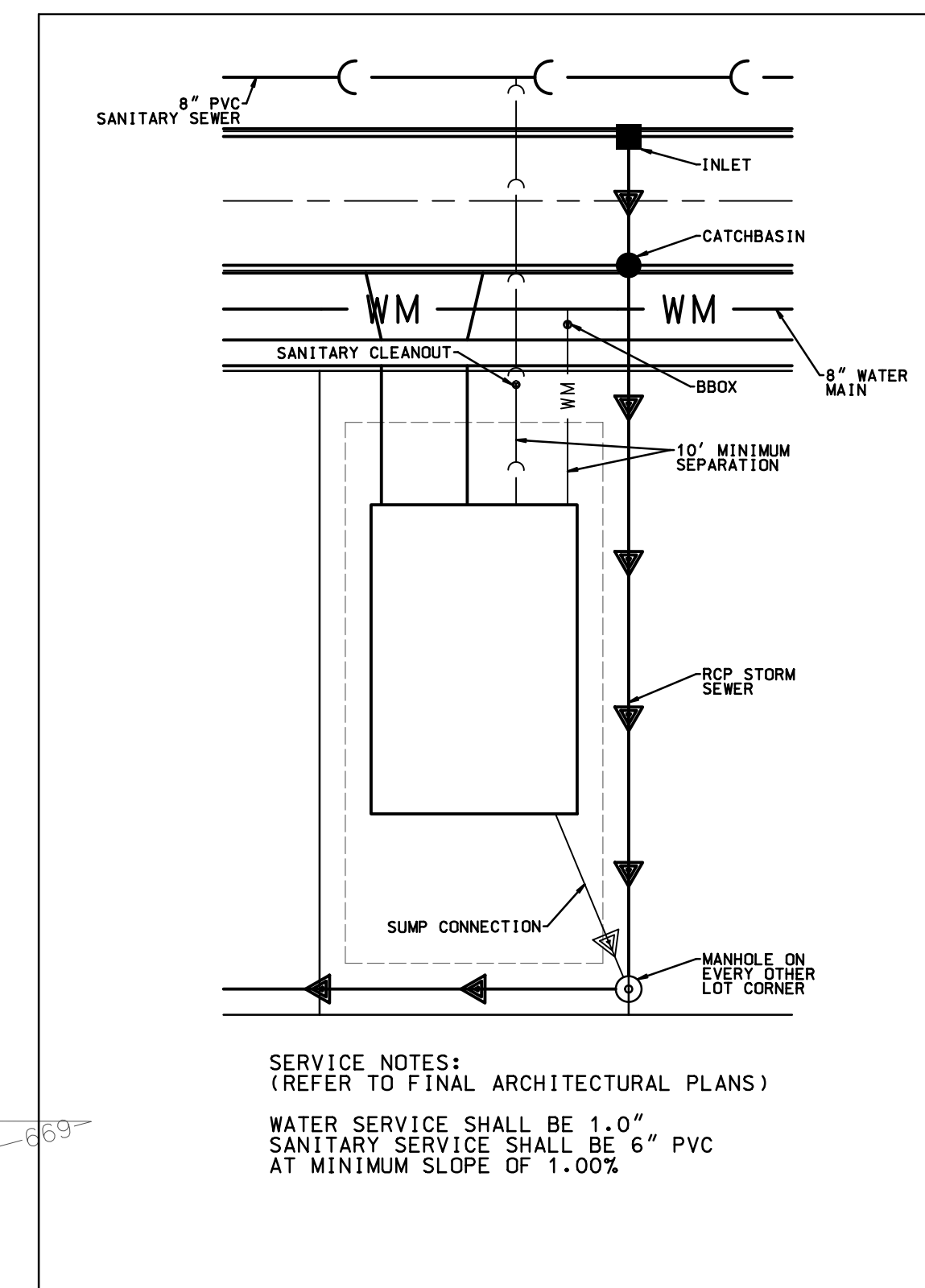
SERVICE NOTES:  
DOMESTIC WATER SERVICE SHALL BE 1.0" TYPE K, COPPER TUBING INCLUDING MUELLER H-1500 CORPORATION STOP, MUELLER H-15150 CURB STOP COUPLING, AND MUELLER H-10300 SERVICE BOX  
WATER SERVICE B-BOX TO TYPICALLY BE WITHIN BLANKET EASEMENT WHEN OUTSIDE OF RIGHT OF WAY WHEN APPLICABLE AND LOCATED OUTSIDE OF PAVED AREAS WHEN POSSIBLE.  
SANITARY SERVICE SHALL BE 6" PVC, SDR 26 AT MINIMUM SLOPE OF 1.00%



N



SERVICE NOTES:  
(REFER TO FINAL ARCHITECTURAL PLANS)



SERVICE NOTES:  
(REFER TO FINAL ARCHITECTURAL PLANS)  
WATER SERVICE SHALL BE 1.0" SANITARY SERVICE SHALL BE 6" PVC AT MINIMUM SLOPE OF 1.00%

REFER TO SHEET 12  
FOR UTILITY PLAN NOTES

PANDUIT CORPORATION

WB  
RIM 696.09  
INV 686.69 (24" RCP) S

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DATE	DESCRIPTION OF REVISION	BY
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10/15/2021	REVISED PER VILLAGE COMMENTS	SGS
09/03/2021	DATE	SGS
1" = 30'	SCALE	BY

**PRELIMINARY UTILITY PLAN - SOUTHEAST  
OAK RIDGE SUBDIVISION  
TINLEY PARK, ILLINOIS**

SHEET

**13 OF 16**

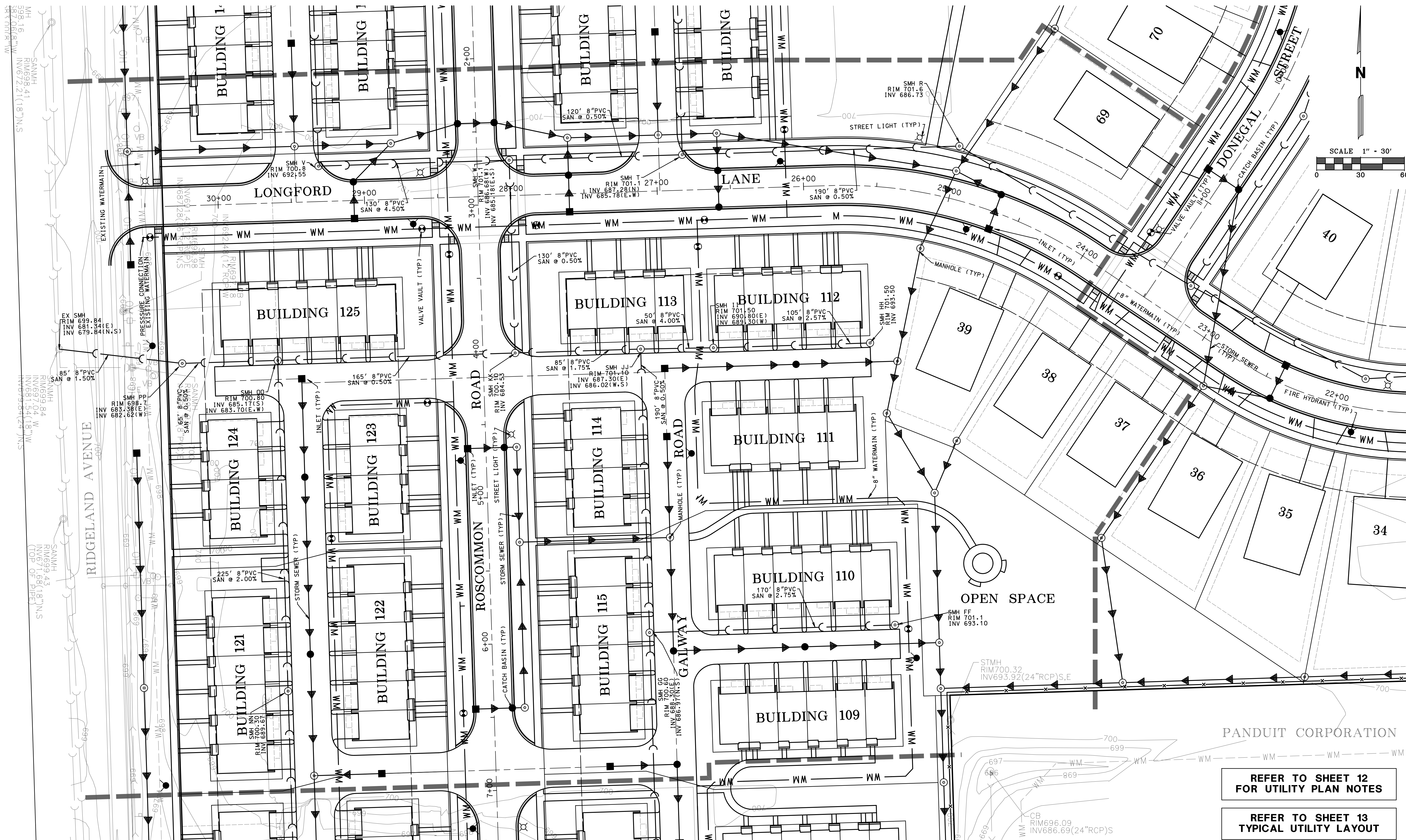
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MATCHLINE - REFER TO SHEET 14



MATCHLINE - REFER TO SHEET 16

MATCHLINE - REFER TO SHEET 13

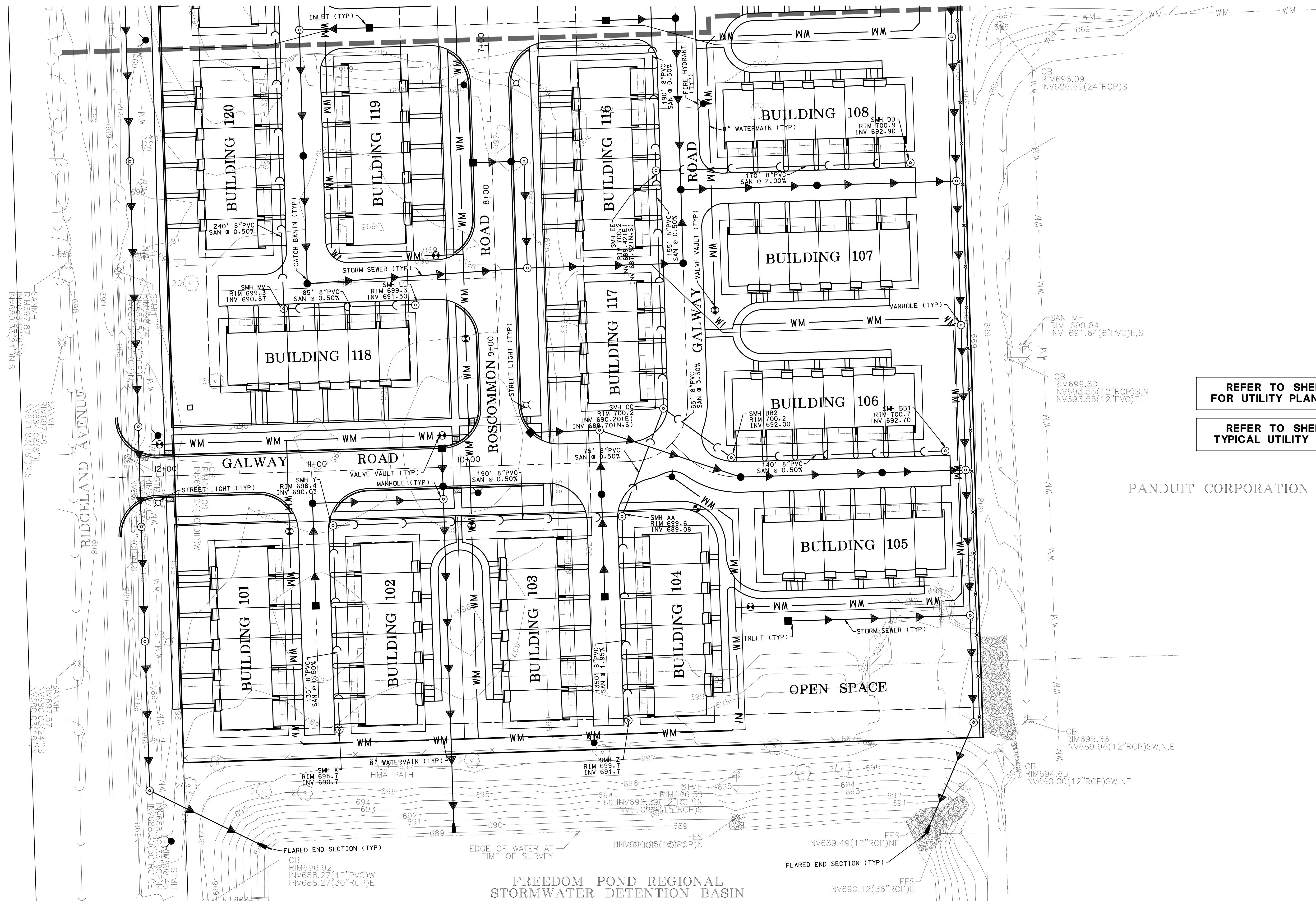
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12/8/2021	REVISED PER VILLAGE COMMENTS	SGS	09/03/2021	1" = 30'
10/15/2021	REVISED PER VILLAGE COMMENTS	SGS		
		BY		

**PRELIMINARY UTILITY PLAN - WEST  
OAK RIDGE SUBDIVISION  
TINLEY PARK, ILLINOIS**



MATCHLINE - REFER TO SHEET 14



REFER TO SHEET 12  
FOR UTILITY PLAN NOTES

REFER TO SHEET 13  
TYPICAL UTILITY LAYOUT

PANDUIT CORPORATION

FREEDOM POND REGIONAL  
STORMWATER DETENTION BASIN



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DATE	REVISION	BY
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	DESCRIPTION OF REVISION	

DESIGNED	SGS
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SCALE	1" = 30'

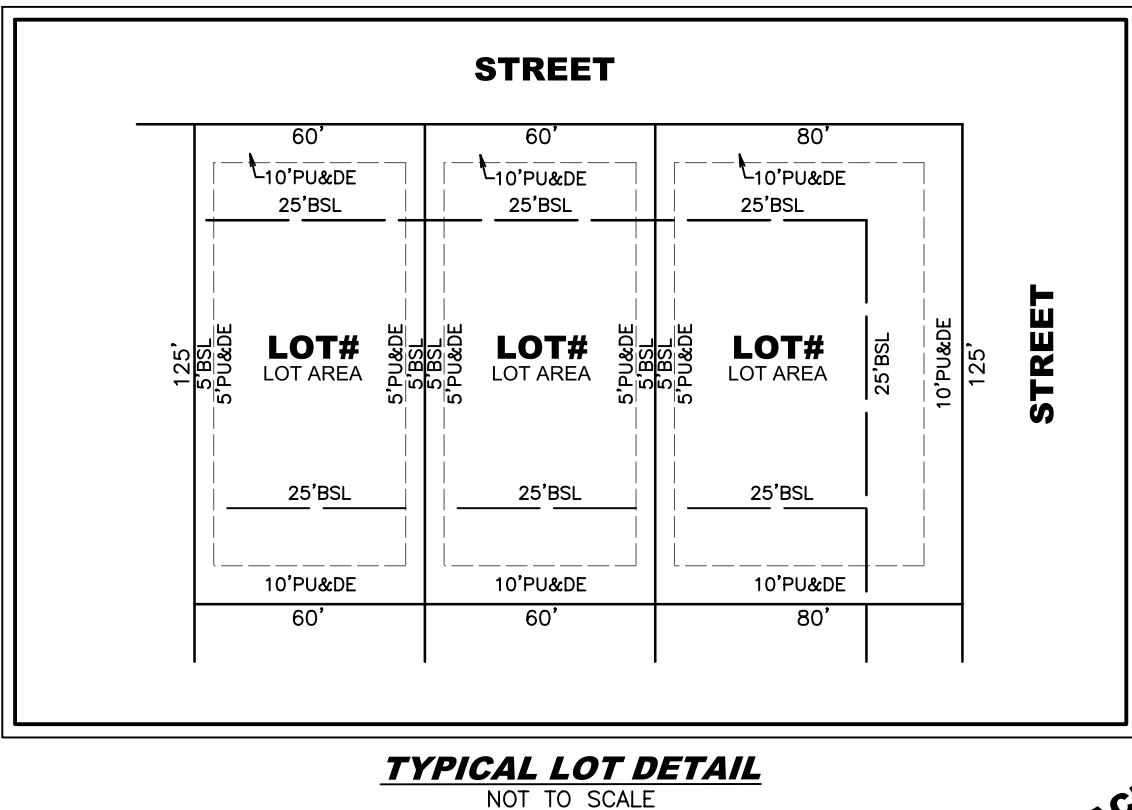
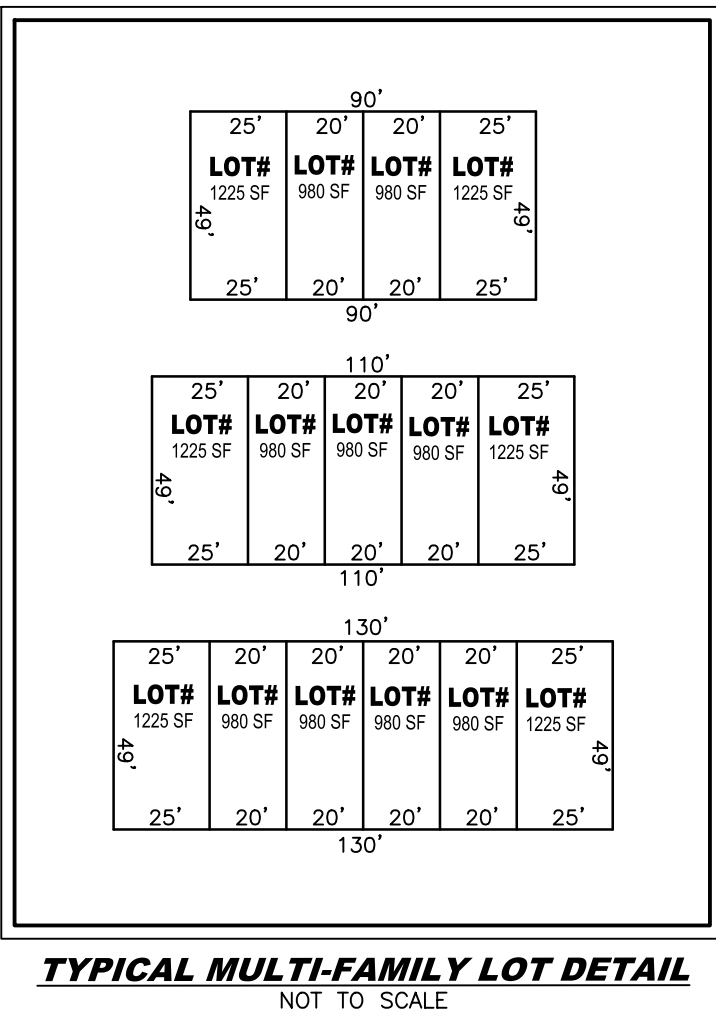
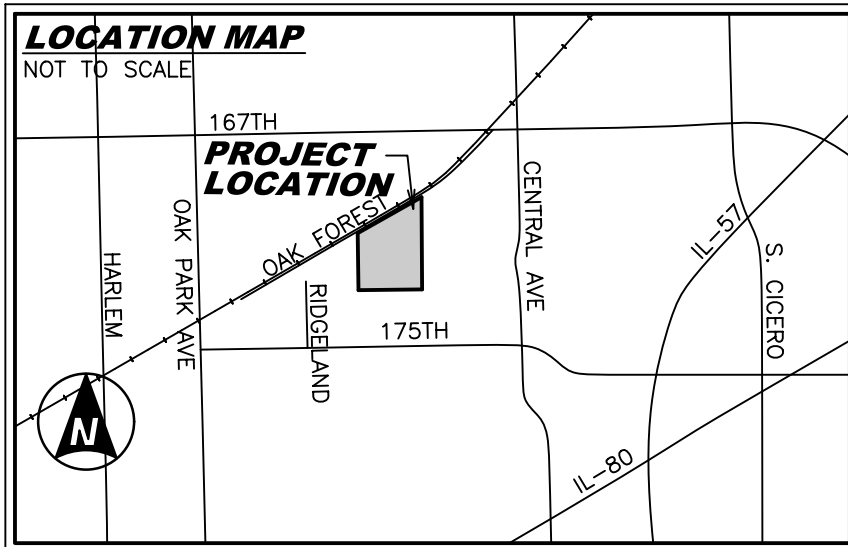
**PRELIMINARY UTILITY PLAN - SOUTHWEST  
OAK RIDGE SUBDIVISION  
TINLEY PARK, ILLINOIS**

SHEET  
**16 OF 16**  
PROJECT NUMBER: 3603  
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# PRELIMINARY PLAT OF OAK RIDGE SUBDIVISION

BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH,  
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

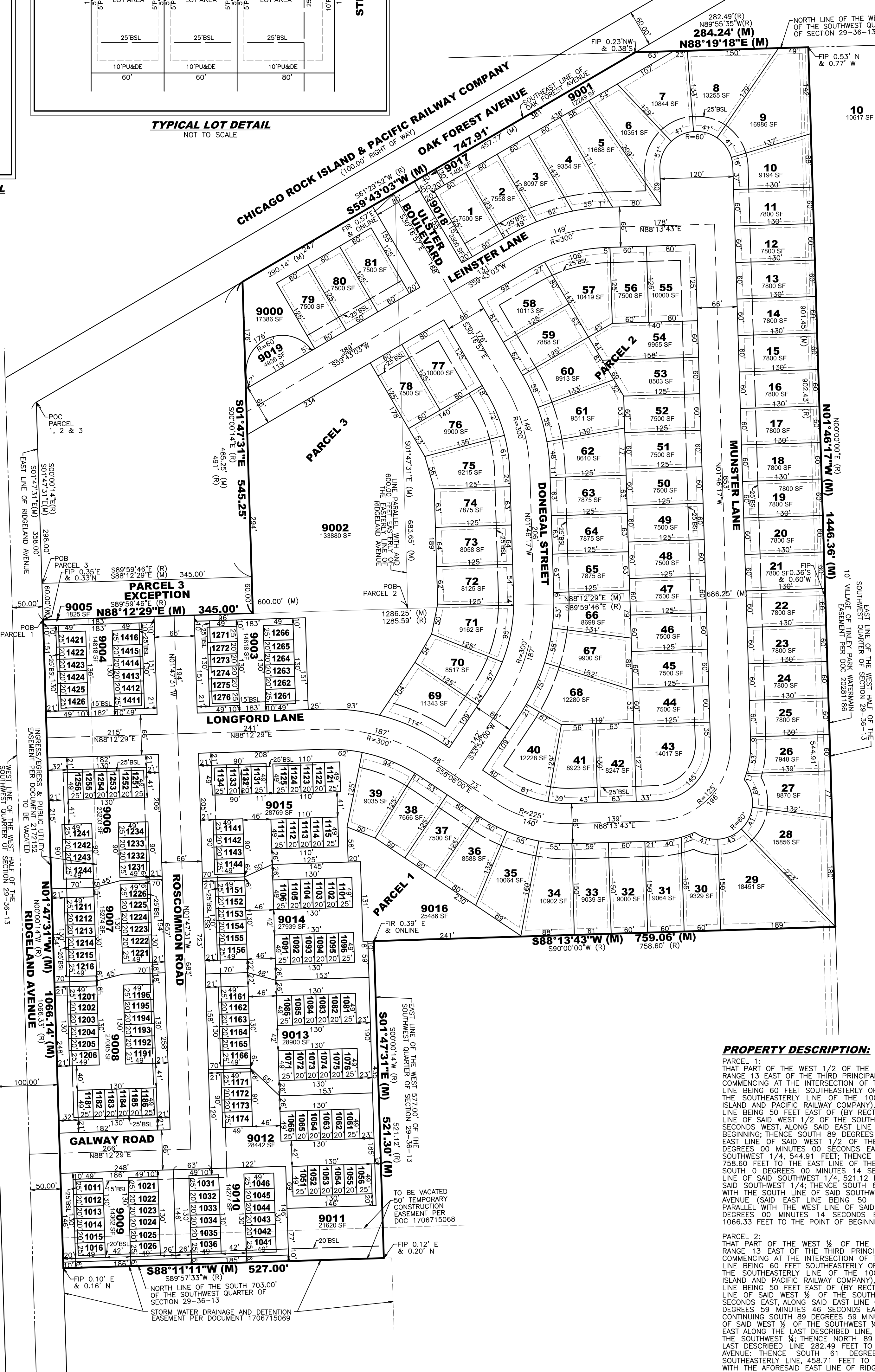


## DEVELOPER

D.R. HORTON  
750 EAST BUNKER COURT  
VERNON HILLS, IL 60061  
PHONE: 847.362.9100

## SURVEYOR

MACKIE CONSULTANTS, LLC  
9575 W. HIGGINS ROAD, SUITE 500  
ROSEMONT, IL 60018  
PHONE: 847.696.1400



## PROPERTY DESCRIPTION:

PARCEL 1:  
THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF OAK FOREST AVENUE (SAID LINE BEING 60 FEET SOUTHEASTERLY OF (BY RECTANGULAR MEASUREMENT) AND PARALLEL WITH THE SOUTHEASTERLY LINE OF THE 100 FOOT WIDE RIGHT-OF-WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILWAY COMPANY), AND THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET EAST OF (BY RECTANGULAR MEASUREMENT) AND PARALLEL WITH THE WEST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4); THENCE SOUTH 0 DEGREES 00 MINUTES 14 SECONDS WEST, ALONG SAID EAST LINE OF RIDGELAND AVENUE, 358.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 46 SECONDS EAST 1285.59 FEET TO THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, 544.91 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 758.60 FEET TO THE EAST LINE OF THE WEST 577.00 FEET OF SAID SOUTHWEST 1/4; THENCE SOUTH 0 DEGREES 00 MINUTES 14 SECONDS WEST, ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 521.12 FEET TO THE NORTH LINE OF THE SOUTH 703 FEET OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 57 MINUTES 33 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 527.00 FEET TO THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET EAST OF (BY RECTANGULAR MEASUREMENT) AND PARALLEL WITH THE WEST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4); THENCE NORTH 0 DEGREES 00 MINUTES 14 SECONDS EAST, ALONG SAID EAST LINE OF RIDGELAND AVENUE, 1066.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF OAK FOREST AVENUE (SAID LINE BEING 60 FEET SOUTHEASTERLY OF (BY RECTANGULAR MEASUREMENT) AND PARALLEL WITH THE SOUTHEASTERLY LINE OF THE 100 FOOT WIDE RIGHT-OF-WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILWAY COMPANY), AND THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET EAST OF (BY RECTANGULAR MEASUREMENT) AND PARALLEL WITH THE WEST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4); THENCE SOUTH 0 DEGREES 00 MINUTES 14 SECONDS WEST, ALONG SAID EAST LINE OF RIDGELAND AVENUE, 358.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 46 SECONDS EAST 600.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 46 SECONDS EAST 685.65 FEET TO THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 602.43 FEET TO THE NORTH LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 59 MINUTES 35 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 282.49 FEET TO THE AFORESAID SOUTHEASTERLY LINE OF OAK FOREST AVENUE; THENCE SOUTH 61 DEGREES 29 MINUTES 52 SECONDS WEST, ALONG SAID SOUTHEASTERLY LINE, 458.71 FEET TO A LINE THAT IS 600.00 FEET EAST OF AND PARALLEL WITH THE AFORESAID EAST LINE OF RIDGELAND AVENUE; THENCE SOUTH 0 DEGREES 00 MINUTES 14 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 683.86 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

\*AMENDED SCRIVENER'S ERROR

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 THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE (SAID LINE BEING 60 FEET SOUTHEASTERLY OF (BY RECTANGULAR MEASUREMENT) AND PARALLEL WITH THE SOUTHEASTERLY LINE OF THE 100 FOOT WIDE RIGHT-OF-WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILWAY COMPANY), AND THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET EAST OF (BY RECTANGULAR MEASUREMENT) AND PARALLEL WITH THE WEST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4); THENCE SOUTH 0 DEGREES 00 MINUTES 14 SECONDS WEST, ALONG SAID EAST LINE OF RIDGELAND AVENUE, 358.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 46 SECONDS EAST 600.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 46 SECONDS EAST 685.65 FEET TO THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 602.43 FEET TO THE NORTH LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 59 MINUTES 35 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 282.49 FEET TO THE AFORESAID SOUTHEASTERLY LINE OF OAK FOREST AVENUE; THENCE SOUTH 61 DEGREES 29 MINUTES 52 SECONDS WEST, ALONG SAID SOUTHEASTERLY LINE, 458.71 FEET TO A LINE THAT IS 600.00 FEET EAST OF AND PARALLEL WITH THE AFORESAID EAST LINE OF RIDGELAND AVENUE; THENCE SOUTH 0 DEGREES 00 MINUTES 14 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 683.86 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

AREA:  
PROPERTY CONTAINS 1,707,192 SQUARE FEET OR 39.192 ACRES MORE OR LESS

## NOTES:

- THIS PLAT IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 18005620LFE WITH AN EFFECTIVE DATE OF APRIL 23, 2018, AND 2103A88005SLP WITH A COMMITMENT DATE OF FEBRUARY 28, 2021 AND HAS BEEN USED FOR LEGAL DESCRIPTIONS AND APPLICABLE EXCEPTIONS TO TITLE.
- BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
- ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
- ALL AREAS SHOWN HEREON ARE IN SQUARE FEET OR ACRES, MORE OR LESS.
- ALL CURVES ARE TANGENT TO ADJOINING COURSES UNLESS DEFINED BY CHORD BEARING.
- ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X". AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17031C0709J, MAP REVISED DATE OF AUGUST 19, 2008, SUBJECT TO MAP INTERPRETATION AND SCALING.
- OUTLOTS 9000-9019 ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

## ZONING:

ACCORDING TO THE VILLAGE OF TINLEY PARK ZONING MAP, THE EXISTING PROPERTY IS ZONED OR - OFFICE AND RESTRICTED INDUSTRIAL DISTRICT. PROPOSED PLAT OF SUBDIVISION WITH UNDERLYING R-S (LOW DENSITY RESIDENTIAL) ZONING HAS THE FOLLOWING SITE REQUIREMENTS:

MINIMUM LOT SIZE (R-5 SINGLE FAMILY LOTS):

LOT AREA: 7,500 SF  
LOT WIDTH: 60'  
LOT DEPTH: 125'

MINIMUM LOT SIZE (R-5 MULTI-FAMILY LOTS):

LOT AREA: 4,410 SF  
LOT WIDTH: 49'

SETBACKS (R-5 SINGLE FAMILY LOTS):

FRONT: 25'  
SIDE: 25'  
REAR: 25'  
CORNER SIDE: 25'

SETBACKS (R-5 MULTI-FAMILY LOTS):

FRONT TO ROW: 25'  
FRONT TO FRONT: 50'  
FRONT TO SIDE: 50'  
SIDE TO ROW: 15'  
SIDE TO PROPERTY: 25'  
SIDE TO SIDE: 20'  
SIDE TO REAR: 50'  
REAR TO REAR: 50'

## LEGEND:

---	BOUNDARY LINE
---	PROPOSED LOT LINE
---	BUILDING SETBACK LINE (BSL)
---	FOUND IRON ROD
---	FOUND IRON PIPE
---	POINT OF CURVATURE
---	POINT OF COMPOUND CURVATURE
---	POINT OF TANGENCY
---	PUBLIC UTILITY & DRAINAGE EASEMENT
---	DRAINAGE & UTILITY EASEMENT
---	ARC LENGTH
(R)	RECORD

CLIENT:

**D.R. HORTON**  
America's Builder

750 EAST BUNKER COURT  
VERNON HILLS, ILLINOIS 60061



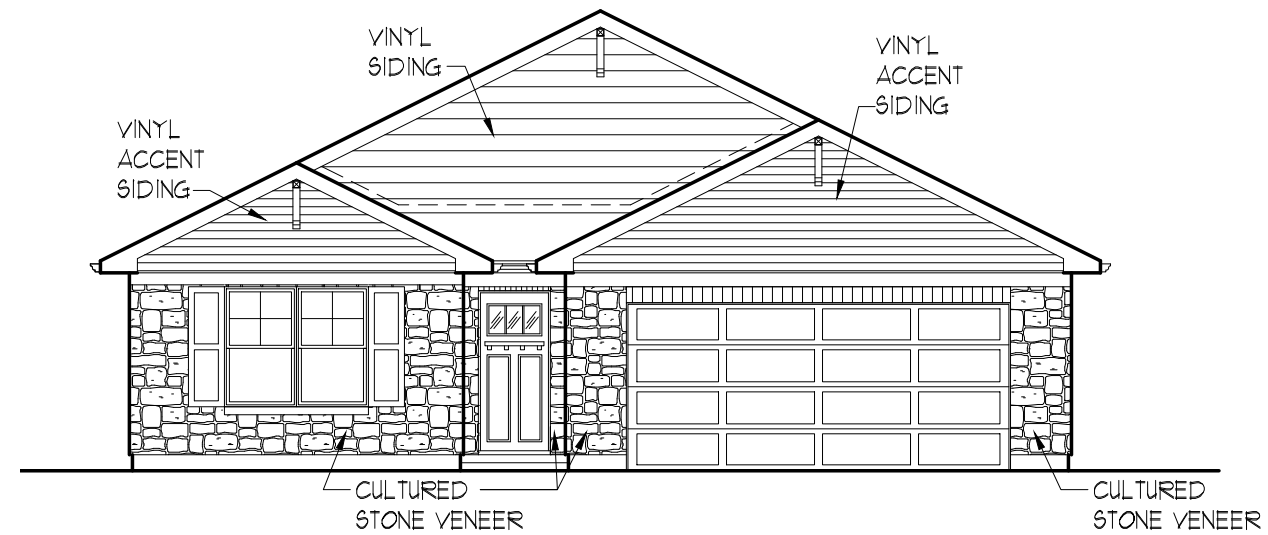
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DESIGNED	KJM
DRAWN	MRD
APPROVED	JDD
DATE	09/02/21
SCALE	1"=100'
REVISOR	MRD
DATE	10/15/21
DESCRIPTION OF REVISION	

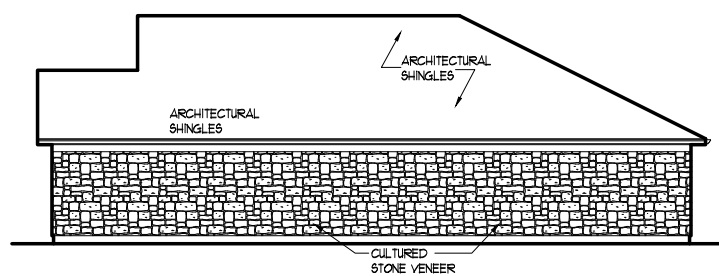
**PRELIMINARY  
PLAT OF SUBDIVISION  
OAK RIDGE SUBDIVISION  
TINLEY PARK, ILLINOIS**

SHEET	1 OF 1
PROJECT NUMBER:	3603
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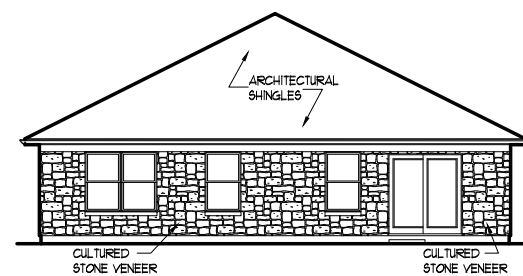




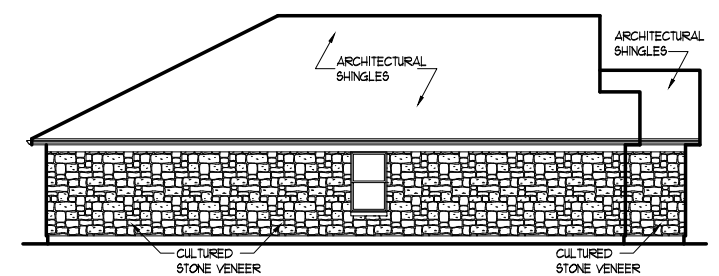
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



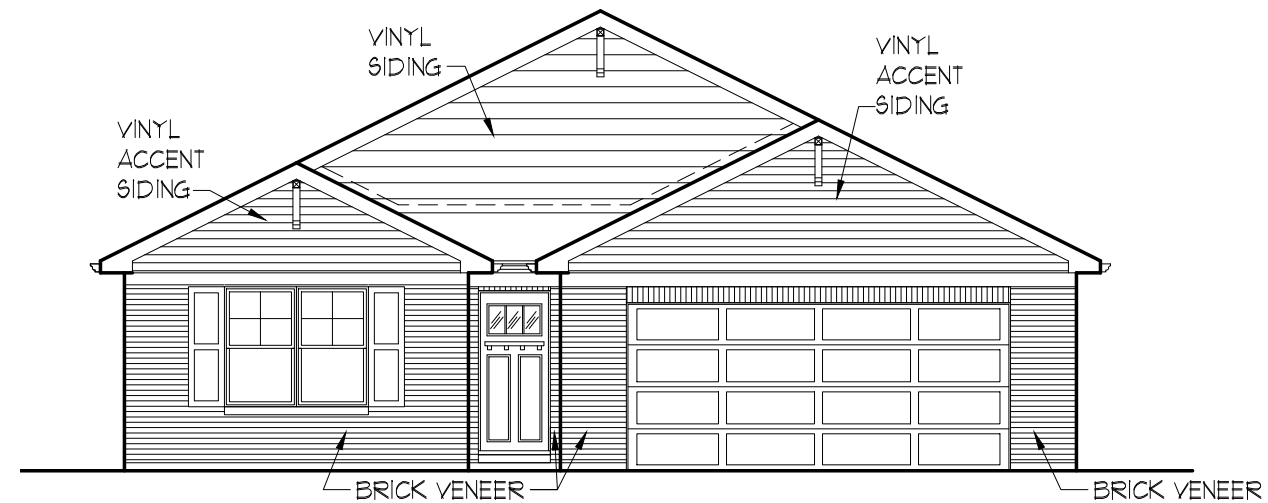
TYPICAL LEFT ELEVATION

x421 ELEVATION "A5"

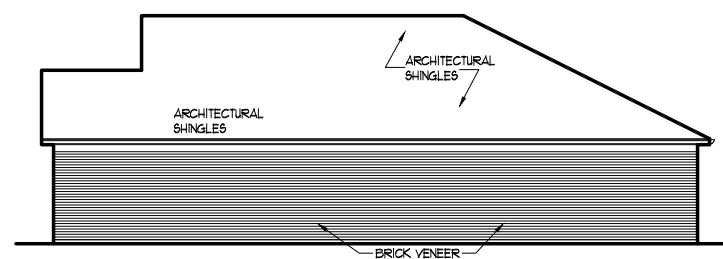
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

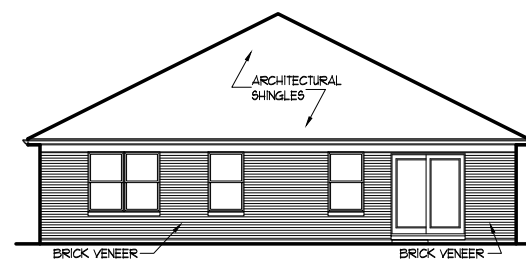




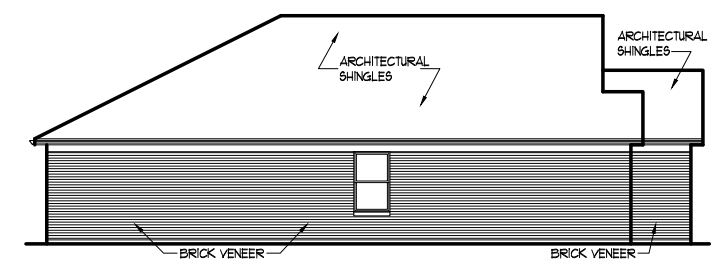
ELEVATION "A6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



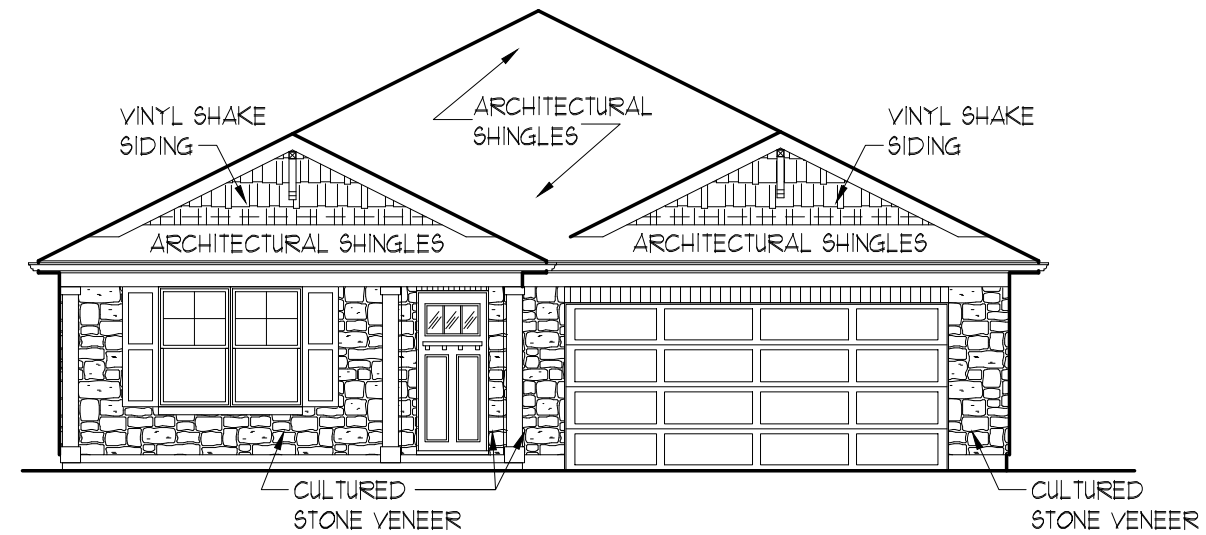
TYPICAL LEFT ELEVATION

x421 ELEVATION "A6"

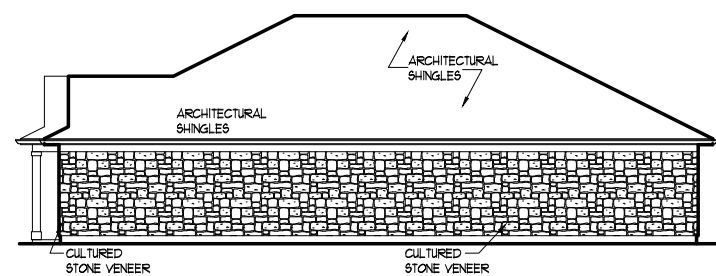
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

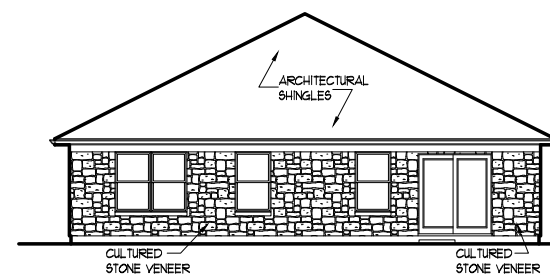




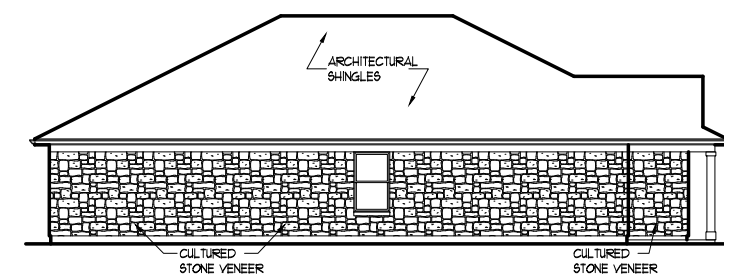
ELEVATION "B5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



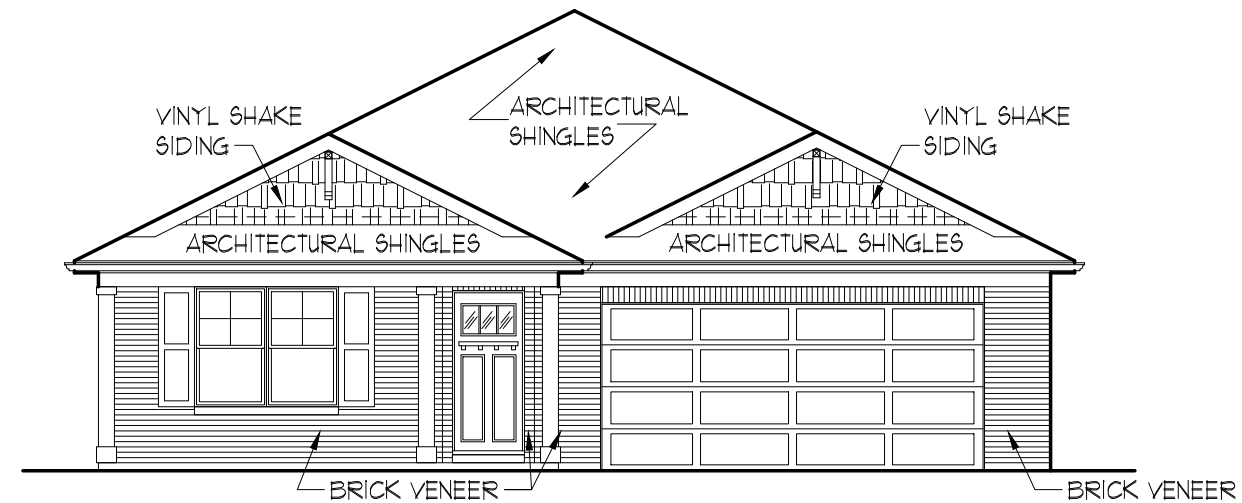
TYPICAL LEFT ELEVATION

X421 ELEVATION "B5"

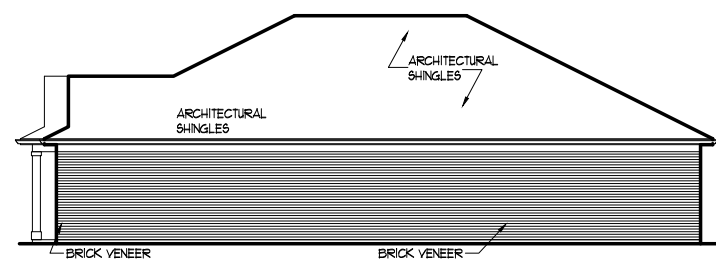
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

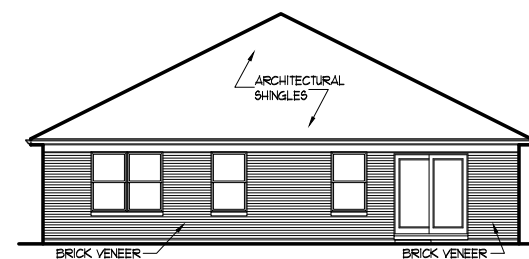




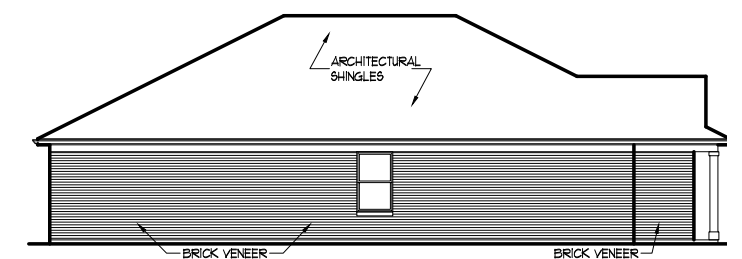
ELEVATION "B6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



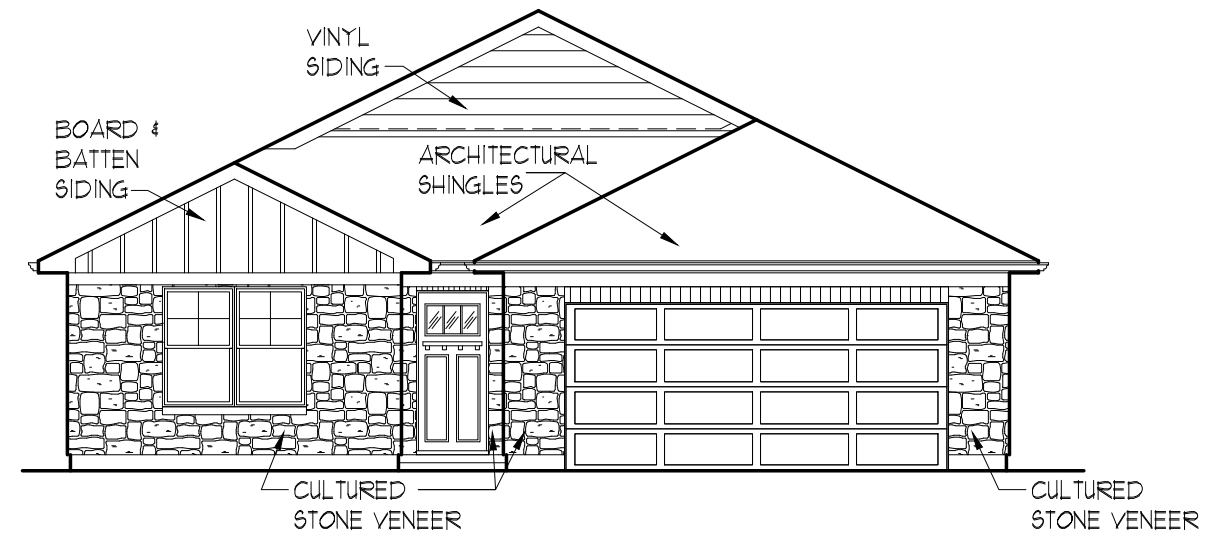
TYPICAL LEFT ELEVATION

X421 ELEVATION "B6"

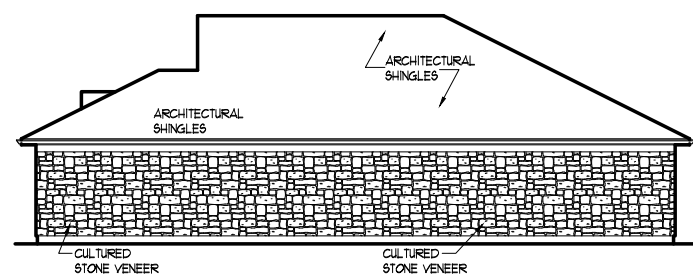
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

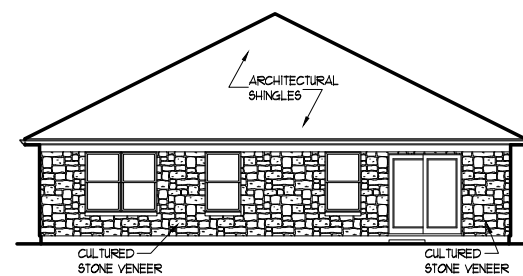




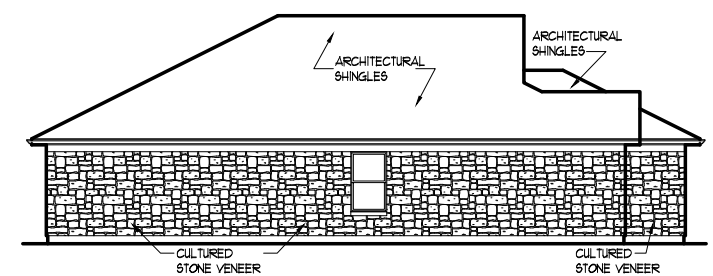
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



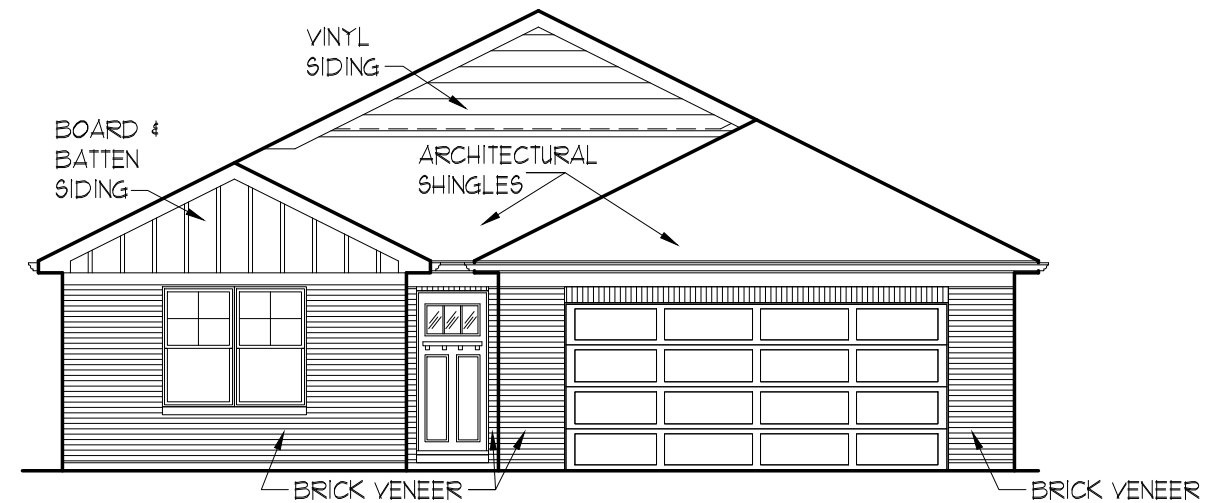
TYPICAL LEFT ELEVATION

x421 ELEVATION "C5"

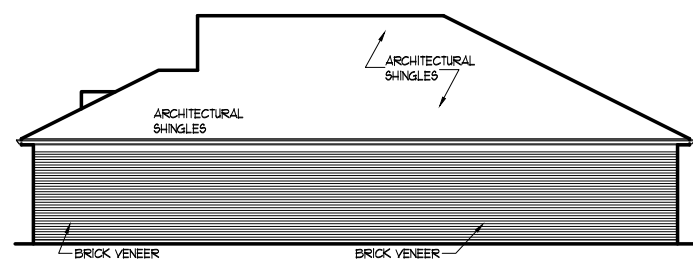
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

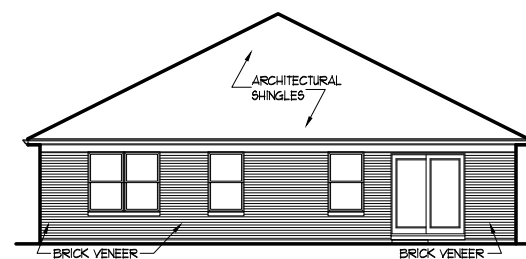




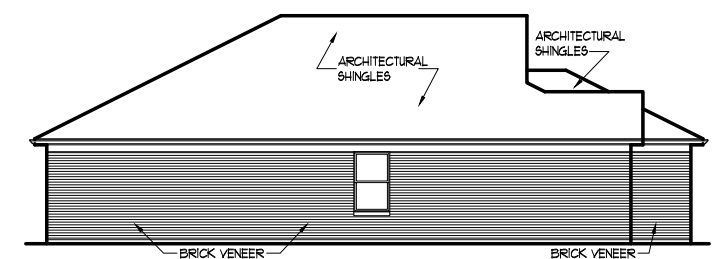
ELEVATION "C6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



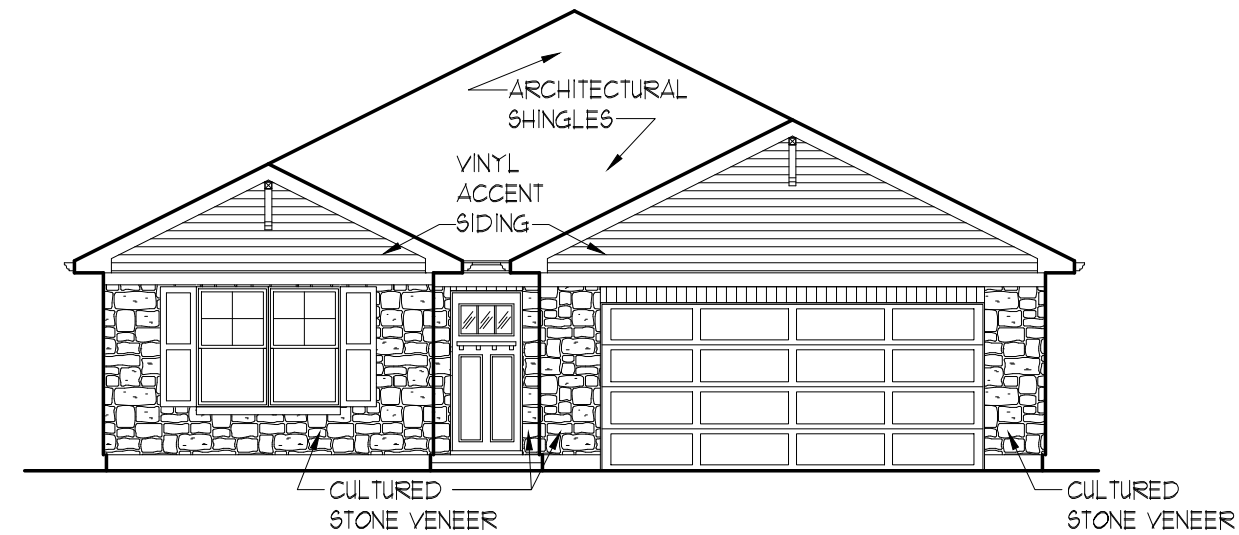
TYPICAL LEFT ELEVATION

X421 ELEVATION "C6"

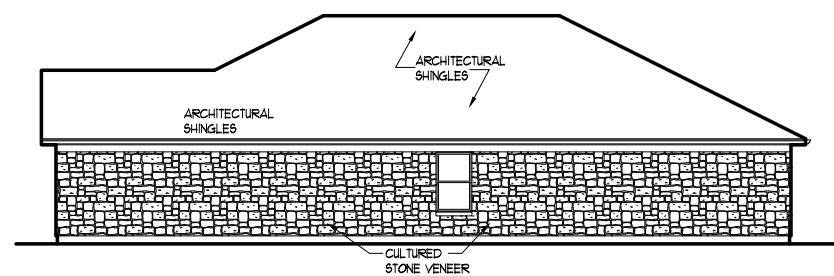
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

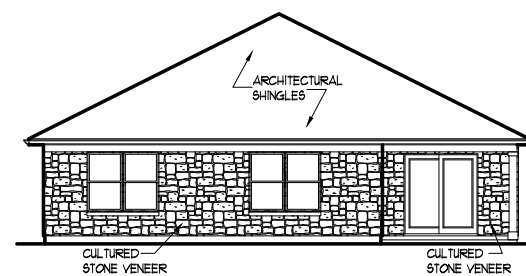




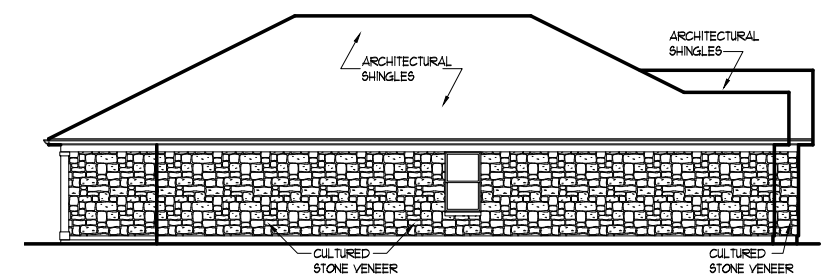
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



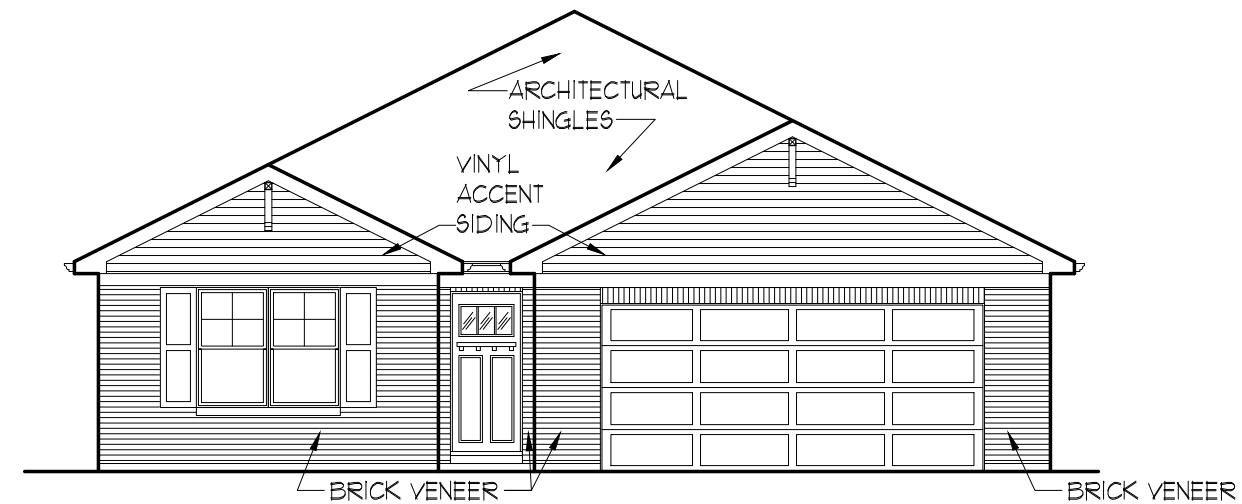
TYPICAL LEFT ELEVATION

x422 ELEVATION "A5"

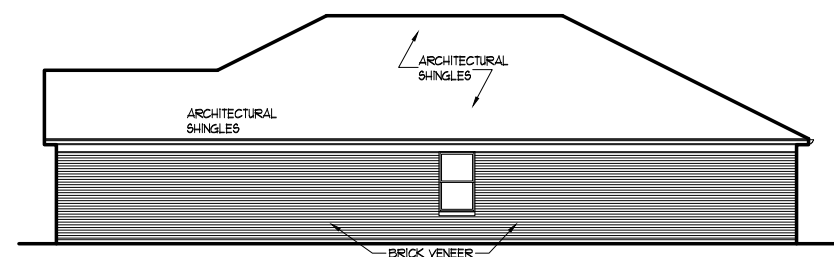
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

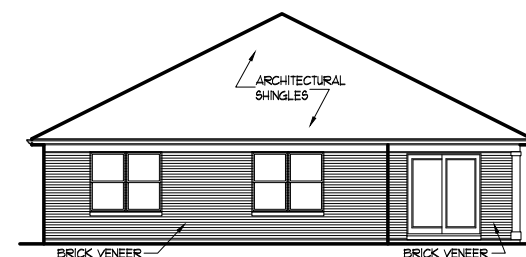




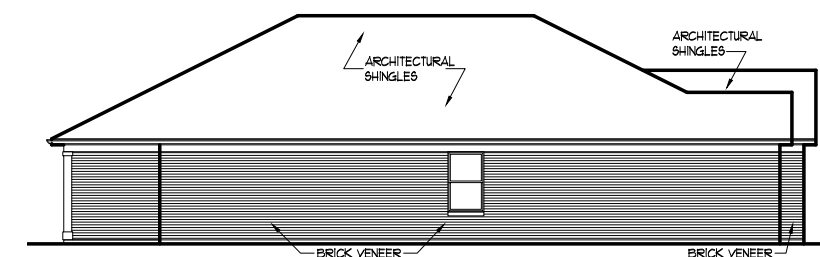
ELEVATION "A6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



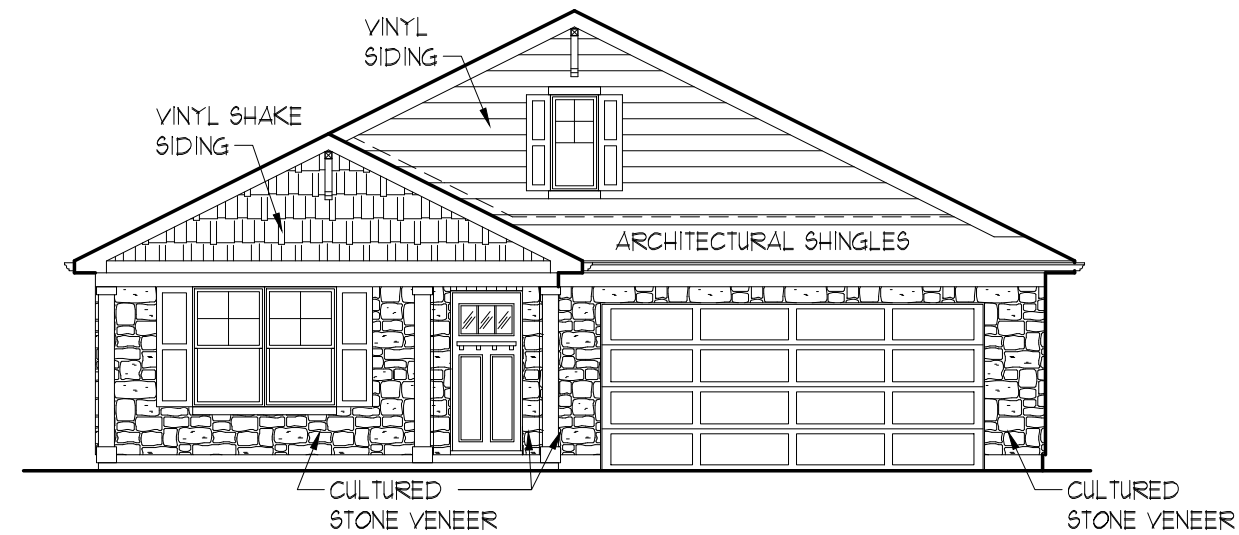
TYPICAL LEFT ELEVATION

X422 ELEVATION "A6"

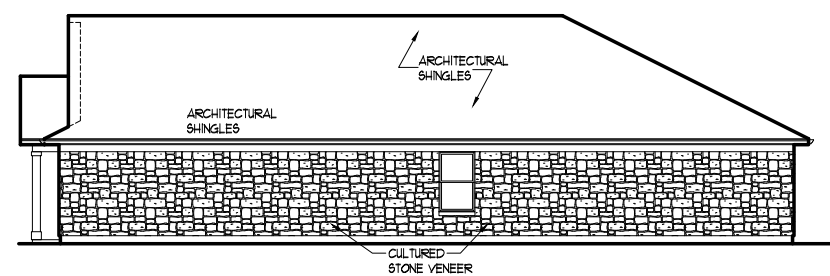
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

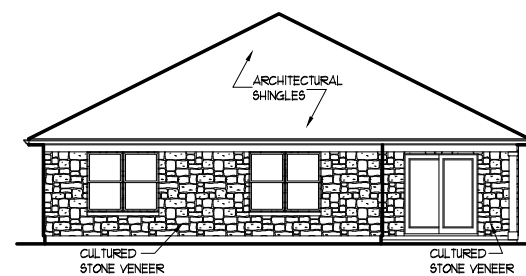




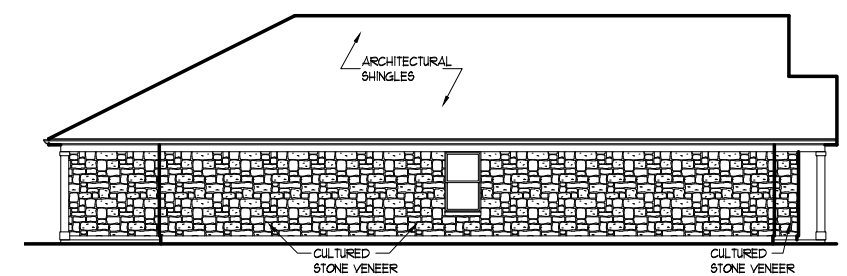
ELEVATION "B5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



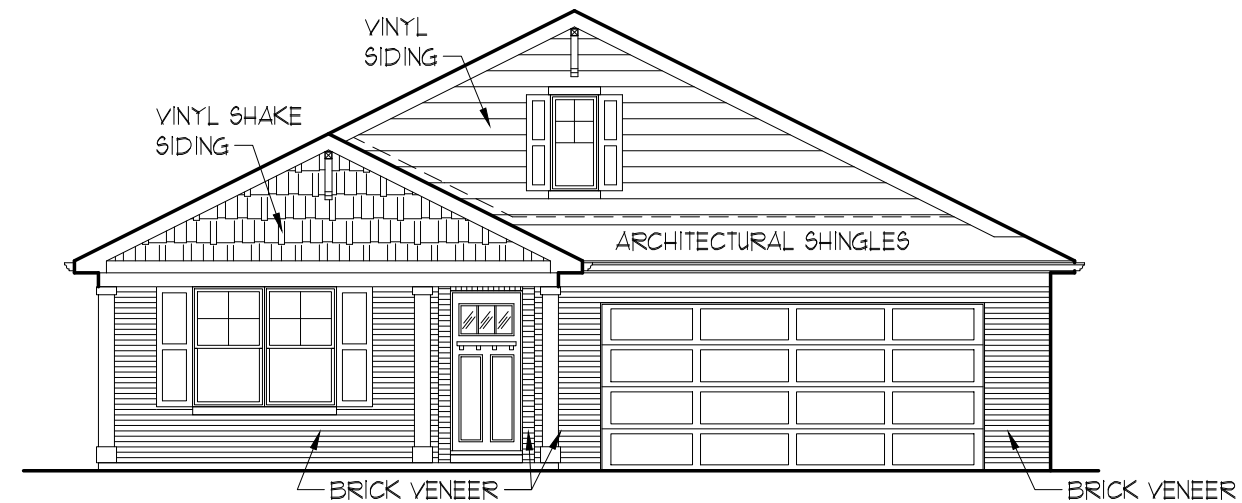
TYPICAL LEFT ELEVATION

X422 ELEVATION "B5"

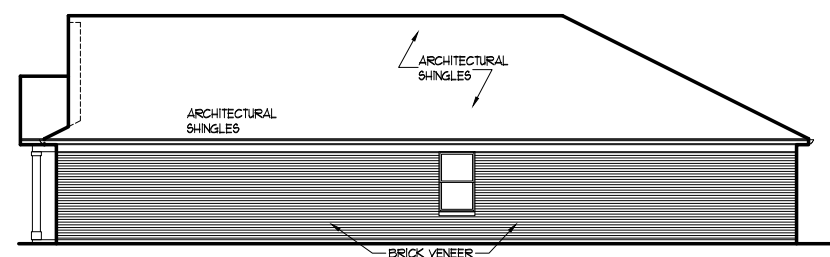
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

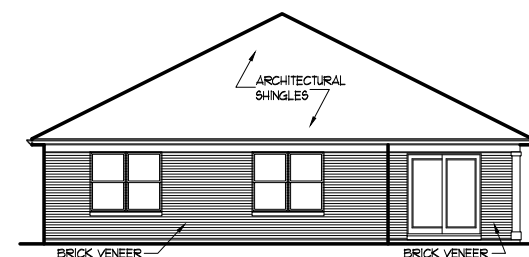




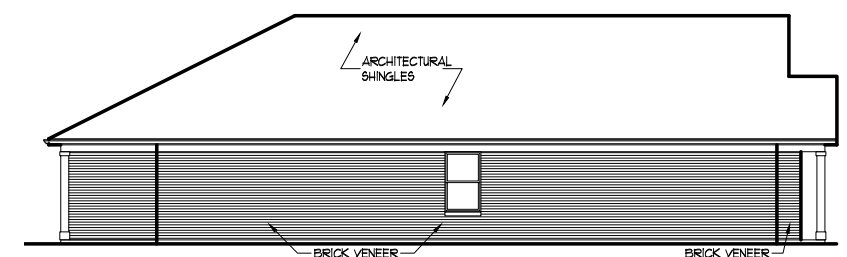
ELEVATION "B6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



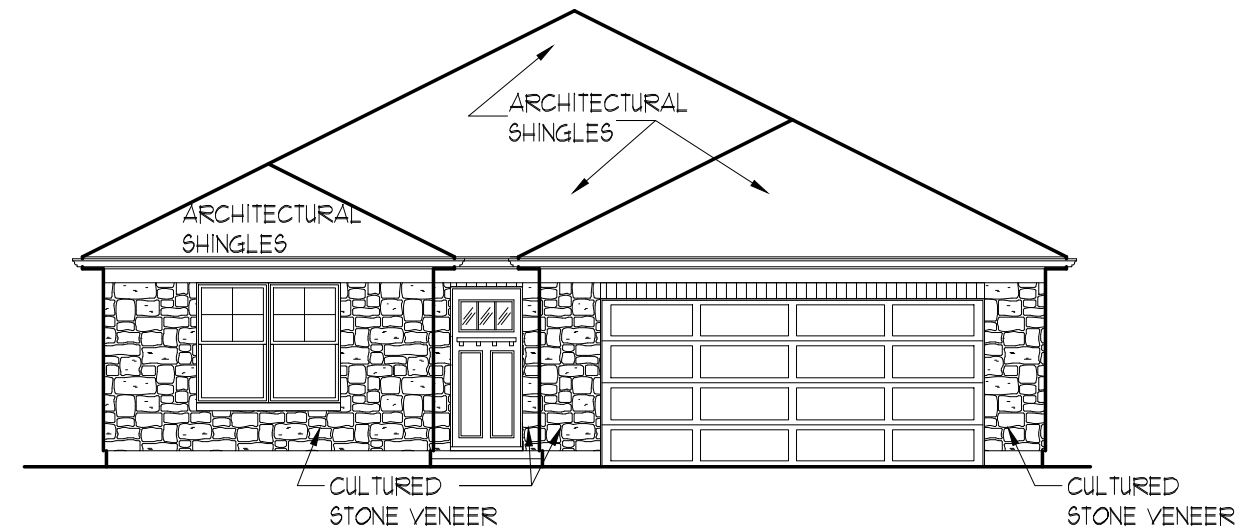
TYPICAL LEFT ELEVATION

X422 ELEVATION "B6"

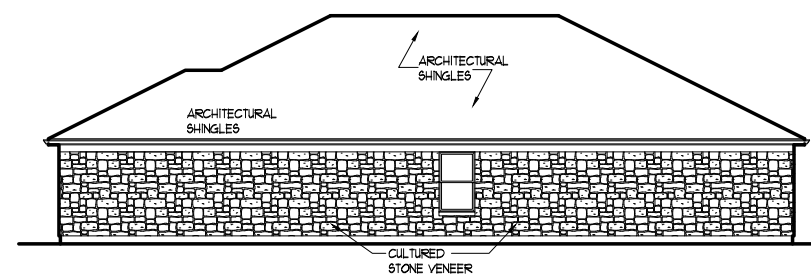
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

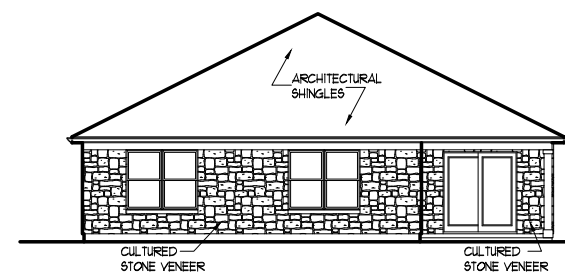




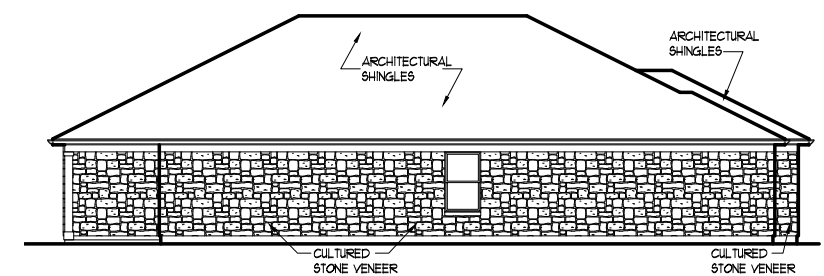
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



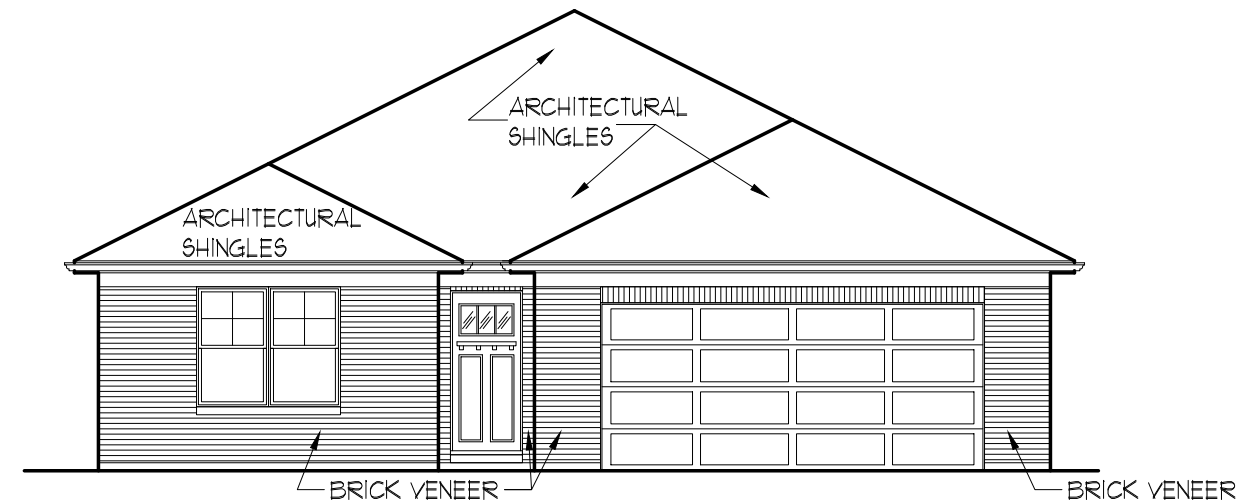
TYPICAL LEFT ELEVATION

x422 ELEVATION "C5"

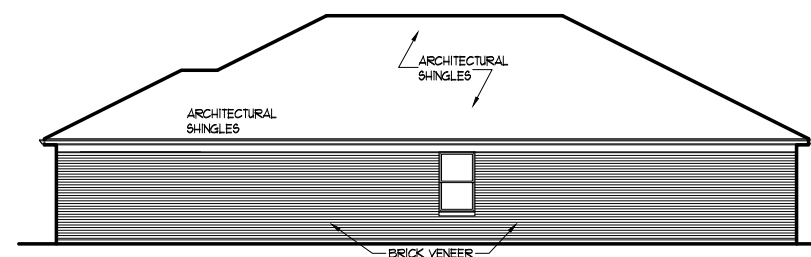
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

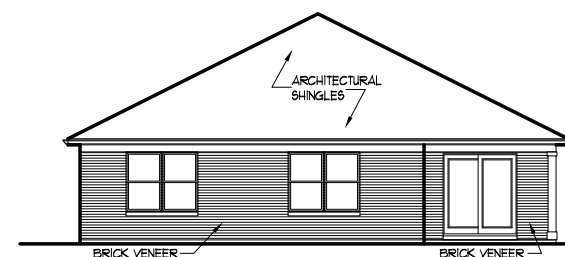




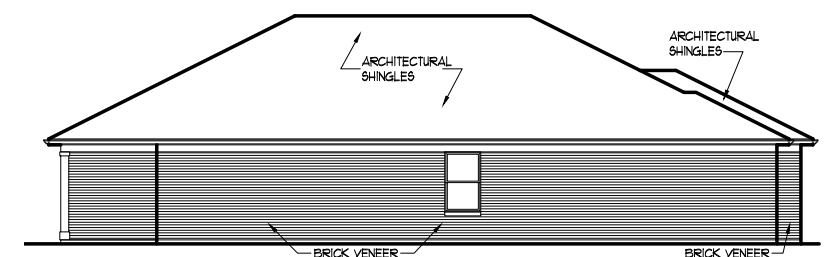
ELEVATION "C6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



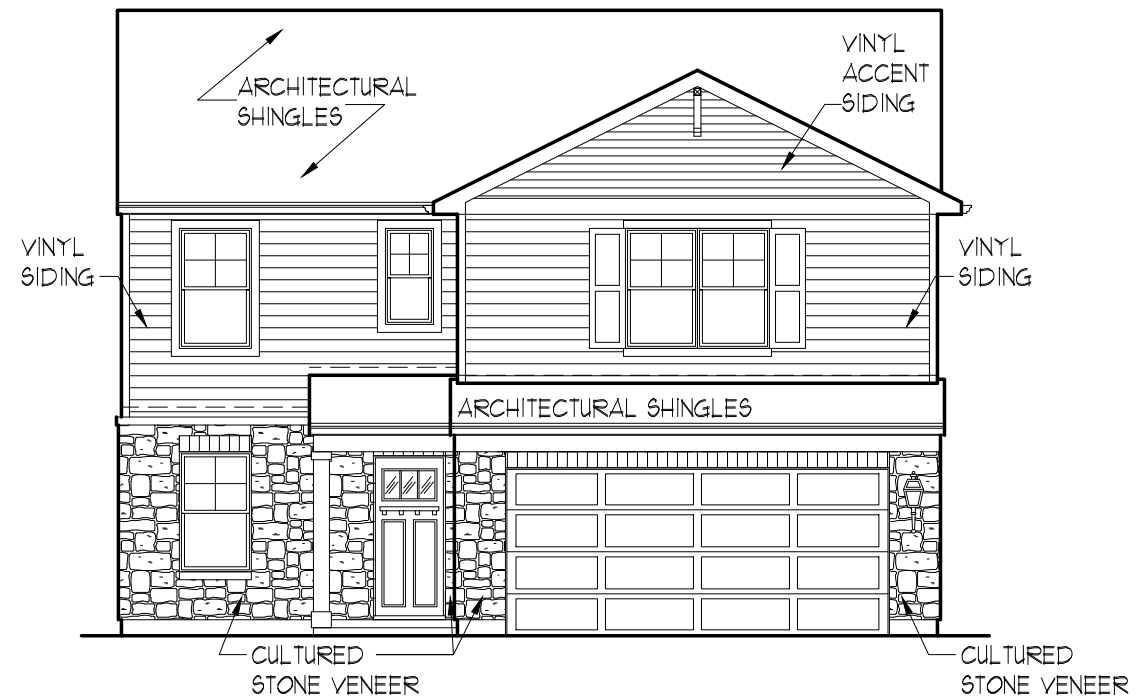
TYPICAL LEFT ELEVATION

X422 ELEVATION "C6"

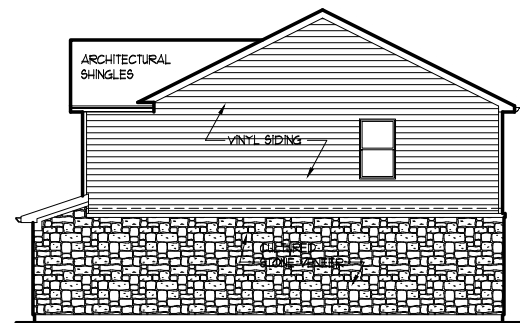
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

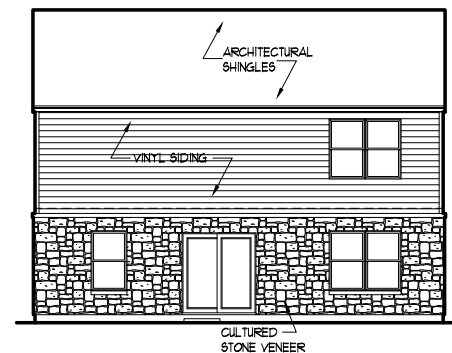




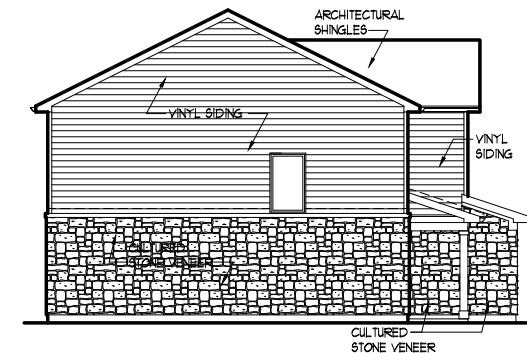
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



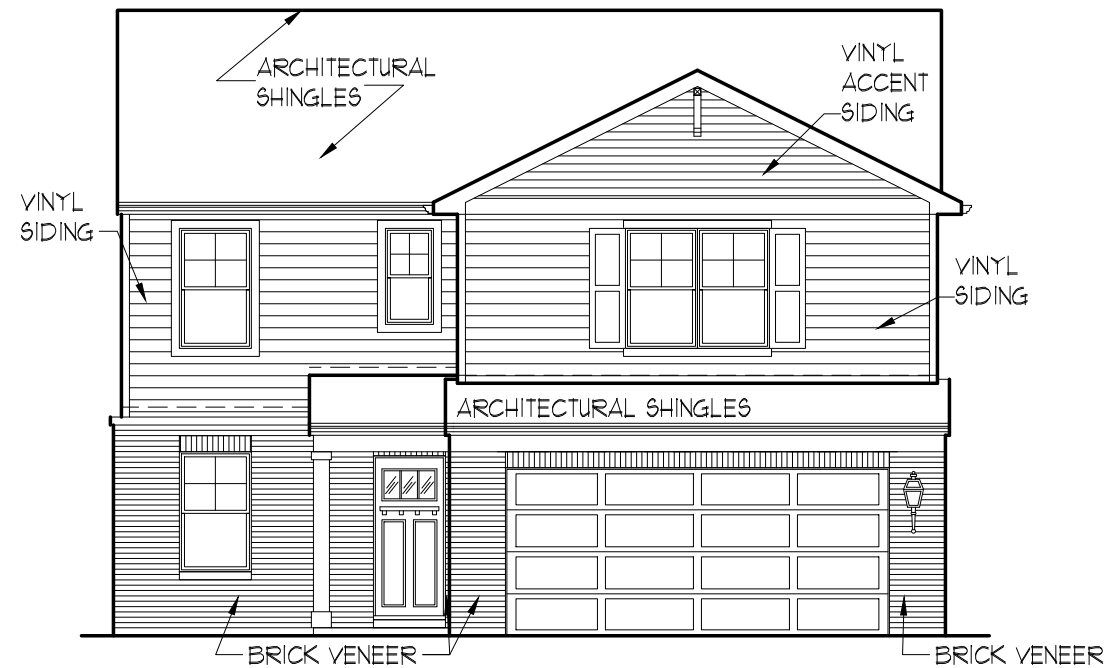
TYPICAL LEFT ELEVATION

x423 ELEVATION "A5"

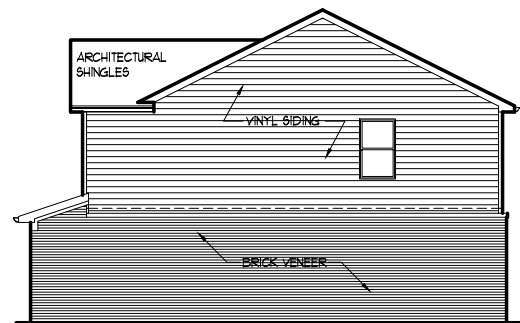
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

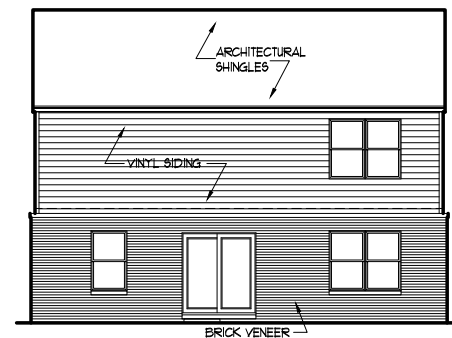




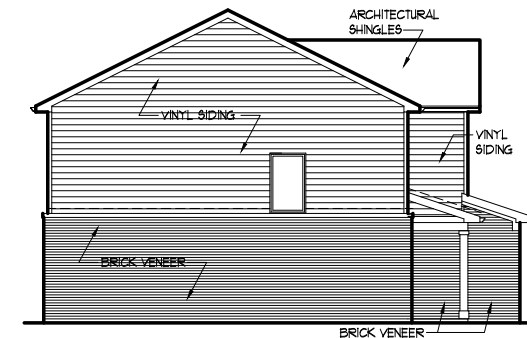
ELEVATION "A6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



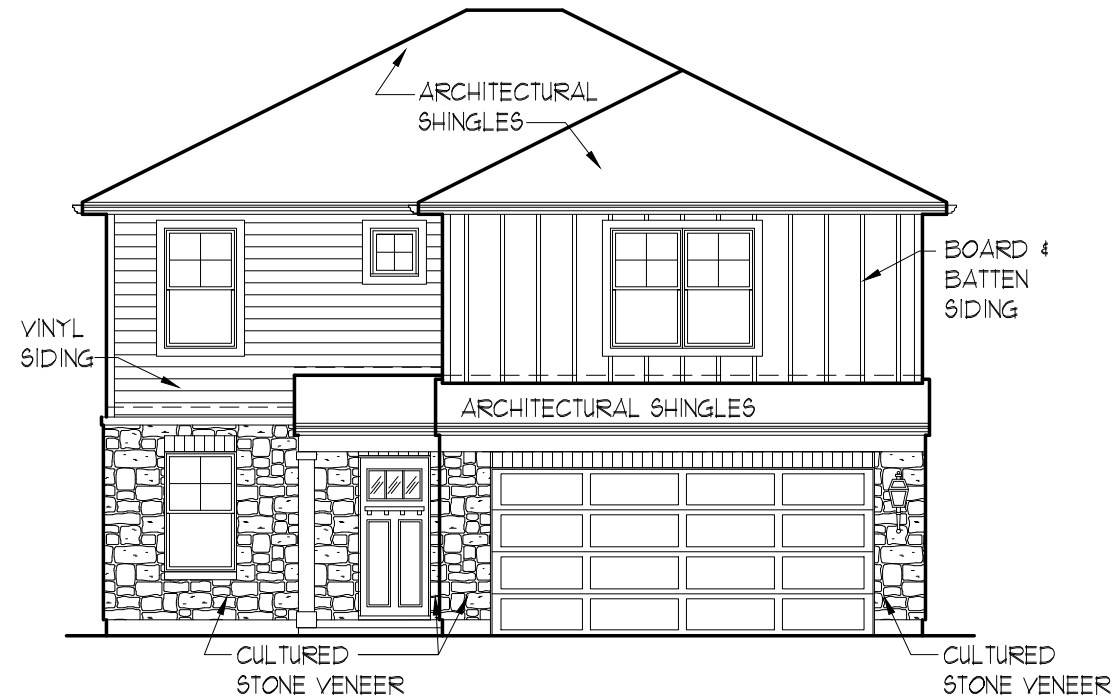
TYPICAL LEFT ELEVATION

x423 ELEVATION "A6"

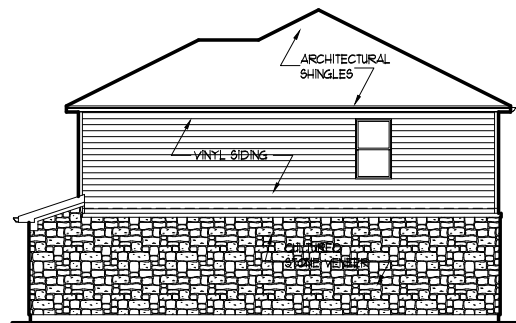
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

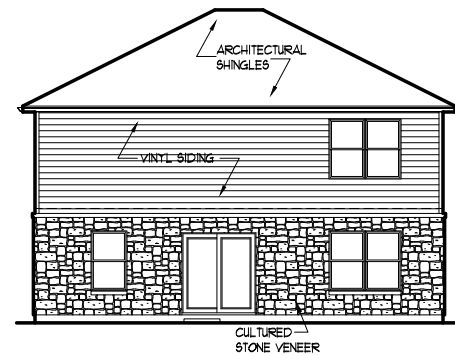




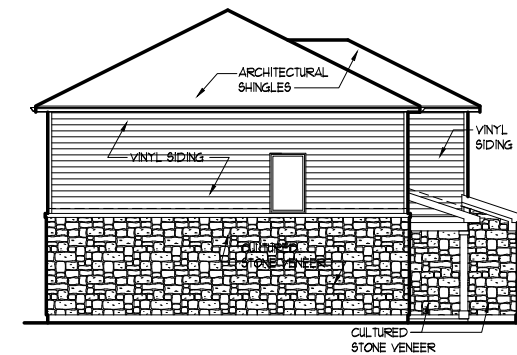
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



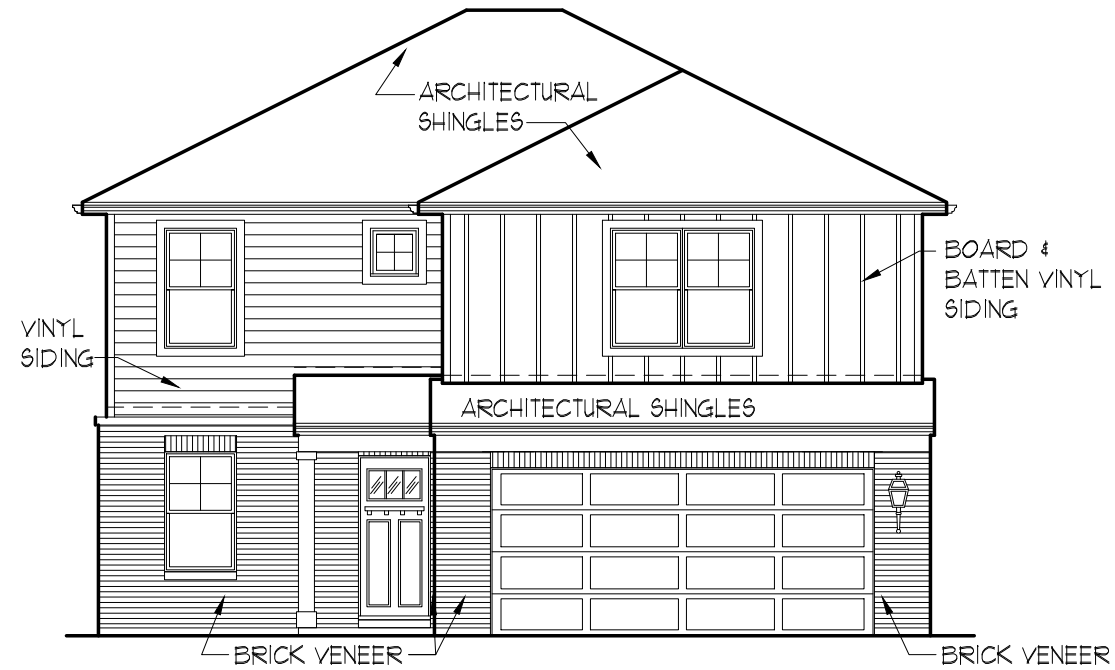
TYPICAL LEFT ELEVATION

x423 ELEVATION "C5"

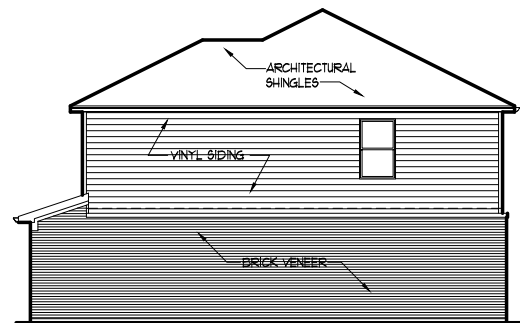
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

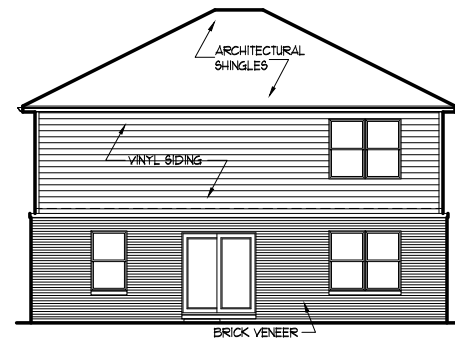




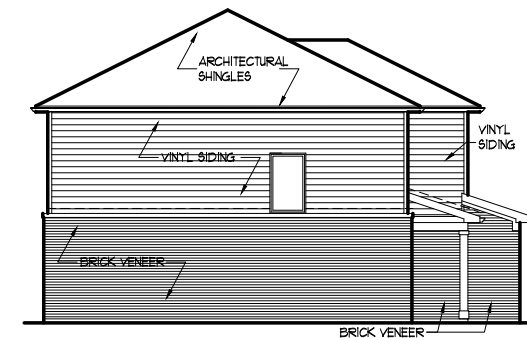
ELEVATION "C6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



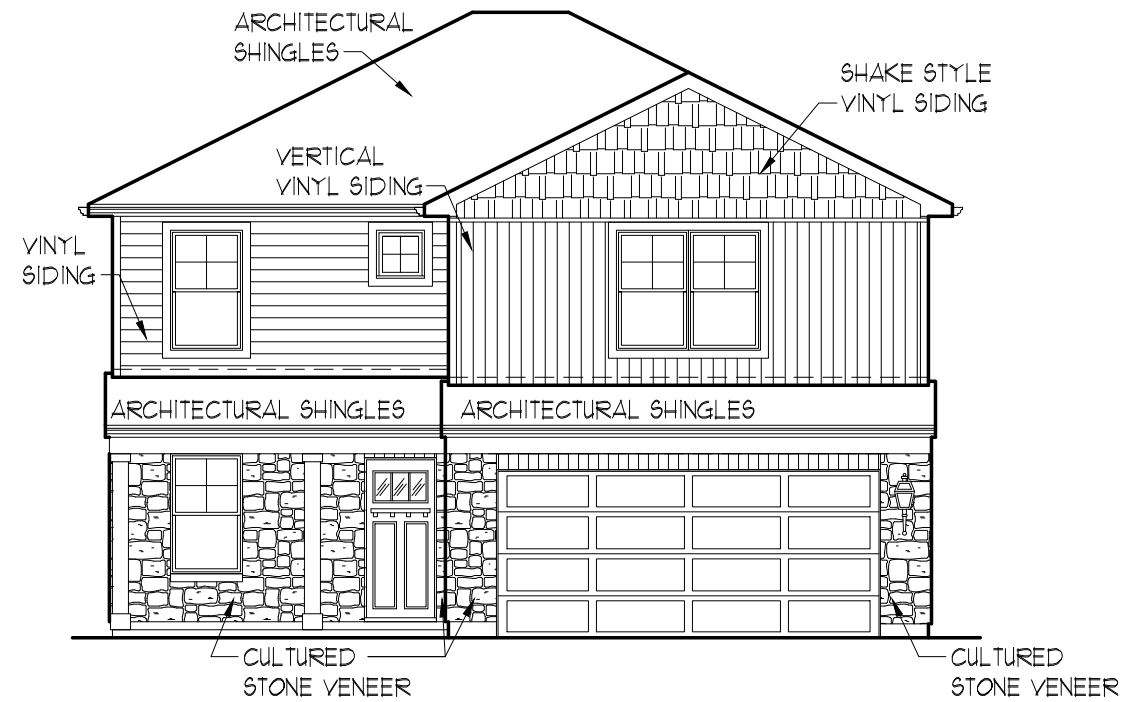
TYPICAL LEFT ELEVATION

X423 ELEVATION "C6"

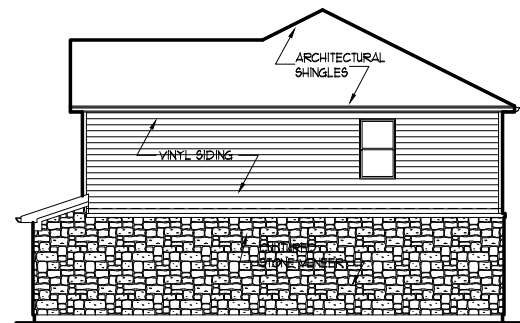
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

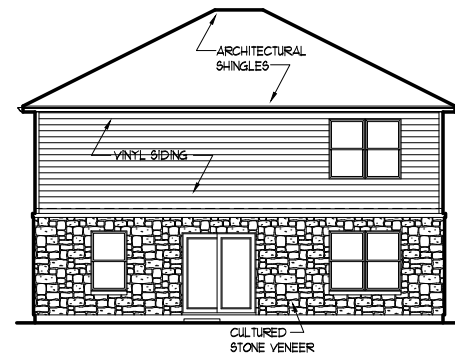




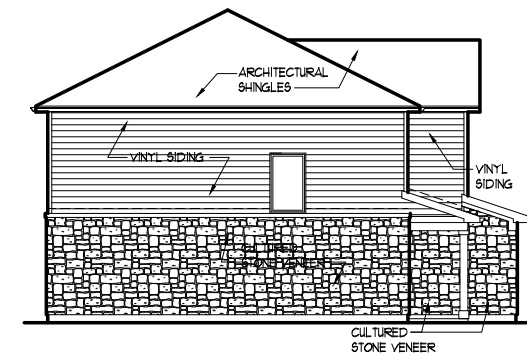
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



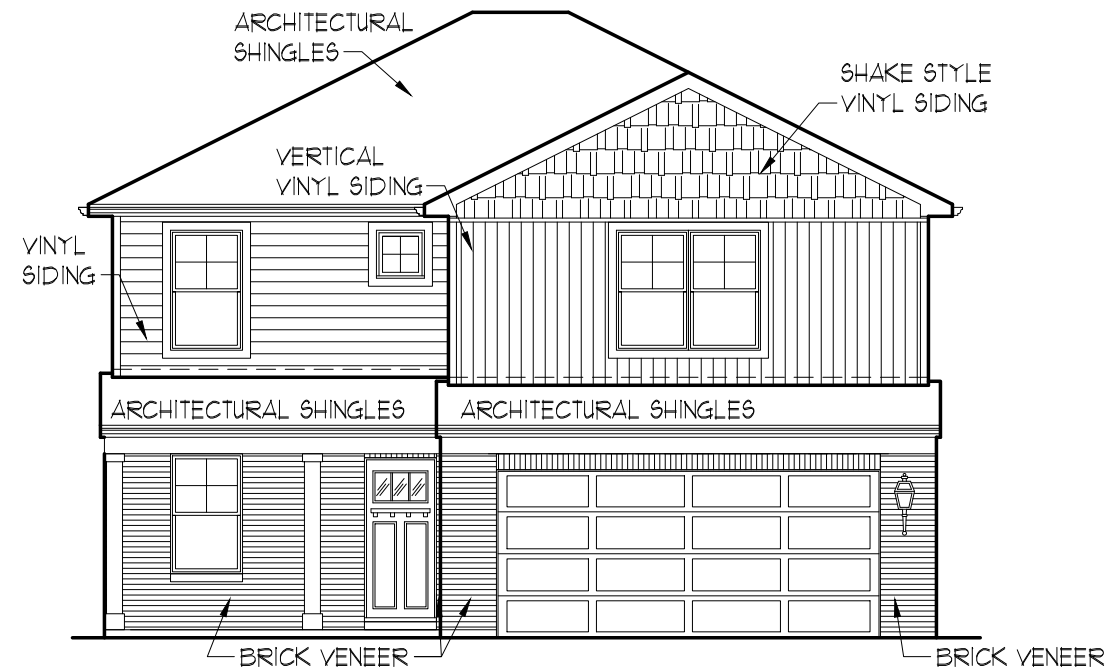
TYPICAL LEFT ELEVATION

x423 ELEVATION "D5"

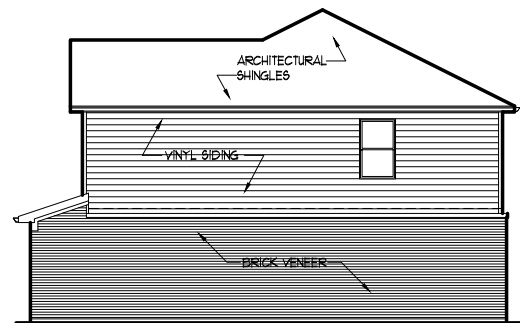
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

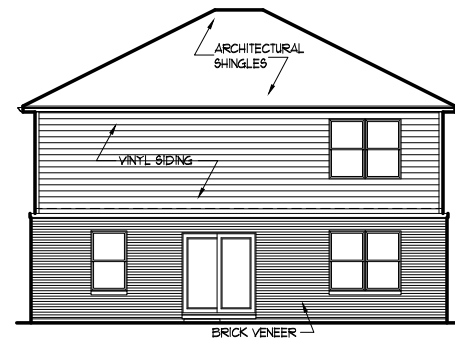




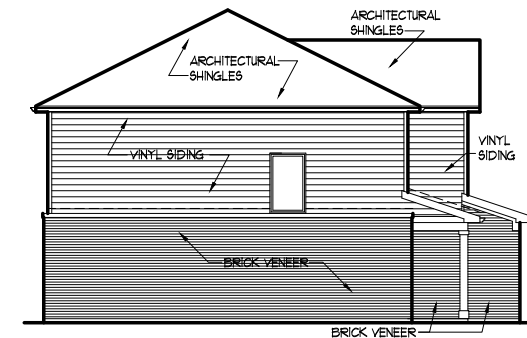
ELEVATION "D6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



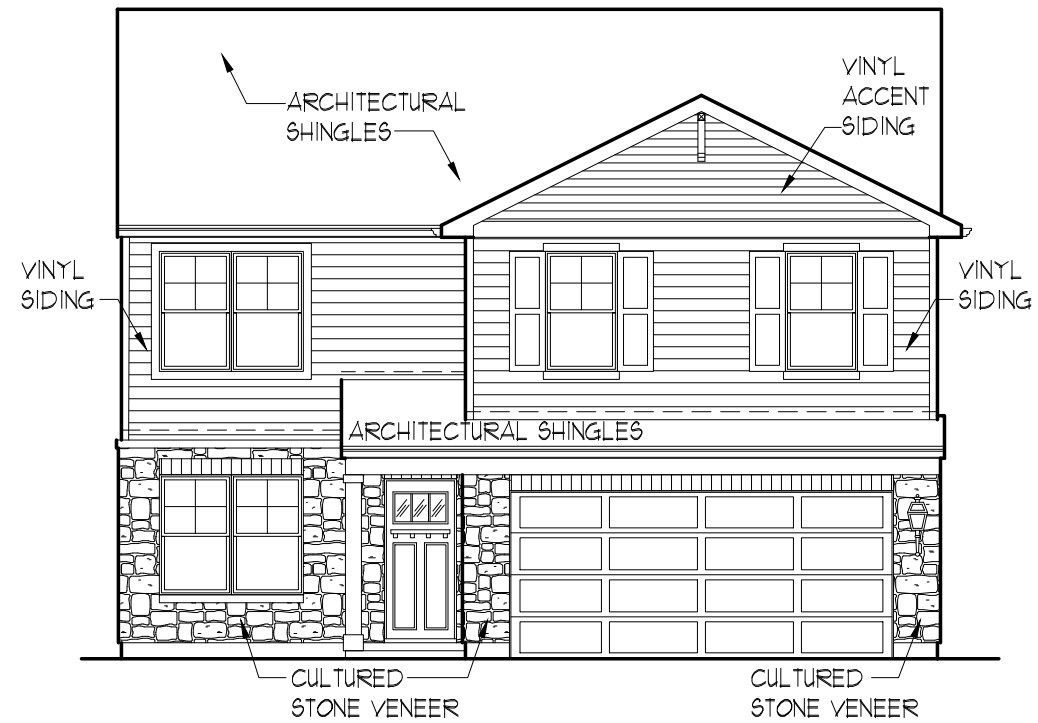
TYPICAL LEFT ELEVATION

x423 ELEVATION "D6"

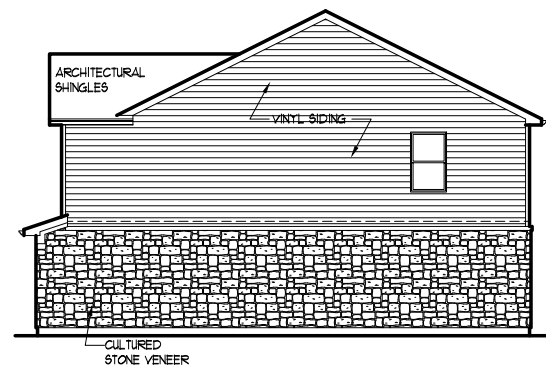
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

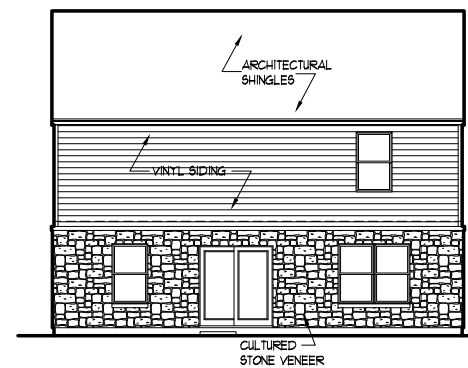




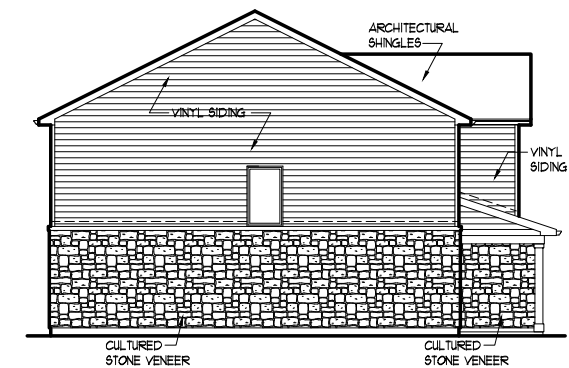
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



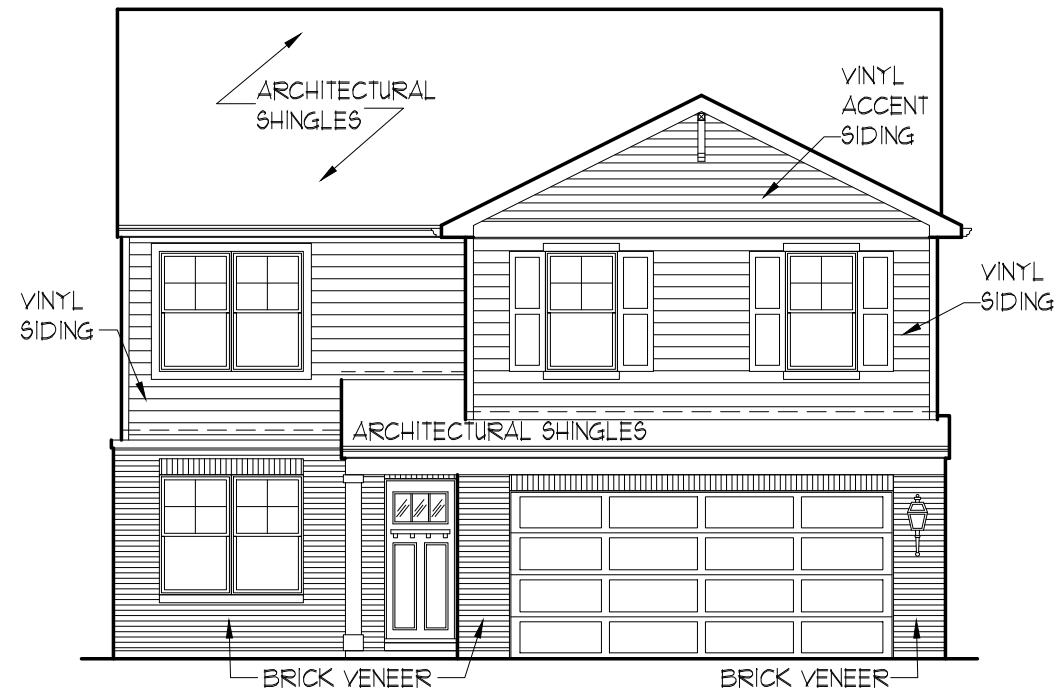
TYPICAL LEFT ELEVATION

# X424 ELEVATION "A5"

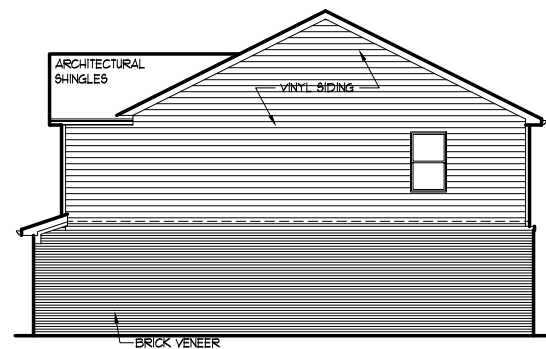
## X-SERIES

OAK RIDGE  
TINLEY PARK, IL

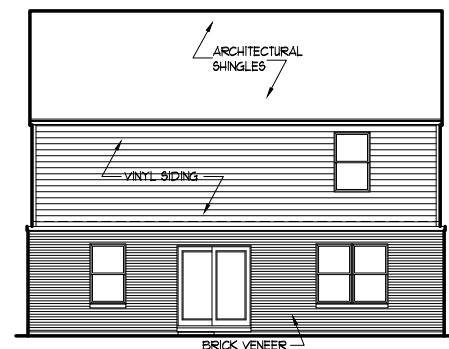




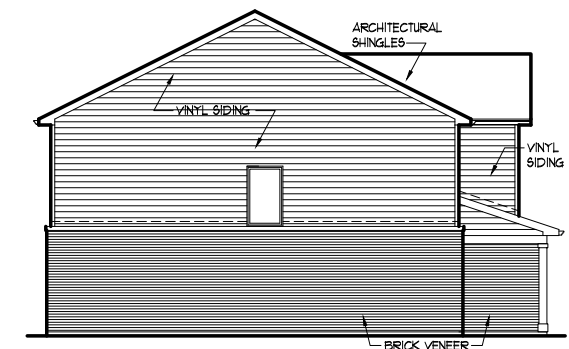
ELEVATION "A6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



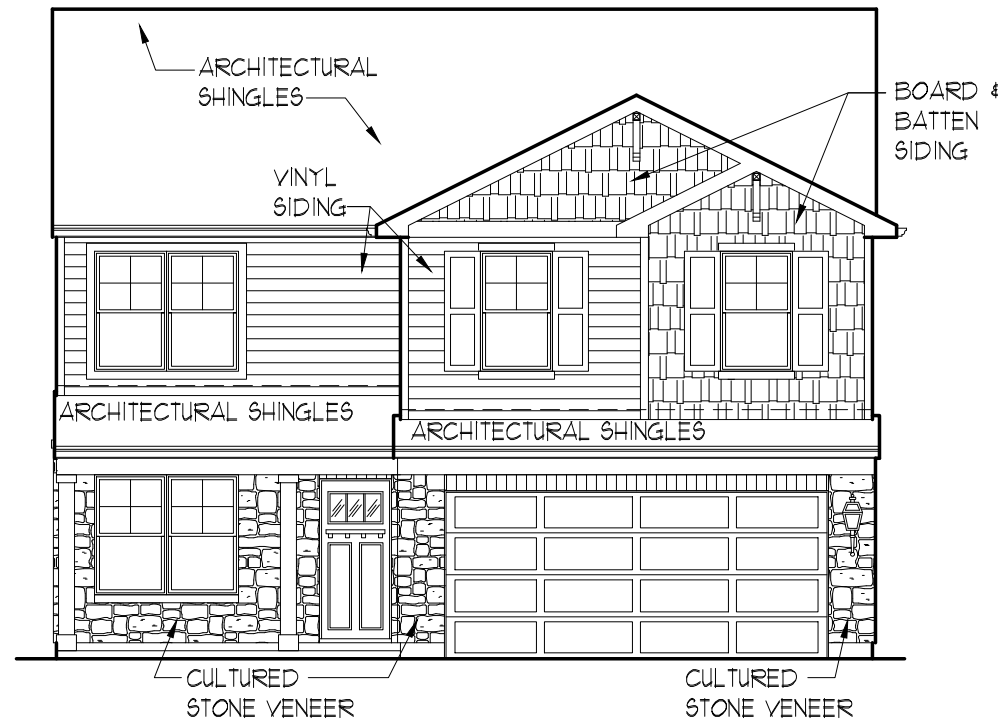
TYPICAL LEFT ELEVATION

# X424 ELEVATION "A6"

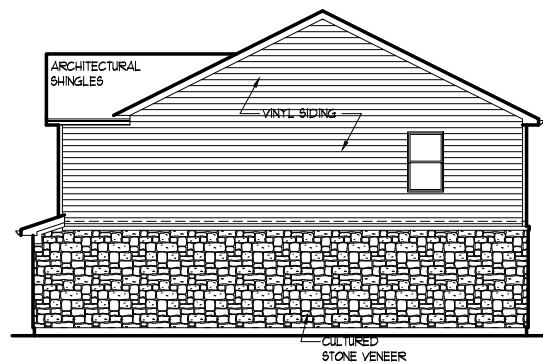
## X-SERIES

OAK RIDGE  
TINLEY PARK, IL

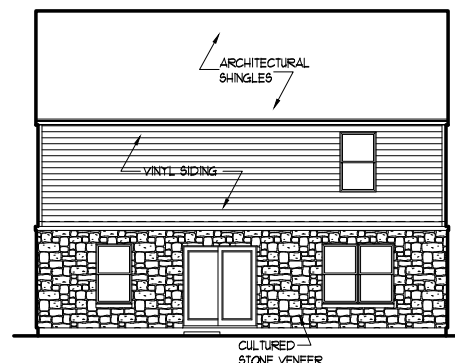




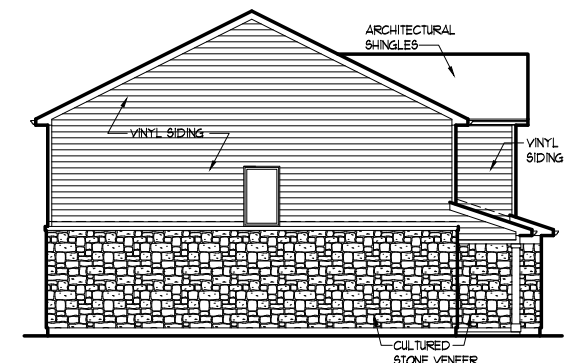
ELEVATION "B5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



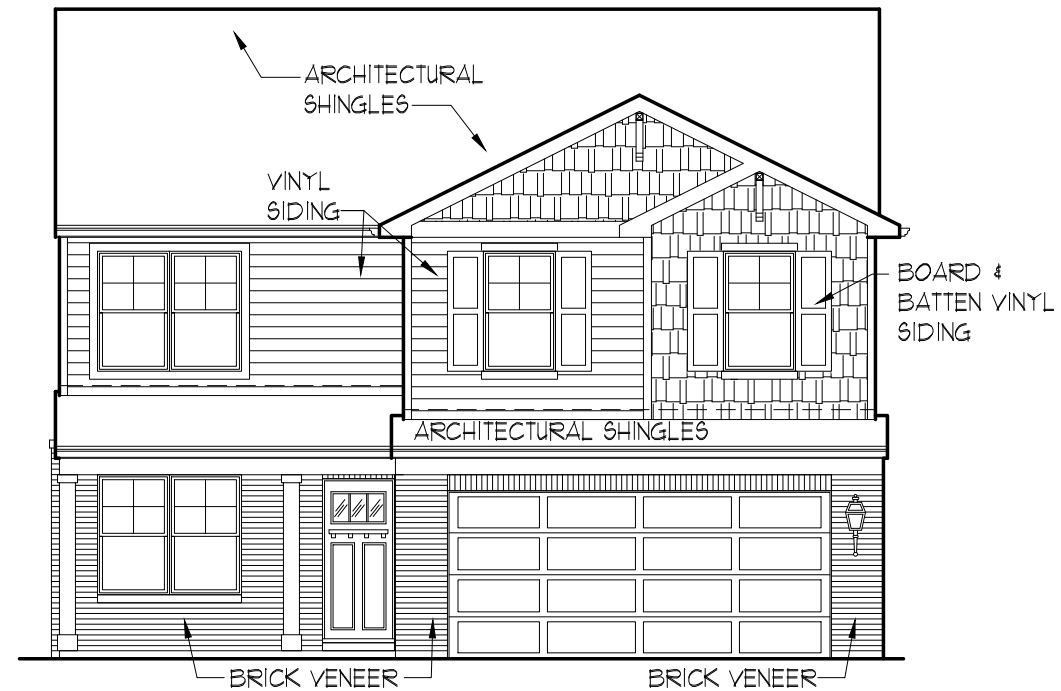
TYPICAL LEFT ELEVATION

# X424 ELEVATION "B5"

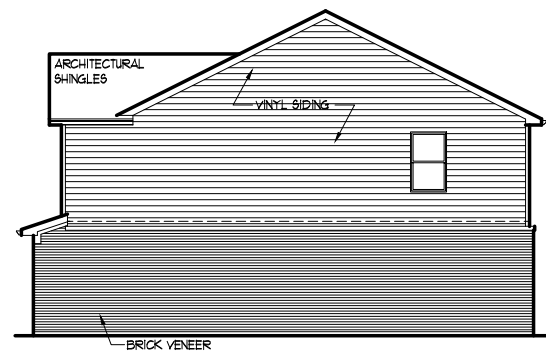
## X-SERIES

OAK RIDGE  
TINLEY PARK, IL

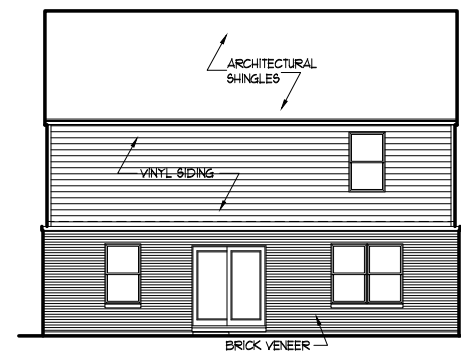




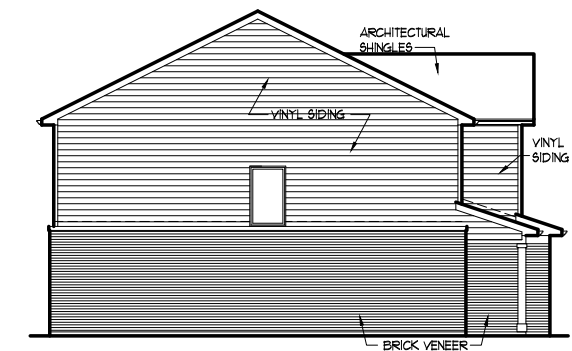
ELEVATION "B6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



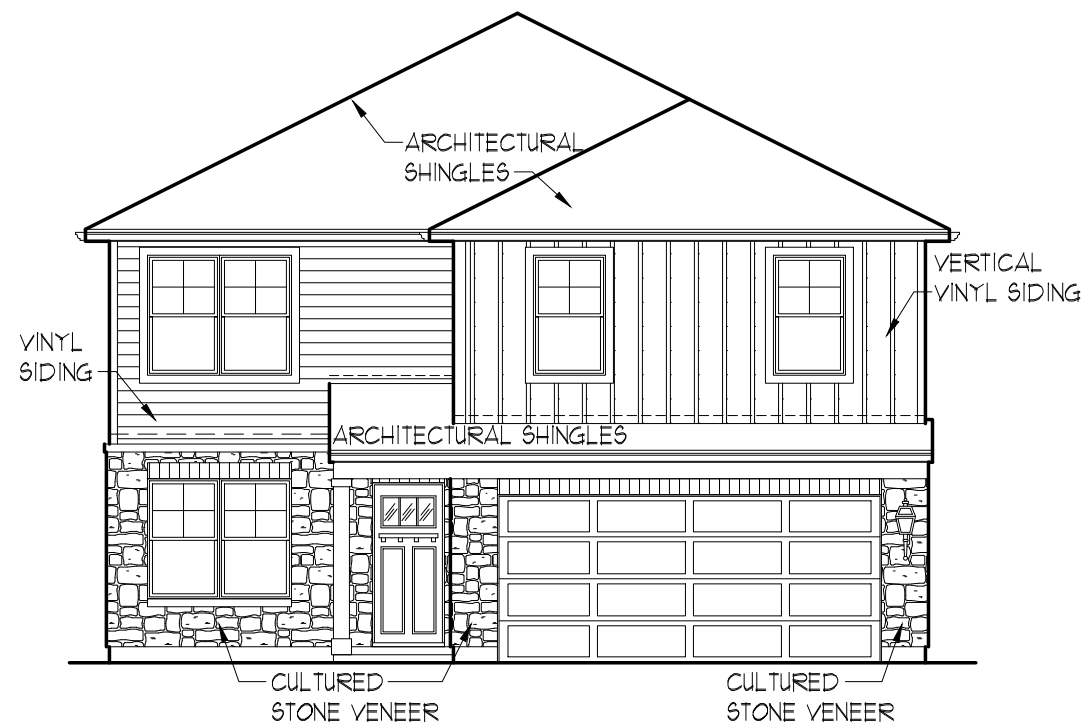
TYPICAL LEFT ELEVATION

# X424 ELEVATION "B6"

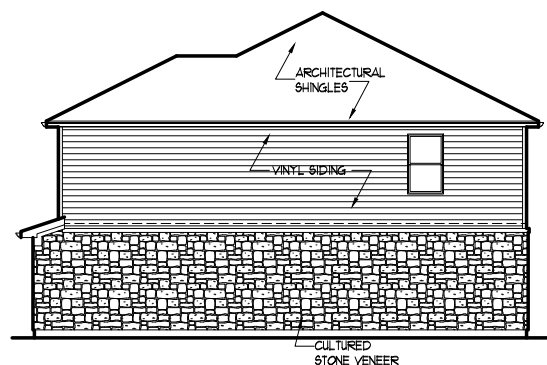
## X-SERIES

OAK RIDGE  
TINLEY PARK, IL

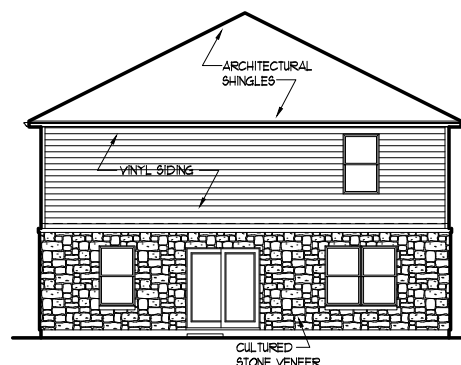




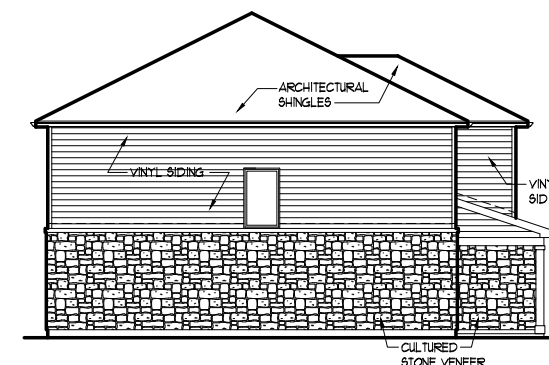
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



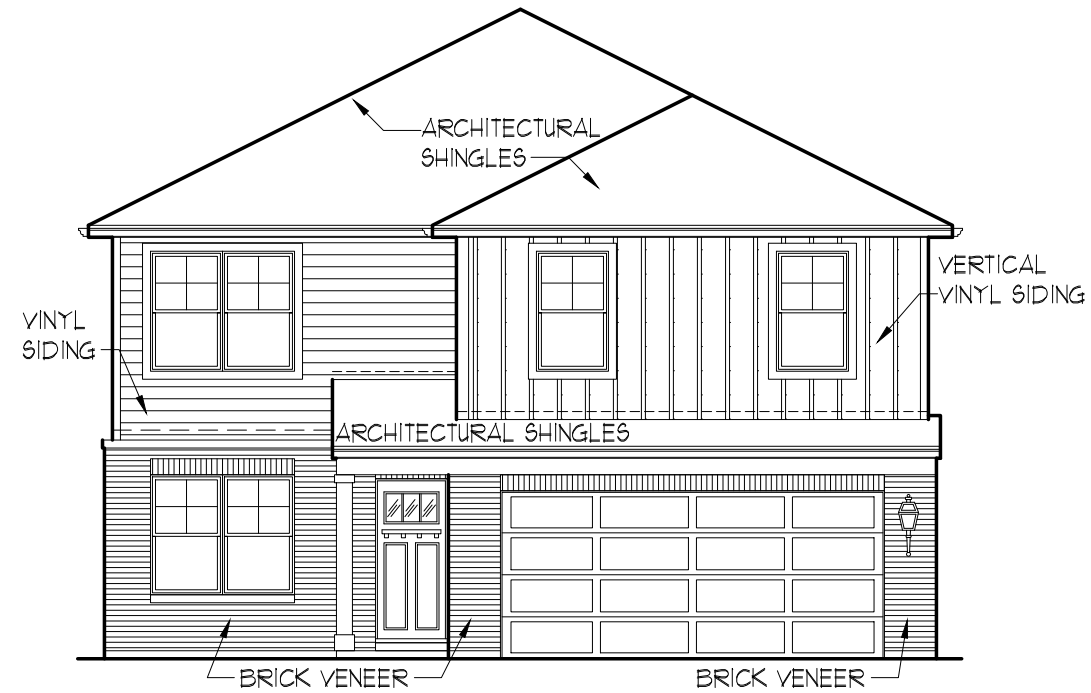
TYPICAL LEFT ELEVATION

# x424 ELEVATION "C5"

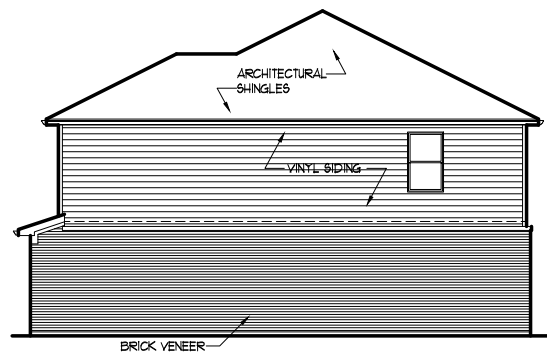
## X-SERIES

OAK RIDGE  
TINLEY PARK, IL

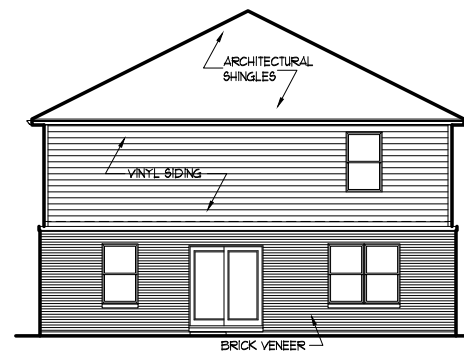




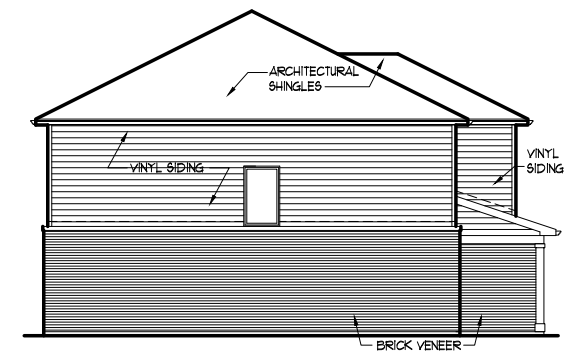
ELEVATION "C6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



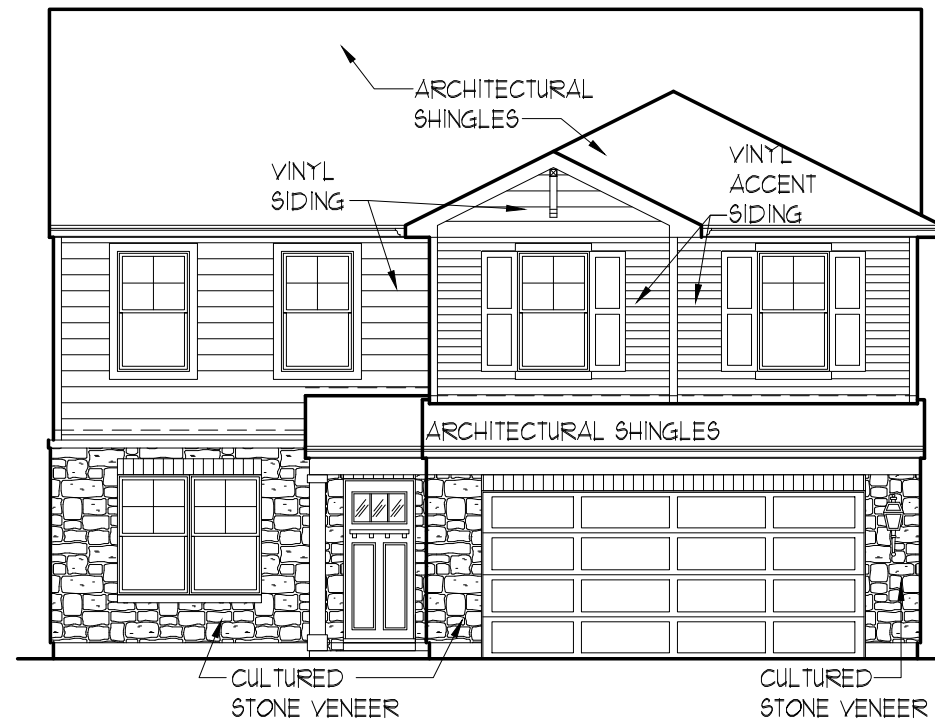
TYPICAL LEFT ELEVATION

# X424 ELEVATION "C6"

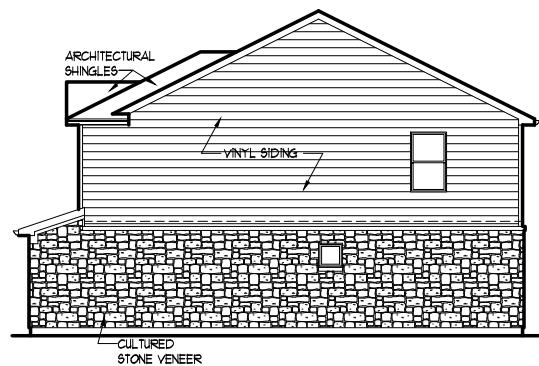
## X-SERIES

OAK RIDGE  
TINLEY PARK, IL

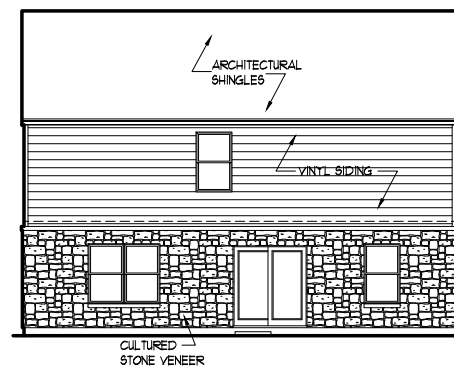




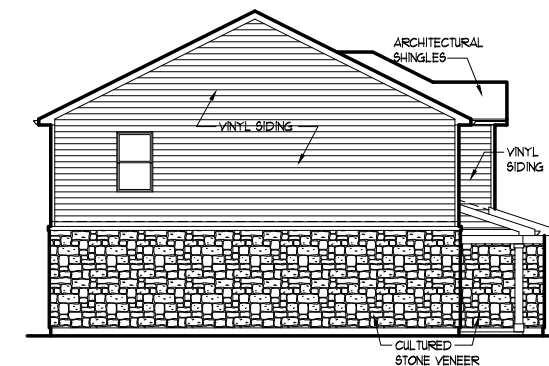
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



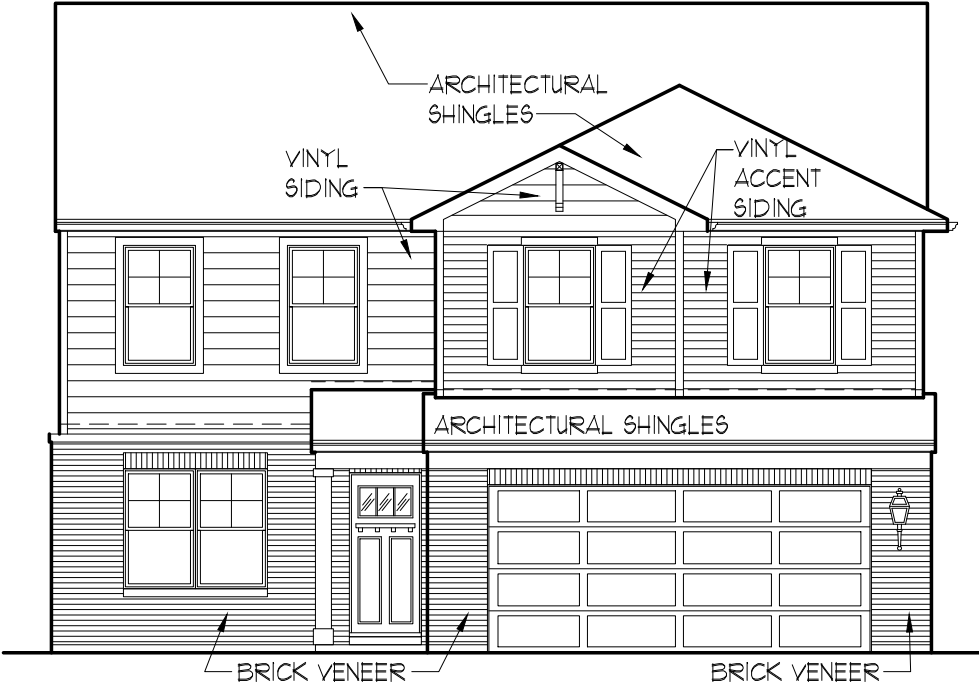
TYPICAL LEFT ELEVATION

x426 ELEVATION "A5"

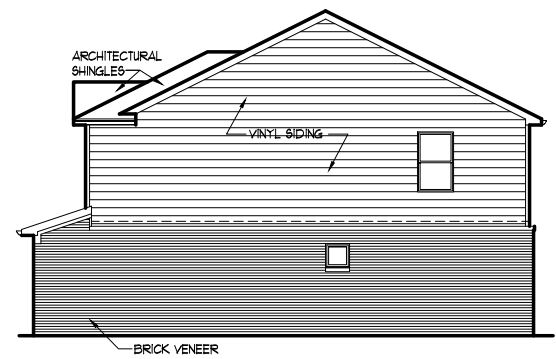
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

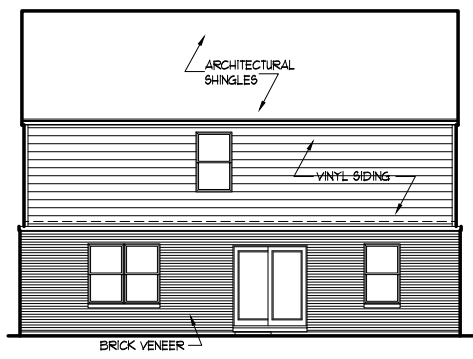




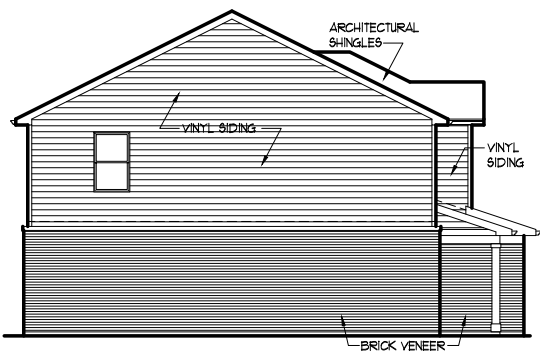
ELEVATION "A6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



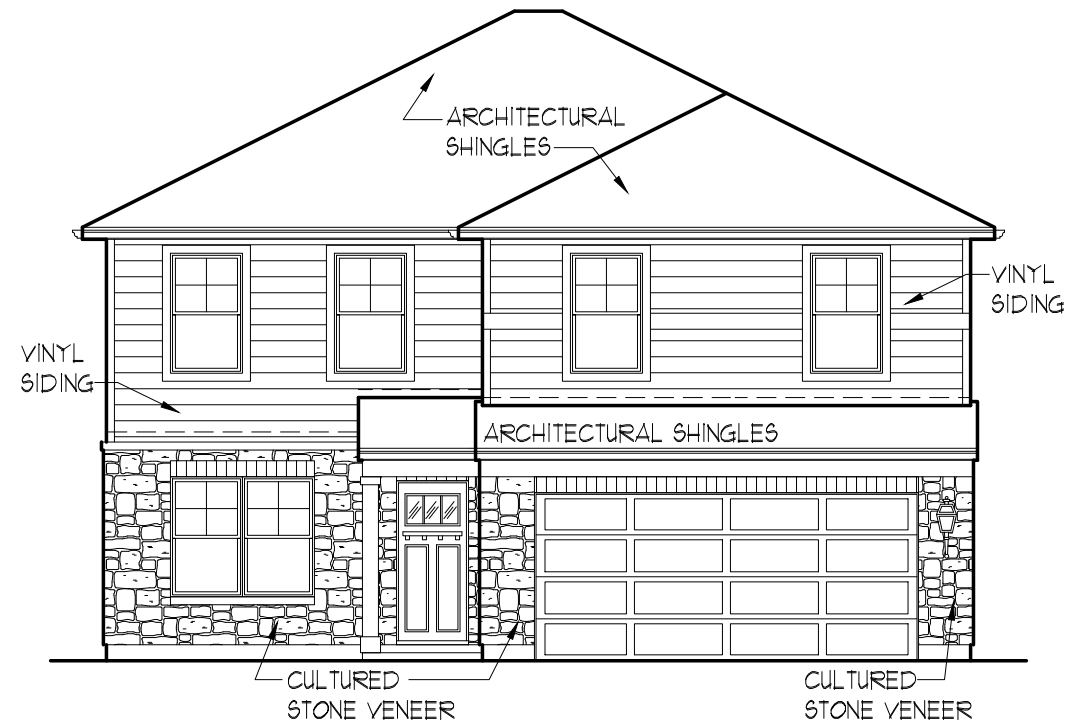
TYPICAL LEFT ELEVATION

x426 ELEVATION "A6"

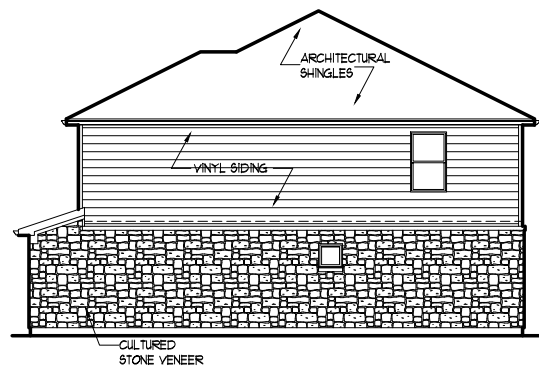
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

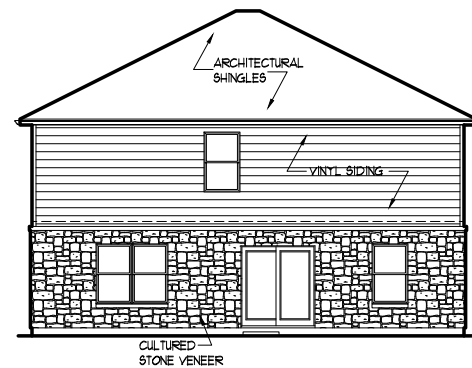




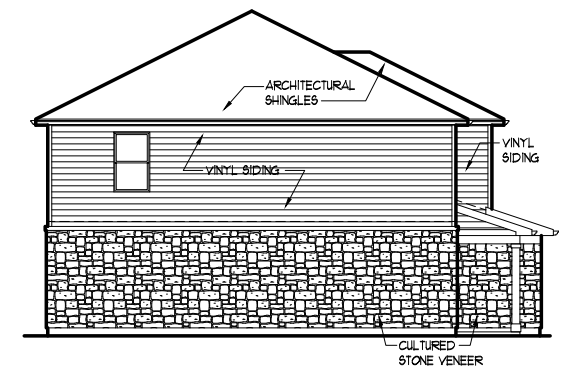
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



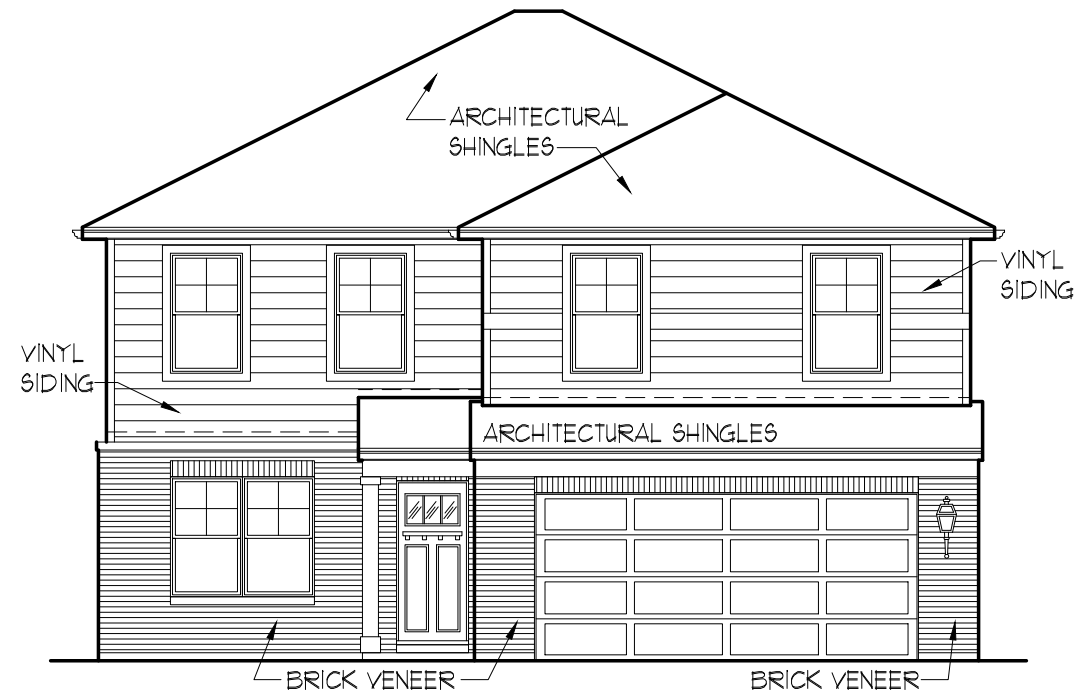
TYPICAL LEFT ELEVATION

x426 ELEVATION "C5"

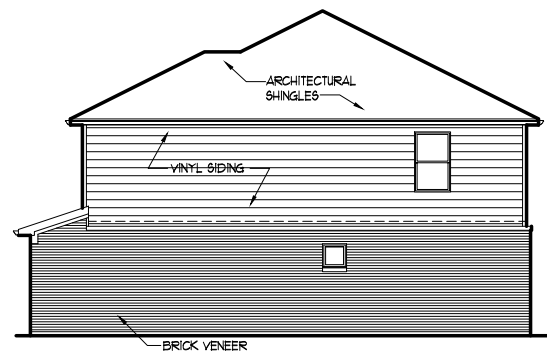
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

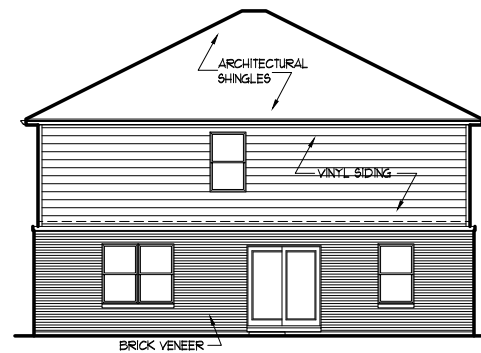




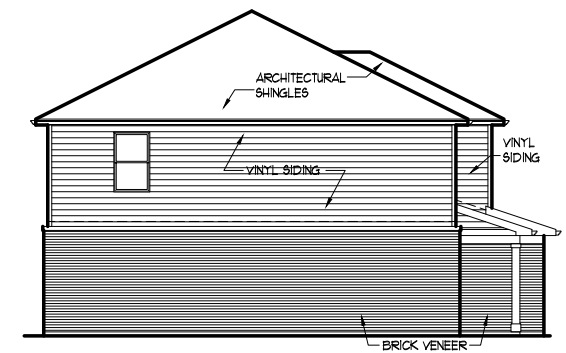
ELEVATION "C6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



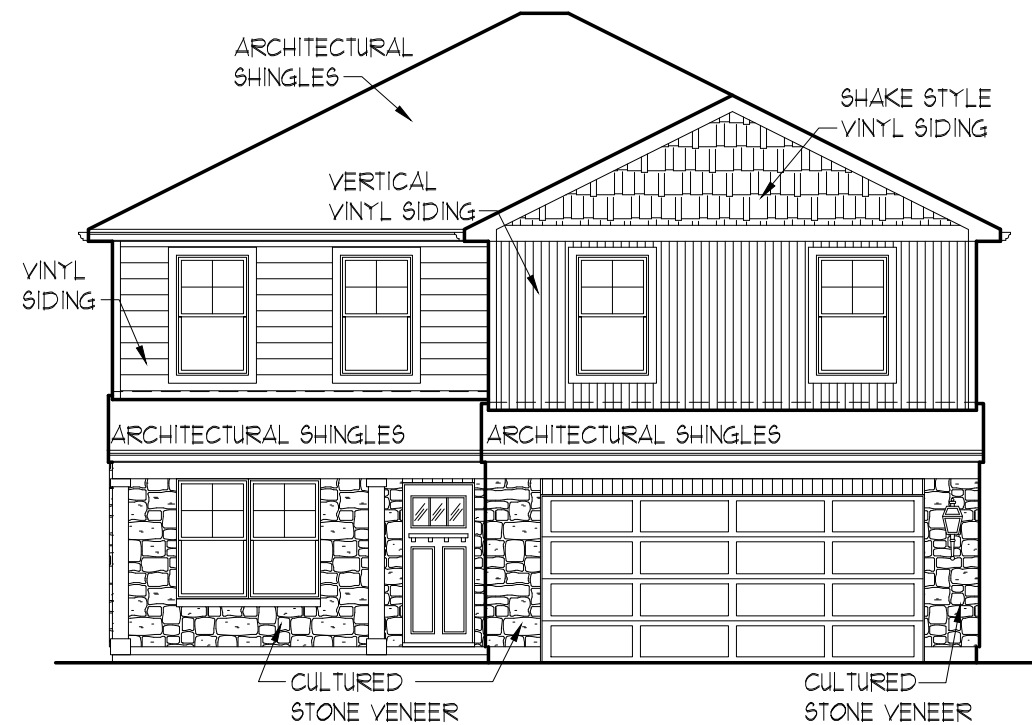
TYPICAL LEFT ELEVATION

x426 ELEVATION "C6"

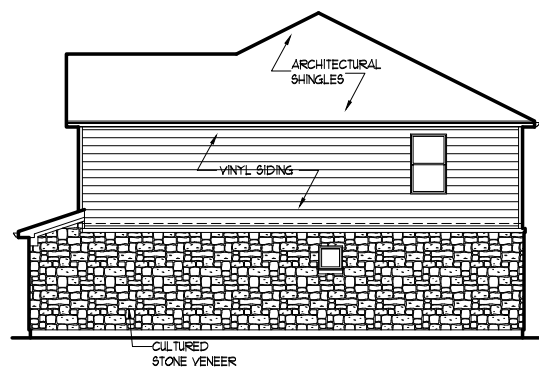
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

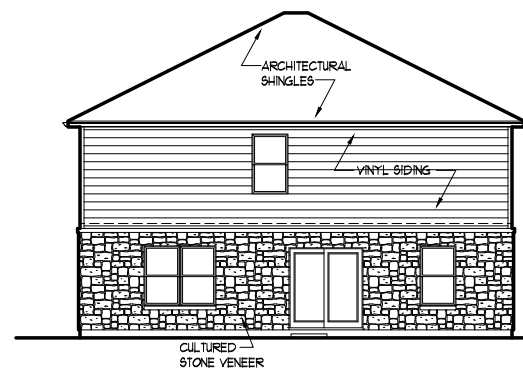




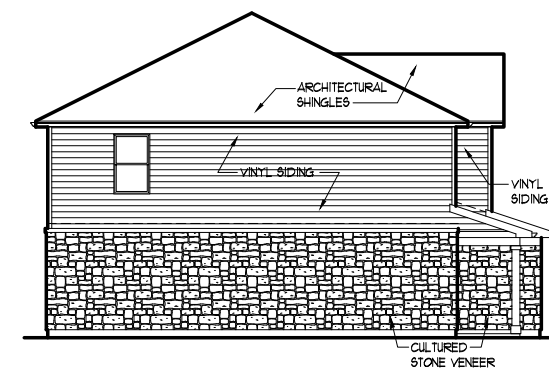
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



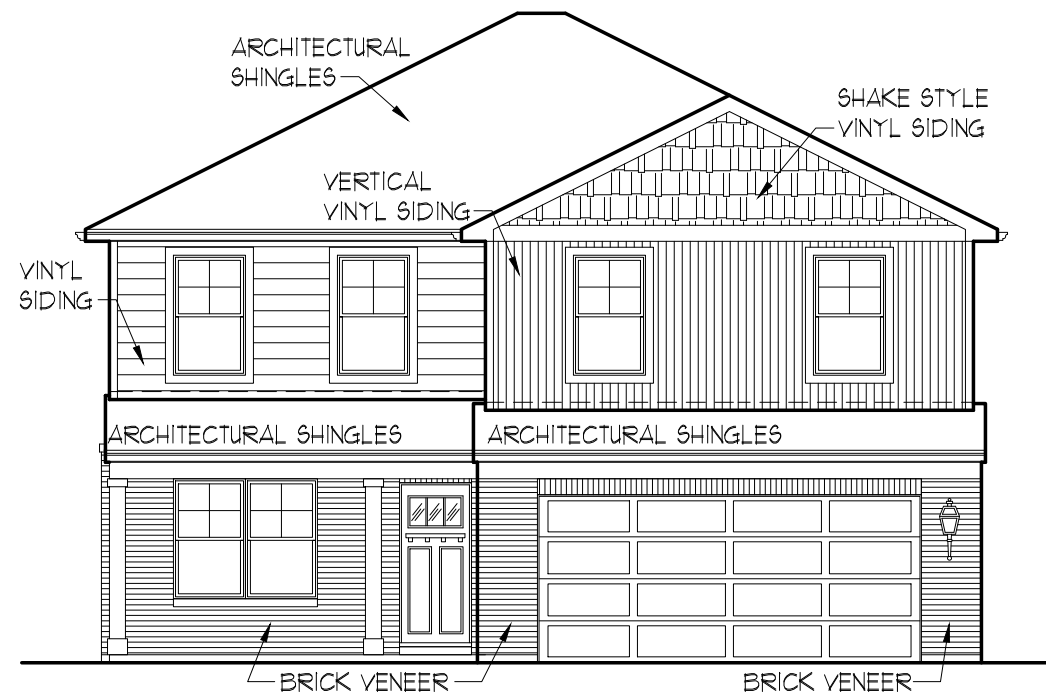
TYPICAL LEFT ELEVATION

x426 ELEVATION "D5"

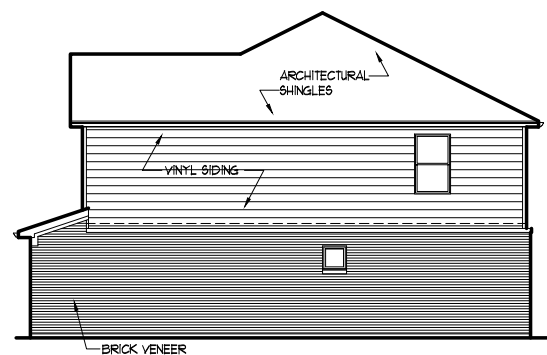
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

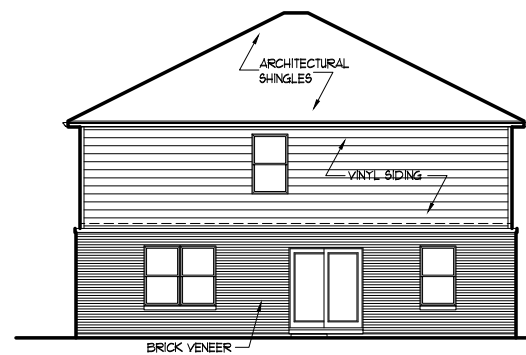




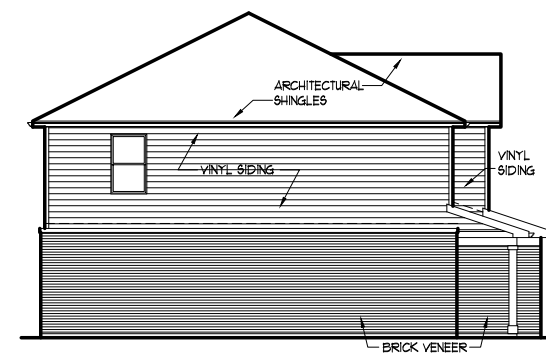
ELEVATION "D6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



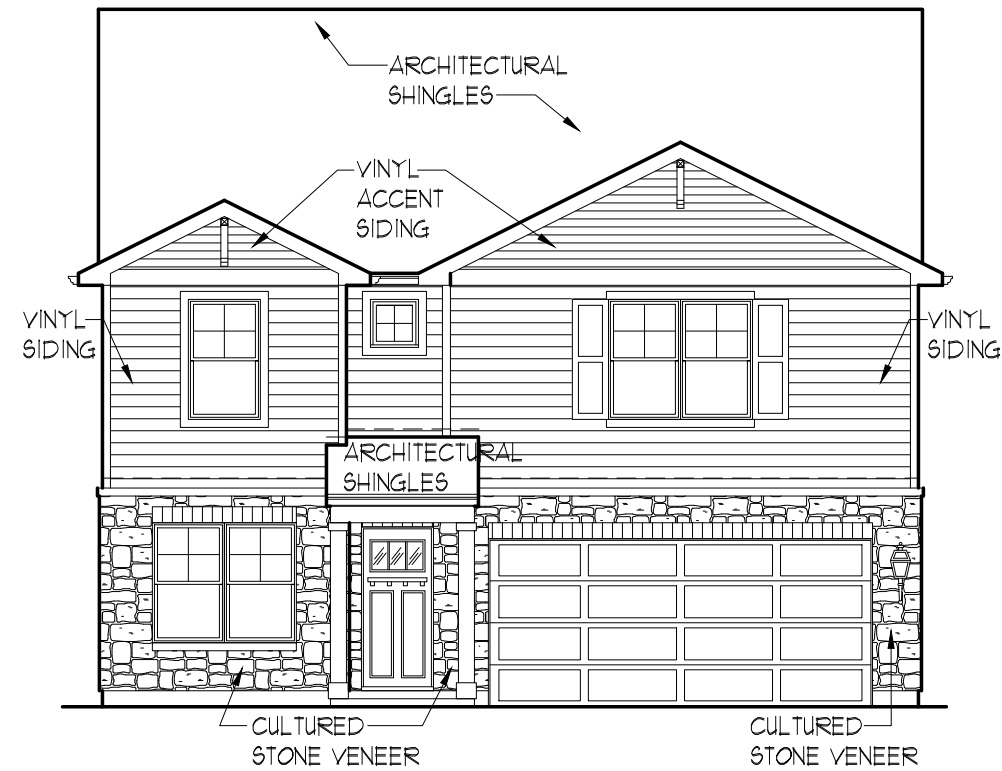
TYPICAL LEFT ELEVATION

x426 ELEVATION "D6"

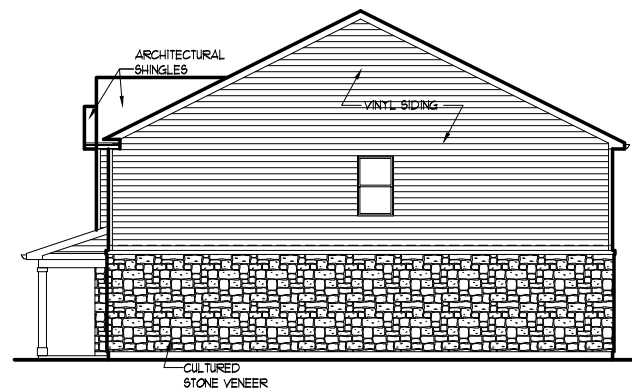
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

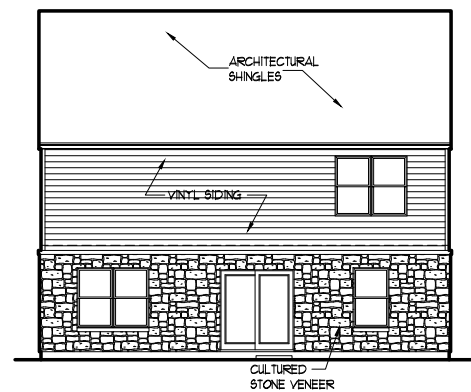




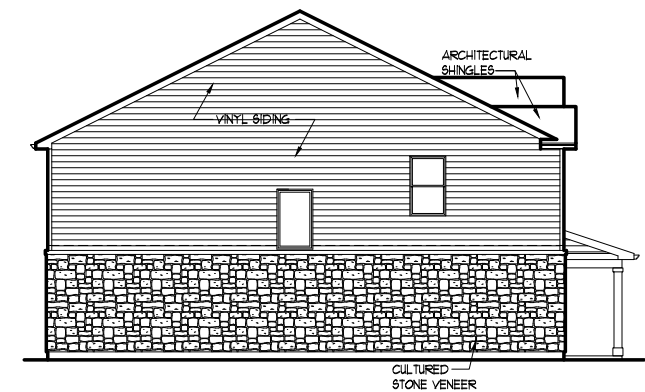
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



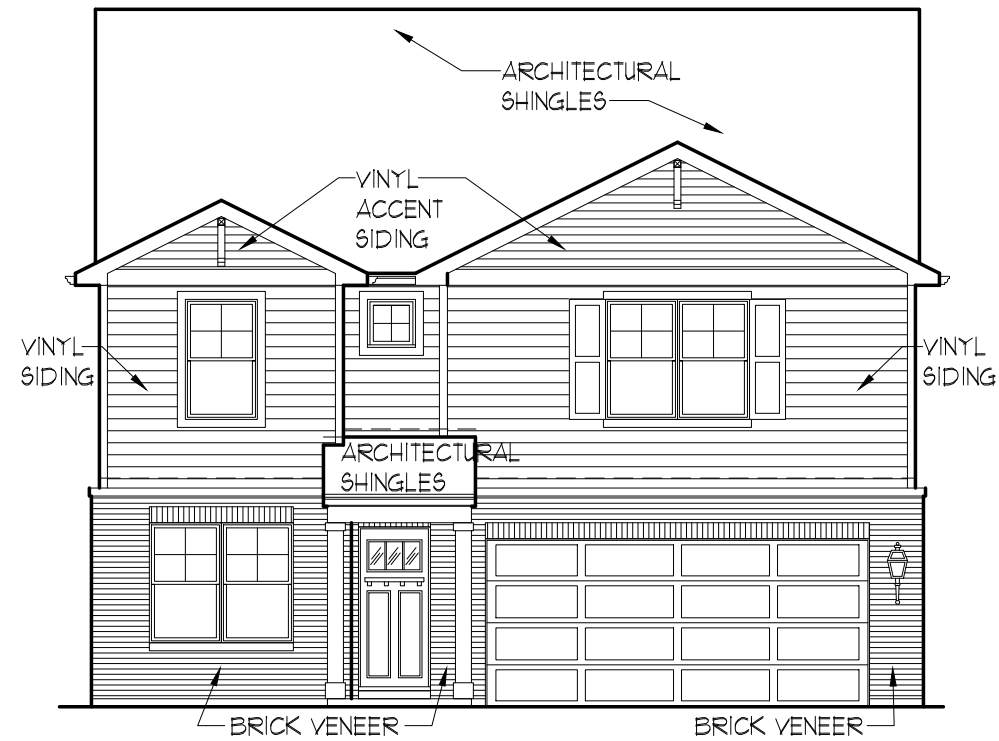
TYPICAL LEFT ELEVATION

X427 ELEVATION "A5"

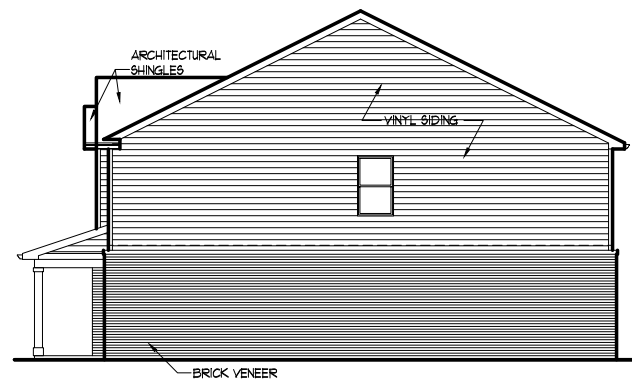
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

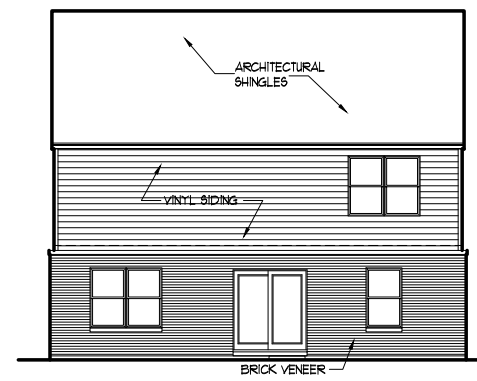




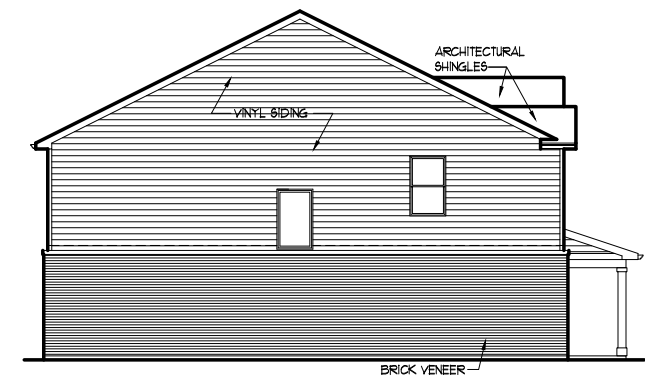
ELEVATION "A6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



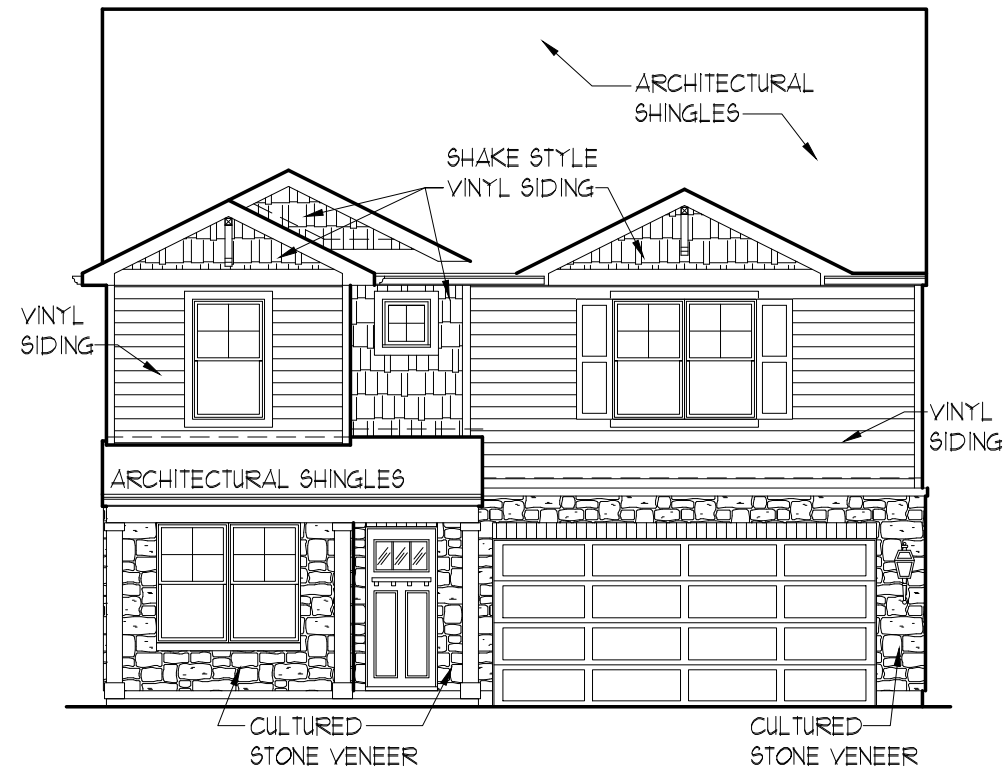
TYPICAL LEFT ELEVATION

X427 ELEVATION "A6"

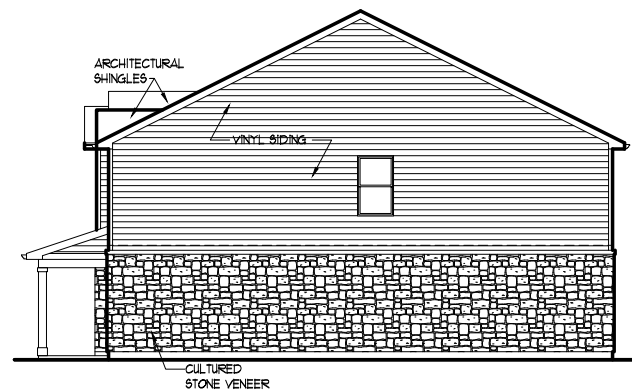
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

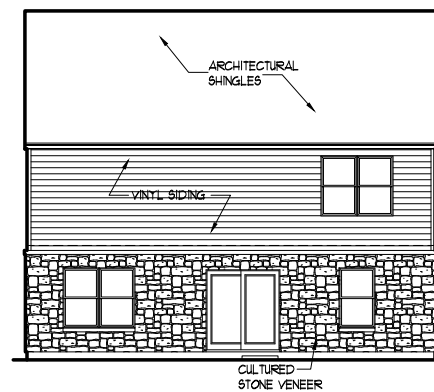




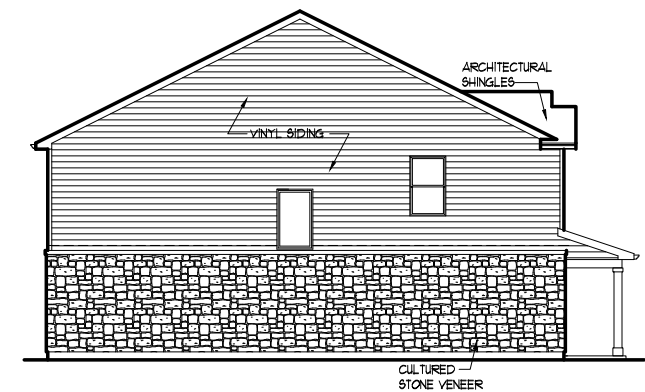
ELEVATION "B5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



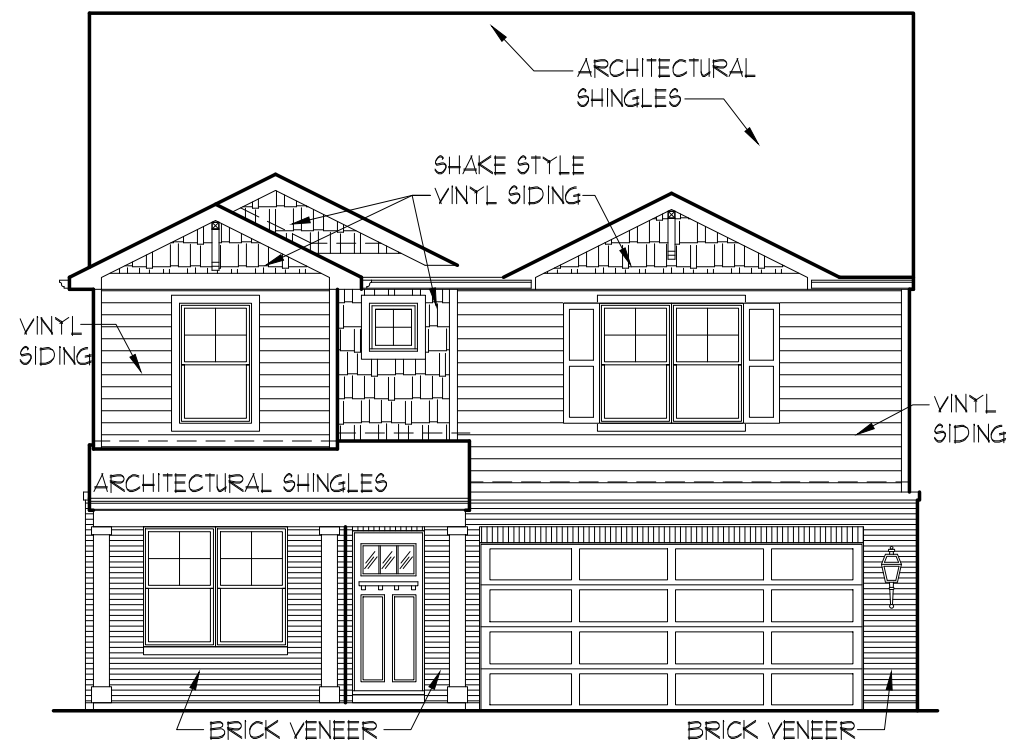
TYPICAL LEFT ELEVATION

X427 ELEVATION "B5"

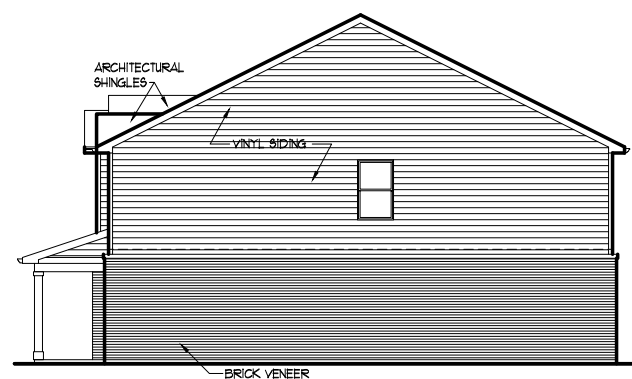
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

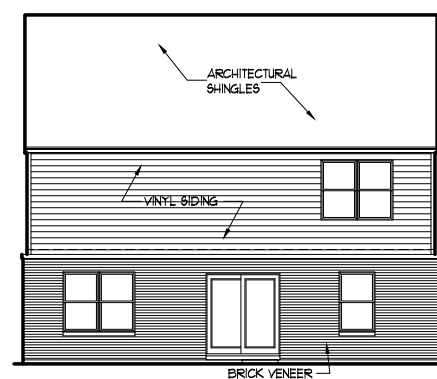




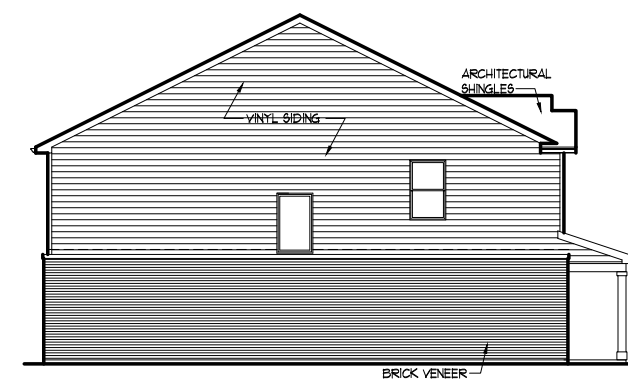
ELEVATION "B6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



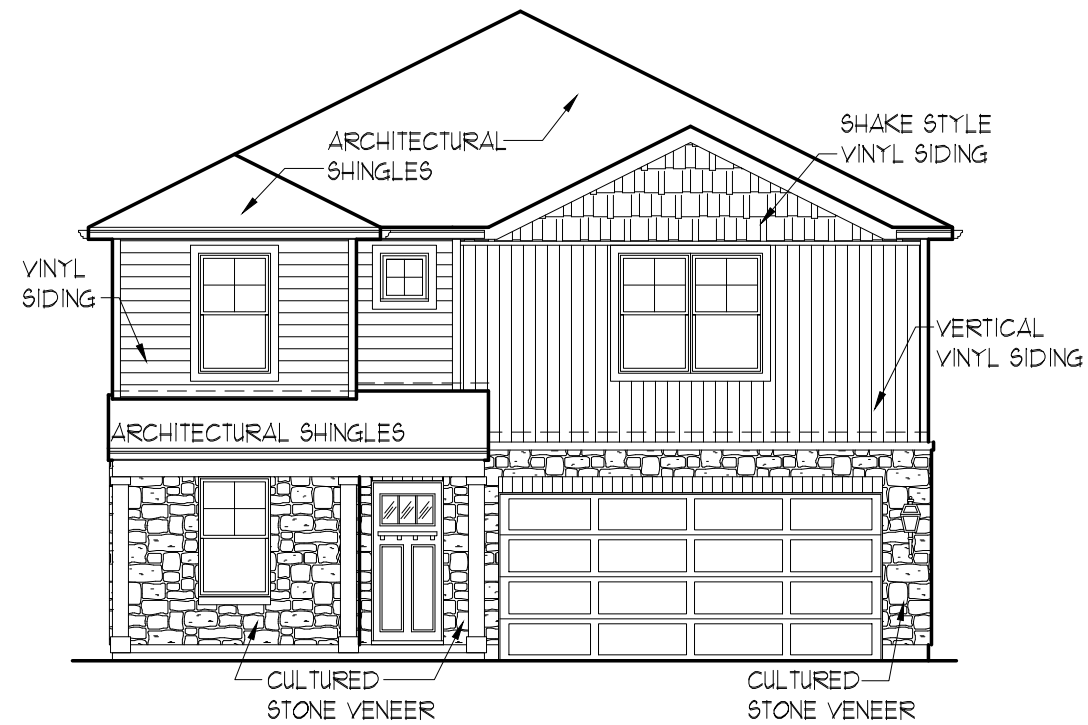
TYPICAL LEFT ELEVATION

X427 ELEVATION "B6"

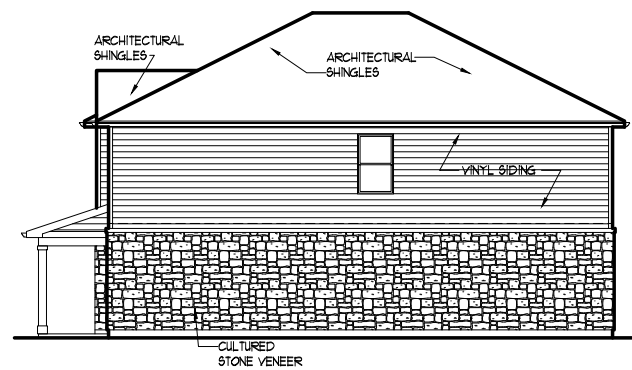
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

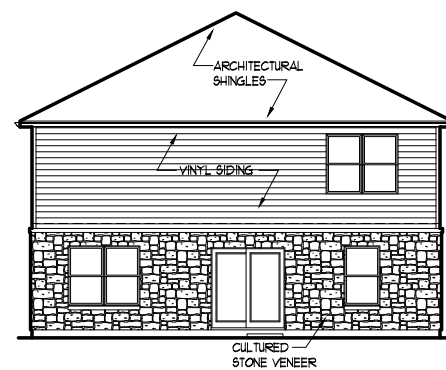




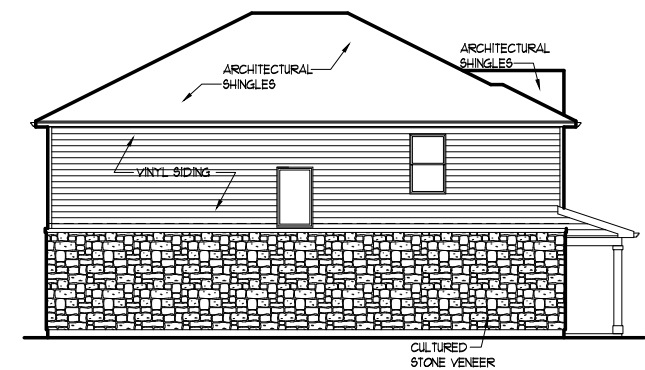
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



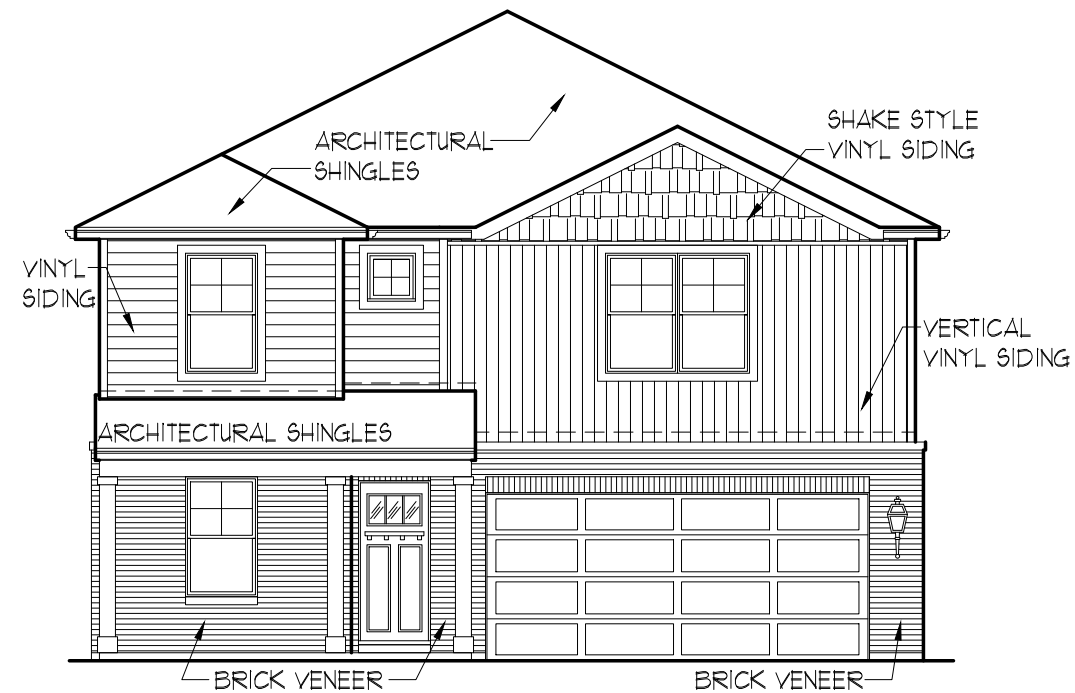
TYPICAL LEFT ELEVATION

X427 ELEVATION "D5"

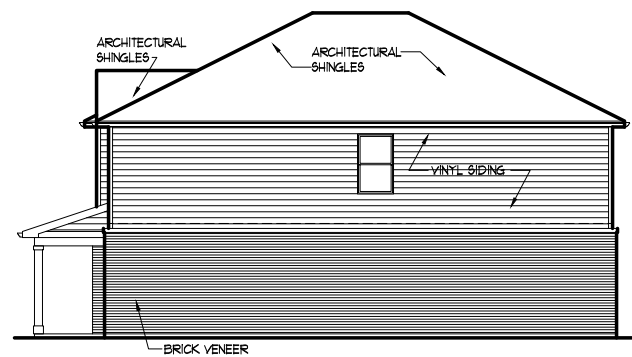
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

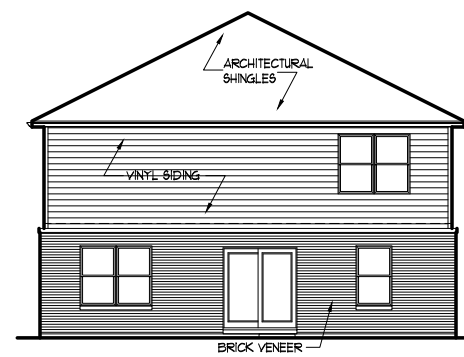




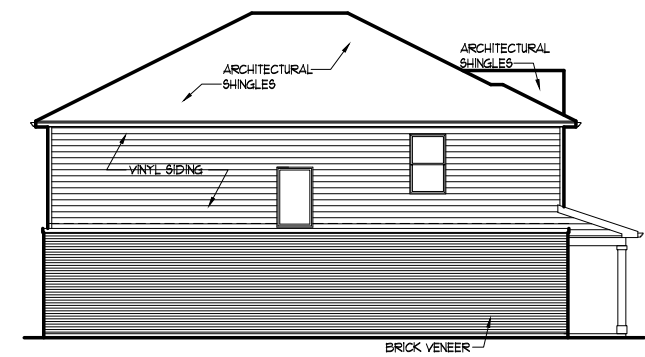
ELEVATION "D6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



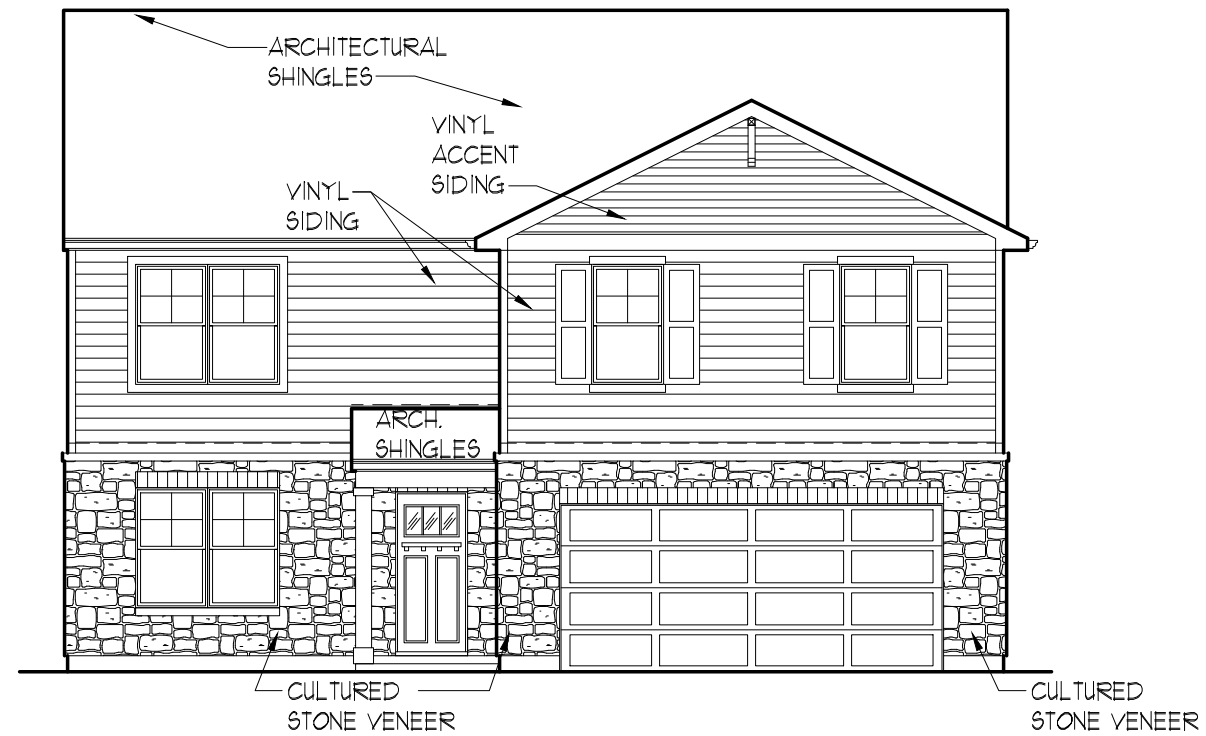
TYPICAL LEFT ELEVATION

# X427 ELEVATION "D6"

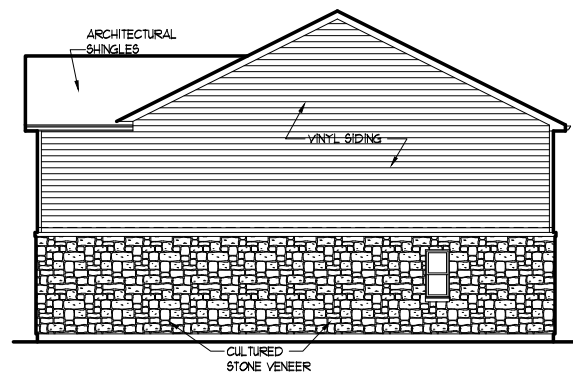
## X-SERIES

OAK RIDGE  
TINLEY PARK, IL

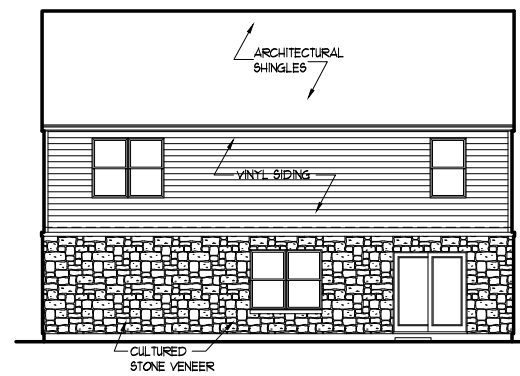




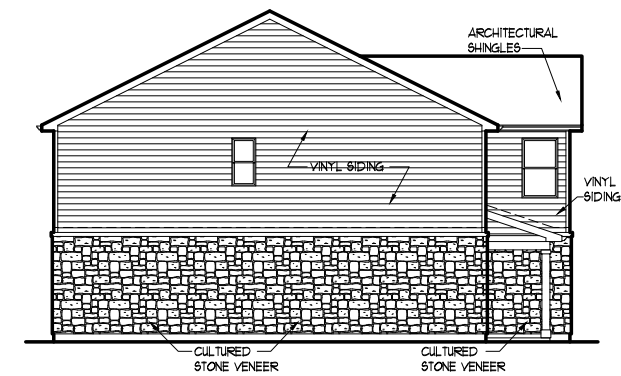
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



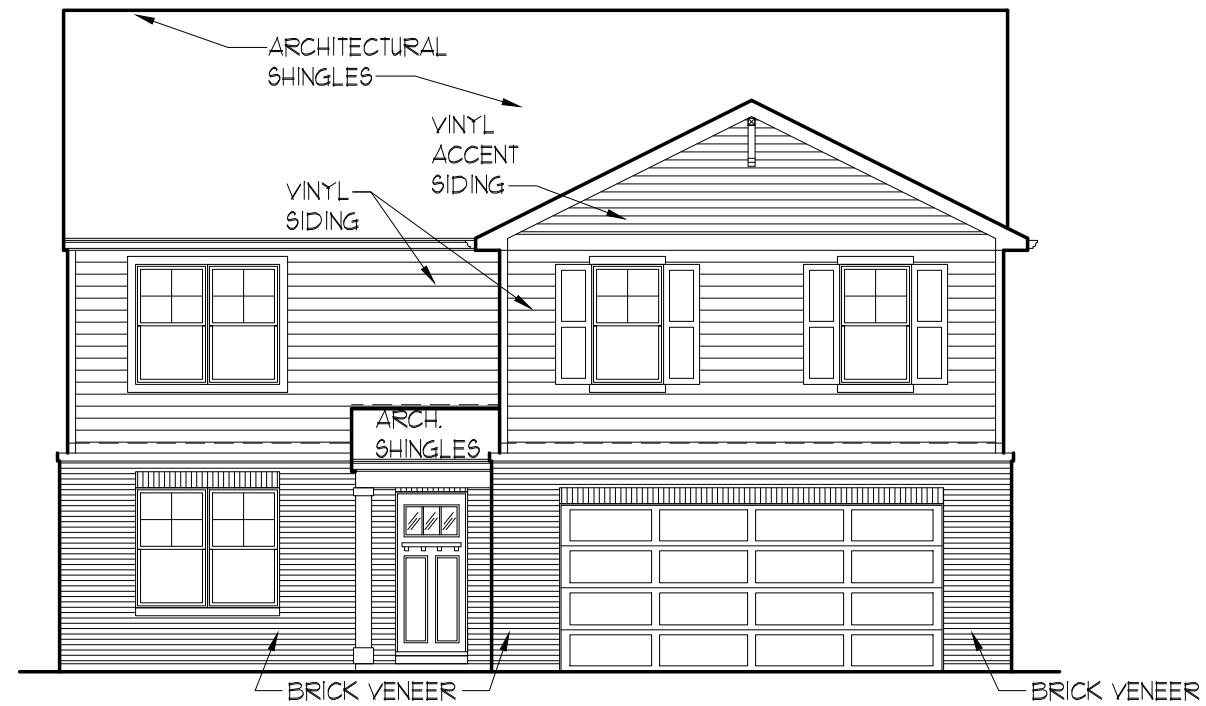
TYPICAL LEFT ELEVATION

x429 ELEVATION "A5"

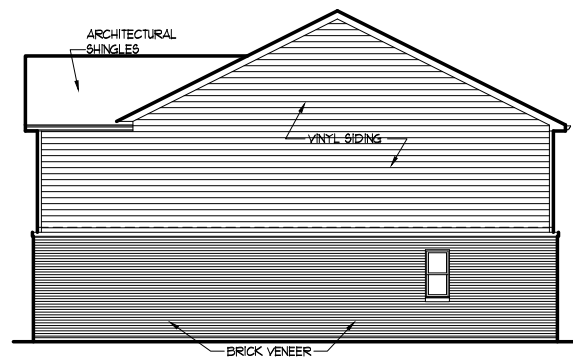
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

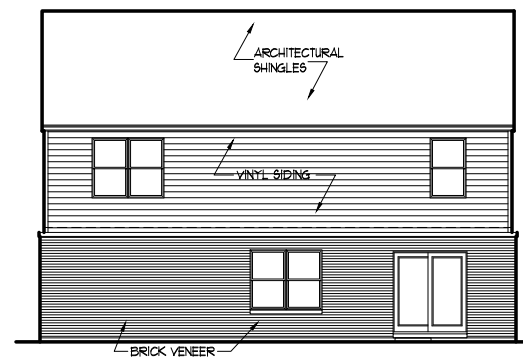




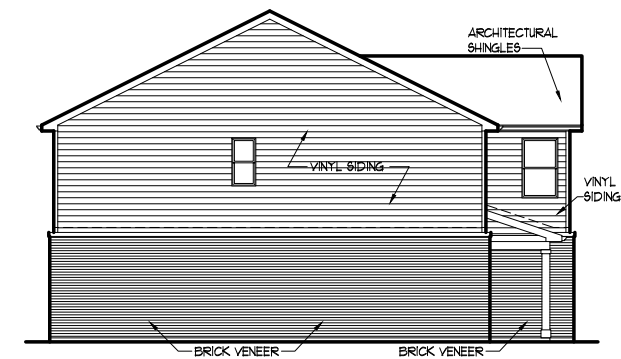
ELEVATION "A6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



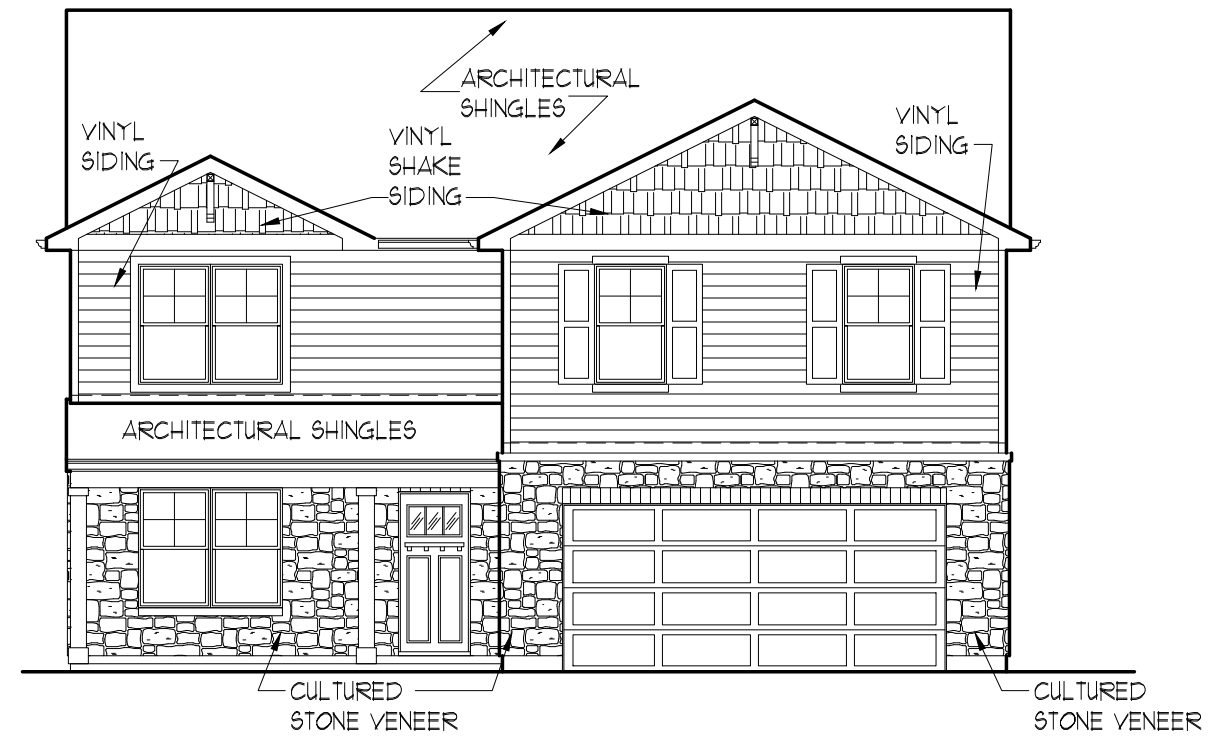
TYPICAL LEFT ELEVATION

x429 ELEVATION "A6"

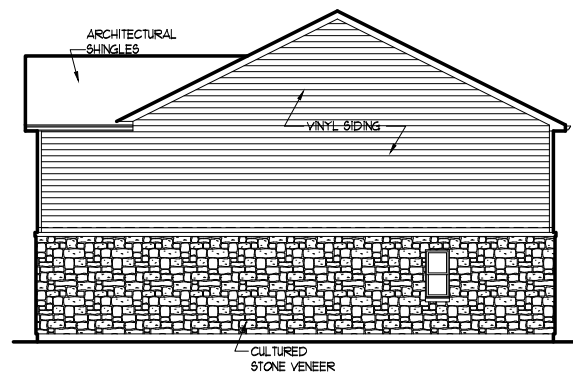
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

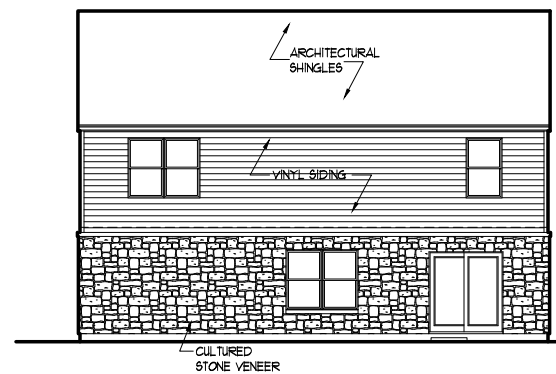




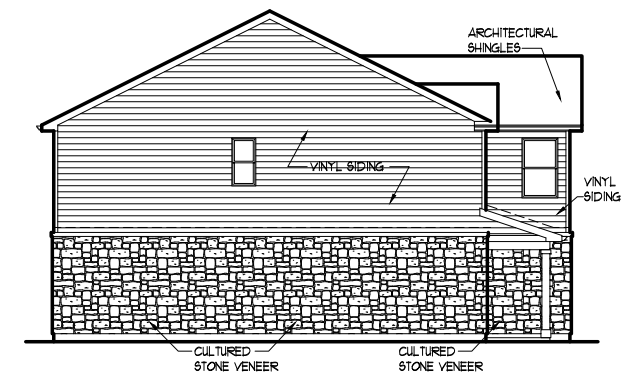
ELEVATION "B5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



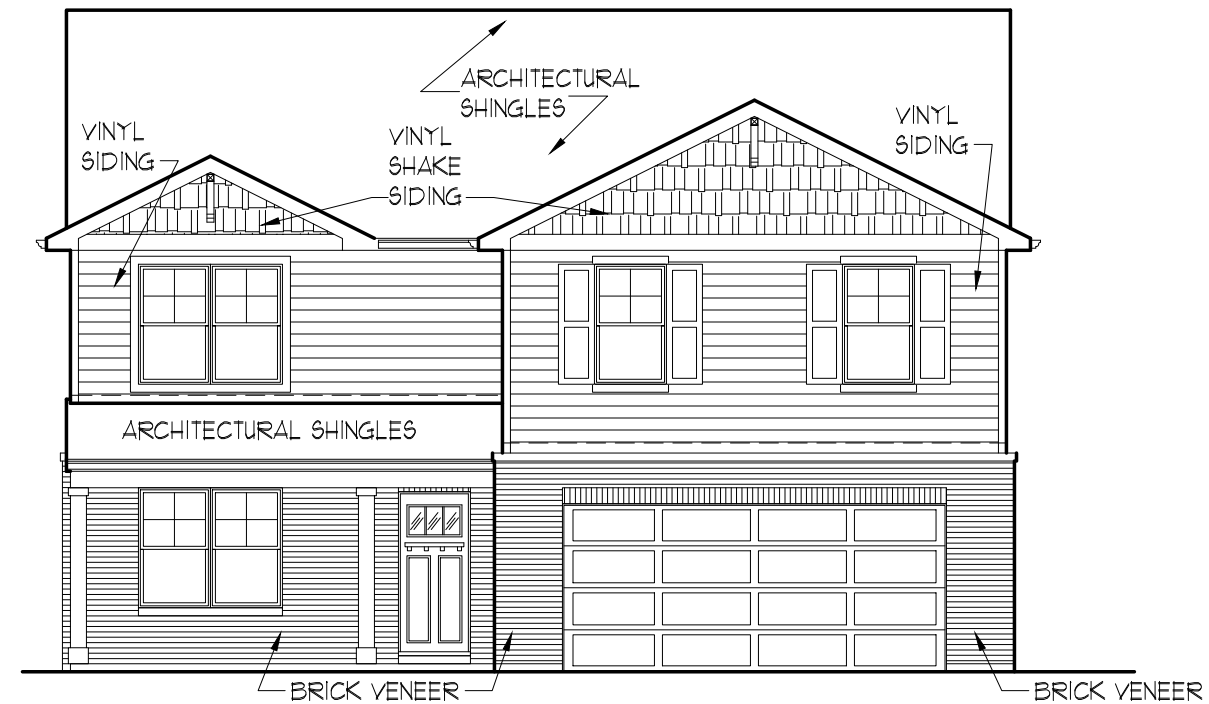
TYPICAL LEFT ELEVATION

# x429 ELEVATION "B5"

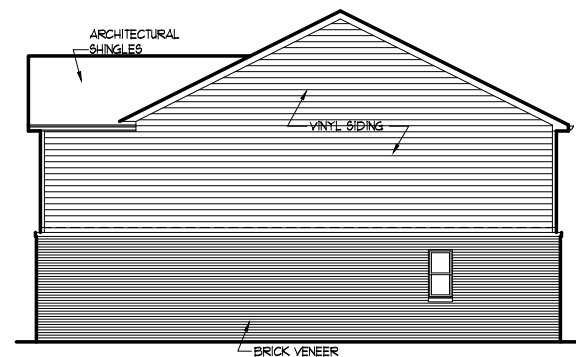
## X-SERIES

OAK RIDGE  
TINLEY PARK, IL

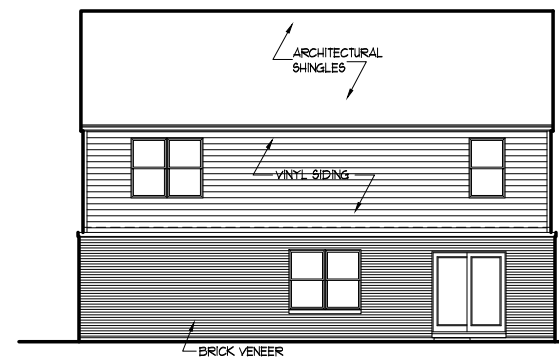




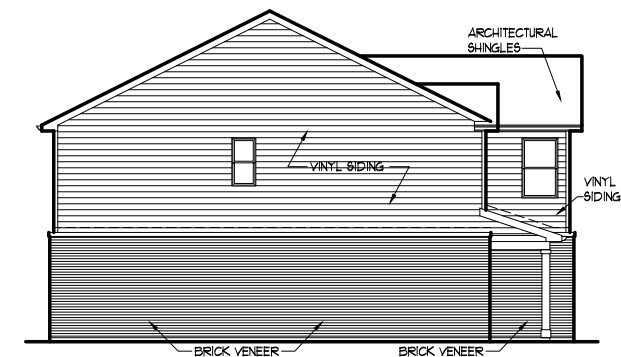
ELEVATION "B6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



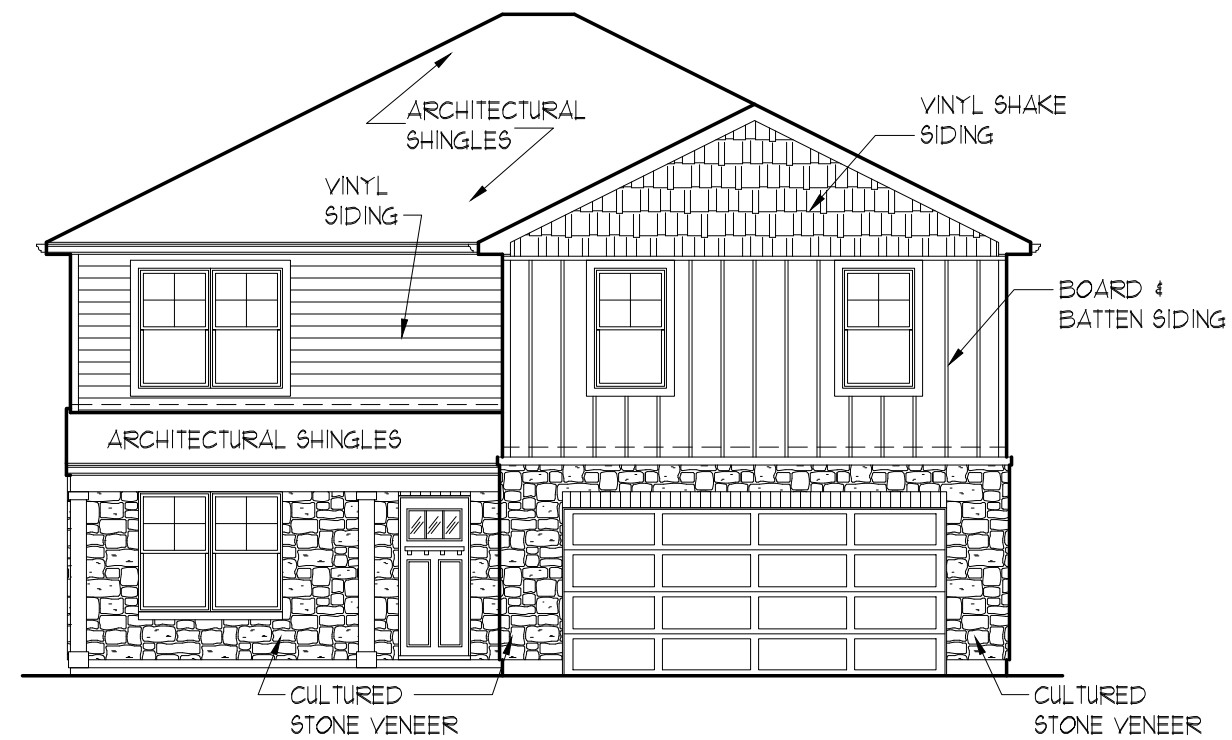
TYPICAL LEFT ELEVATION

x429 ELEVATION "B6"

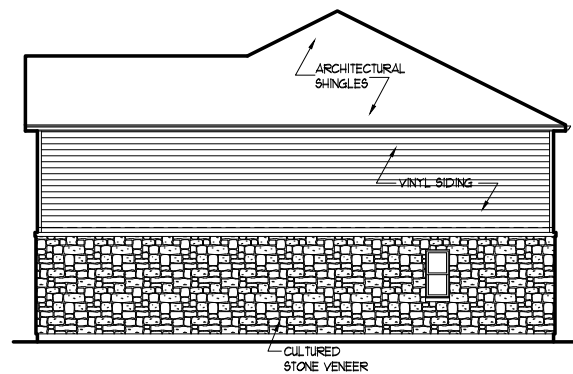
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

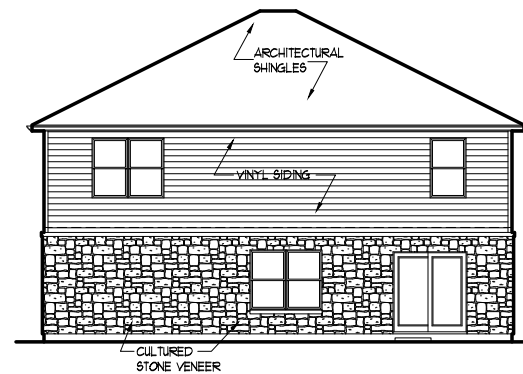




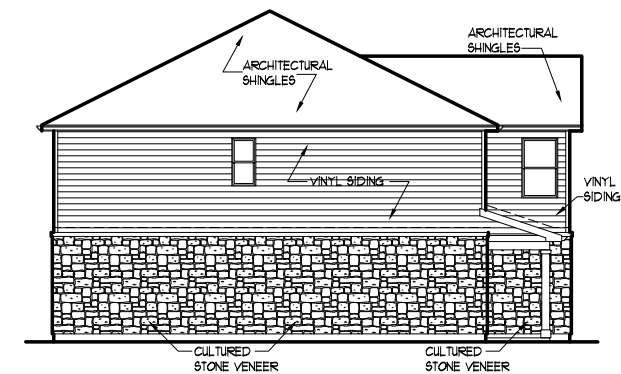
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



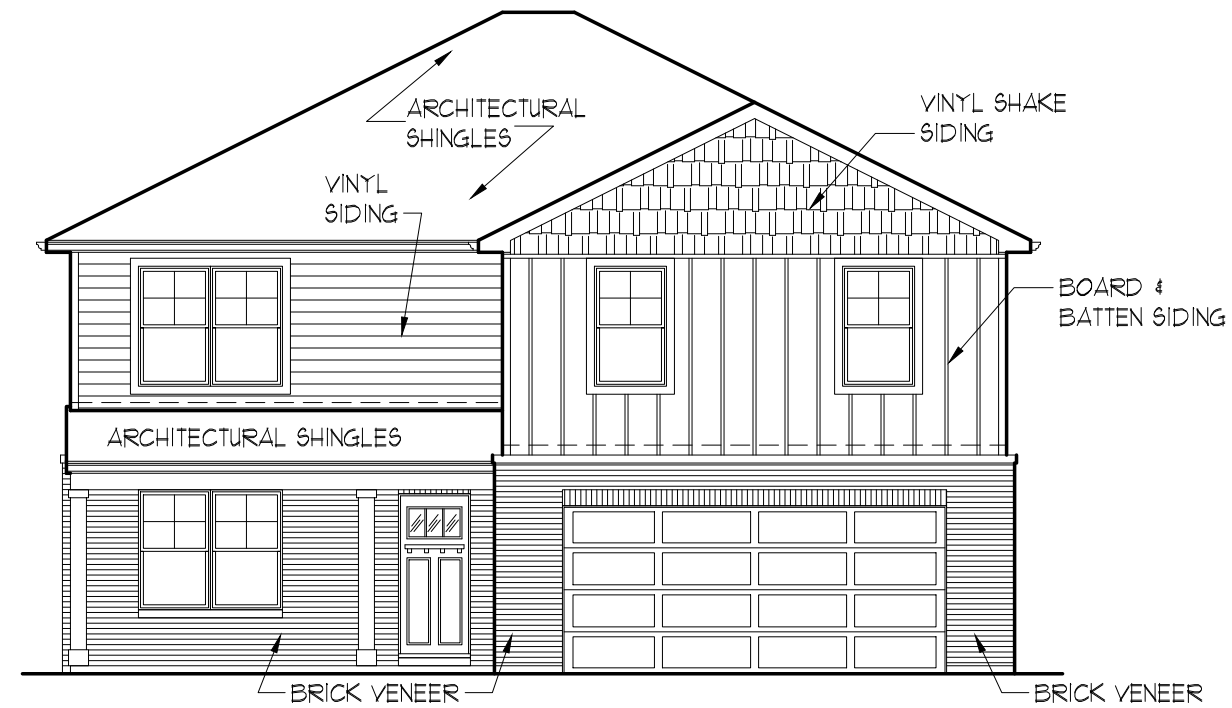
TYPICAL LEFT ELEVATION

x429 ELEVATION "D5"

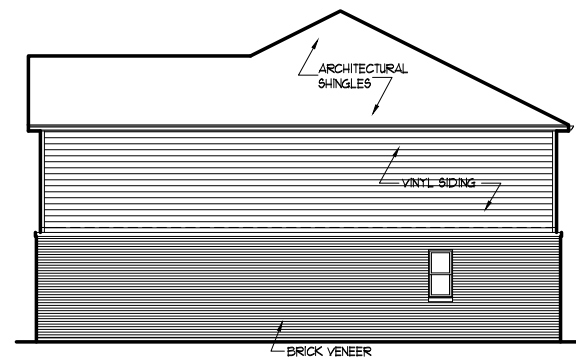
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

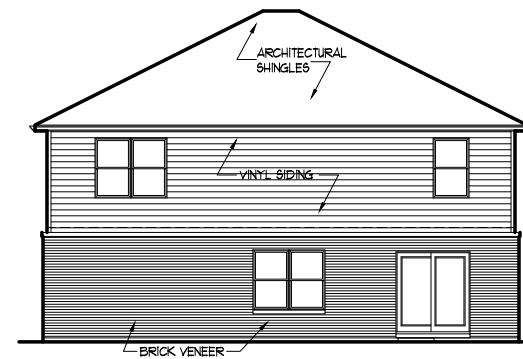




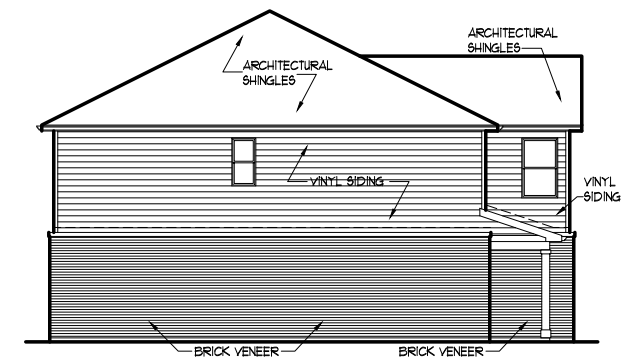
ELEVATION "D6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



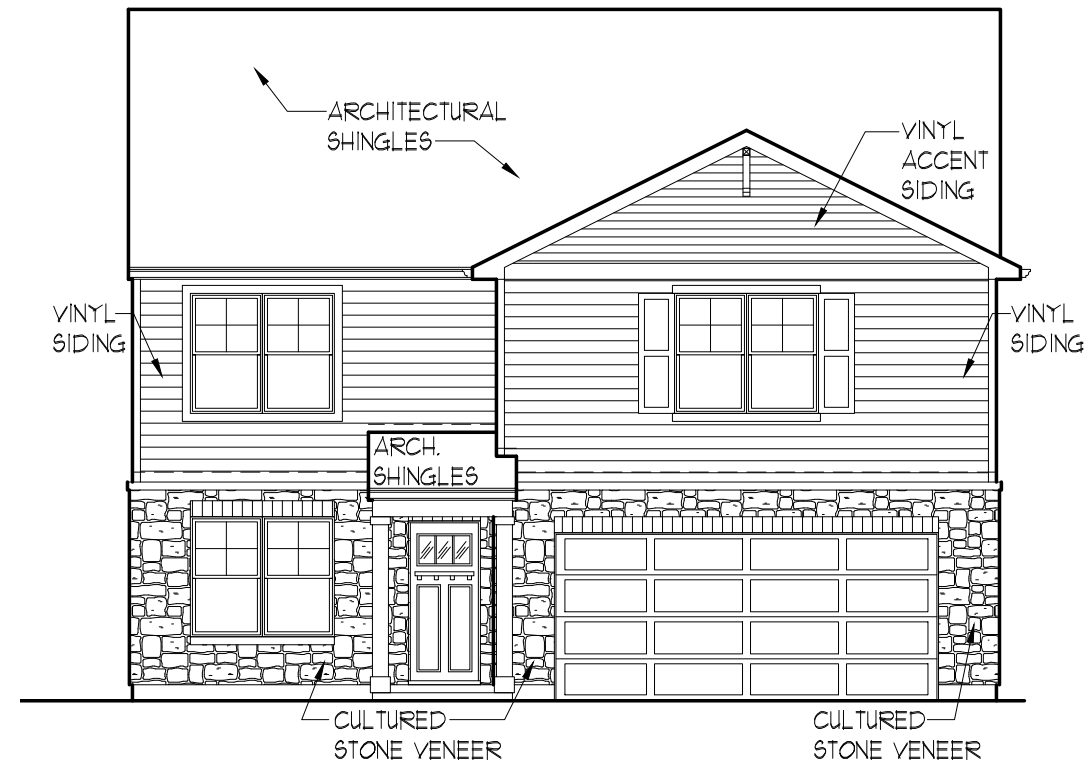
TYPICAL LEFT ELEVATION

# X429 ELEVATION "D6"

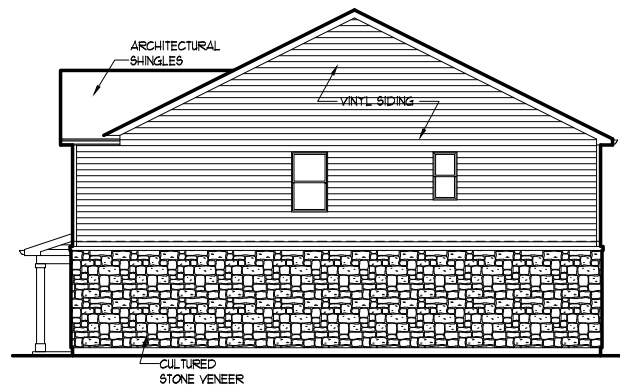
## X-SERIES

OAK RIDGE  
TINLEY PARK, IL

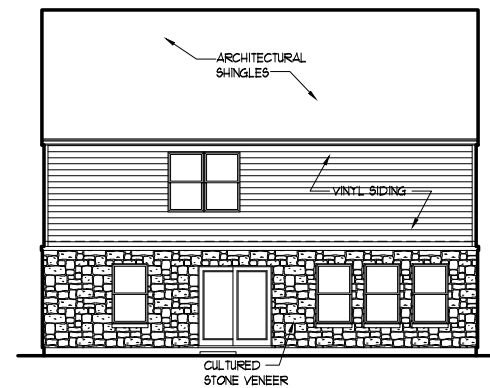




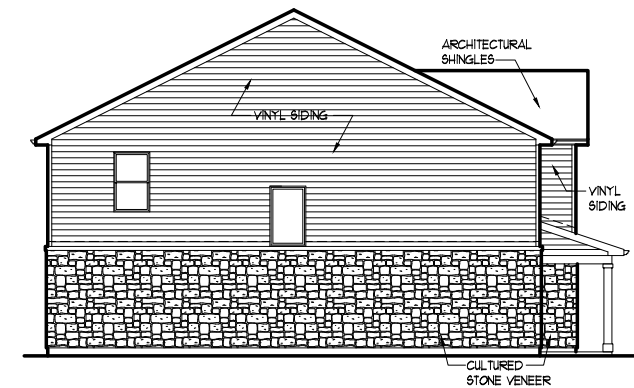
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



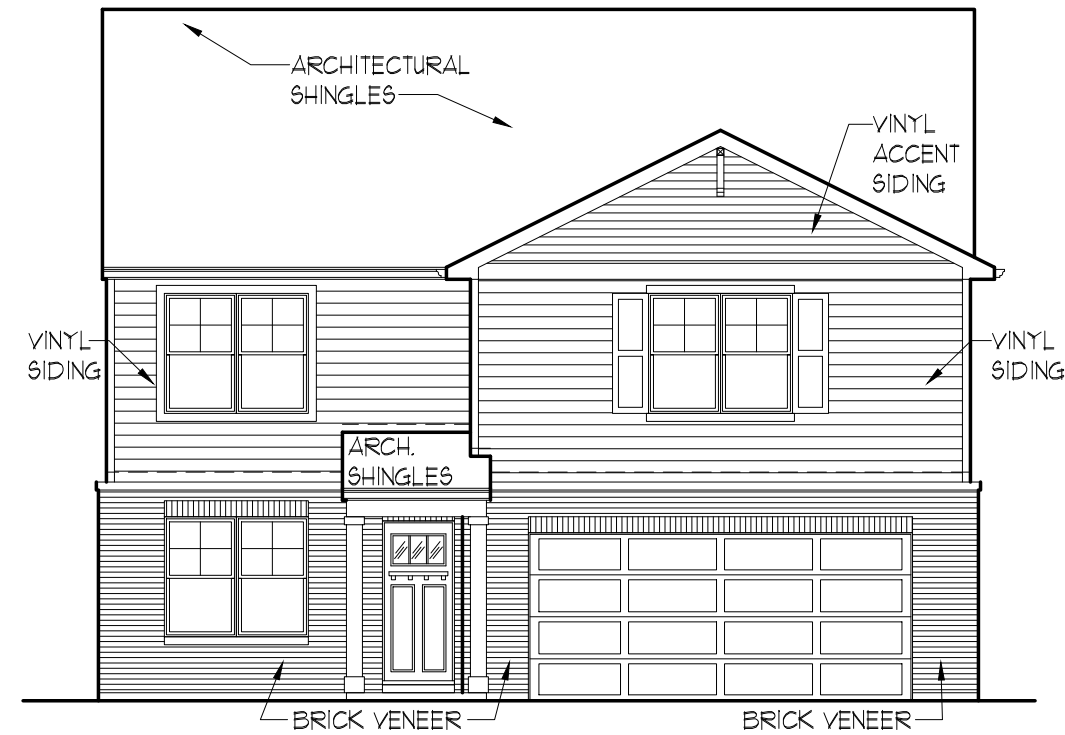
TYPICAL LEFT ELEVATION

x430 ELEVATION "A5"

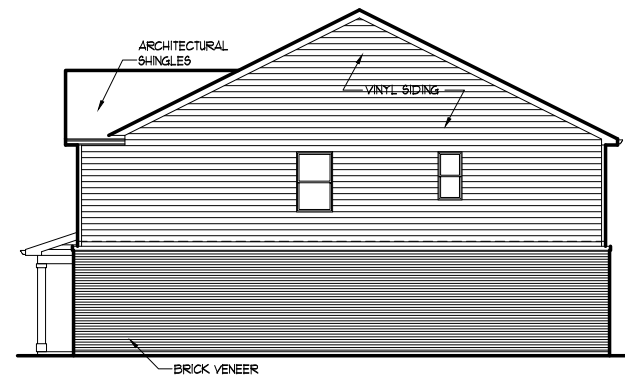
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

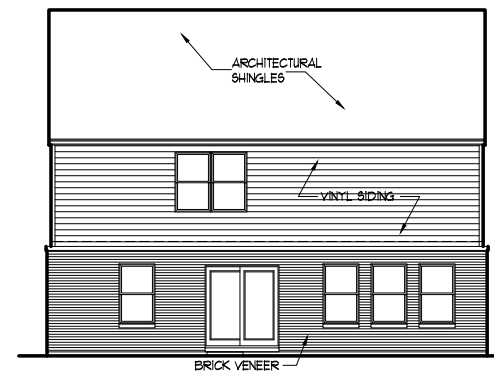




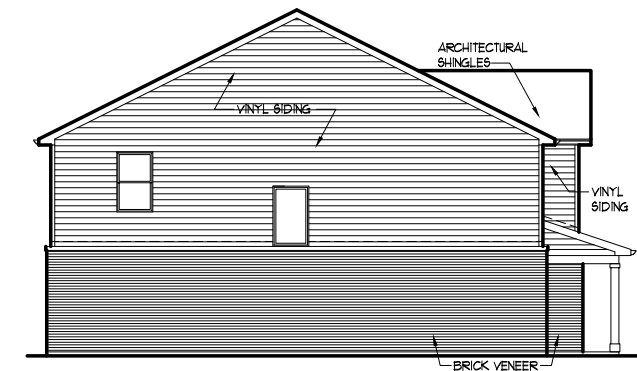
ELEVATION "A6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



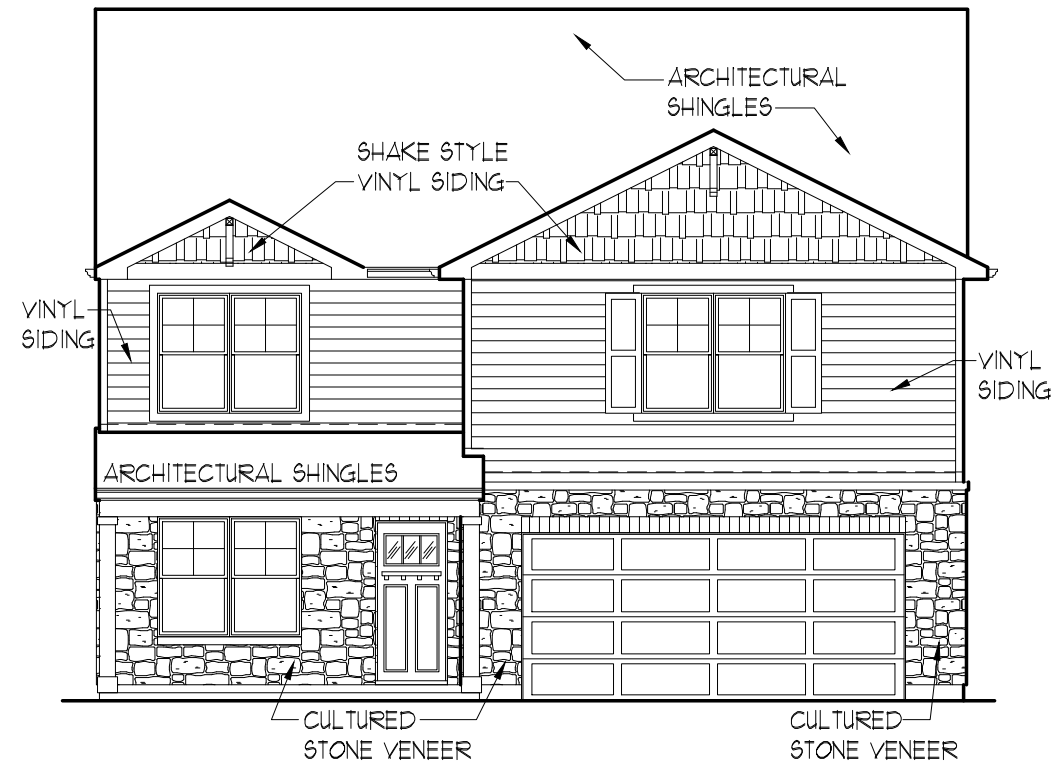
TYPICAL LEFT ELEVATION

x430 ELEVATION "A6"

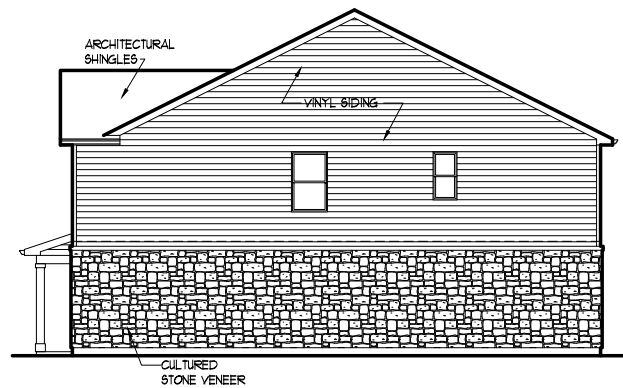
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

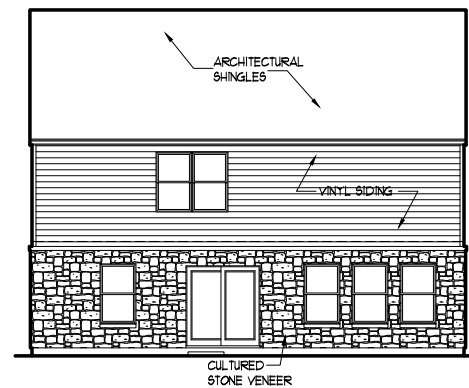




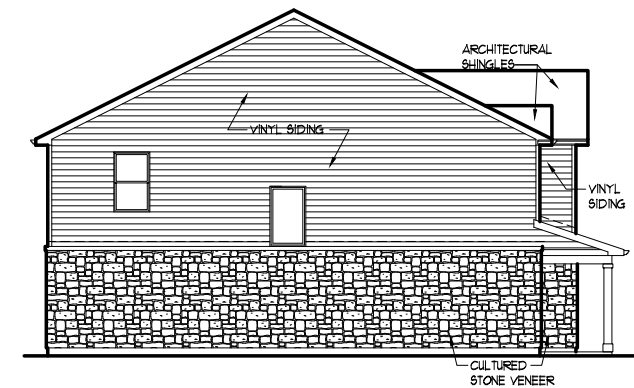
ELEVATION "B5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



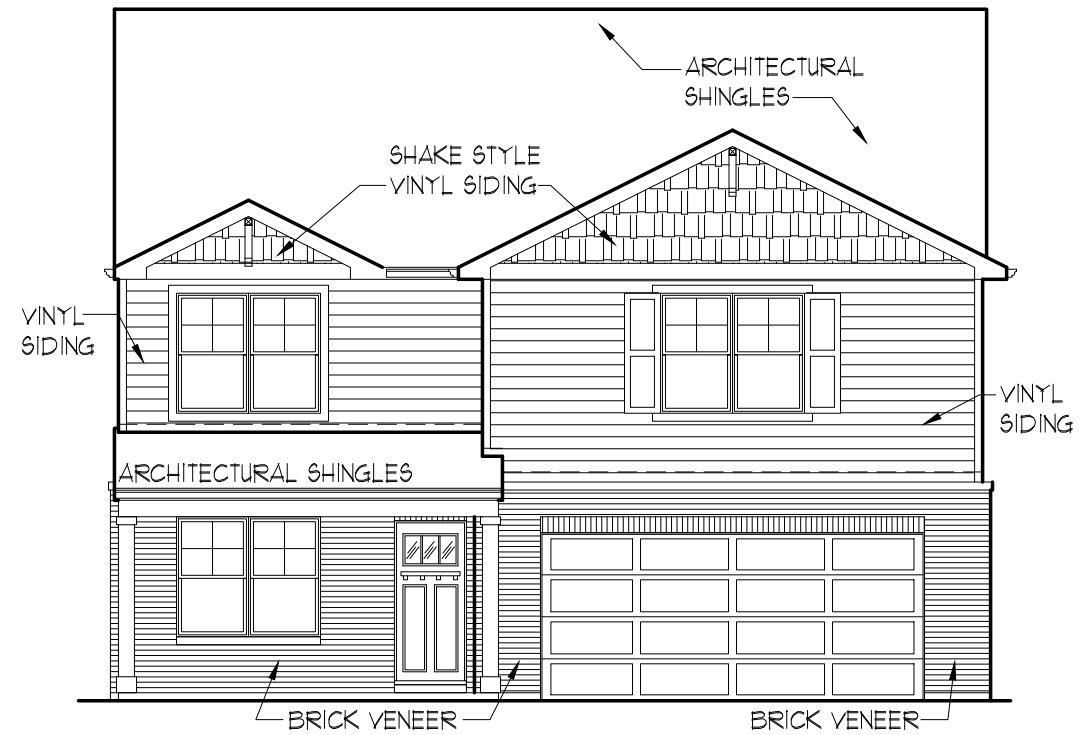
TYPICAL LEFT ELEVATION

x430 ELEVATION "B5"

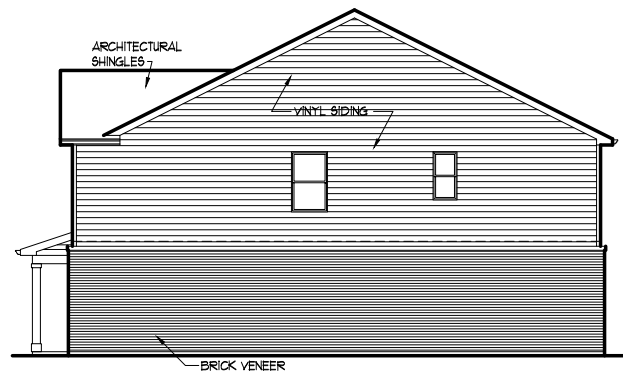
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

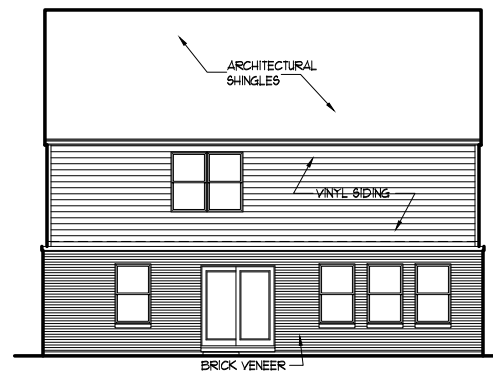




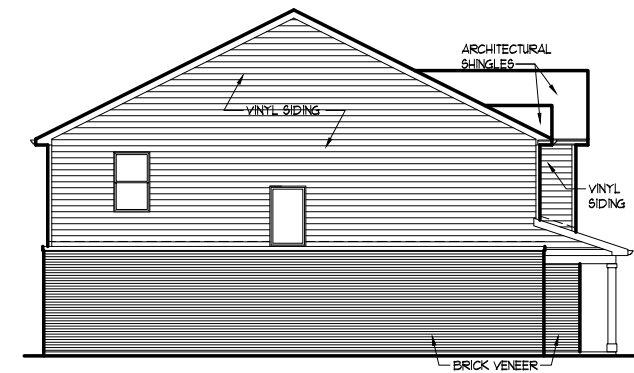
ELEVATION "B6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



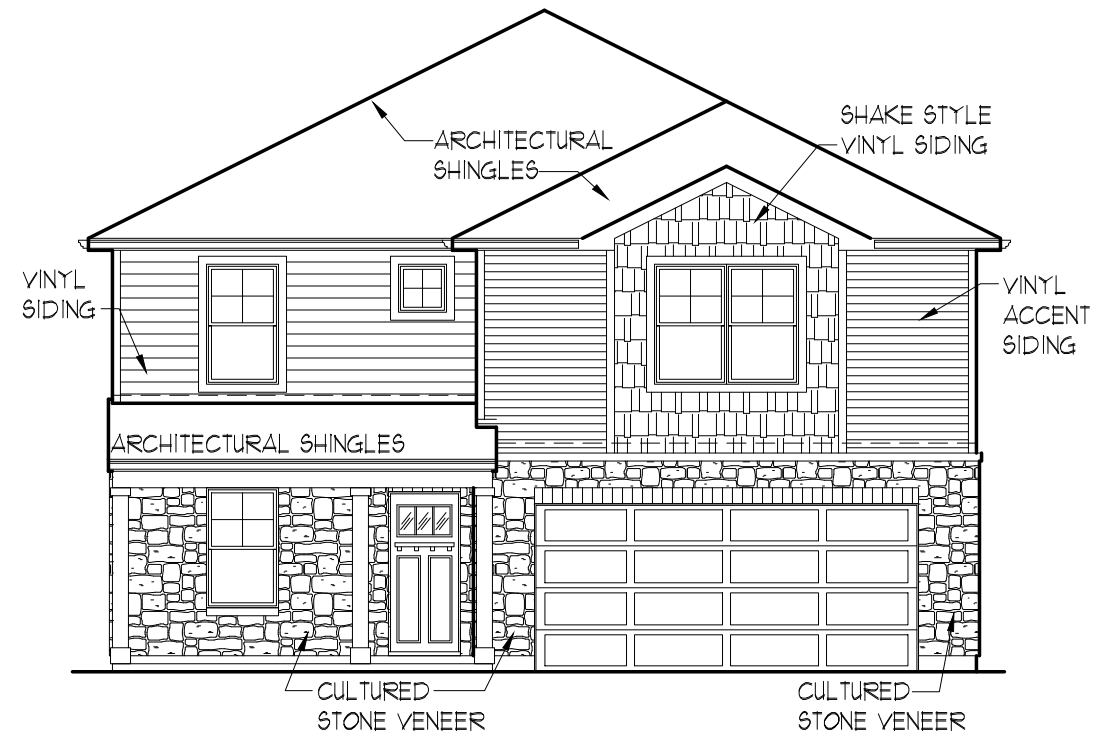
TYPICAL LEFT ELEVATION

x430 ELEVATION "B6"

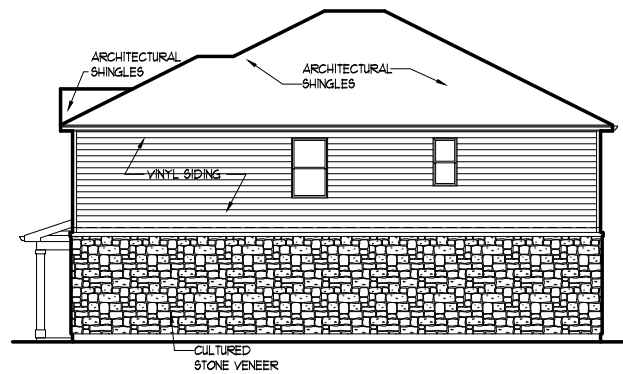
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

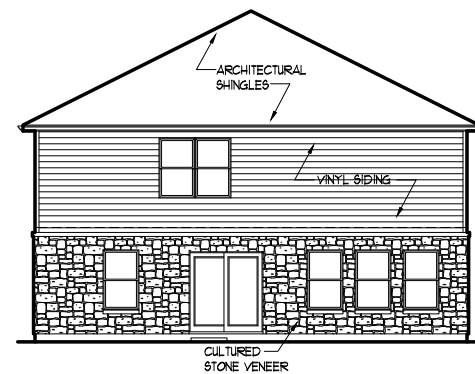




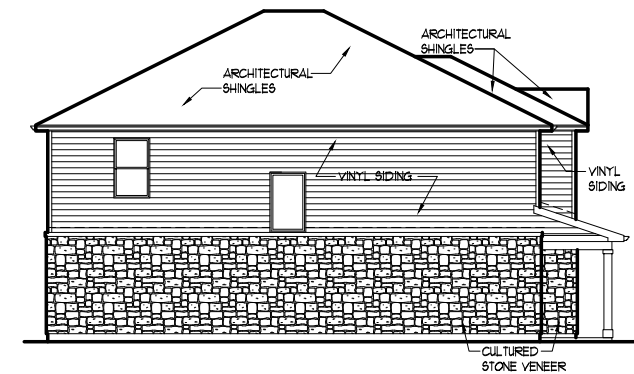
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



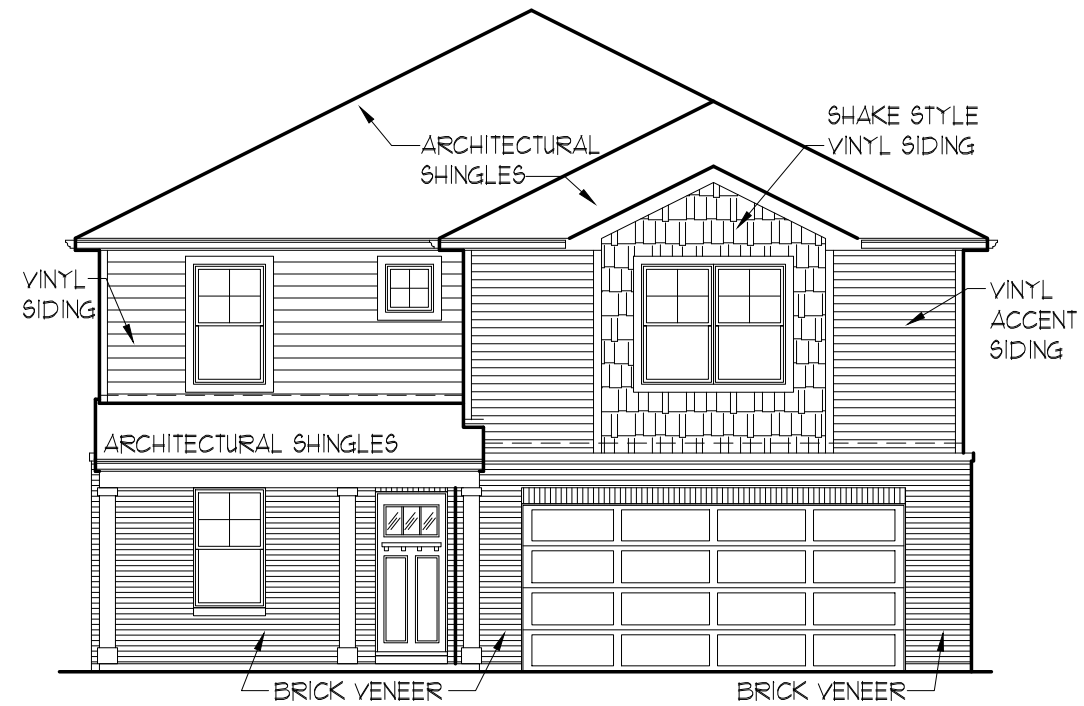
TYPICAL LEFT ELEVATION

x430 ELEVATION "D5"

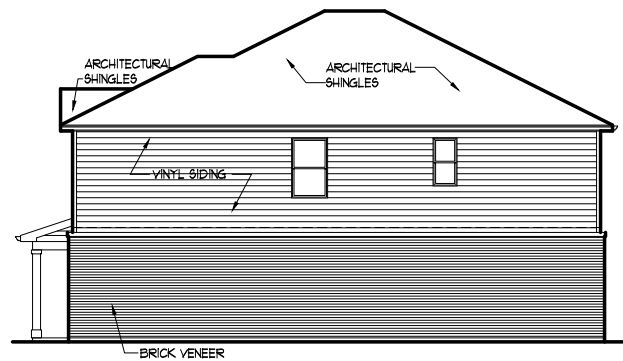
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

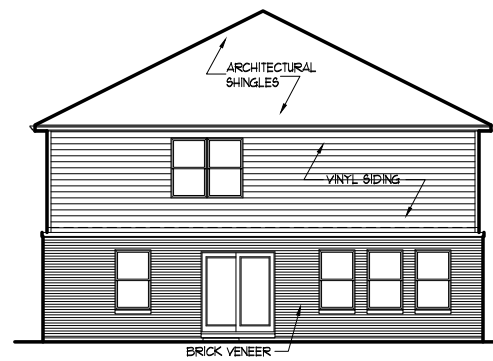




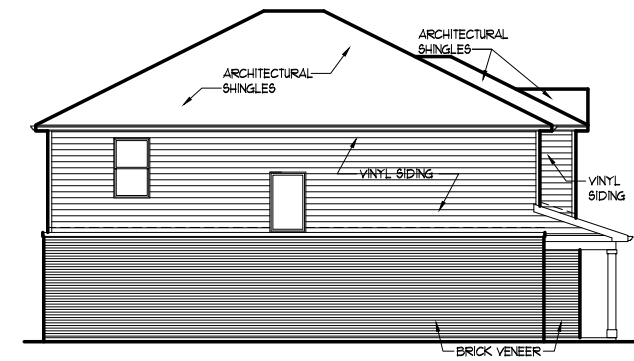
ELEVATION "D6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



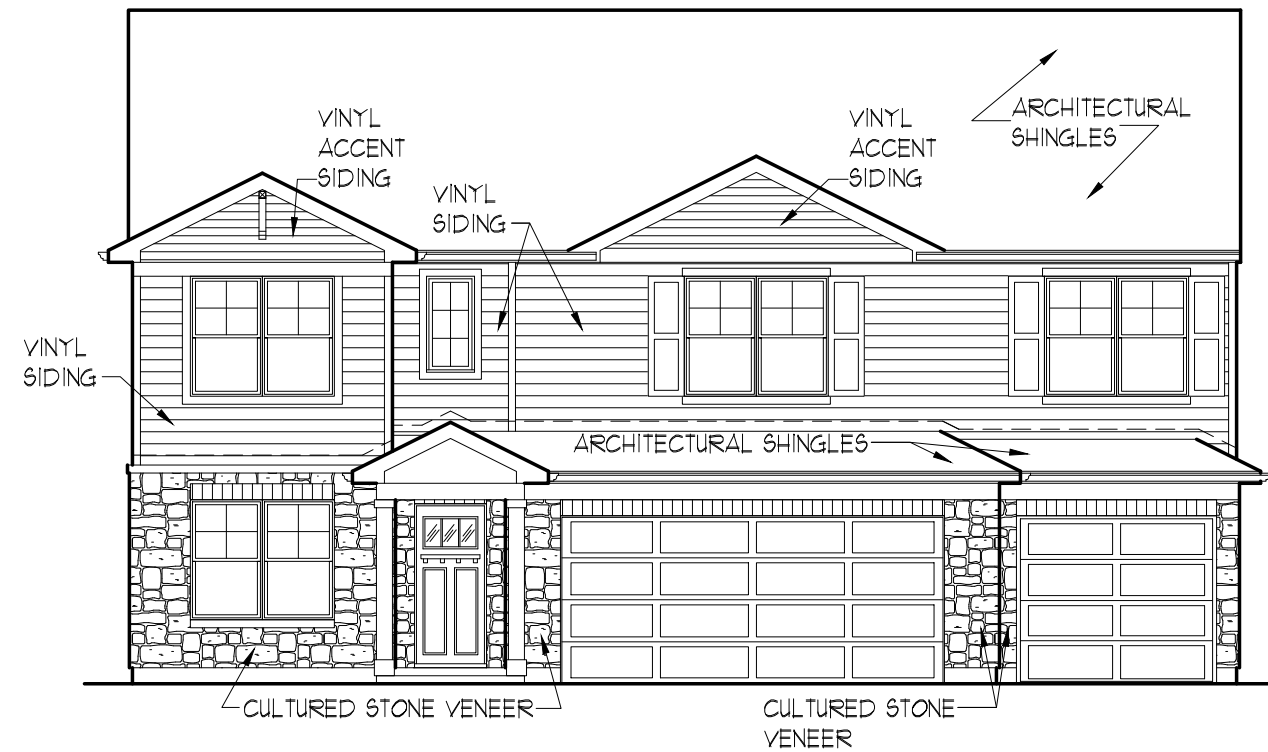
TYPICAL LEFT ELEVATION

x430 ELEVATION "D6"

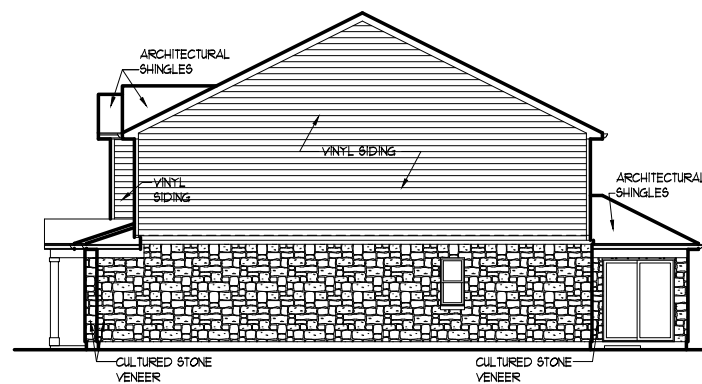
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

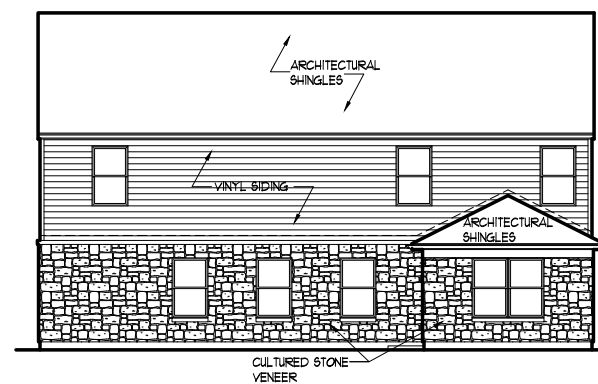




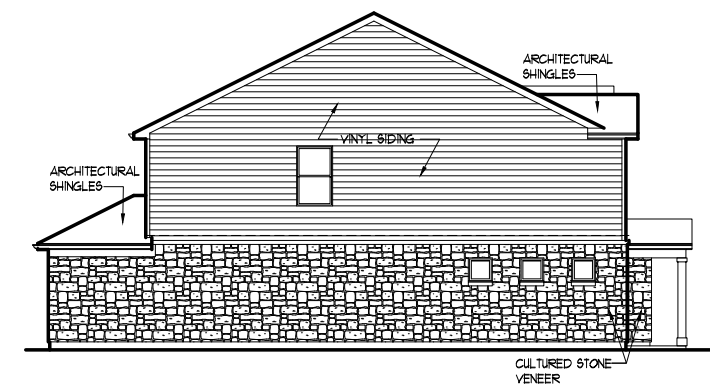
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



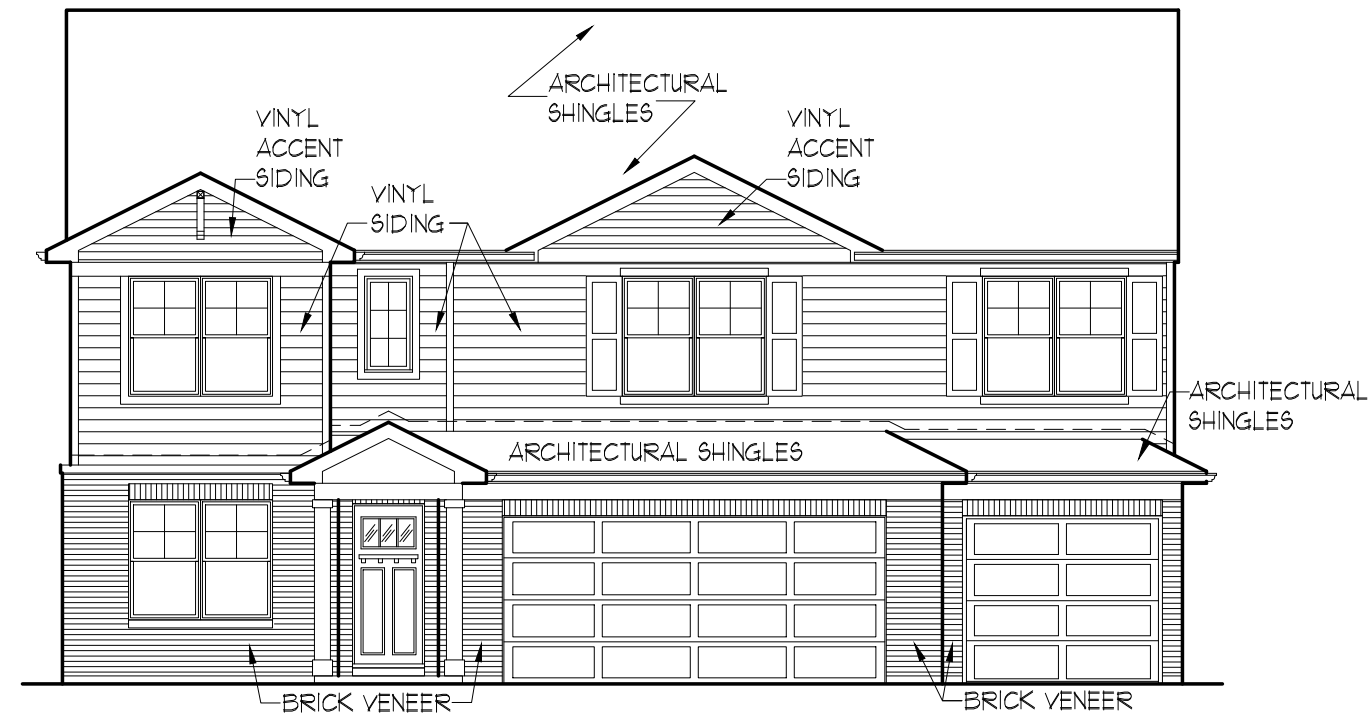
TYPICAL LEFT ELEVATION

X450 ELEVATION "A5"

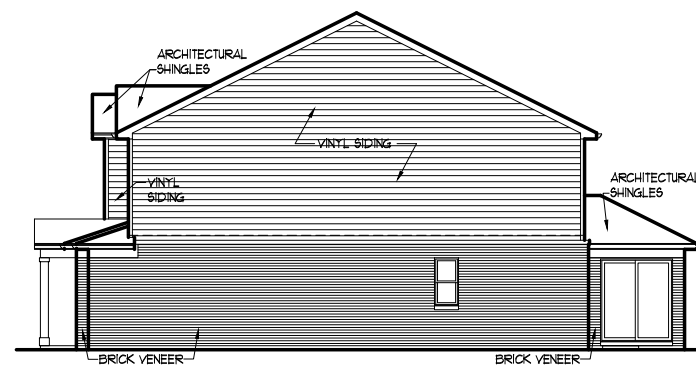
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

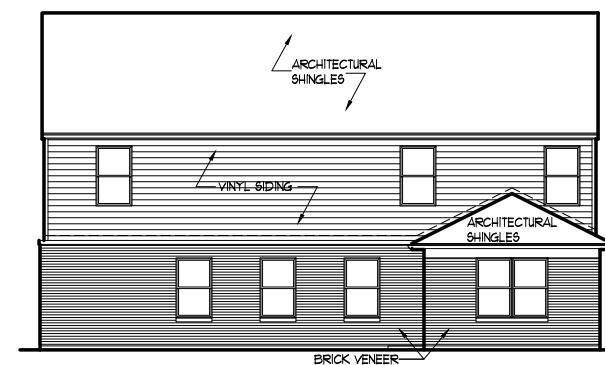




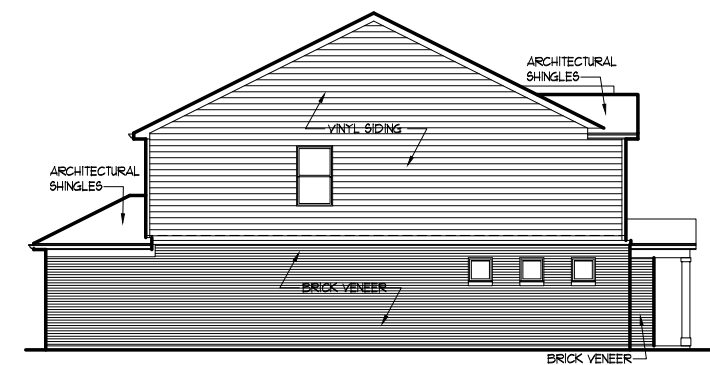
ELEVATION "A6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



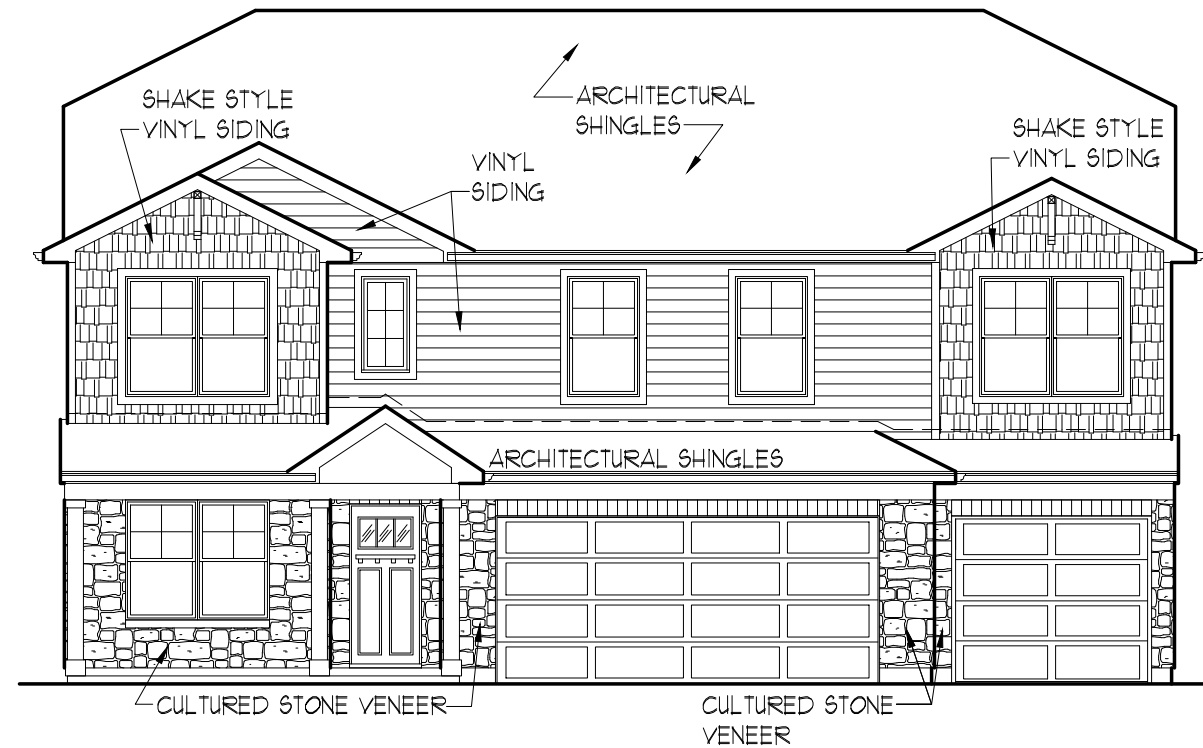
TYPICAL LEFT ELEVATION

X450 ELEVATION "A6"

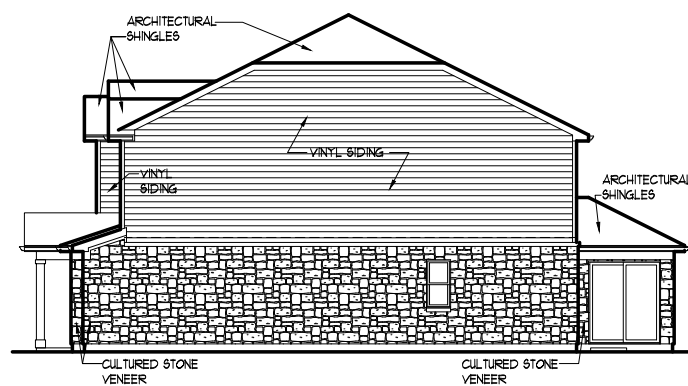
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

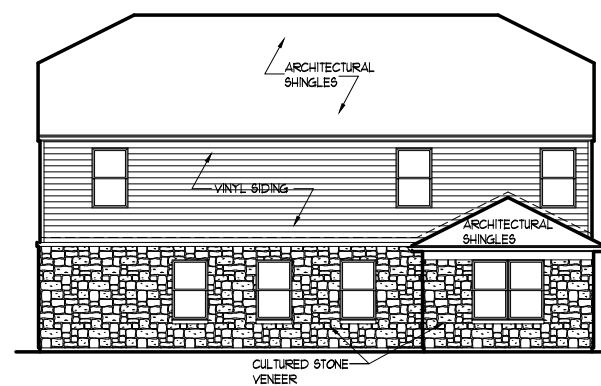




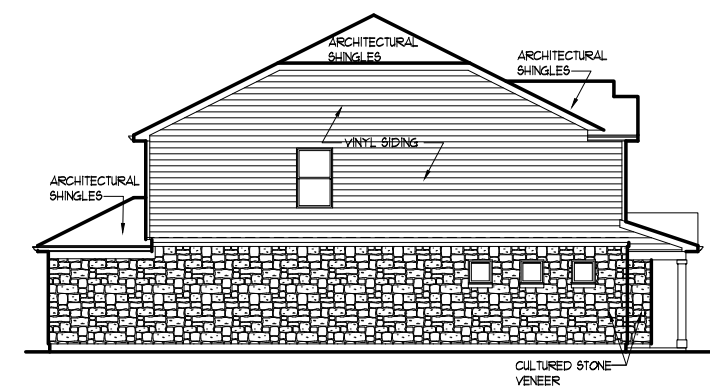
ELEVATION "B5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



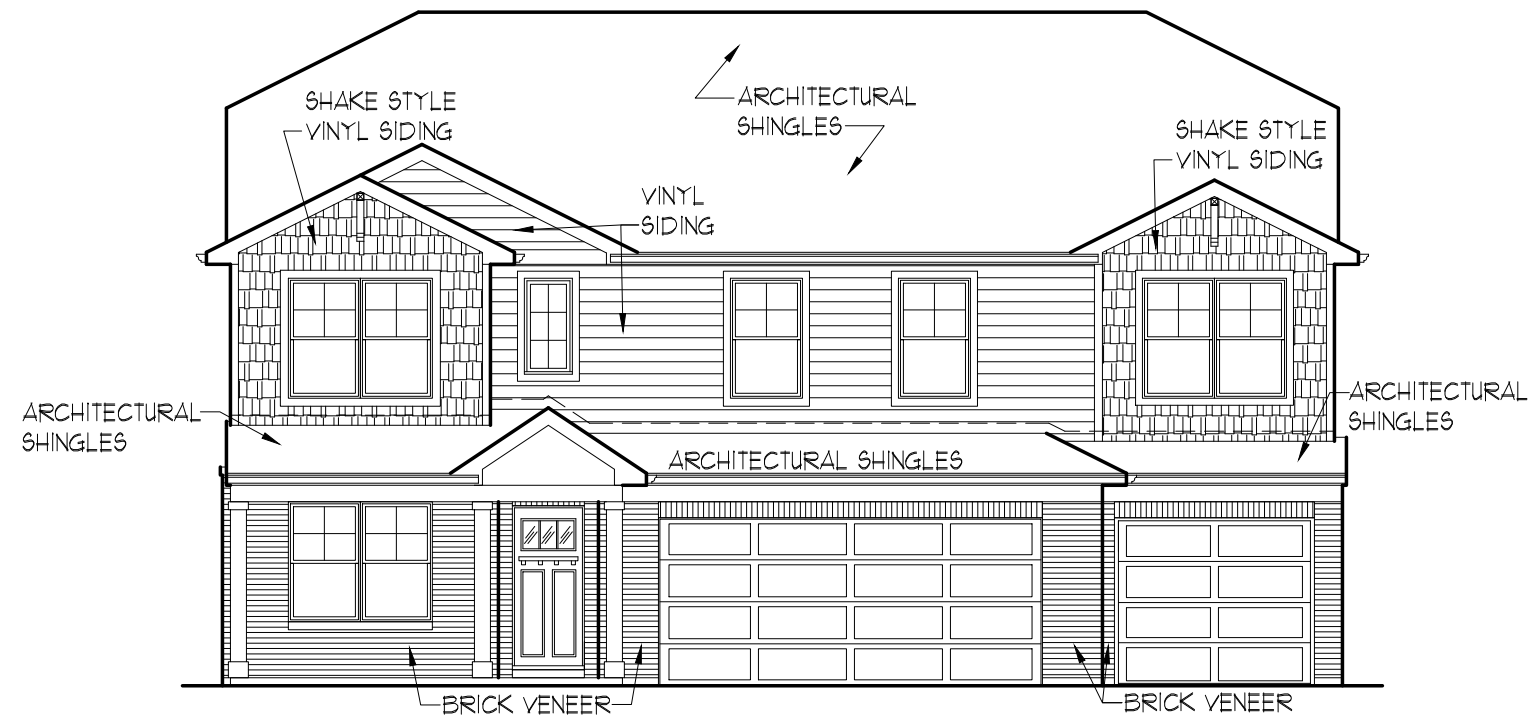
TYPICAL LEFT ELEVATION

X450 ELEVATION "B5"

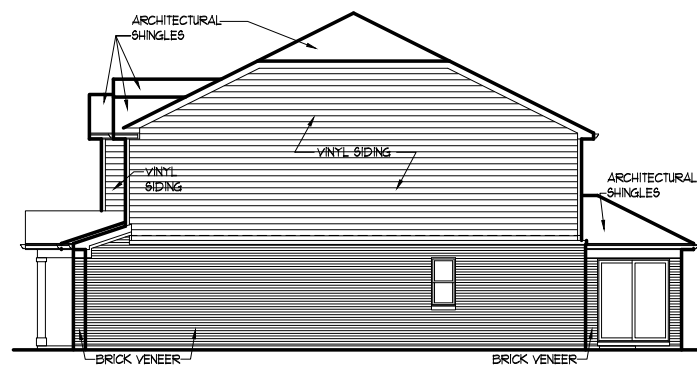
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

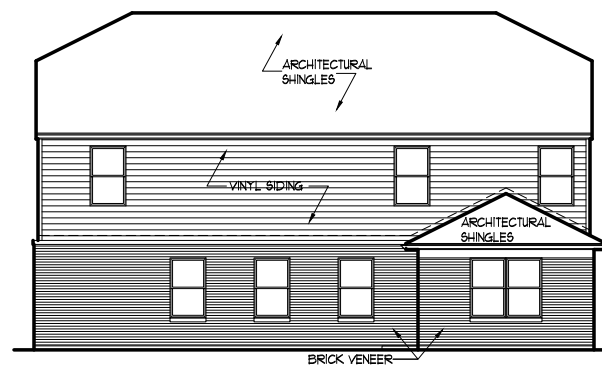




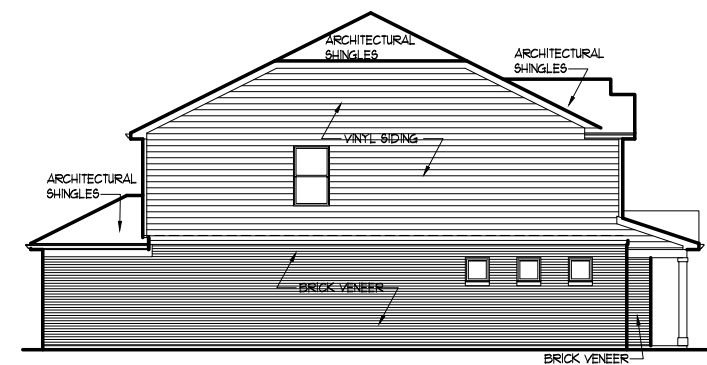
ELEVATION "B6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



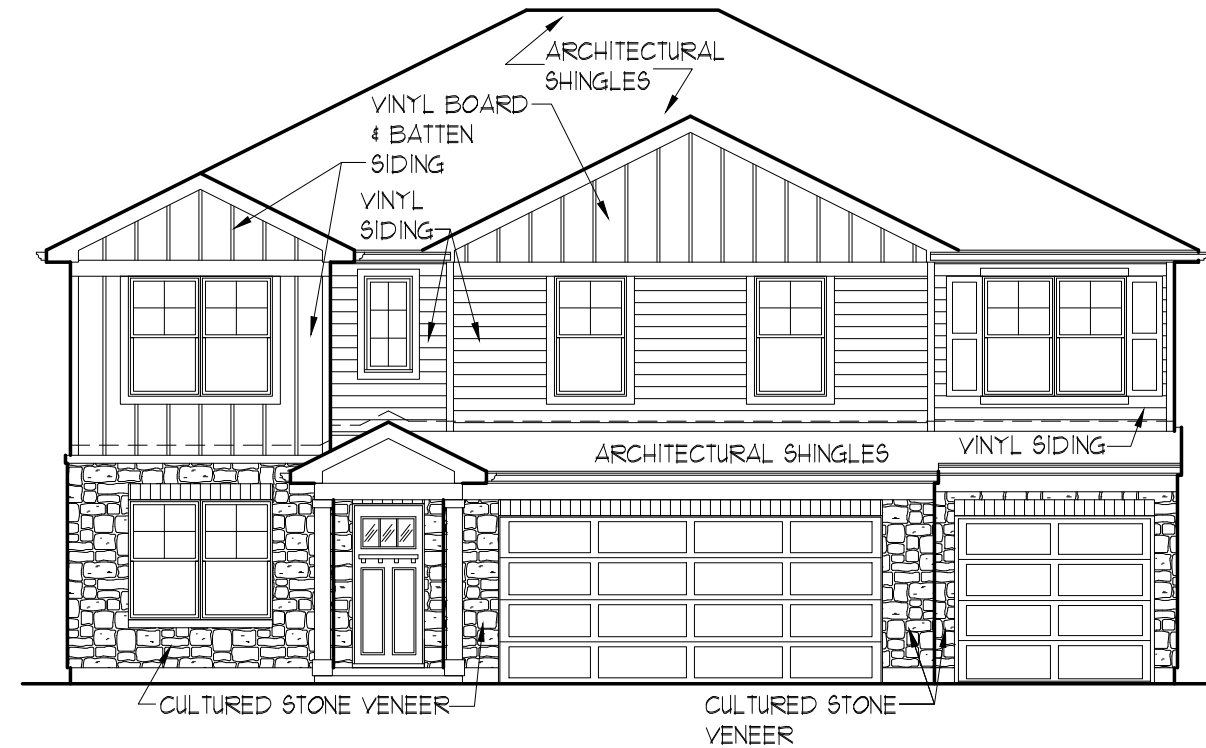
TYPICAL LEFT ELEVATION

X450 ELEVATION "B6"

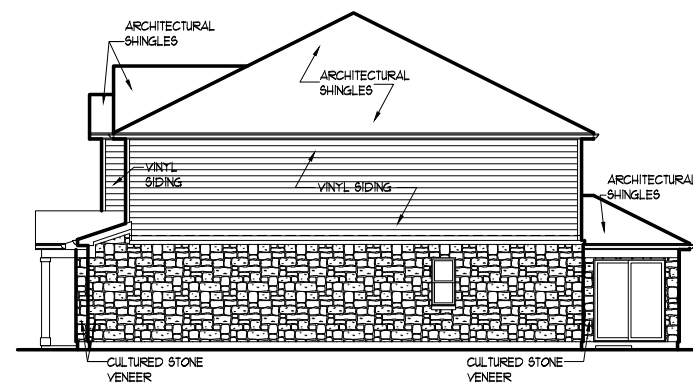
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

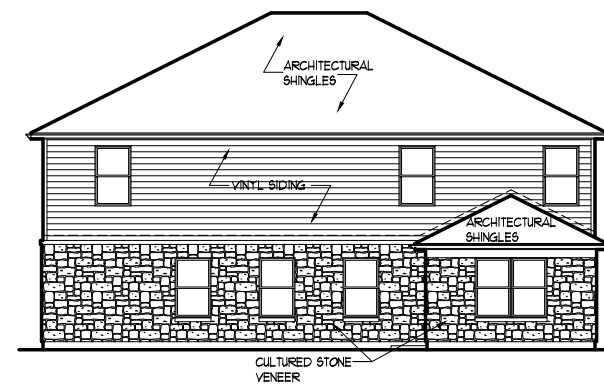




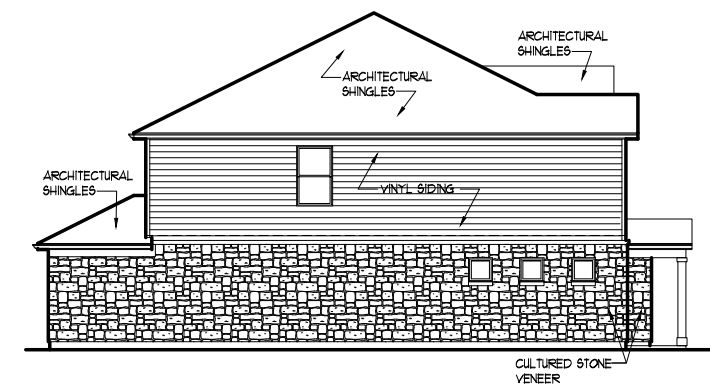
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



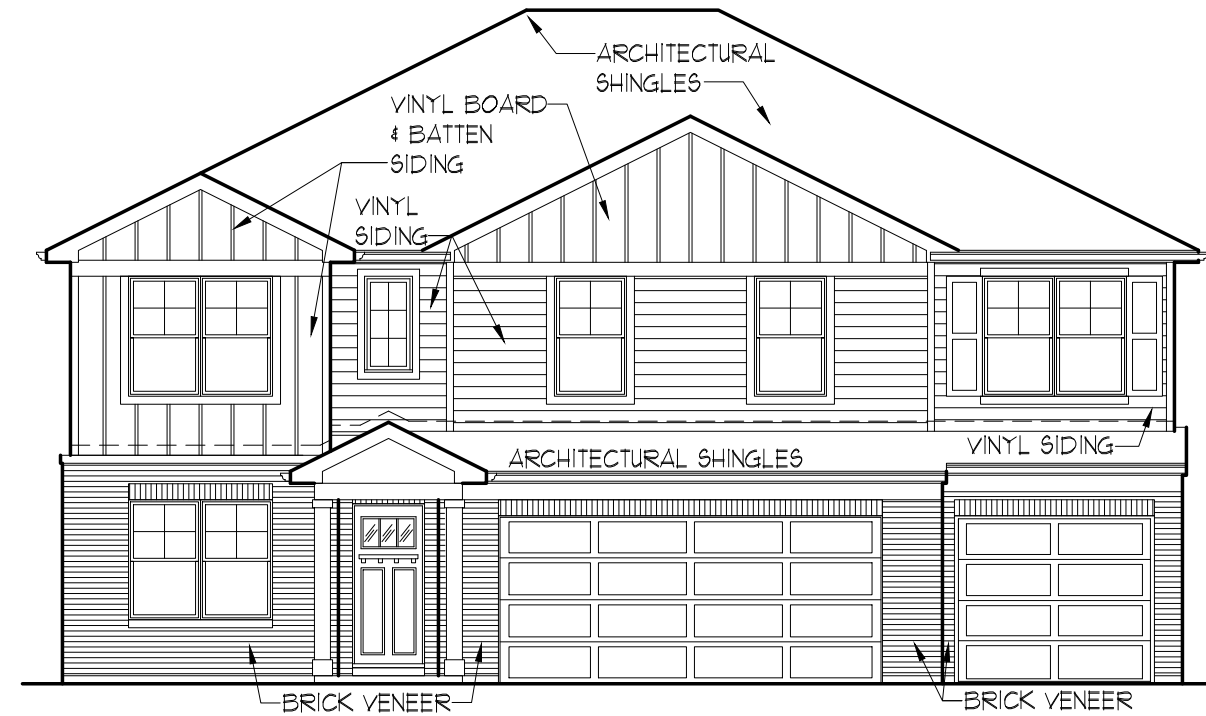
TYPICAL LEFT ELEVATION

X450 ELEVATION "C5"

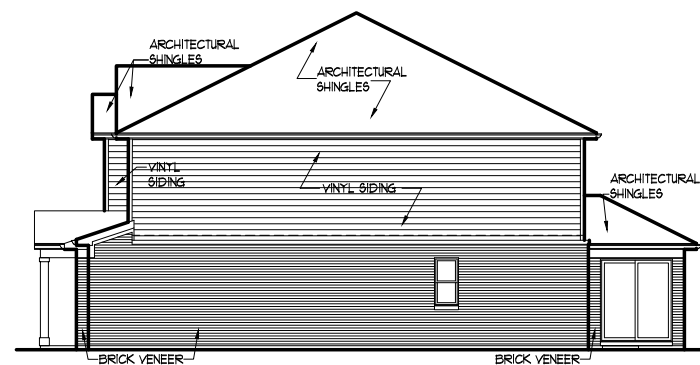
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

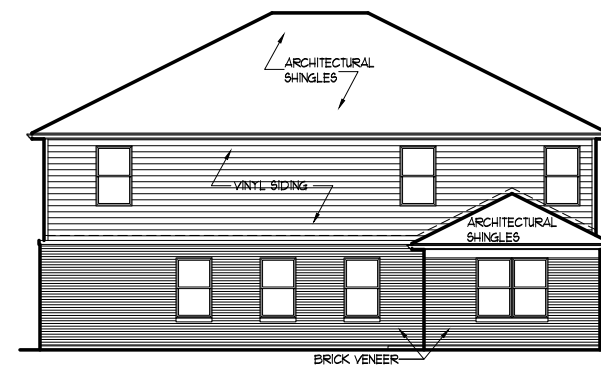




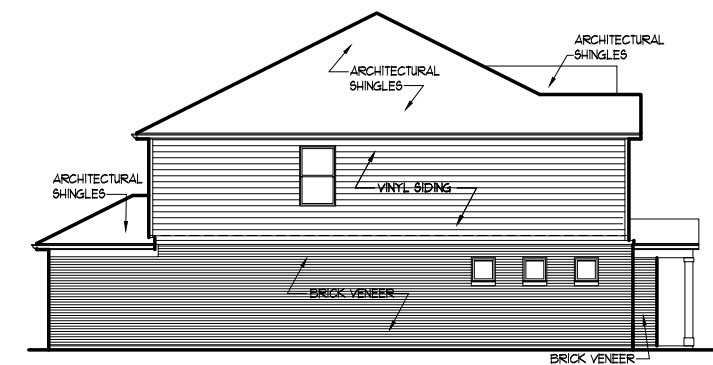
ELEVATION "C6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



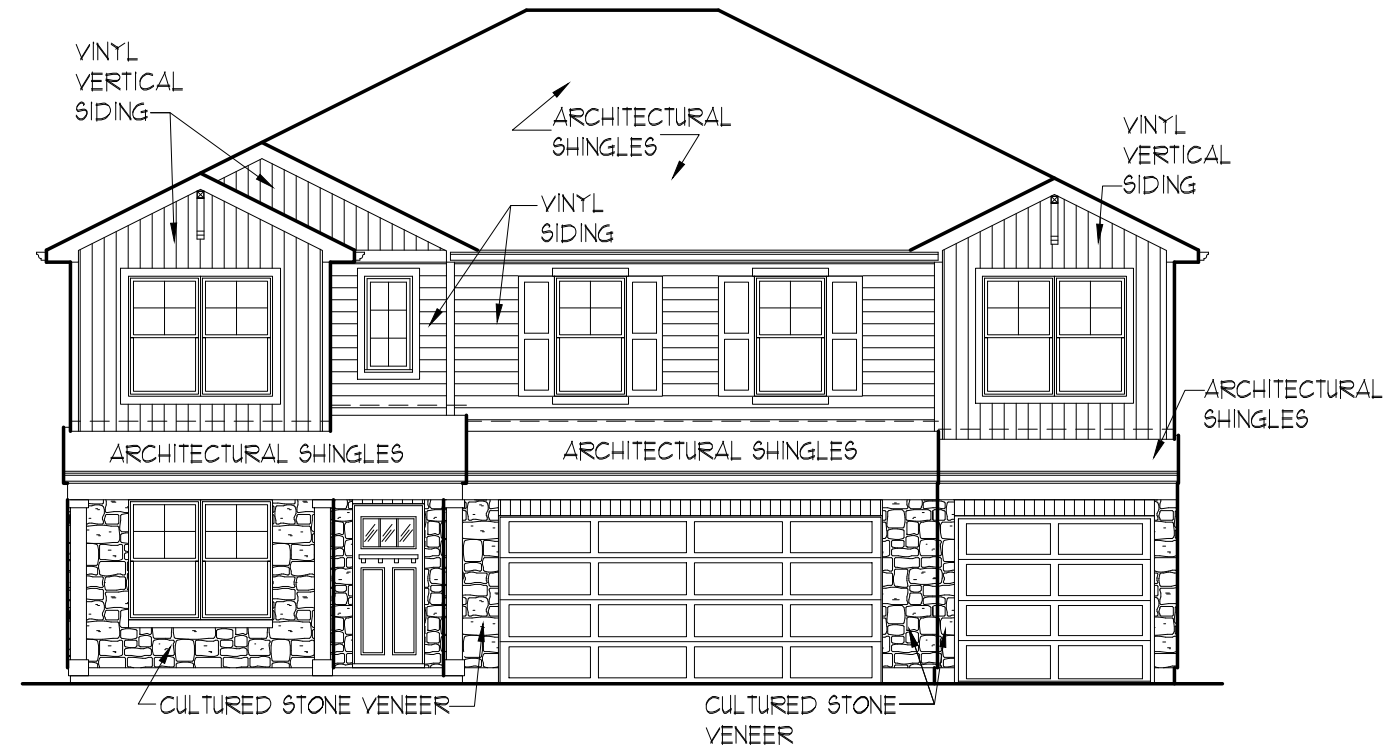
TYPICAL LEFT ELEVATION

X450 ELEVATION "C6"

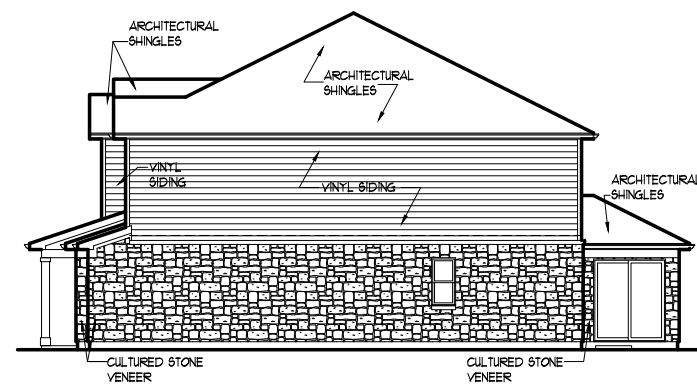
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

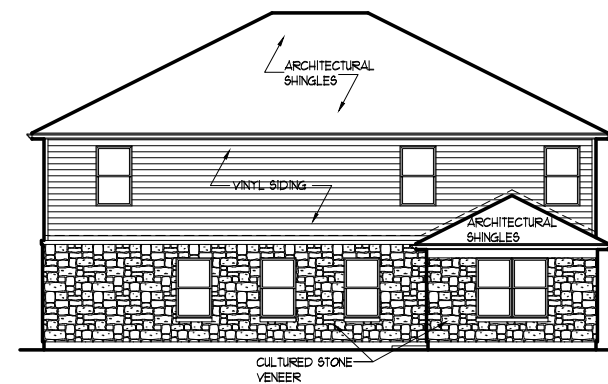




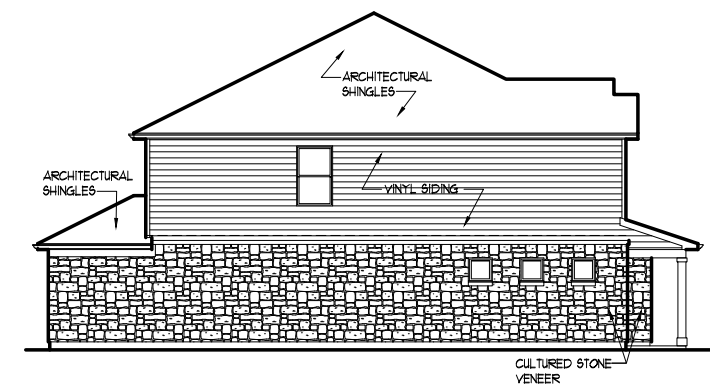
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



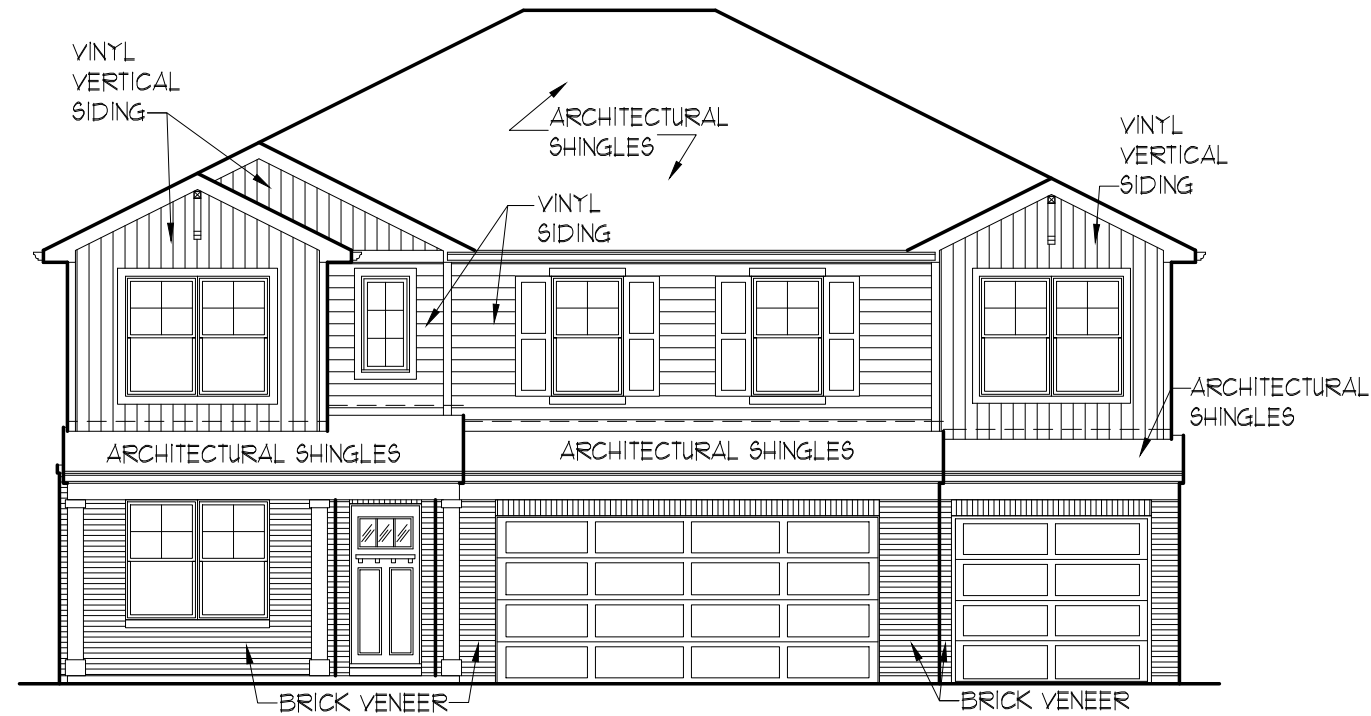
TYPICAL LEFT ELEVATION

X450 ELEVATION "D5"

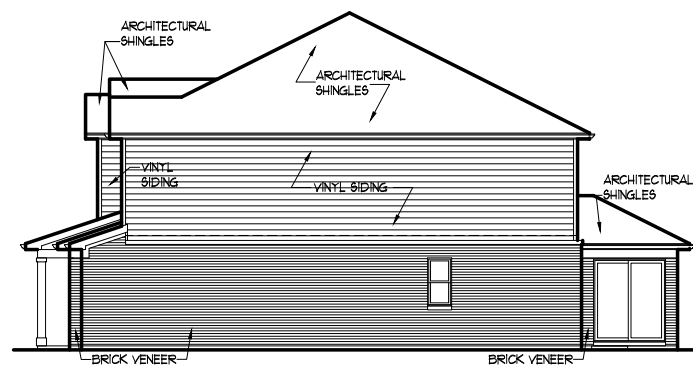
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

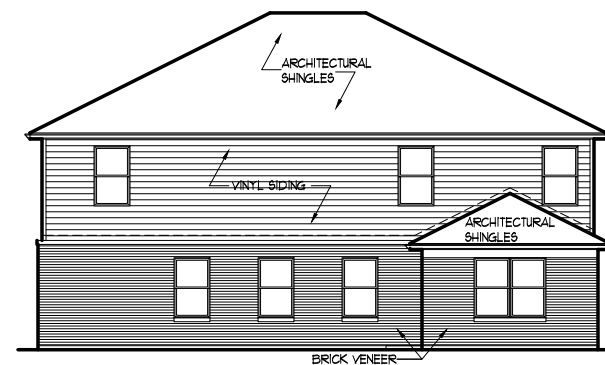




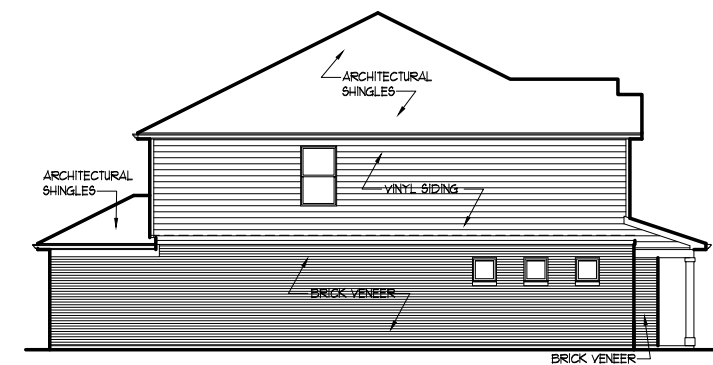
ELEVATION "D6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



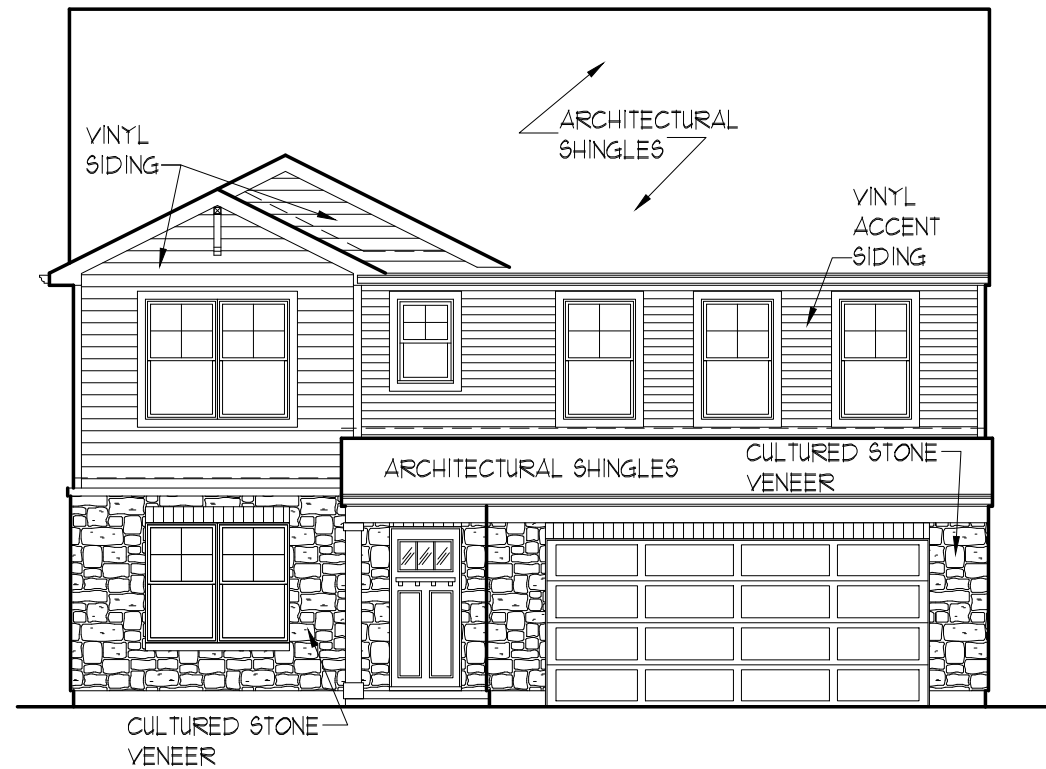
TYPICAL LEFT ELEVATION

X450 ELEVATION "D6"

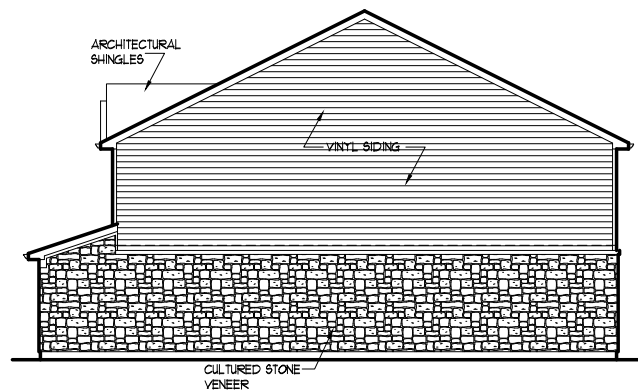
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

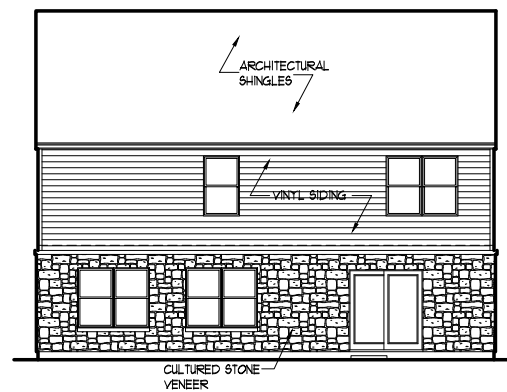




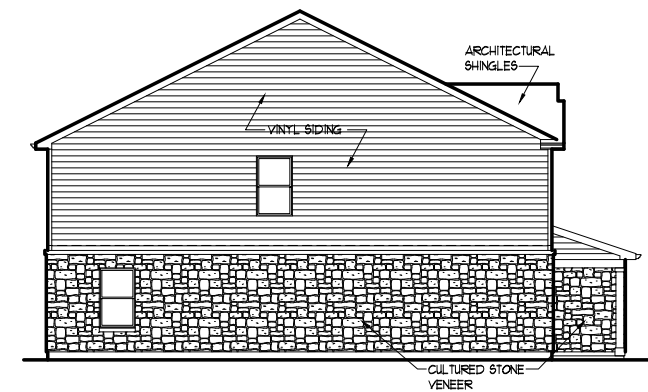
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



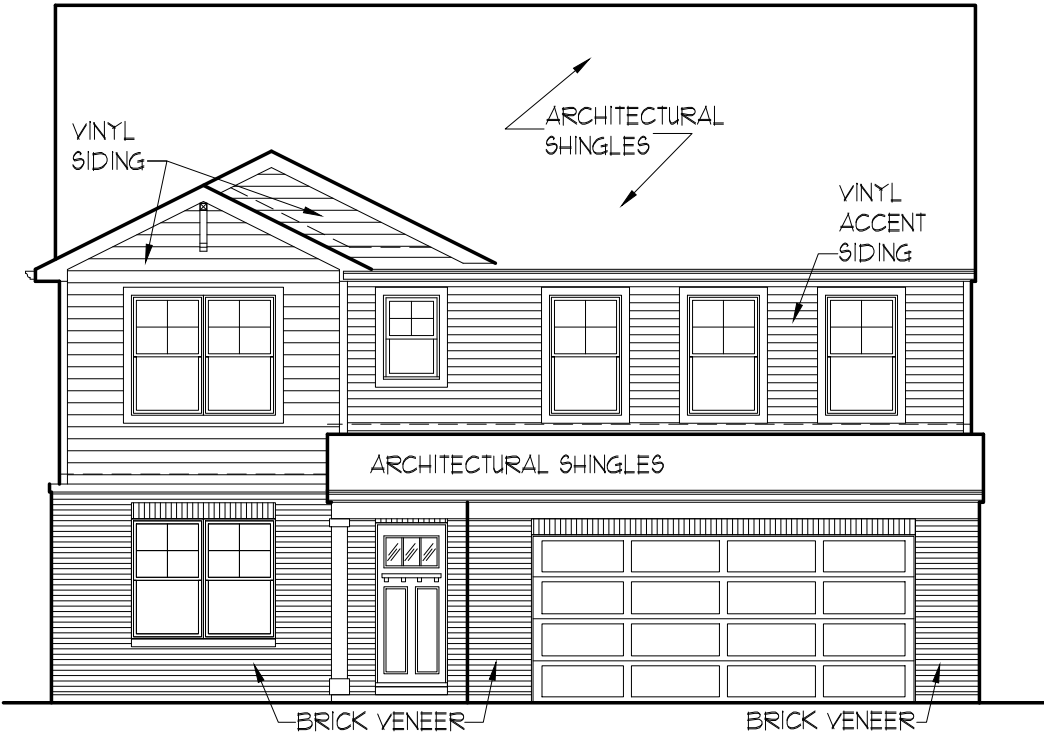
TYPICAL LEFT ELEVATION

# X451 ELEVATION "A5"

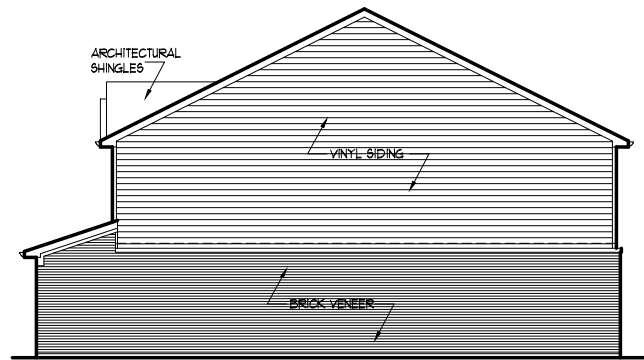
## X-SERIES

OAK RIDGE  
TINLEY PARK, IL

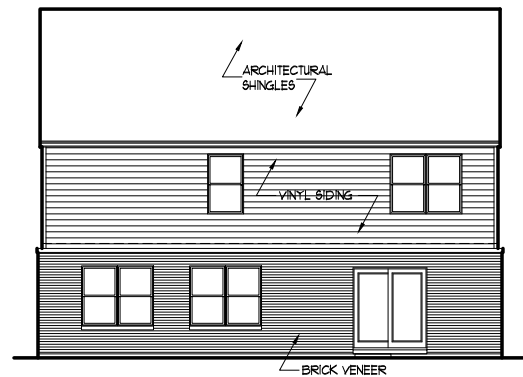




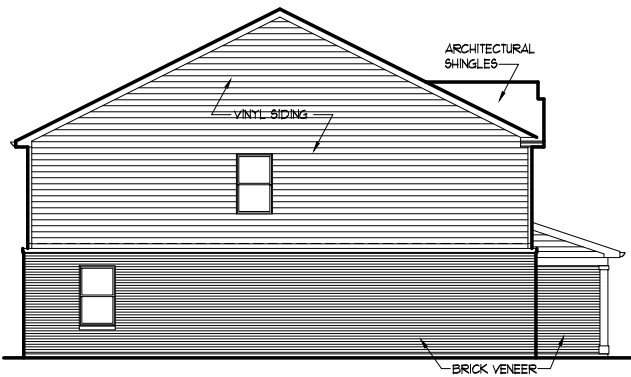
ELEVATION "A6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



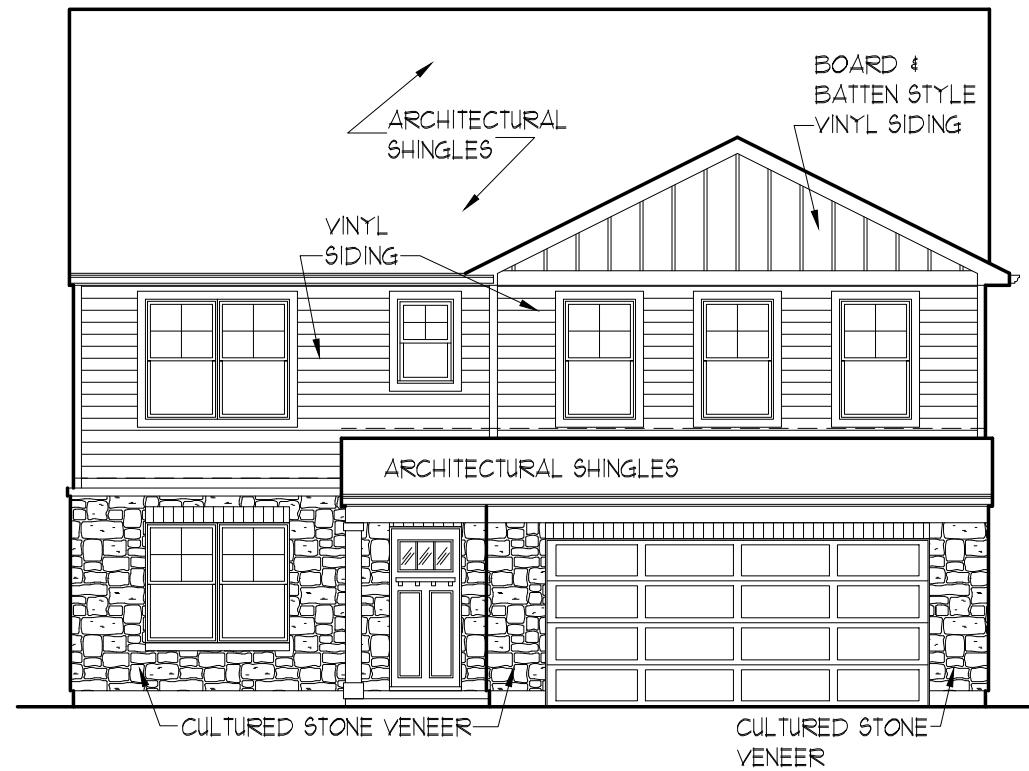
TYPICAL LEFT ELEVATION

X451 ELEVATION "A6"

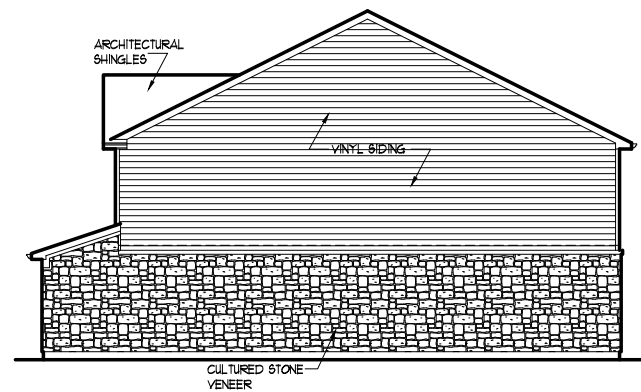
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

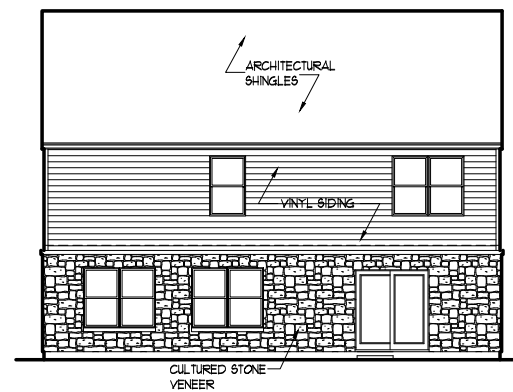




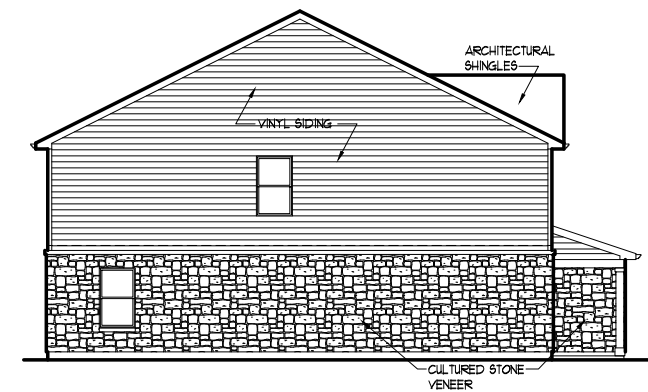
ELEVATION "B5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



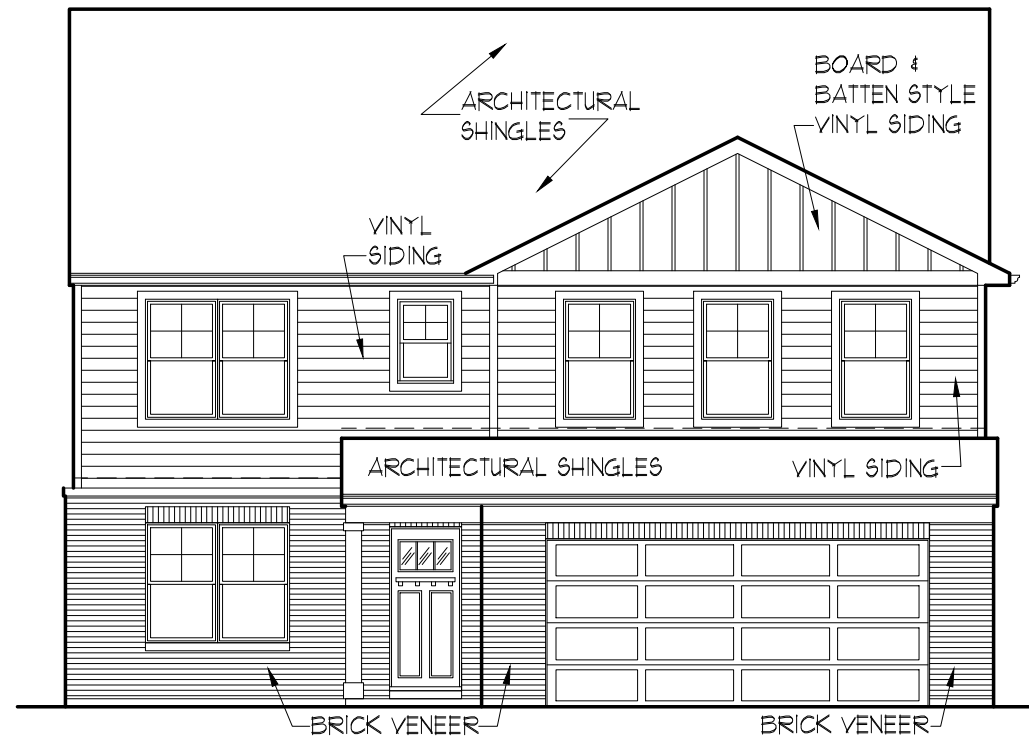
TYPICAL LEFT ELEVATION

# X451 ELEVATION "B5"

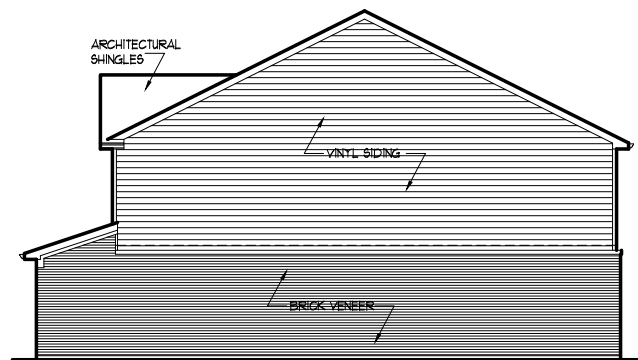
## X-SERIES

OAK RIDGE  
TINLEY PARK, IL

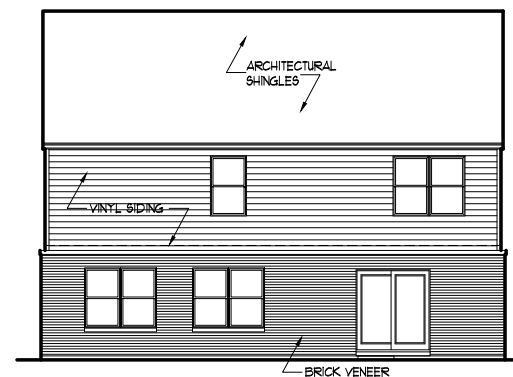




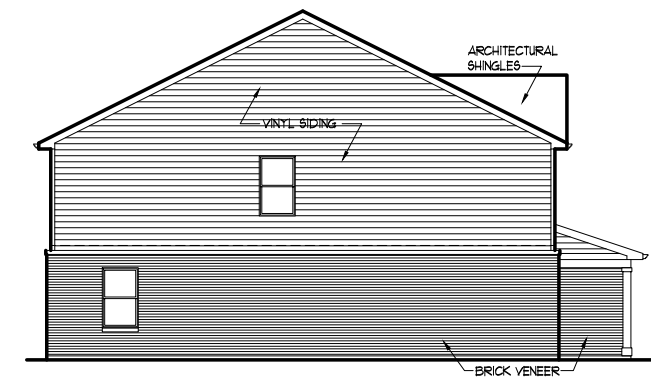
ELEVATION "B6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



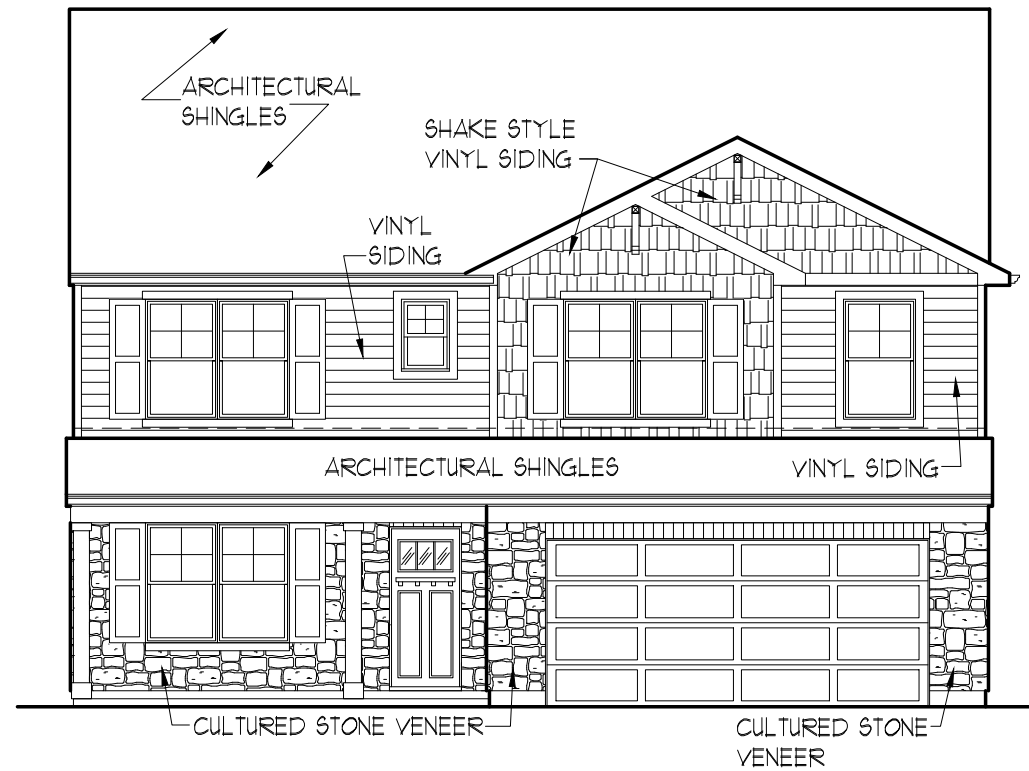
TYPICAL LEFT ELEVATION

X451 ELEVATION "B6"

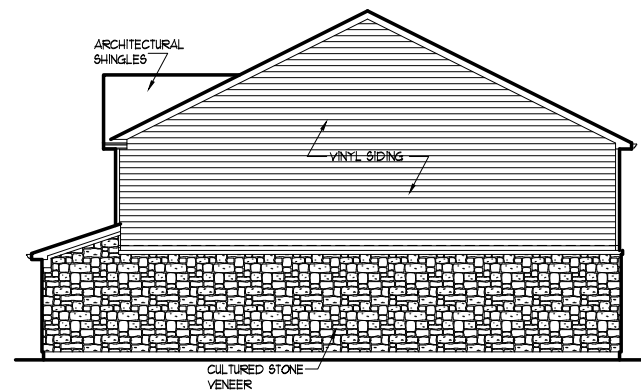
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

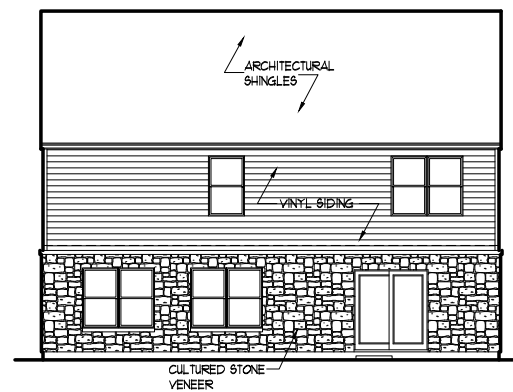




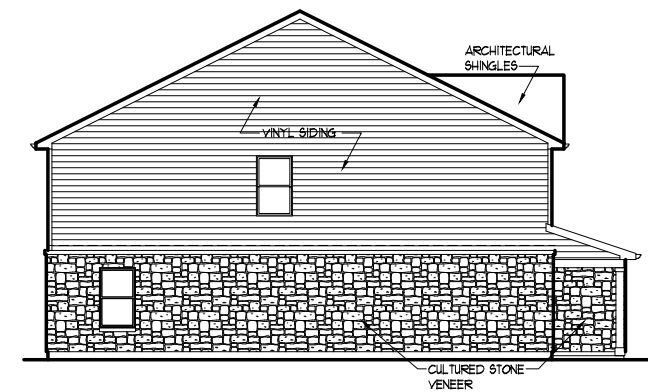
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



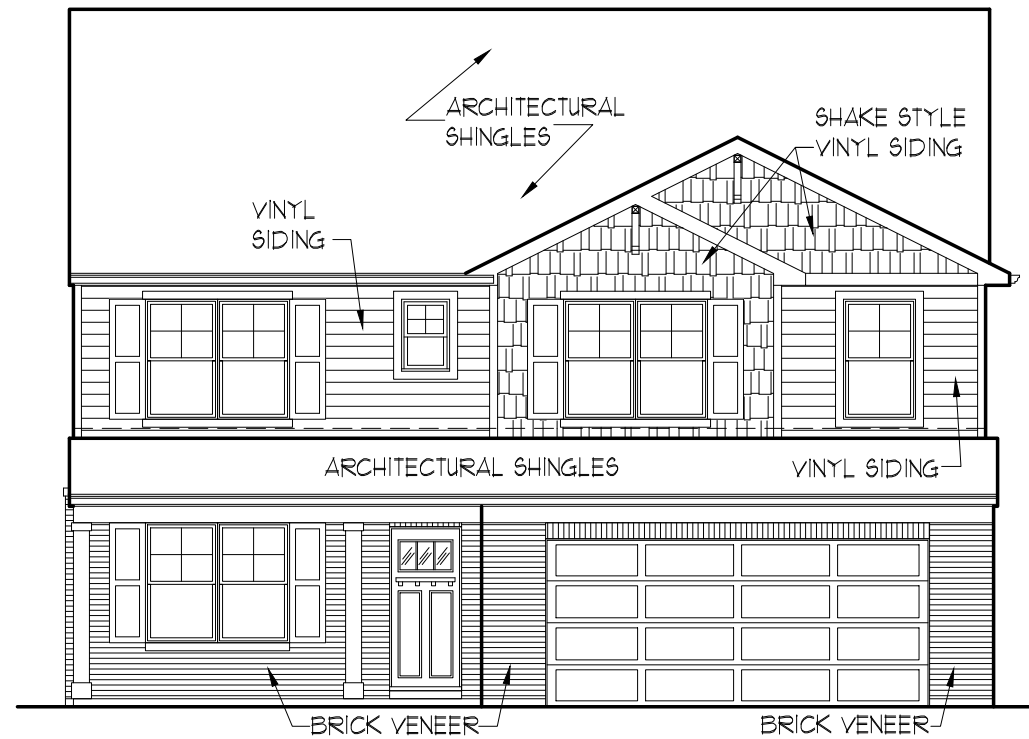
TYPICAL LEFT ELEVATION

X451 ELEVATION "C5"

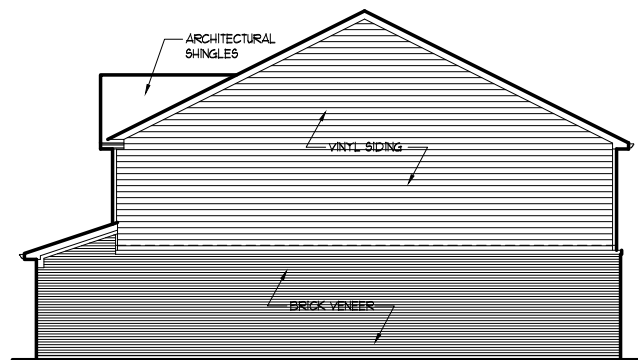
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

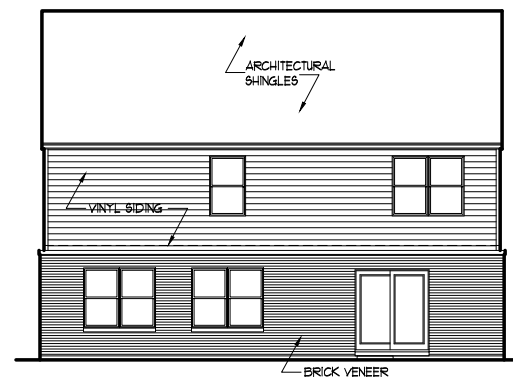




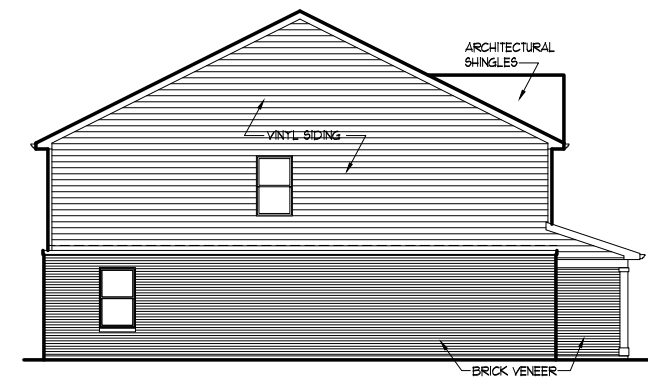
ELEVATION "C6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



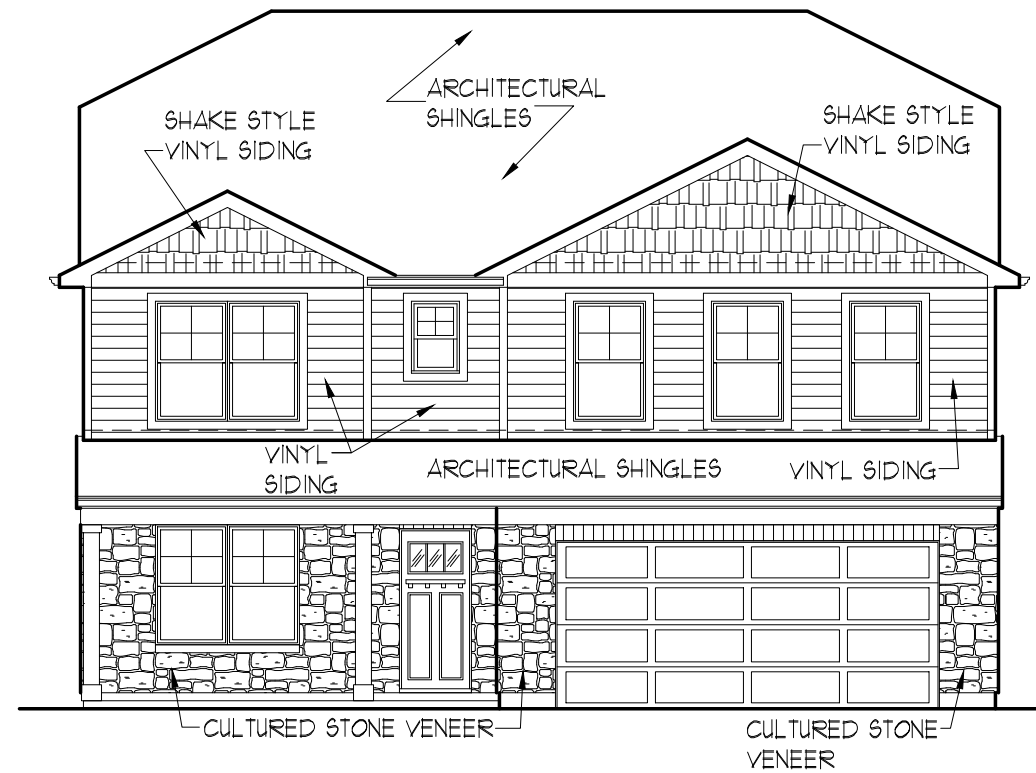
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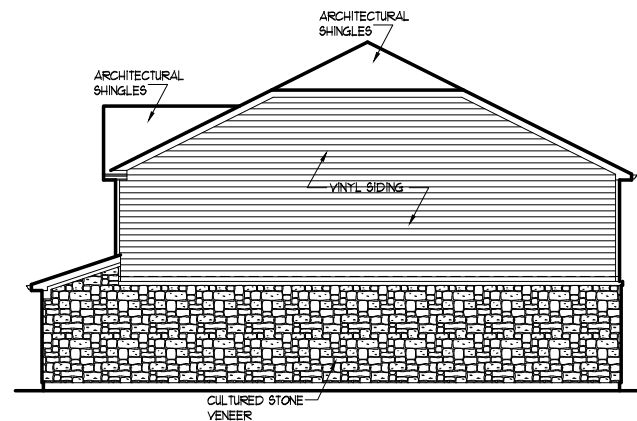
X-SERIES

OAK RIDGE  
TINLEY PARK, IL

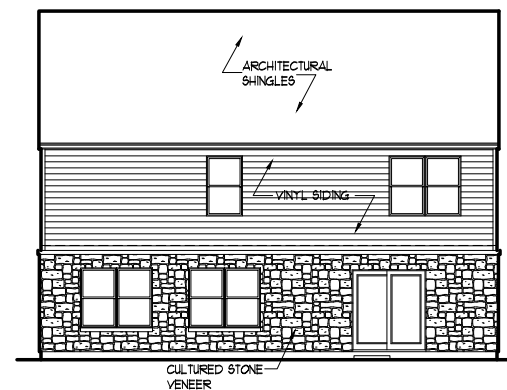




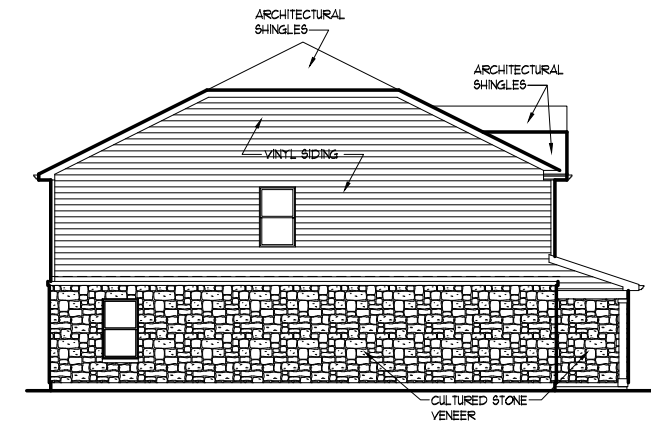
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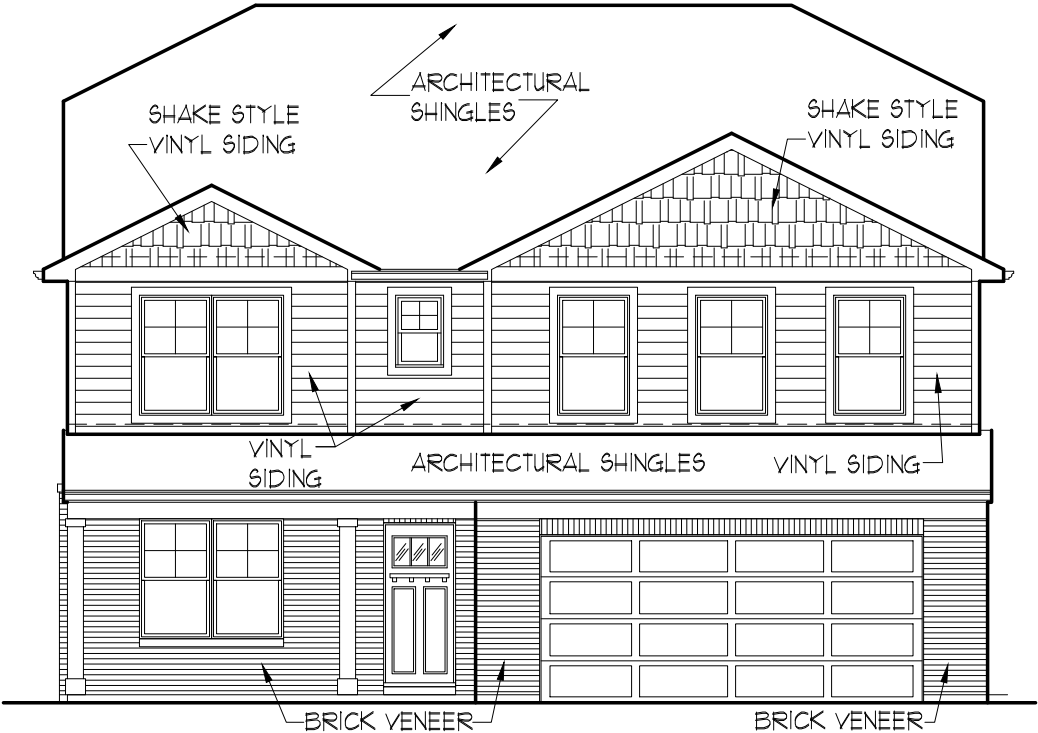
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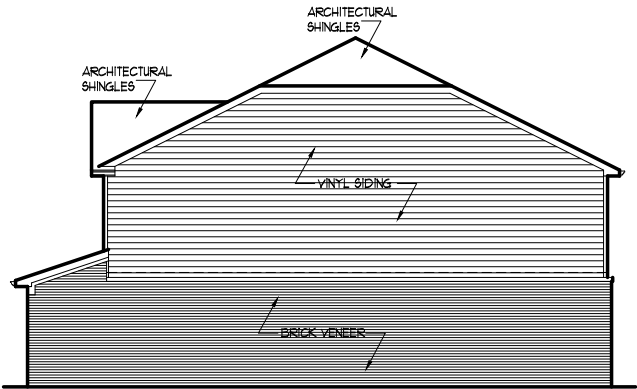
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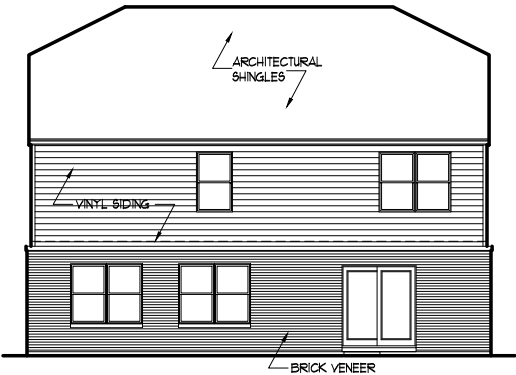




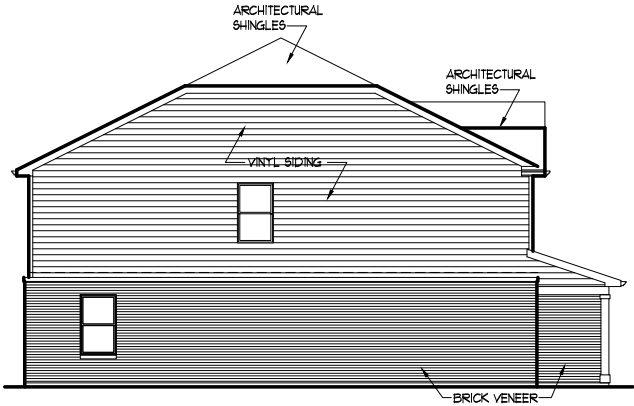
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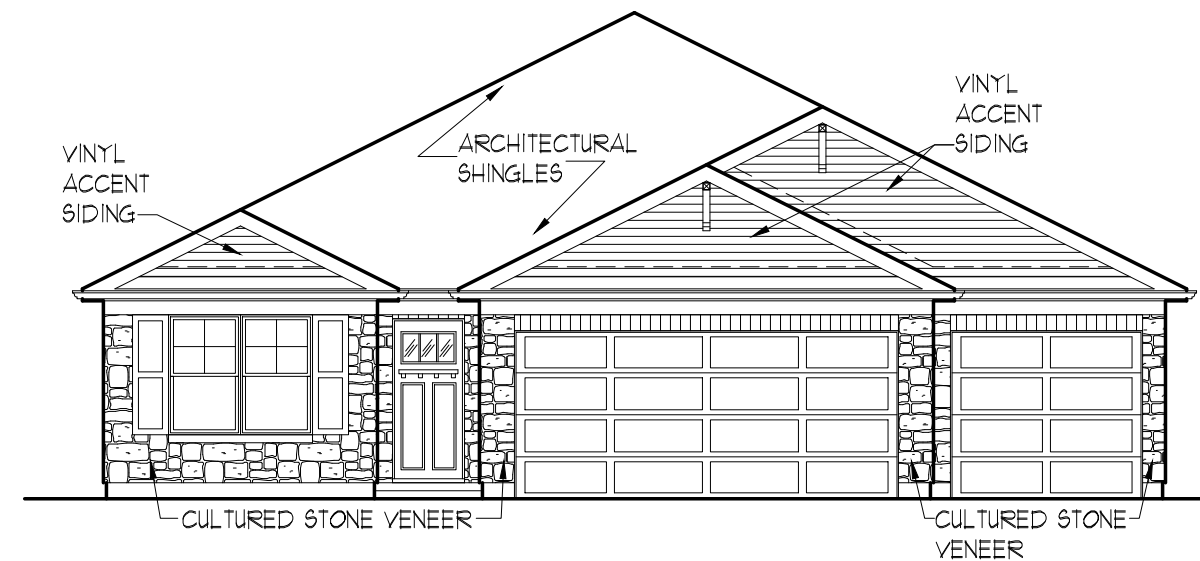
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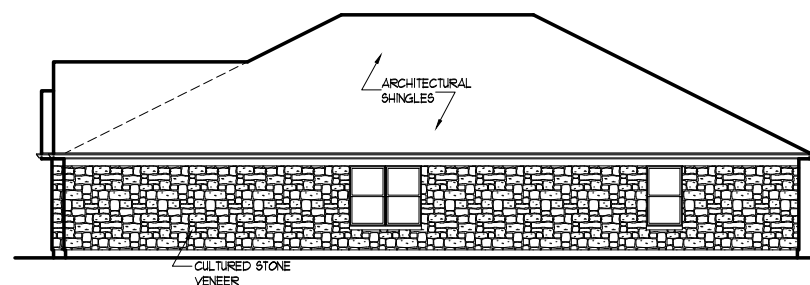
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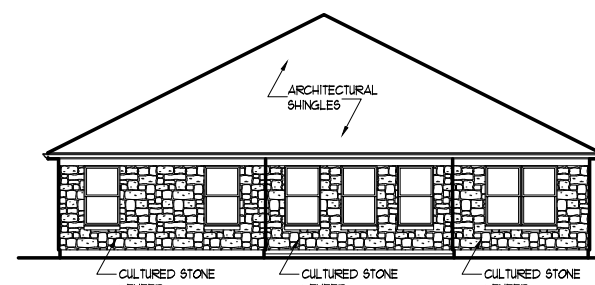




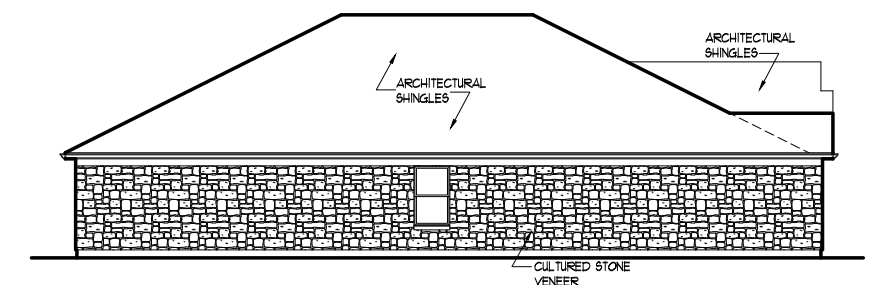
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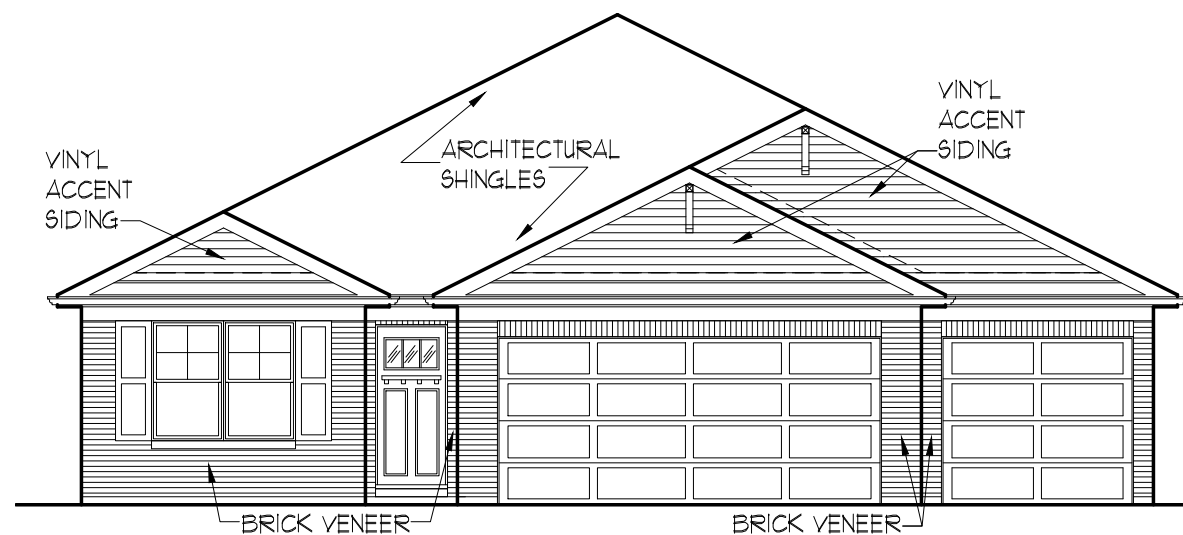
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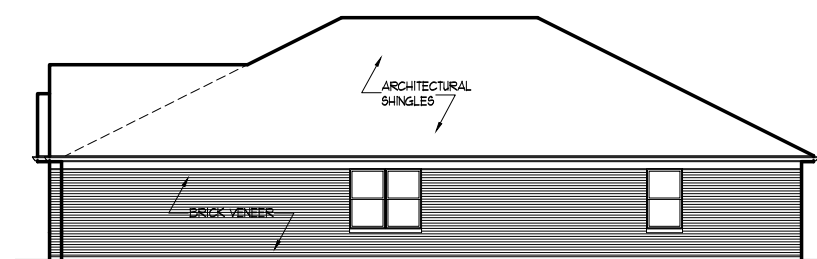
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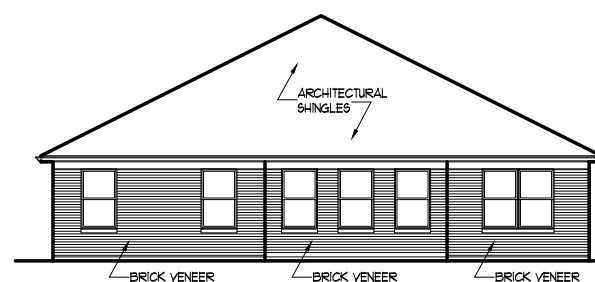




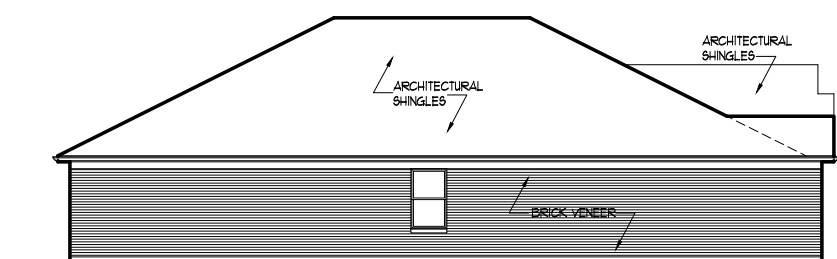
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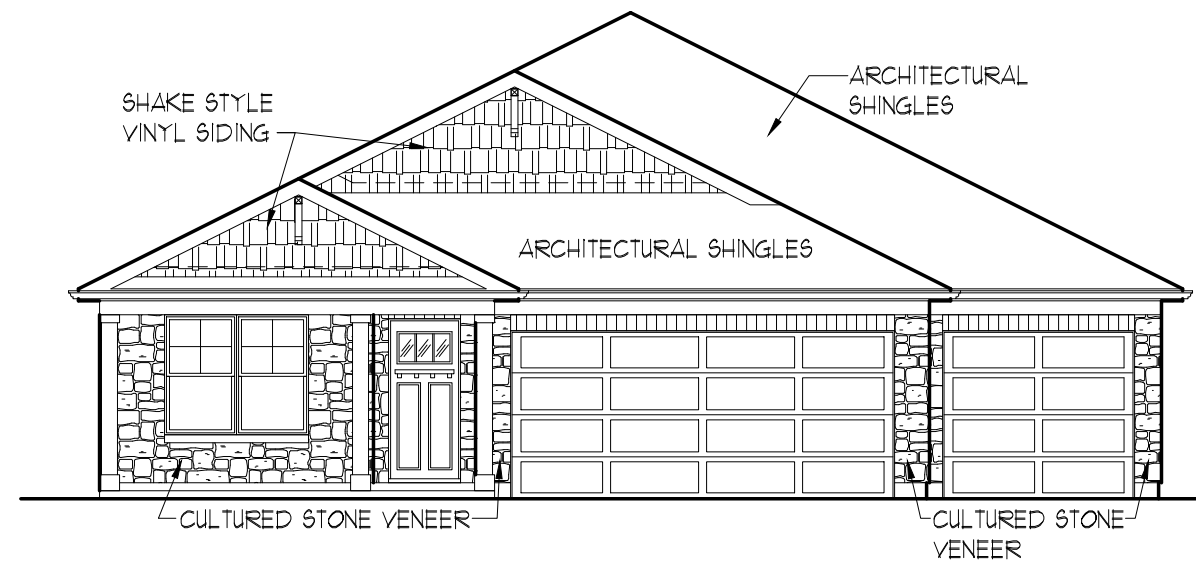
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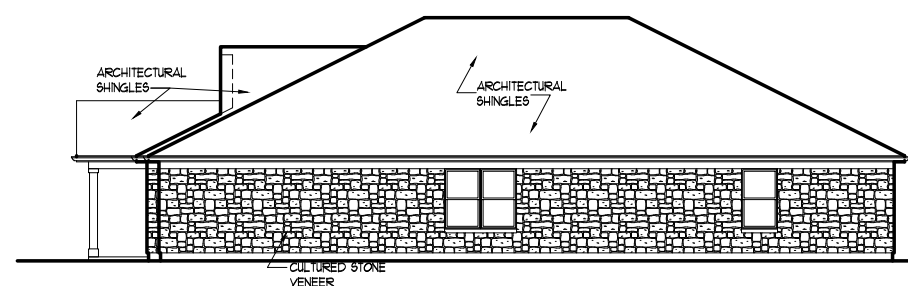
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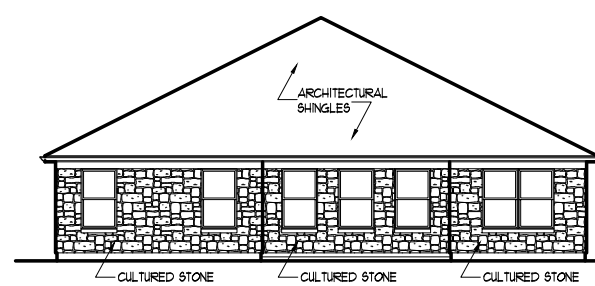




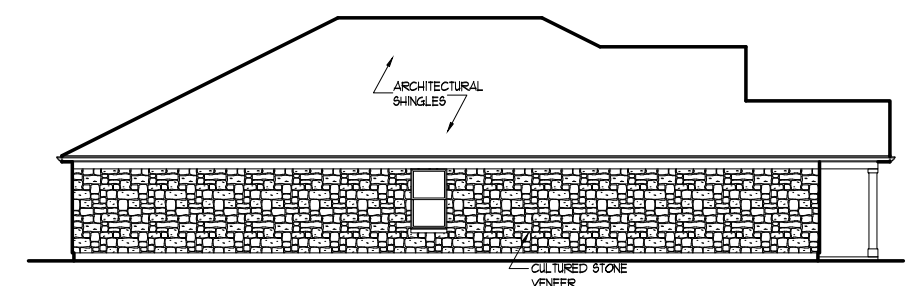
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TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



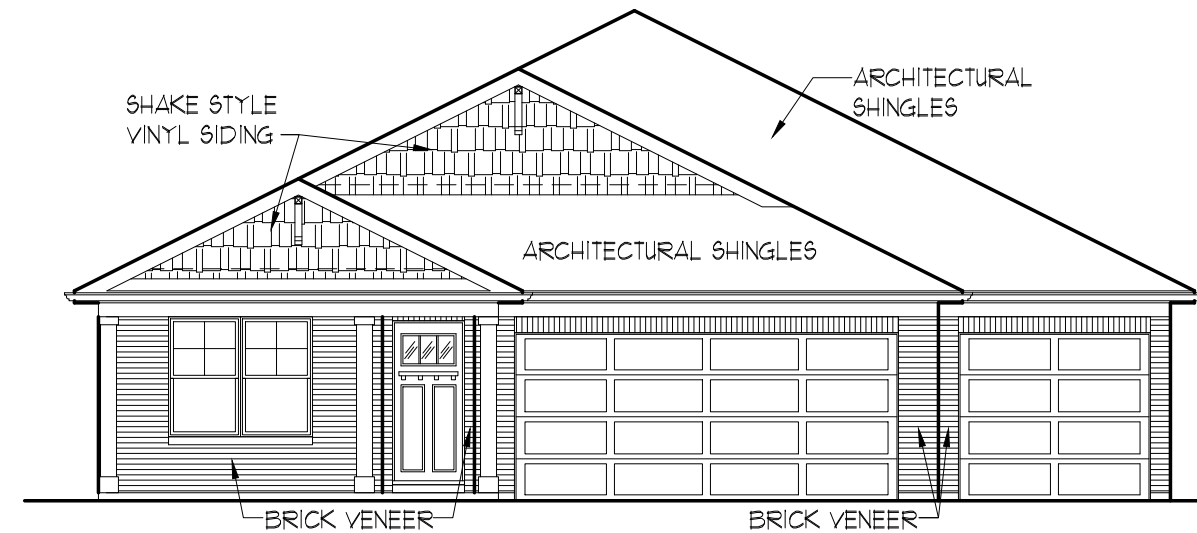
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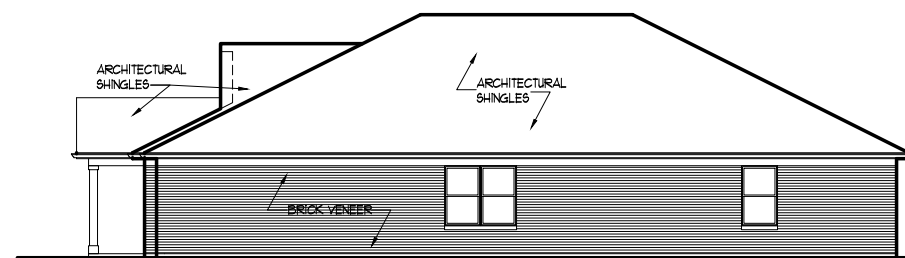
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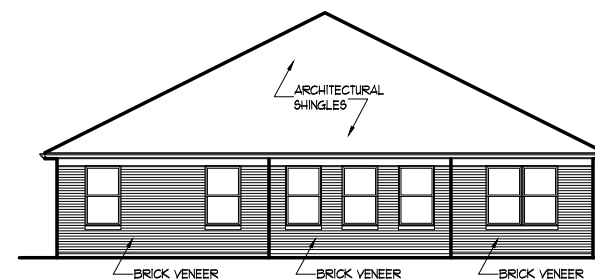




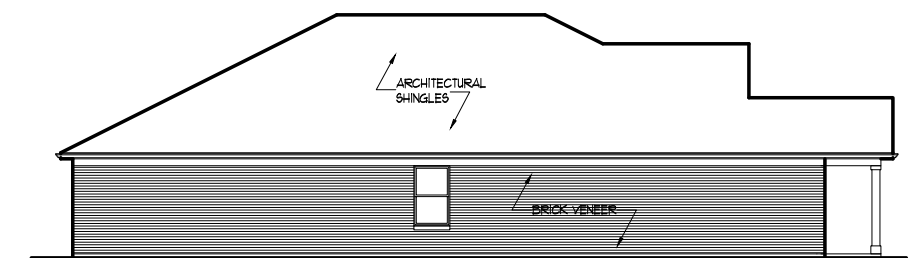
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TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



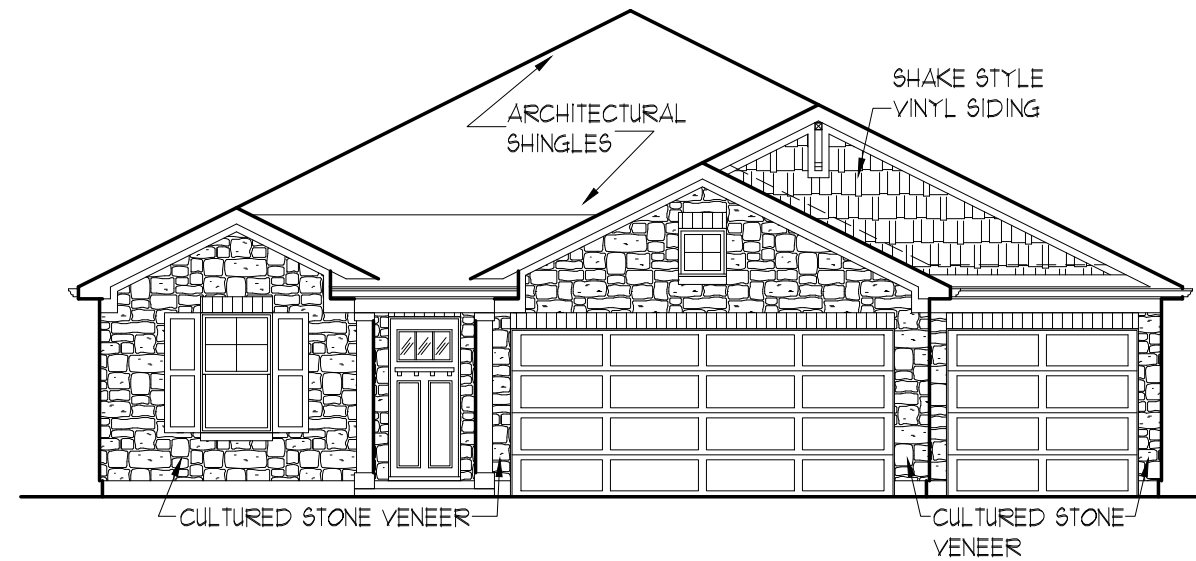
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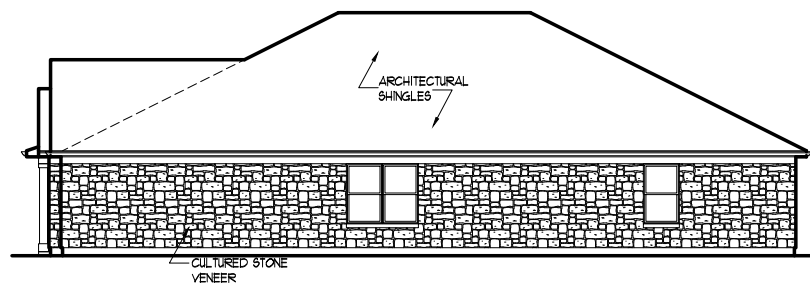
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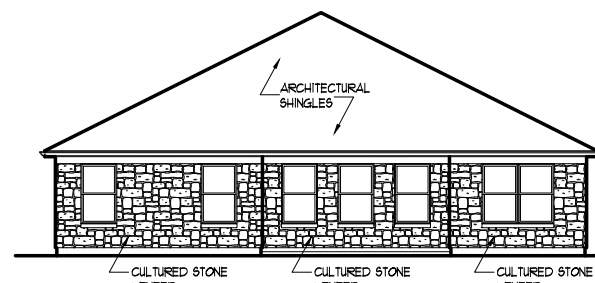




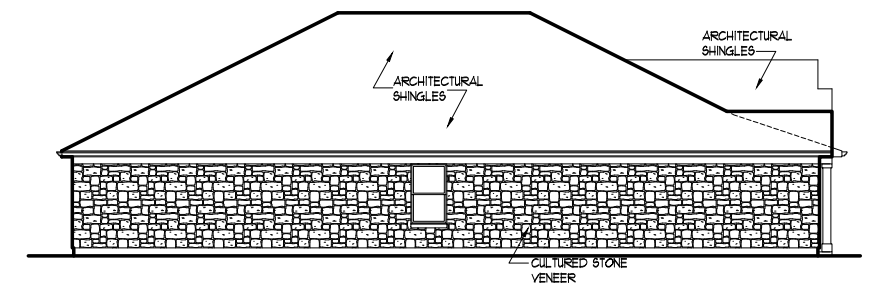
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TYPICAL REAR ELEVATION



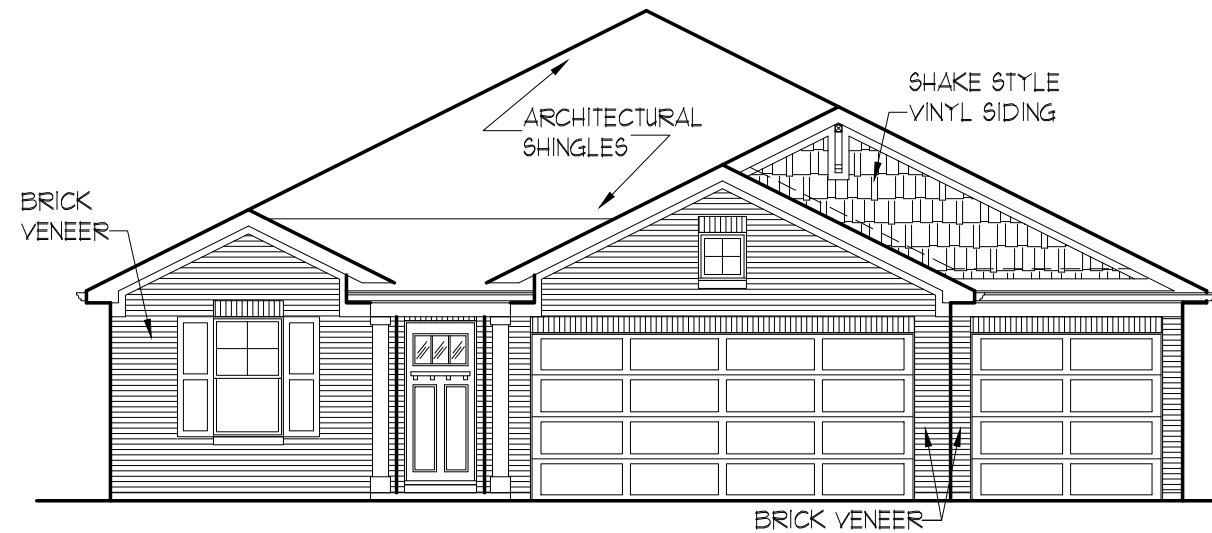
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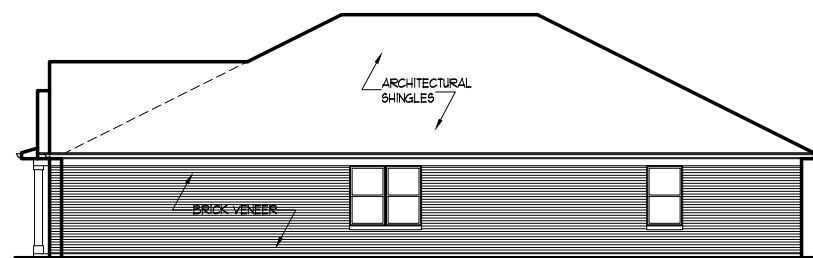
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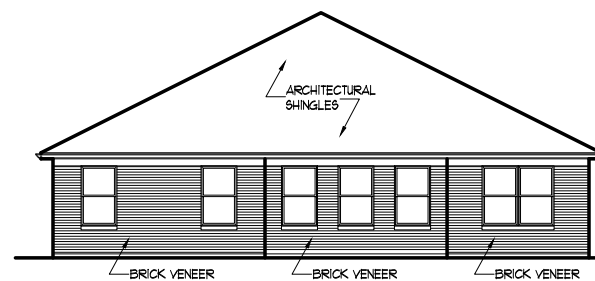




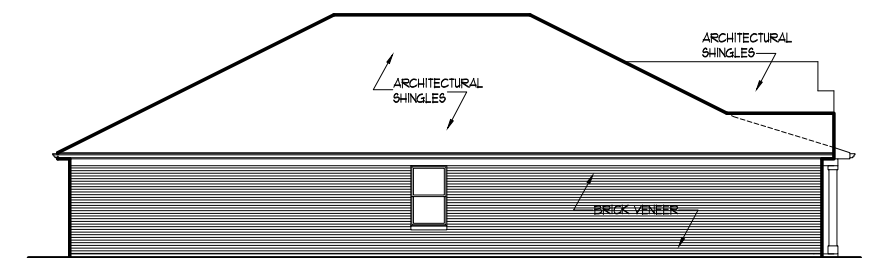
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TYPICAL REAR ELEVATION



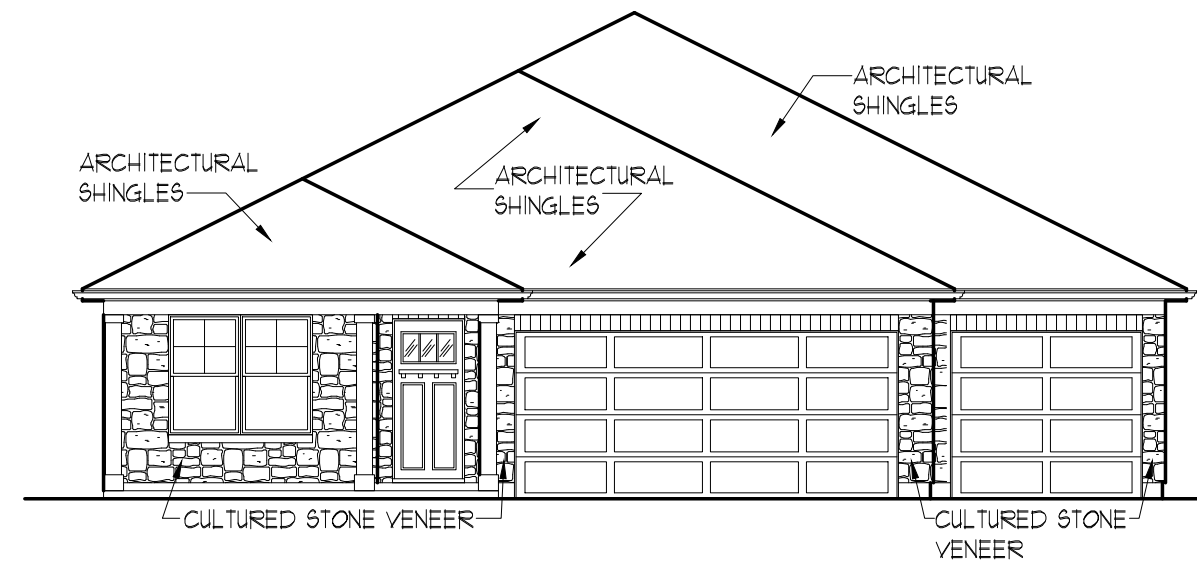
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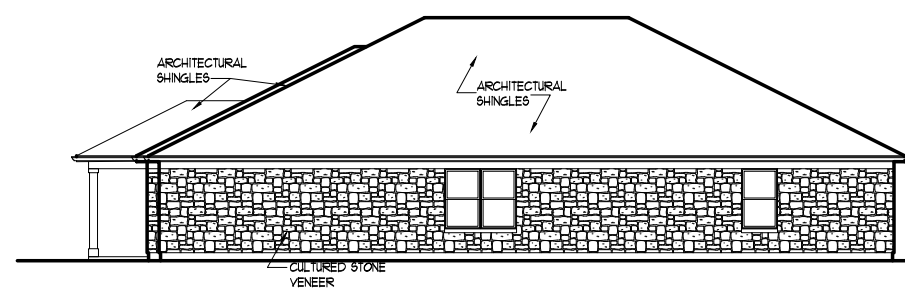
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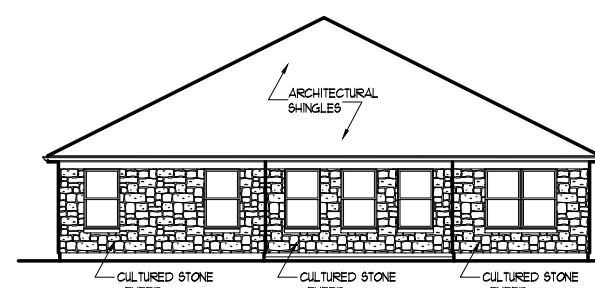




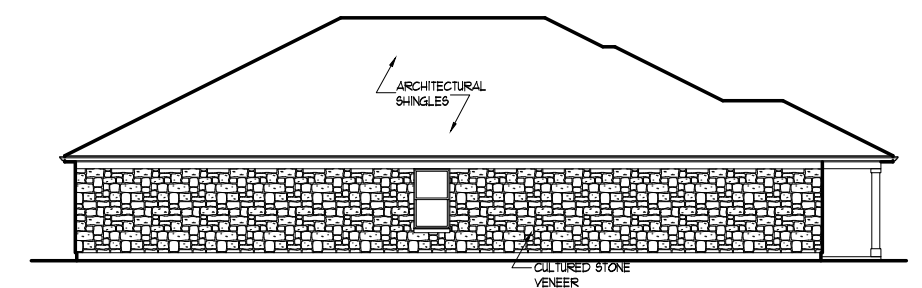
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TYPICAL RIGHT ELEVATION



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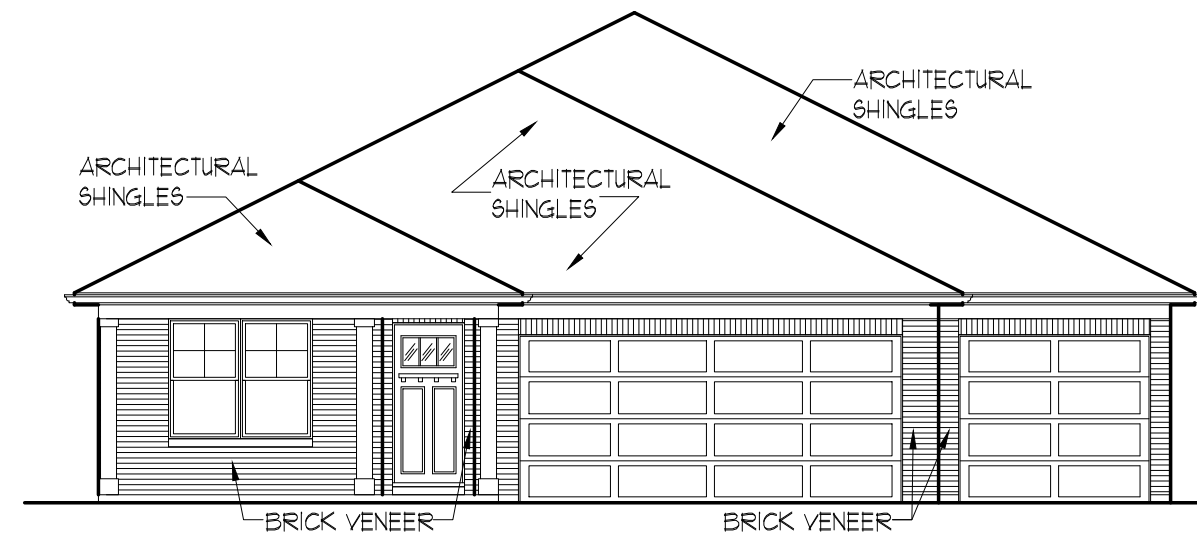
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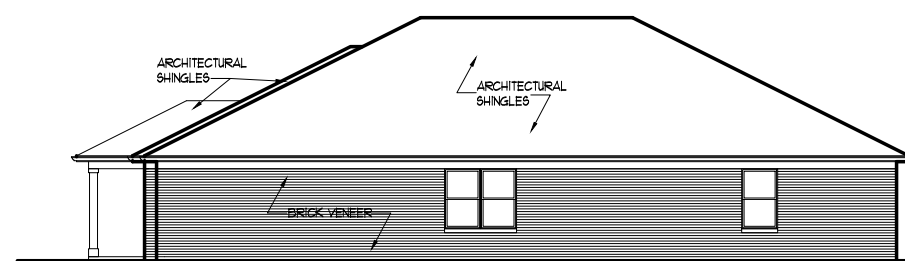
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TINLEY PARK, IL

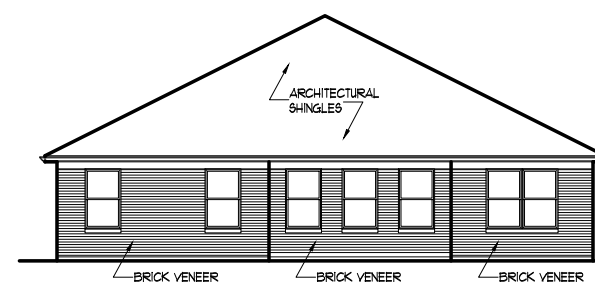




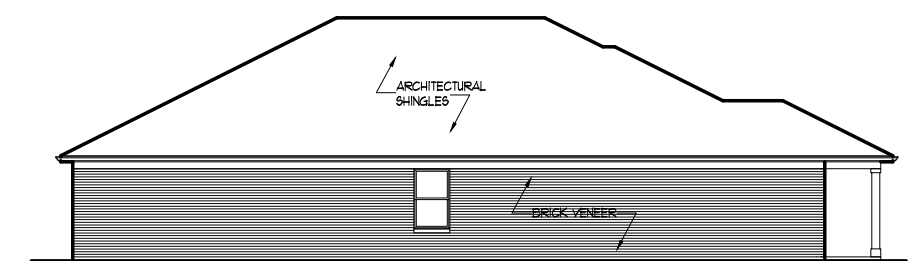
ELEVATION "D6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

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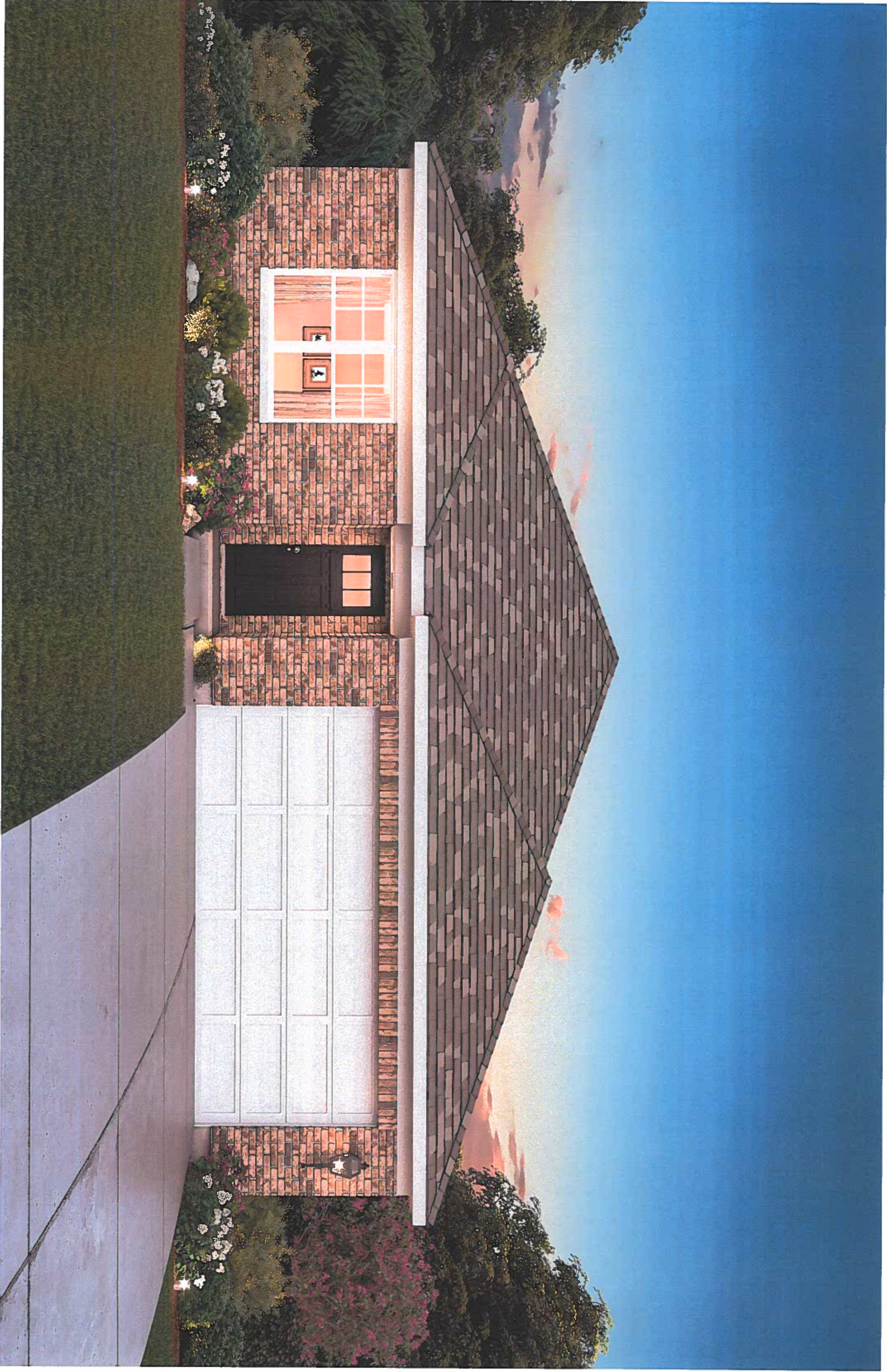
X-SERIES

OAK RIDGE  
TINLEY PARK, IL



































Townhome and Single Family Elevations for Preliminary Approval  
Oak Ridge Subdivision - Tinley Park - 10/15/2021



REAR ELEVATION

DROPPED GRADE

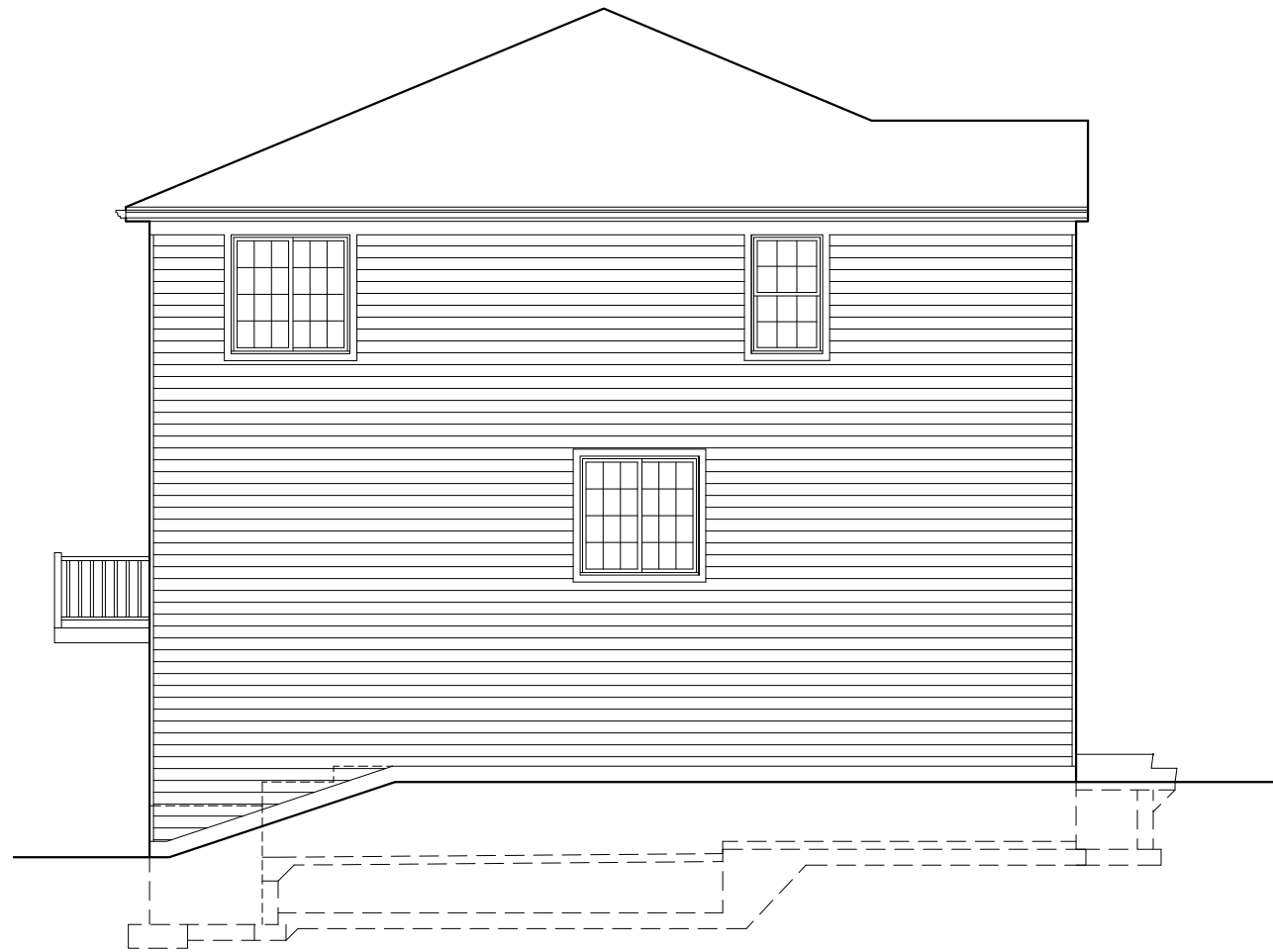
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SEABOARD SERIES





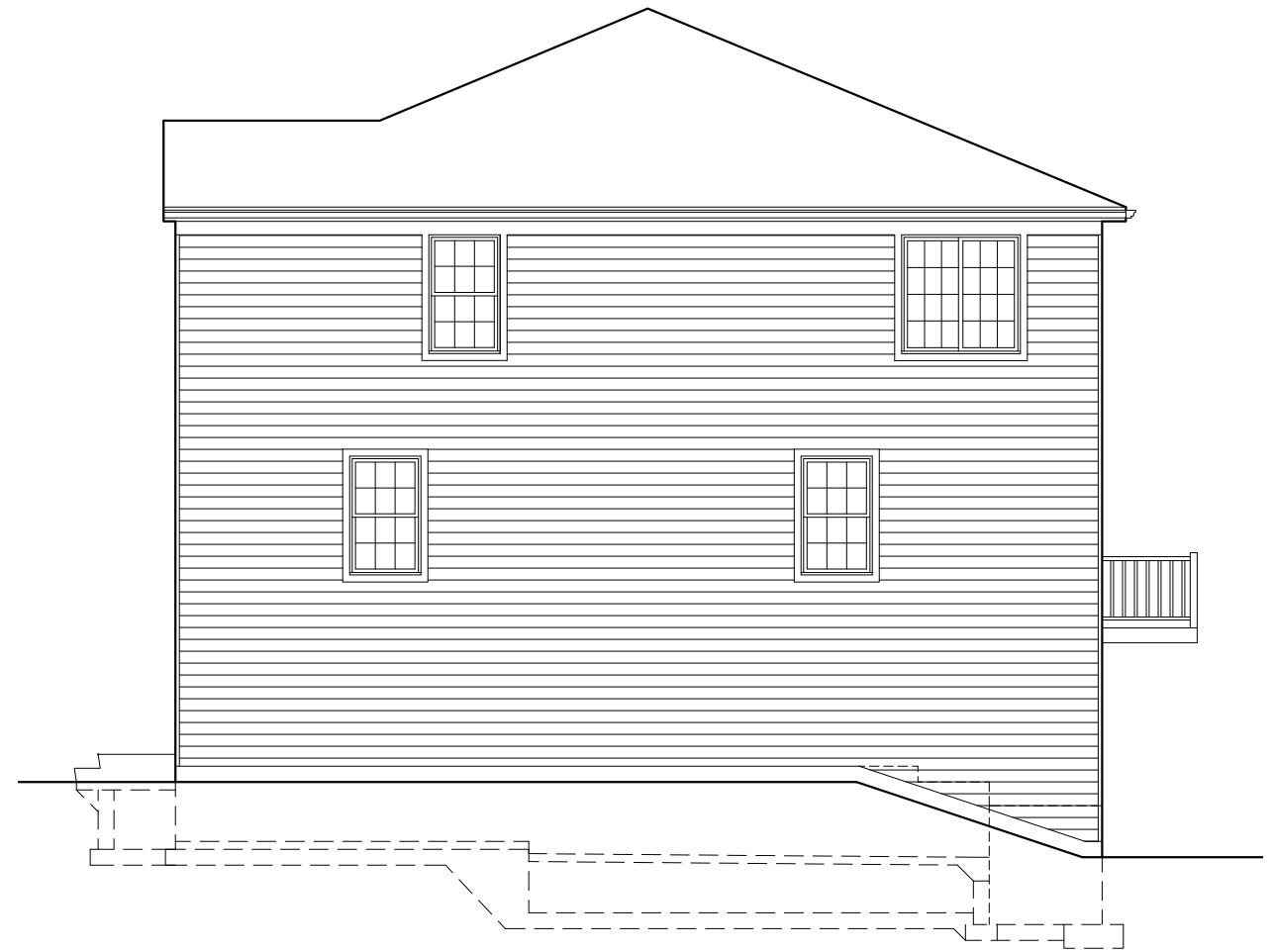


UNIT 1756  
ELEV "A"

LEFT ELEVATION

DROPPED GRADE

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



UNIT 1758  
ELEV "A"

RIGHT ELEVATION

DROPPED GRADE

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

SEABOARD SERIES





REAR ELEVATION

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

FLUSH GRADE

SEABOARD SERIES





LEFT ELEVATION

FLUSH GRADE

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



RIGHT ELEVATION

FLUSH GRADE

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

SEABOARD SERIES







# Traffic Impact Study

## Oak Ridge Residential Development

### Tinley Park, Illinois

August 31, 2021

*Prepared for:*



*Prepared by:*

*Bill Grieve, P.E., PTOE*

*Senior Transportation Engineer*





## Traffic Impact Study

To: **Jeff Ende, P.E.**  
Land Development Project Manager - D.R. Horton

From: Bill Grieve, P.E., PTOE  
Senior Transportation Engineer

Justin Opitz, AICP  
Transportation Planner

Date: August 31, 2021

Subject: ***Oak Ridge Residential Development***  
***Tinley Park, Illinois***

---

### Part I. Project Context and Summary Statement

Gewalt Hamilton Associates, Inc. (GHA) has conducted a Traffic Impact Study (TIS) for the proposed residential community to be known as Oak Ridge. The 42.8-acre site located is in the southeast quadrant of the Oak Forest Avenue intersection with Ridgeland Avenue in Tinley Park, Illinois. The site is currently vacant farmland.

As proposed, Oak Ridge will include 82 single family homes and 156 "Seaboard" townhomes, but could eventually include 82 single family homes and 221 "Seaboard" townhomes if the parcel in the northwest corner of the site is incorporated into the development plan. Access to the site is proposed via two street connections to Ridgeland Avenue and one street connection to Oak Forest Avenue.

The following summarizes our TIS findings and provides various recommendations for your consideration. *Exhibits* and *Appendices* referenced are located at the end of this document. Briefly summarizing, we believe that Oak Ridge traffic can readily be accommodated onto the area roadway network. Reasons include:

- The site has good access flexibility.
- The impact on peak hour traffic along the surrounding roadways, including Oak Forest Avenue and Ridgeland Avenue will be minimal.
- Numerous existing property access drives in close proximity to the Oak Forest Avenue / Ridgeland Avenue intersection will be eliminated. This is an example of good access management policy.
- The internal street system will efficiently direct Oak Ridge traffic to the site access intersections. In fact, 75% of site traffic will not have to travel through the Oak Forest Avenue / Ridgeland Avenue intersection.



## Part II. Background Information

### ***Site Location Map, Area Land-Uses, and Roadway Inventory***

**Exhibit 1** provides a location map of the site vicinity. **Appendix A** provides a photo inventory of current traffic operations. Pertinent comments on the area land-uses and the adjacent roadways include the following.

#### **Area Land Uses**

- The 42.8-acre site is primarily vacant. The ABC Supply company is located in the immediate southeast corner of the Oak Forest Avenue / Ridgeland Avenue intersection, but is relocating.
- The Ridge Pointe Woods residential community lies in the southwest corner of the Oak Forest Avenue / Ridgeland Avenue intersection. Multi-family residences are located to the south.

#### **Roadway Inventory**

##### Oak Forest Avenue

- Oak Forest Avenue is a two-lane east-west route that is under the jurisdiction of the Cook County Department of Transportation and Highways along the site, but changes to a local route west of Ridgeland Avenue.
- Oak Forest Avenue is classified as a major collector on the Illinois Department of Transportation (IDOT) Roadway Functional Classification map.
- A separate westbound left turn lane is provided at its intersection with Ridgeland Avenue.
- The posted speed limit is 35-mph.
- On-street parking is prohibited.

##### Ridgeland Avenue

- Ridgeland Avenue is a two-lane north-south route that is under the jurisdiction of Cook County and is designated as route W37.
- Ridgeland Avenue is classified as a major collector on the IDOT Roadway Functional Classification map.
- At its intersection with Oak Forest Avenue, which is also its northern terminus, Ridgeland Avenue widens to provide separate northbound left and right turn lanes.
- Ridgeland Avenue has Stop control at Oak Forest Avenue.
- The posted speed limit is 40-mph.
- On-street parking is prohibited.

##### Non-Auto Facilities

- The Tinley Park Metra station is located about ½ mile to the west along Oak Forest Avenue.
- PACE, the Chicagoland regional bus transit agency, does not operate any routes along Oak Forest Avenue or Ridgeland Avenue along the site.
- Sidewalks are provided along the Ridge Pointe Woods subdivision frontage on both Oak Forest Avenue and Ridgeland Avenue, however, it should be noted that the sidewalk in these locations is not complete and disconnects are present. Additionally, sidewalk is located on Ridgeland Avenue along the multi-family residences to the south and there are no sidewalks along the site.



## ***Crash Summary***

In order to evaluate and address potential safety issues at the study area intersections, crash data was obtained from the IDOT Division of Transportation Safety for the last five calendar years available, 2016 through 2020. A summary of the crash data is provided in **Exhibit 2**, with the locations of the IDOT data mapped on the exhibit contained in **Appendix B**. As shown in **Exhibit 2**, there were two crashes at the Oak Forest Avenue / Ridgeland Avenue intersection, four along Oak Forest Avenue, and two along Ridgeland Avenue. Seven of the eight crashes had property damage and one had personal injury.

## ***Existing Traffic***

**Exhibit 3** summarizes the existing weekday morning and evening peak hour traffic volumes. GHA conducted weekday morning (6:00 – 9:00 AM) peak period and weekday evening (4:00 – 7:00 PM) peak period traffic counts on Thursday, July 15, 2021 at the Oak Forest Avenue / Ridgeland Avenue intersection. The weekday morning peak hour occurred from 7:15 to 8:15 AM and the weekday evening peak hour occurred from 4:30 to 5:30 PM. **Exhibit 3** also provides the Annual Average Daily Traffic (AADT) from the year 2018 obtained from IDOT's website [www.gettingaroundillinois.com](http://www.gettingaroundillinois.com).

A summary of the traffic counts can be found in **Appendix C**. It should be noted that traffic counts conducted during this post-pandemic time period should be compared to historical data to analyze whether the volumes have increased or decreased. If the volumes have decreased, a Covid factor (e.g., increase volumes by 20%) should be applied to ensure that the maximum impact is tested.

Historical hourly traffic counts (pre-pandemic) from IDOT's database along Oak Forest Avenue and Ridgeland Avenue conducted in 2018 were compared to the traffic counts collected in 2021. The historical IDOT data can be found in Appendix D. As can be seen from **Exhibit 3**:

- Traffic volumes on Oak Forest Avenue were increased by 6% during the AM peak hour but no Covid factor was needed during the PM peak hour as the 2021 traffic volumes are higher than the pre-pandemic historical volumes.
- Traffic volumes on Ridgeland Avenue were increased by 37% during the AM peak hour and 2% during the PM peak hour.

## **Part III. Traffic Evaluation**

### ***No-Build Traffic***

Per standard industry practice for Traffic Impact Studies, future traffic volume conditions were developed for the year 2030, build-out year of the development (year 2025) plus five years. **Exhibit 4** summarizes the 2030 No-Build weekday morning and weekday evening peak hour traffic volumes. Traffic growth in the area is a function of expected land development in the region. Based on a review of historical traffic volumes and the Chicago Metropolitan Agency for Planning (CMAP) 2050 projections (see **Appendix E**), traffic volumes along Oak Forest Avenue are expected to grow about 9% and about 6% along Ridgeland Avenue.



## ***Proposed Site Plan***

**Exhibit 5A** presents the Site Plan prepared by Gary R. Weber Associates Inc. (GWA) dated June 16, 2021. As shown, the development includes the construction of 82 single family homes and 156 townhomes. Access to the site is proposed via two street connections to Ridgeland Avenue and one street connection to Oak Forest Avenue.

Oak Ridge may eventually include the parcel in the northwest corner of the property. **Exhibit 5B** presents the Site Plan prepared by GWA dated August 10, 2021. As can be seen, the number of “Seaboard” townhomes would increase from 156 to 221 dwellings. The number of single family homes would remain at 82 residences. No additional access on either Oak Forest Avenue or Ridgeland Avenue would be requested.

**Key Finding.** Should the property in the northwest corner be included in the overall Oak Ridge development plan, three access drives would be eliminated. This is a good example of access management policy.

## ***Trip Generation and Directional Distribution***

### Trip Generations

**Exhibit 6 – Part A** tabulates the traffic generation calculations for the proposed development. Trip generation rates published by the Institute of Transportation Engineers (ITE) in the 10th Edition of the Manual Trip Generation were used to calculate the anticipated site traffic (See **Appendix F**).

**Discussion Point.** The potential development plan shown in **Exhibit 5B** was utilized to generate traffic. This will help ensure that the maximum Oak Ridge traffic impacts are tested.

### Trip Distribution

The anticipated trip distribution of site traffic is summarized in **Exhibit 6 – Part B**. This was based on current travel patterns, the operational characteristics of the street system and site access.

**Discussion Point.** The well-planned Oak Ridge street network will help minimize the traffic impact on the Oak Forest Avenue / Ridgeland Avenue intersection. About 75% of site traffic will never have to travel through that intersection.

## ***Site and Total Traffic Assignments***

**Exhibit 7** illustrates the site traffic assignment during the weekday morning and weekday evening peak hours, which is based on the traffic characteristics summarized in **Exhibit 6** (traffic generation and trip distribution). The site traffic assignment was then combined with the 2030 No-Build Traffic (See **Exhibit 4**) volumes to produce 2030 Total Traffic, which is illustrated on **Exhibit 8**.

## ***Intersection Capacity Analyses***

Capacity analyses are a standard measurement that identifies how an intersection operates. They are measured in terms of Level of Service (LOS). The concept of LOS is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A level-of-service definition provides an index to quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.



Six Levels of Service are defined for each type of facility. They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst. LOS C is often considered acceptable for design purposes and LOS D is usually considered as providing the lower threshold of acceptable operations. Since the level of service is a function of the traffic flows placed upon it, the facility may operate at a wide range of levels of service, depending on the time of day, day of week or period of year.

A description of the operating condition under each level of service, based on the analysis parameters as published in the Transportation Research Board's (TRB) Highway Capacity Manual (HCM), Sixth Edition, is provided in **Exhibit 9 – Part A**. **Exhibit 9 – Part B** summarizes the intersection capacity analyses. The summary printouts can be found in **Appendix G**.

**Key Finding.** As can be seen from **Exhibit 9**, the site traffic impacts on the key Oak Forest Avenue / Ridgeland Avenue intersection will be limited. The additional delay from the 2030 No-Build volumes (see **Exhibit 4**) will be less than one second during both the AM and PM peak hours.

## **Recommendations**

### Oak Forest Avenue @ Ridgeland Avenue

- Based on the results of the intersection capacity analyses (see **Exhibit 9**), no operational or geometric improvements are required to accommodate site traffic.

### Oak Forest Avenue @ Oak Ridge Street Connection

- Based on the results of the intersection capacity analyses (see **Exhibit 9**) and as supported by the IDOT Bureau of Design and Environment (BDE) Manual, neither a westbound left turn lane nor an eastbound right turn lane are needed to accommodate site traffic.
- One inbound and two outbound lanes are to be provided, separated by a landscaped median as a gateway design feature.
- The site access approach should have Stop control.

### Ridgeland Avenue @ Oak Ridge Street Connections

- Based on the results of the intersection capacity analyses (see **Exhibit 9**) and as supported by the IDOT BDE Manual, neither separate southbound left turn or northbound right turn lanes are required at either site street intersection.
- One inbound and one outbound lane is to be provided at both street intersections.
- The site access approach should have Stop control.

### On-Site Planning Elements

- Oak Ridge will have a well-planned public street system that will efficiently guide site traffic to the access intersections on Oak Forest Avenue and Ridgeland Avenue.
- Two-lane streets will be provided within 66-foot rights-of-way (ROW).
- Sidewalks should be constructed along both road frontages. A shared use path could be considered in lieu of a sidewalk along Ridgeland Avenue due to its close proximity to Tinley Park High School.
- Sidewalks will be provided on both sides of the internal streets.
- Outlot C will provide a central park area with sidewalk connections to the adjacent streets.



## Part IV. Conclusion

A traffic impact study was conducted for the Oak Ridge residential development to be located in the southeast quadrant of the Oak Forest Avenue / Ridgeland Avenue intersection in Tinley Park, Illinois. The proposed development is expected to generate 137 trips and 177 trips (combined inbound and outbound) during the weekday AM and PM peak hours, respectively. The delay increase as a result of the proposed development at the key Oak Forest Avenue / Ridgeland Avenue intersection is below one second. As such, the development is anticipated to have a minimal impact on the area roadway network operations and its traffic generated can be readily accommodated into the system.

## Part V. Technical Addendum

The following *Exhibits* and *Appendices* were previously referenced. They provide technical support for our observations, findings and recommendations discussed in the text.

### Exhibits

1. Site Location Map
2. Crash Data Summary
3. Existing Traffic
4. Year 2030 No-Build Traffic
- 5A. Oak Ridge Site Plan
- 5B. Oak Ridge Potential Site Plan
6. Project Traffic Characteristics
7. Site Traffic
8. Year 2030 Total Traffic
9. Intersection Capacity Analyses

### Appendices

- A. Photo Inventory
- B. IDOT Crash Data
- C. GHA Traffic Counts
- D. IDOT Historical Traffic Counts
- E. CMAP Correspondence
- F. ITE 10<sup>th</sup> Trip Generation Excerpts
- G. Capacity Analyses Printouts



## EXHIBITS





1 inch = 1,000 Feet

Map Center: 87.77219°W 41.57786°N

## Exhibit 1 - Location Map

Proposed Oak Ridge Residential Development  
Tinley Park, IL



## Exhibit 2

### Crash Summary (2016-2020) <sup>A</sup>

Location	No. of Crashes	Severity <sup>B</sup>					Crash Type <sup>D</sup>								Percent During Wet/Icy Conditions
		PD	PI <sup>C</sup>			F	CM	RE	SSD	HO	FO	A	Ped	Bike	
			A	B	C										
Intersections - Crashes within 200' of intersection															
Oak Forest Ave & Ridgeland Ave	2	1	-	-	1	-	-	-	-	-	-	1	1	-	0%
Segments															
Along Oak Forest Ave site frontage	4	4	-	-	-	-	-	-	1	-	1	2	-	-	25%
Along Ridgeland Ave site frontage	2	2	-	-	-	-	-	-	-	-	2	-	-	-	50%
Total (2016-2020)	8	7	0	0	1	0	0	0	1	0	3	3	1	0	13%

<sup>A</sup> Source: IDOT Division of Transportation Safety for the 2016-2020 calendar years.

<sup>B</sup> PD = property damage only; PI = personal injury; F = fatality.

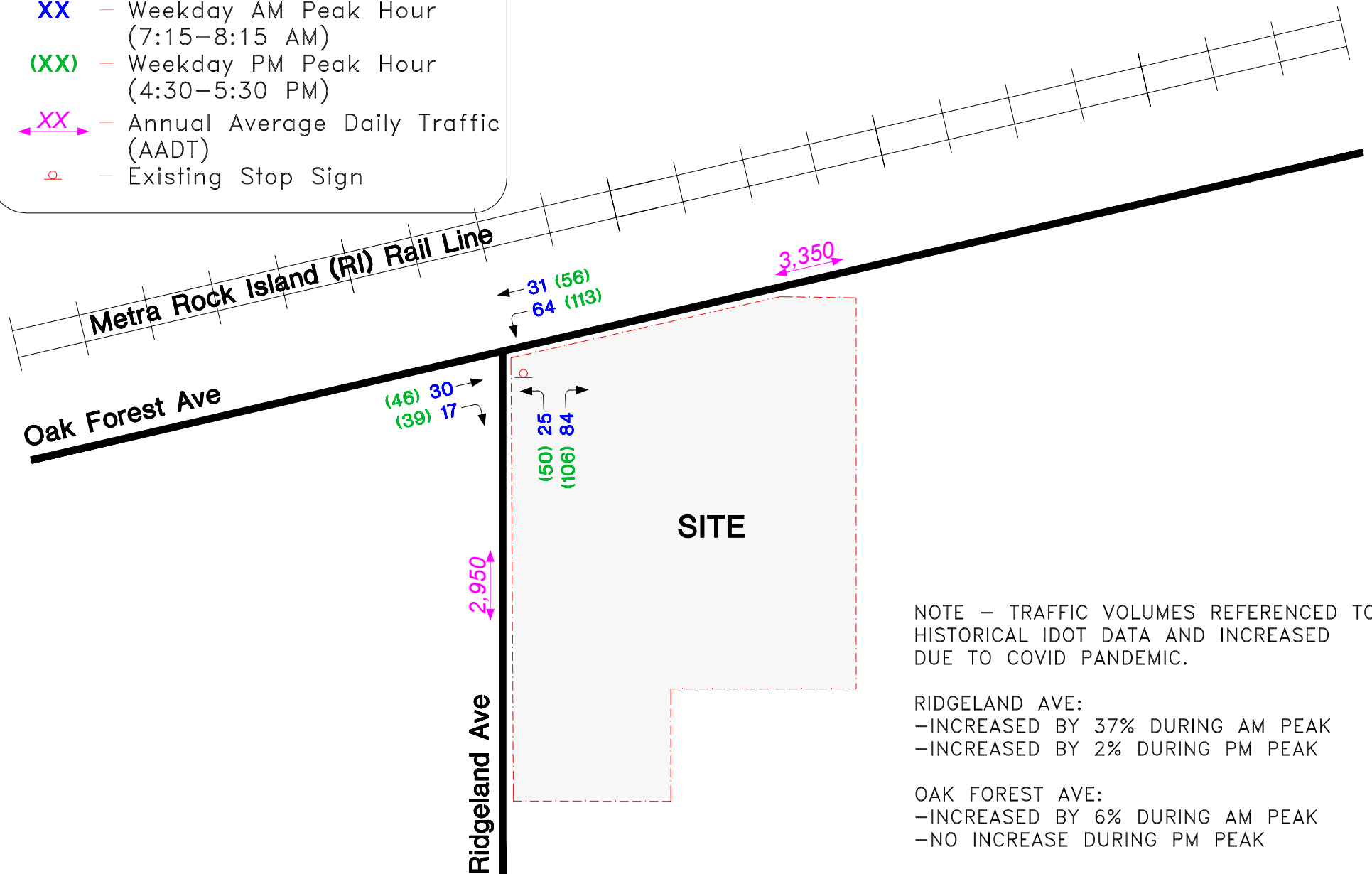
<sup>C</sup> Type A (incapacitating injury); Type B (non-incapacitating injury); Type C (possible injury).

<sup>D</sup> CM = cross movement/angle; RE = rear end; SSD = Sideswipe Same Direction; HO = head on; FO = fixed object; A = Animal; Ped = pedestrian.



**Legend:**

- XX** — Weekday AM Peak Hour (7:15–8:15 AM)
- (XX)** — Weekday PM Peak Hour (4:30–5:30 PM)
- XX** — Annual Average Daily Traffic (AADT)
- o** — Existing Stop Sign



NOTE — TRAFFIC VOLUMES REFERENCED TO HISTORICAL IDOT DATA AND INCREASED DUE TO COVID PANDEMIC.

RIDGELAND AVE:  
—INCREASED BY 37% DURING AM PEAK  
—INCREASED BY 2% DURING PM PEAK

OAK FOREST AVE:  
—INCREASED BY 6% DURING AM PEAK  
—NO INCREASE DURING PM PEAK



**Legend:**

**XX** — Weekday AM Peak Hour  
(7:15–8:15 AM)

**(XX)** — Weekday PM Peak Hour  
(4:30–5:30 PM)

 — Existing Stop Sign

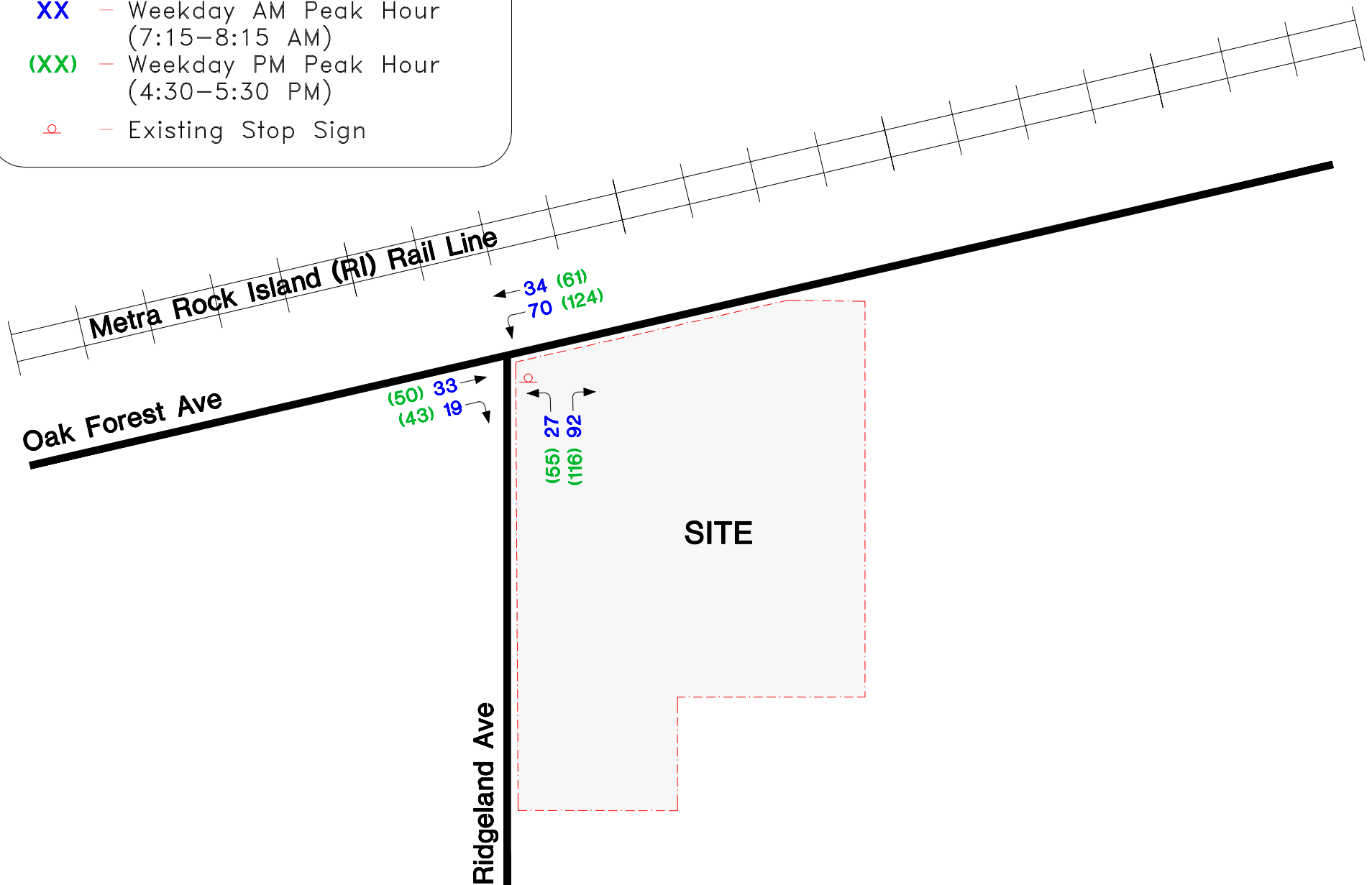




Exhibit 5A - Oak Ridge Site Plan

SITE DATA

LAND USE	UNITS	AREA
TRADITIONAL SINGLE FAMILY (60'w x 125'd TYP.)	82	23.2
TOWNHOMES	156	12.3
PARK AND PATHWAY	-	3.5
TOTAL	238	39.0



CONCEPT PLAN  
FIELDSTONE  
TINLEY PARK, ILLINOIS

6/16/2021



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LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
WWW.GRWAINC.COM

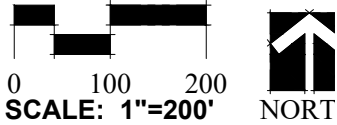
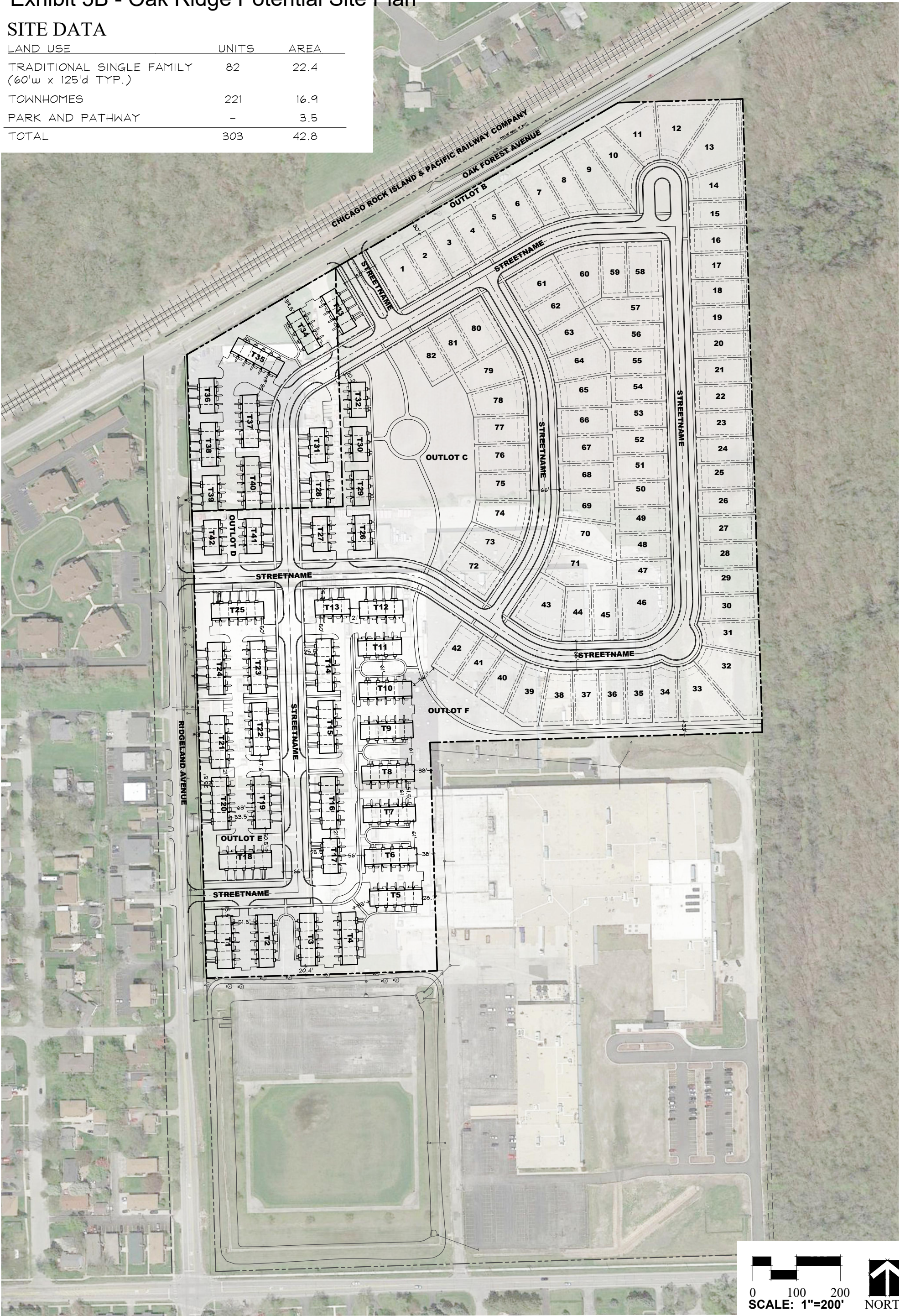
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Exhibit 5B - Oak Ridge Potential Site Plan

SITE DATA

LAND USE	UNITS	AREA
TRADITIONAL SINGLE FAMILY (60'w x 125'd TYP.)	82	22.4
TOWNHOMES	221	16.9
PARK AND PATHWAY	-	3.5
TOTAL	303	42.8



SITE PLAN A  
FIELDSTONE  
TINLEY PARK, ILLINOIS

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8/10/2021

**D·R·HORTON**  
*America's Builder*



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**Exhibit 6**  
**Project Traffic Characteristics**  
*Oak Ridge - Tinley Park, IL.*

**Part A. Traffic Generation Calculations**

	ITE Code	Units	Morning Peak Hour			Evening Peak Hour			Daily
			In	Out	Sum	In	Out	Sum	Sum
Single Family Homes	#210	82 dwellings	16	47	63	53	31	84	866
"Seaboard" Multi-Family - 3-story Townhomes	#221	211 dwellings	19	55	74	56	37	93	1,202
<b>Totals =</b>			<b>35</b>	<b>102</b>	<b>137</b>	<b>109</b>	<b>68</b>	<b>177</b>	<b>2,068</b>



Source: ITE Trip Generation Manual; 10th Edition

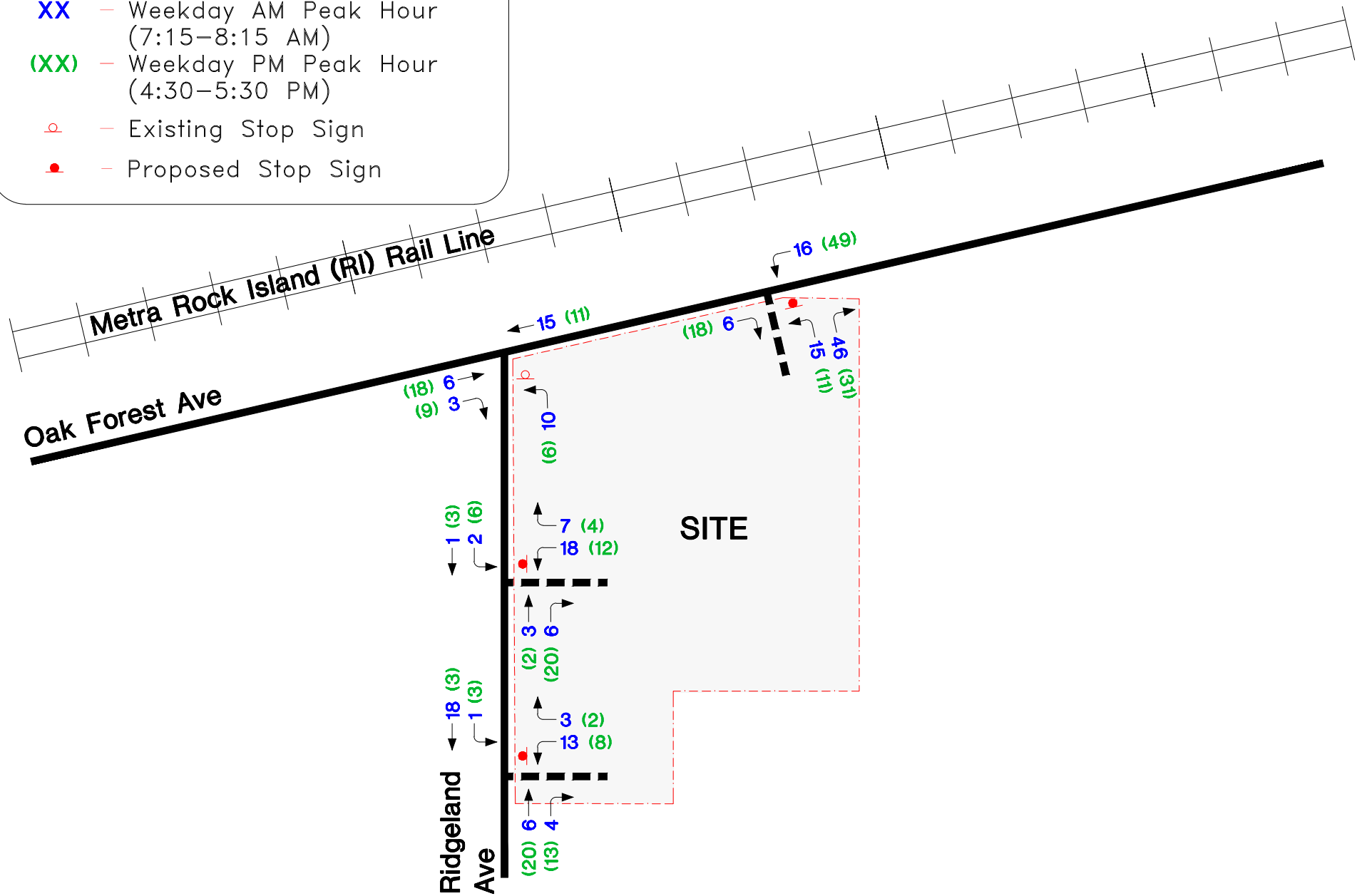
**Part B. Trip Distribution**

Route & Direction	Percent Use by Route	
	Approach Site From	Depart Site to
Oak Forest Avenue		
- East of Site	45%	45%
- West of Ridgeland Avenue	25%	25%
Ridgeland Avenue		
- South of Site	30%	30%
<b>Totals =</b>	<b>100%</b>	<b>100%</b>



**Legend:**

- XX** — Weekday AM Peak Hour  
(7:15–8:15 AM)
- (XX)** — Weekday PM Peak Hour  
(4:30–5:30 PM)
-  — Existing Stop Sign
-  — Proposed Stop Sign





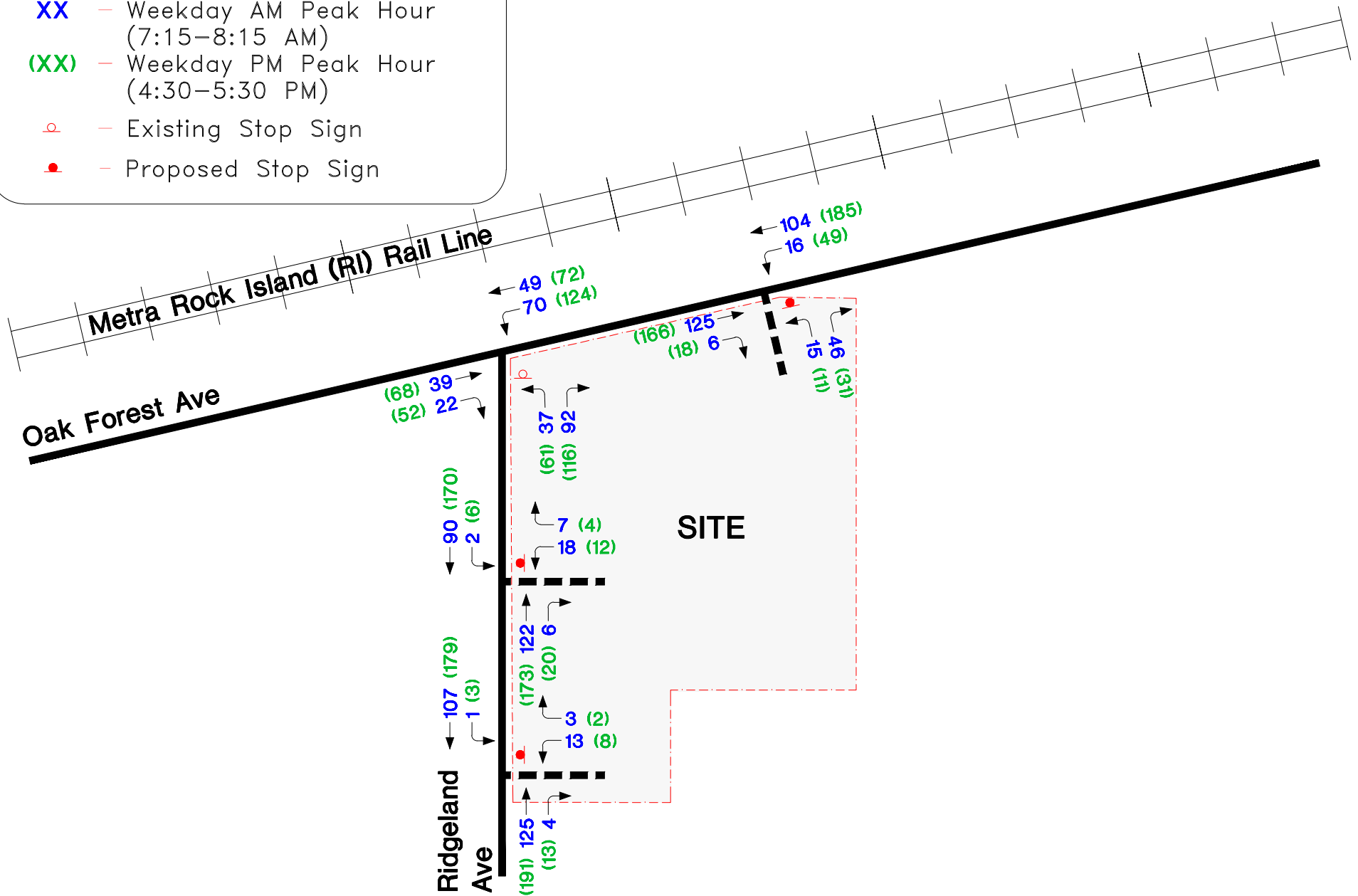
**Legend:**

**XX** — Weekday AM Peak Hour  
(7:15–8:15 AM)

**(XX)** — Weekday PM Peak Hour  
(4:30–5:30 PM)

○ — Existing Stop Sign

● — Proposed Stop Sign





# Exhibit 9

## Intersection Capacity and Queue Analyses

Oak Ridge - Tinley Park, IL.

### Part A. Parameters - Type of Traffic Control (Source: Highway Capacity Manual 6th Edition)

#### I. Traffic Signals

LOS	Delay (sec / veh)	Description
A	<10	All signal phases clear waiting vehicles without delay
B	>10 and < 20	Minimal delay experienced on select signal phases
C	>20 and < 35	Some delay experienced on several phases; often used as design criteria
D	>35 and < 55	Usually considered as the acceptable delay standard
E	>55 and < 80	Very long delays experienced during the peak hours
F	>80	Unacceptable delays experienced throughout the peak hours

#### II. Stop Sign

LOS	Delay (sec / veh)
A	< 10
B	>10 and < 15
C	>15 and < 25
D	>25 and < 35
E	>35 and < 50
F	>50

Intersection	Roadway Conditions	LOS Per Movement By Approach												Intersection / Approach	
		> = Shared Lane						- = Non Critical or not Allowed Movement						Delay (sec / veh)	LOS
		Eastbound			Westbound			Northbound			Southbound				
LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
1. Oak Forest Ave @ Ridgeland Ave	TWSC - NB Stops														NB Approach Delay
A. Weekday Morning Peak Hour Existing Traffic (See Exhibit 3)	• Current	-	-	-	A	-	-	B	-	A	-	-	-	9.1	A
	• 95th Queue Length (veh)	-	-	-	<1	-	-	<1	-	<1	-	-	-	-	-
2030 No-Build Traffic (See Exhibit 4)	• Current	-	-	-	A	-	-	B	-	A	-	-	-	9.2	A
	• 95th Queue Length (veh)	-	-	-	<1	-	-	<1	-	<1	-	-	-	-	-
2030 Total Traffic (See Exhibit 8)	• Current	-	-	-	A	-	-	B	-	A	-	-	-	9.5	A
	• 95th Queue Length (veh)	-	-	-	<1	-	-	<1	-	<1	-	-	-	-	-
B. Weekday Evening Peak Hour Existing Traffic (See Exhibit 3)	• Current	-	-	-	A	-	-	B	-	A	-	-	-	10.0	B
	• 95th Queue Length (veh)	-	-	-	<1	-	-	<1	-	<1	-	-	-	-	-
2030 No-Build Traffic (See Exhibit 4)	• Current	-	-	-	A	-	-	B	-	A	-	-	-	10.3	B
	• 95th Queue Length (veh)	-	-	-	<1	-	-	<1	-	<1	-	-	-	-	-
2030 Total Traffic (See Exhibit 8)	• Current	-	-	-	A	-	-	B	-	A	-	-	-	10.1	B
	• 95th Queue Length (veh)	-	-	-	<1	-	-	<1	-	<1	-	-	-	-	-
2. Oak Forest Ave @ Site	TWSC - NB Stops														NB Approach Delay
A. Weekday Morning Peak Hour 2030 Total Traffic (See Exhibit 8)	• As planned	-	-	-	>	A	-	B	-	A	-	-	-	9.5	A
	• 95th Queue Length (veh)	-	-	-	-	<1	-	<1	-	<1	-	-	-	-	-
B. Weekday Evening Peak Hour 2030 Total Traffic (See Exhibit 8)	• As planned	-	-	-	>	A	-	B	-	A	-	-	-	10.2	B
	• 95th Queue Length (veh)	-	-	-	-	<1	-	<1	-	<1	-	-	-	-	-
3. Ridgeland Ave @ North Site	TWSC - WB Stops														WB Approach Delay
A. Weekday Morning Peak Hour 2030 Total Traffic (See Exhibit 8)	• As planned	-	-	-	A	-	<	-	-	-	A	-	-	9.7	A
	• 95th Queue Length (veh)	-	-	-	<1	-	<1	-	-	-	<1	-	-	-	-
B. Weekday Evening Peak Hour 2030 Total Traffic (See Exhibit 8)	• As planned	-	-	-	B	-	<	-	-	-	A	-	-	10.7	B
	• 95th Queue Length (veh)	-	-	-	<1	-	<1	-	-	-	<1	-	-	-	-
4. Ridgeland Ave @ South Site	TWSC - WB Stops														WB Approach Delay
A. Weekday Morning Peak Hour 2030 Total Traffic (See Exhibit 8)	• As planned	-	-	-	A	-	<	-	-	-	A	-	-	9.5	A
	• 95th Queue Length (veh)	-	-	-	<1	-	<1	-	-	-	<1	-	-	-	-
B. Weekday Evening Peak Hour 2030 Total Traffic (See Exhibit 8)	• As planned	-	-	-	B	-	<	-	-	-	A	-	-	10.9	B
	• 95th Queue Length (veh)	-	-	-	<1	-	<1	-	-	-	<1	-	-	-	-



## **APPENDIX A**

### ***Photo Inventory***





Looking west along Oak Forest Ave at Ridgeland Ave



Looking east along Oak Forest Ave at Ridgeland Ave



Looking north along Ridgeland Ave at Oak Forest Ave



## **APPENDIX B**

### ***IDOT Crash Data***





**GHA** GEWALT HAMILTON  
ASSOCIATES, INC.  
www.gha-engineers.com



1 inch = 1,000  
Feet

## Appendix - IDOT Crash Data (2016-2020)

Proposed Oak Ridge Residential Development  
Tinley Park, IL



## **APPENDIX C**

### ***GHA Traffic Counts***



# Oak Forest Avenue & Ridgeland Avenue - TMC

Thu Jul 15, 2021

Full Length (6 AM-9 AM, 4 PM-7 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)

All Movements

ID: 856008, Location: 41.579223, -87.774745



Provided by: Gewalt Hamilton Associates Inc.  
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Oak Forest Ave Eastbound					Oak Forest Ave Westbound					Ridgeland Northbound					
Time	T	R	U	App	Ped*	L	T	U	App	Ped*	L	R	U	App	Ped*	Int
2021-07-15 6:00AM	12	1	0	13	0	5	4	0	9	0	0	11	0	11	0	33
6:15AM	10	0	0	10	0	9	5	0	14	0	2	15	0	17	0	41
6:30AM	7	5	0	12	0	6	1	0	7	1	3	17	0	20	0	39
6:45AM	10	2	0	12	0	8	3	0	11	1	5	11	0	16	1	39
Hourly Total	39	8	0	47	0	28	13	0	41	2	10	54	0	64	1	152
7:00AM	7	0	0	7	0	11	4	0	15	2	3	13	0	16	0	38
7:15AM	7	0	0	7	0	14	3	0	17	0	11	17	0	28	0	52
7:30AM	14	5	0	19	0	16	7	0	23	0	1	8	0	9	0	51
7:45AM	3	6	0	9	0	14	12	0	26	0	4	17	0	21	0	56
Hourly Total	31	11	0	42	0	55	26	0	81	2	19	55	0	74	0	197
8:00AM	4	5	0	9	0	16	7	0	23	3	2	19	0	21	0	53
8:15AM	8	3	0	11	0	12	4	0	16	1	2	5	0	7	0	34
8:30AM	9	4	0	13	0	19	8	0	27	1	3	16	0	19	0	59
8:45AM	5	5	0	10	0	16	8	0	24	0	7	23	0	30	0	64
Hourly Total	26	17	0	43	0	63	27	0	90	5	14	63	0	77	0	210
4:00PM	15	5	0	20	1	29	15	0	44	0	9	25	0	34	0	98
4:15PM	9	10	0	19	0	20	18	0	38	0	10	26	0	36	0	93
4:30PM	6	12	0	18	0	33	15	0	48	0	12	28	0	40	0	106
4:45PM	9	9	0	18	0	25	13	0	38	0	14	26	0	40	0	96
Hourly Total	39	36	0	75	1	107	61	0	168	0	45	105	0	150	0	393
5:00PM	16	7	0	23	0	26	14	0	40	0	12	27	0	39	0	102
5:15PM	15	11	0	26	0	29	14	0	43	0	11	23	0	34	0	103
5:30PM	7	7	0	14	0	28	21	0	49	0	10	19	0	29	0	92
5:45PM	8	15	0	23	0	20	9	0	29	0	7	17	0	24	0	76
Hourly Total	46	40	0	86	0	103	58	0	161	0	40	86	0	126	0	373
6:00PM	10	6	0	16	0	28	13	0	41	0	8	18	0	26	0	83
6:15PM	10	12	0	22	0	15	16	0	31	0	8	21	0	29	0	82
6:30PM	9	4	0	13	0	12	9	0	21	0	10	18	0	28	0	62
6:45PM	7	5	0	12	0	18	12	0	30	0	6	17	0	23	0	65
Hourly Total	36	27	0	63	0	73	50	0	123	0	32	74	0	106	0	292
<b>Total</b>	217	139	0	356	1	429	235	0	664	9	160	437	0	597	1	1617
<b>% Approach</b>	61.0%	39.0%	0%	-	-	64.6%	35.4%	0%	-	-	26.8%	73.2%	0%	-	-	-
<b>% Total</b>	13.4%	8.6%	0%	22.0%	-	26.5%	14.5%	0%	41.1%	-	9.9%	27.0%	0%	36.9%	-	-
<b>Lights</b>	210	137	0	347	-	416	233	0	649	-	157	433	0	590	-	1586
<b>% Lights</b>	96.8%	98.6%	0%	97.5%	-	97.0%	99.1%	0%	97.7%	-	98.1%	99.1%	0%	98.8%	-	98.1%
<b>Articulated Trucks</b>	2	0	0	2	-	1	0	0	1	-	1	1	0	2	-	5
<b>% Articulated Trucks</b>	0.9%	0%	0%	0.6%	-	0.2%	0%	0%	0.2%	-	0.6%	0.2%	0%	0.3%	-	0.3%
<b>Buses and Single-Unit Trucks</b>	5	2	0	7	-	12	2	0	14	-	2	3	0	5	-	26
<b>% Buses and Single-Unit Trucks</b>	2.3%	1.4%	0%	2.0%	-	2.8%	0.9%	0%	2.1%	-	1.3%	0.7%	0%	0.8%	-	1.6%
<b>Bicycles on Road</b>	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
<b>% Bicycles on Road</b>	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
<b>Pedestrians</b>	-	-	-	-	1	-	-	-	-	9	-	-	-	-	1	-
<b>% Pedestrians</b>	-	-	-	-	100%	-	-	-	-	100%	-	-	-	-	100%	-
<b>Bicycles on Crosswalk</b>	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
<b>% Bicycles on Crosswalk</b>	-	-	-	-	0%	-	-	-	-	0%	-	-	-	-	0%	-

\* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn



# Oak Forest Avenue & Ridgeland Avenue - TMC

Thu Jul 15, 2021

AM Peak (7:15 AM - 8:15 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)

All Movements

ID: 856008, Location: 41.579223, -87.774745



Provided by: Gewalt Hamilton Associates Inc.  
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Oak Forest Ave Eastbound					Oak Forest Ave Westbound					Ridgeland Northbound					
Time	T	R	U	App	Ped*	L	T	U	App	Ped*	L	R	U	App	Ped*	Int
2021-07-15 7:15AM	7	0	0	7	0	14	3	0	17	0	11	17	0	28	0	52
7:30AM	14	5	0	19	0	16	7	0	23	0	1	8	0	9	0	51
7:45AM	3	6	0	9	0	14	12	0	26	0	4	17	0	21	0	56
8:00AM	4	5	0	9	0	16	7	0	23	3	2	19	0	21	0	53
<b>Total</b>	28	16	0	44	0	60	29	0	89	3	18	61	0	79	0	212
<b>% Approach</b>	63.6%	36.4%	0%	-	-	67.4%	32.6%	0%	-	-	22.8%	77.2%	0%	-	-	-
<b>% Total</b>	13.2%	7.5%	0%	20.8%	-	28.3%	13.7%	0%	42.0%	-	8.5%	28.8%	0%	37.3%	-	-
<b>PHF</b>	0.500	0.667	-	0.579	-	0.938	0.604	-	0.856	-	0.409	0.803	-	0.705	-	0.946
<b>Lights</b>	28	16	0	44	-	53	28	0	81	-	18	61	0	79	-	204
<b>% Lights</b>	100%	100%	0%	100%	-	88.3%	96.6%	0%	91.0%	-	100%	100%	0%	100%	-	96.2%
<b>Articulated Trucks</b>	0	0	0	0	-	1	0	0	1	-	0	0	0	0	-	1
<b>% Articulated Trucks</b>	0%	0%	0%	0%	-	1.7%	0%	0%	1.1%	-	0%	0%	0%	0%	-	0.5%
<b>Buses and Single-Unit Trucks</b>	0	0	0	0	-	6	1	0	7	-	0	0	0	0	-	7
<b>% Buses and Single-Unit Trucks</b>	0%	0%	0%	0%	-	10.0%	3.4%	0%	7.9%	-	0%	0%	0%	0%	-	3.3%
<b>Bicycles on Road</b>	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
<b>% Bicycles on Road</b>	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
<b>Pedestrians</b>	-	-	-	-	0	-	-	-	-	3	-	-	-	-	0	-
<b>% Pedestrians</b>	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-
<b>Bicycles on Crosswalk</b>	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
<b>% Bicycles on Crosswalk</b>	-	-	-	-	-	-	-	-	-	0%	-	-	-	-	-	-

\* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn



# Oak Forest Avenue & Ridgeland Avenue - TMC

Thu Jul 15, 2021

PM Peak (4:30 PM - 5:30 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)

All Movements

ID: 856008, Location: 41.579223, -87.774745



Provided by: Gewalt Hamilton Associates Inc.  
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Oak Forest Ave Eastbound					Oak Forest Ave Westbound					Ridgeland Northbound					
Time	T	R	U	App	Ped*	L	T	U	App	Ped*	L	R	U	App	Ped*	Int
2021-07-15 4:30PM	6	12	0	18	0	33	15	0	48	0	12	28	0	40	0	106
4:45PM	9	9	0	18	0	25	13	0	38	0	14	26	0	40	0	96
5:00PM	16	7	0	23	0	26	14	0	40	0	12	27	0	39	0	102
5:15PM	15	11	0	26	0	29	14	0	43	0	11	23	0	34	0	103
<b>Total</b>	46	39	0	85	0	113	56	0	169	0	49	104	0	153	0	407
<b>% Approach</b>	54.1%	45.9%	0%	-	-	66.9%	33.1%	0%	-	-	32.0%	68.0%	0%	-	-	-
<b>% Total</b>	11.3%	9.6%	0%	20.9%	-	27.8%	13.8%	0%	41.5%	-	12.0%	25.6%	0%	37.6%	-	-
<b>PHF</b>	0.719	0.813	-	0.817	-	0.856	0.933	-	0.880	-	0.875	0.929	-	0.956	-	0.960
<b>Lights</b>	45	38	0	83	-	113	56	0	169	-	49	104	0	153	-	405
<b>% Lights</b>	97.8%	97.4%	0%	97.6%	-	100%	100%	0%	100%	-	100%	100%	0%	100%	-	99.5%
<b>Articulated Trucks</b>	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
<b>% Articulated Trucks</b>	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
<b>Buses and Single-Unit Trucks</b>	1	1	0	2	-	0	0	0	0	-	0	0	0	0	-	2
<b>% Buses and Single-Unit Trucks</b>	2.2%	2.6%	0%	2.4%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0.5%
<b>Bicycles on Road</b>	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
<b>% Bicycles on Road</b>	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
<b>Pedestrians</b>	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
<b>% Pedestrians</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Bicycles on Crosswalk</b>	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
<b>% Bicycles on Crosswalk</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

\* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn



## **APPENDIX D**



### ***IDOT Historical Traffic Counts***



# Volume Count Report

LOCATION INFO	
Location ID	016 6600
Type	LINK
Funct'l Class	5
Located On	OAK FOREST AVE
From Road	167th St
To Road	Oak Park Ave
Direction	2-WAY
County	Cook
Community	-
MPO ID	
HPMS ID	
Agency	Illinois DOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Mon 7/9/2018
End Date	Tue 7/10/2018
Start Time	9:00:00 AM
End Time	9:00:00 AM
Direction	2-WAY
Notes	
Station	OAKFOREST AVE
Study	
Speed Limit	
Description	
Sensor Type	
Source	CombineVolumeCountsIncremental
Latitude,Longitude	



INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	35
1:00-2:00	24
2:00-3:00	10
3:00-4:00	16
4:00-5:00	37
5:00-6:00	104
6:00-7:00	162
7:00-8:00	224
8:00-9:00 	219
 9:00-10:00	174
10:00-11:00	147
11:00-12:00	194
12:00-13:00	226
13:00-14:00	227
14:00-15:00	250
15:00-16:00	289
16:00-17:00	323
17:00-18:00	333
18:00-19:00	254
19:00-20:00	166
20:00-21:00	153
21:00-22:00	113
22:00-23:00	58
23:00-24:00	48
<b>Total</b>	<b>3,786</b>
<b>AM Peak</b>	07:00-08:00 224
<b>PM Peak</b>	17:00-18:00 333



# Volume Count Report

LOCATION INFO	
Location ID	016 5808
Type	LINK
Funct'l Class	5
Located On	Ridgeland Ave
From Road	OAK FOREST AVE
To Road	175th St
Direction	2-WAY
County	Cook
Community	TINLEY PARK
MPO ID	
HPMS ID	
Agency	Illinois DOT

COUNT DATA INFO	
Count Status	Accepted
Start Date	Mon 7/9/2018
End Date	Tue 7/10/2018
Start Time	9:00:00 AM
End Time	9:00:00 AM
Direction	2-WAY
Notes	
Station	RIDGELAND AVE
Study	
Speed Limit	
Description	
Sensor Type	
Source	CombineVolumeCountsIncremental
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
0:00-1:00	32
1:00-2:00	16
2:00-3:00	8
3:00-4:00	12
4:00-5:00	20
5:00-6:00	80
6:00-7:00	133
7:00-8:00	186
8:00-9:00 	212
 9:00-10:00	155
10:00-11:00	152
11:00-12:00	171
12:00-13:00	200
13:00-14:00	193
14:00-15:00	200
15:00-16:00	271
16:00-17:00	289
17:00-18:00	310
18:00-19:00	234
19:00-20:00	139
20:00-21:00	127
21:00-22:00	89
22:00-23:00	60
23:00-24:00	34
<b>Total</b>	<b>3,323</b>
<b>AM Peak</b>	08:00-09:00 212
<b>PM Peak</b>	17:00-18:00 310



## **APPENDIX E**

### ***CMAP Correspondence***





Chicago Metropolitan  
Agency for Planning

433 West Van Buren Street  
Suite 450  
Chicago, IL 60607

312-454-0400  
cmap.illinois.gov

August 9, 2021

Justin Opitz, AICP  
Transportation Planner  
Gewalt Hamilton Associates  
625 Forest Edge Drive  
Vernon Hills, IL 60061

**Subject: Oak Forest Avenue @ Ridgeland Avenue**  
IDOT, CCDOTH

Dear Mr. Opitz:

In response to a request made on your behalf and dated August 9, 2021, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current Volumes	Year 2050 ADT
Oak Forest Ave east of Ridgeland Ave	3,350	4,600
Ridgeland Ave south of Oak Forest Ave	2,950	4,000

Traffic projections are developed using existing ADT data provided in the request letter and the results from the June 2021 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP  
Senior Planner, Research & Analysis

cc: Rios (IDOT); Yonan (CCDOH)  
2021\_CY\_TrafficForecast\TinleyPark\ck-97-21\ck-97-21.docx



## **APPENDIX F**

### ***ITE 10<sup>th</sup> Edition Trip Generation Excerpts***



# Single-Family Detached Housing (210)

**Vehicle Trip Ends vs: Dwelling Units**

**On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 173

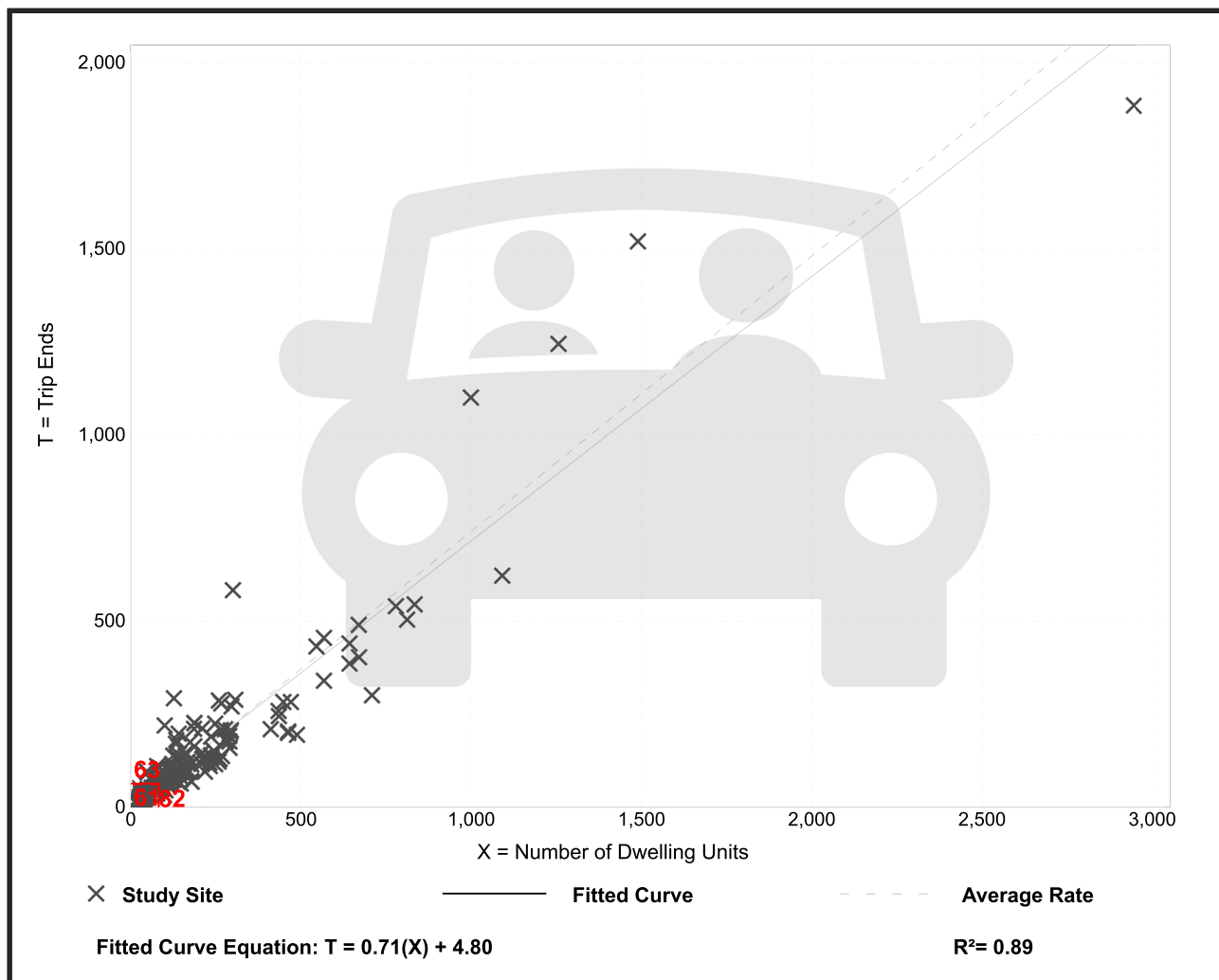
Avg. Num. of Dwelling Units: 219

Directional Distribution: 25% entering, 75% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

## Data Plot and Equation





# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 190

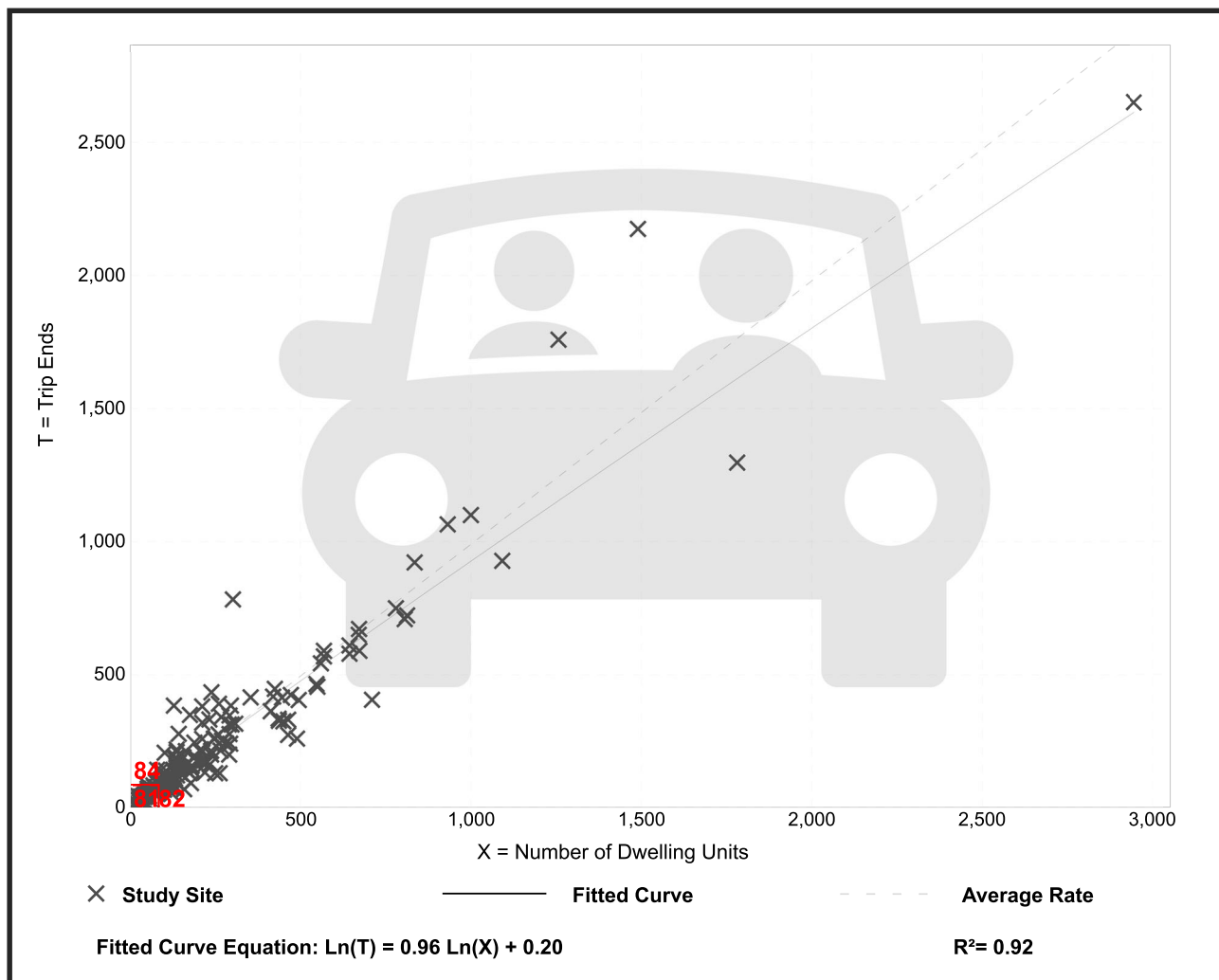
Avg. Num. of Dwelling Units: 242

Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

## Data Plot and Equation





# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 159

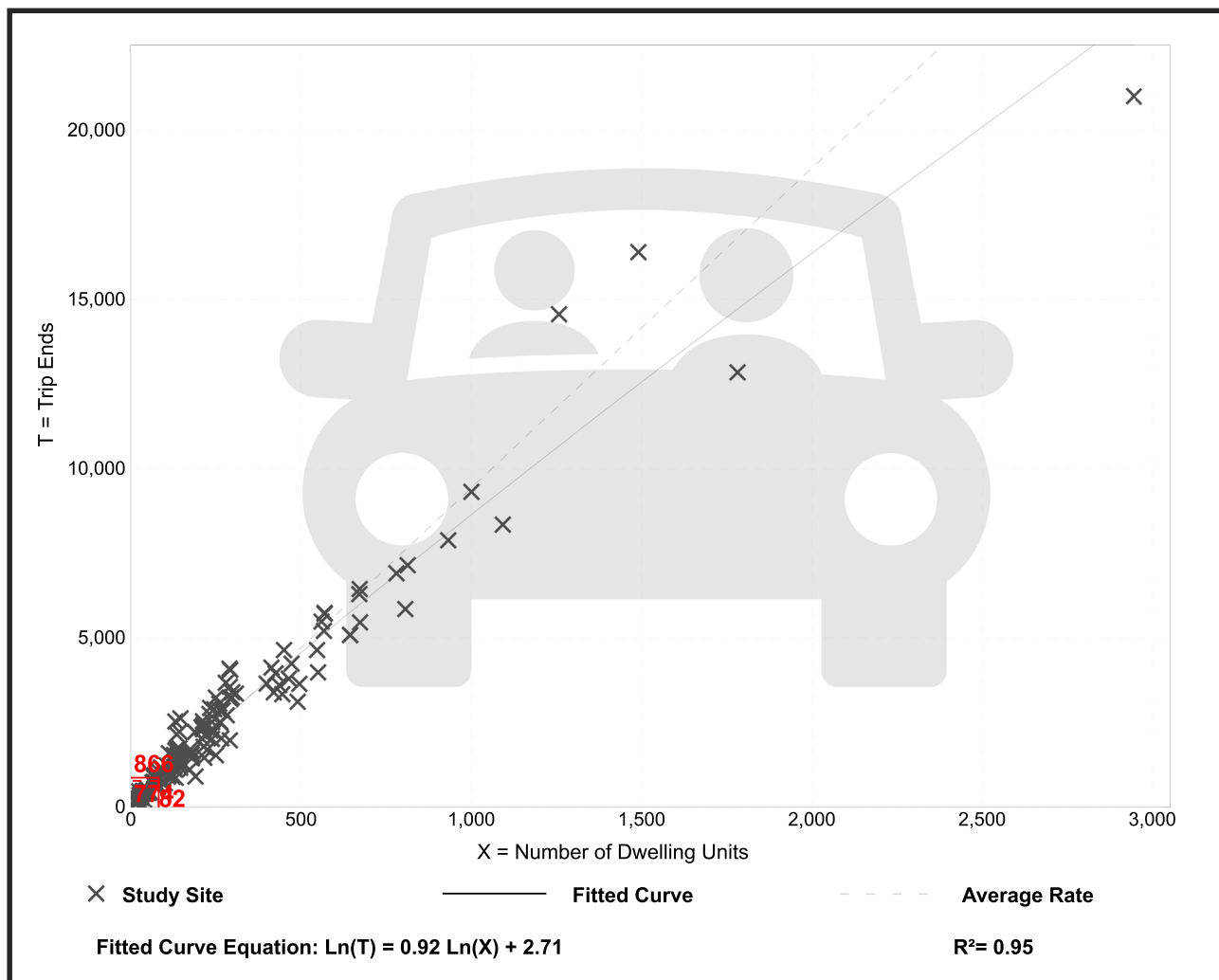
Avg. Num. of Dwelling Units: 264

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

## Data Plot and Equation





<b>Vehicle Trip Ends vs:</b>	<b>Dwelling Units</b>
<b>On a:</b>	<b>Weekday,</b>
	<b>Peak Hour of Adjacent Street Traffic,</b>
	<b>One Hour Between 7 and 9 a.m.</b>
<b>Setting/Location:</b>	<b>General Urban/Suburban</b>
Number of Studies:	53
Avg. Num. of Dwelling Units:	207
Directional Distribution:	26% entering, 74% exiting

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

**T = Trip Ends**

**X = Number of Dwelling Units**

**Legend:**

- × Study Site
- Fitted Curve
- - - Average Rate

**Fitted Curve Equation:**  $\ln(T) = 0.98 \ln(X) - 0.98$

**R<sup>2</sup> = 0.67**

**Highlighted Data Point:**

- T = 80
- X = 74
- X (on fitted curve) = 221



# Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 60

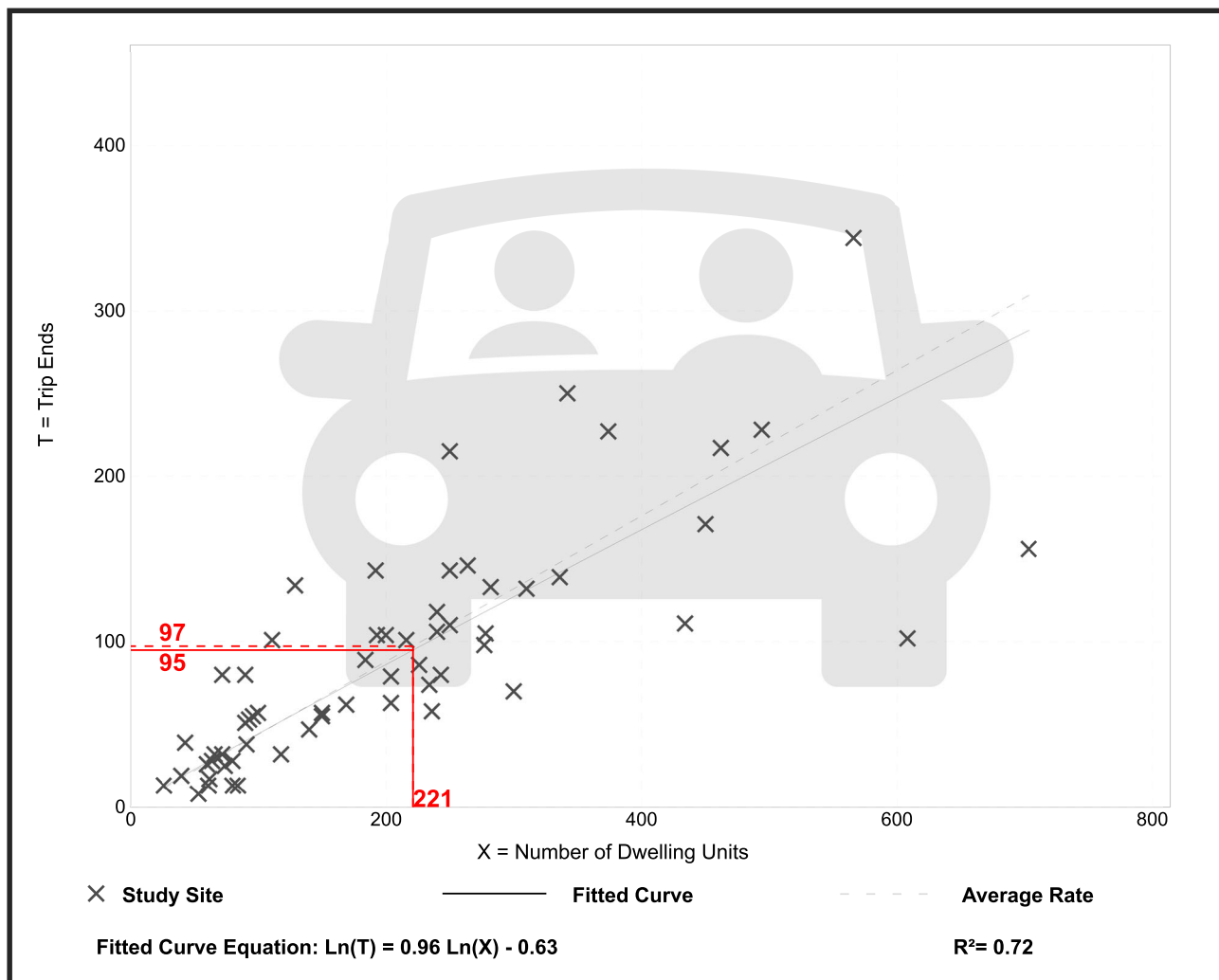
Avg. Num. of Dwelling Units: 208

Directional Distribution: 61% entering, 39% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

## Data Plot and Equation





# Multifamily Housing (Mid-Rise) (221)

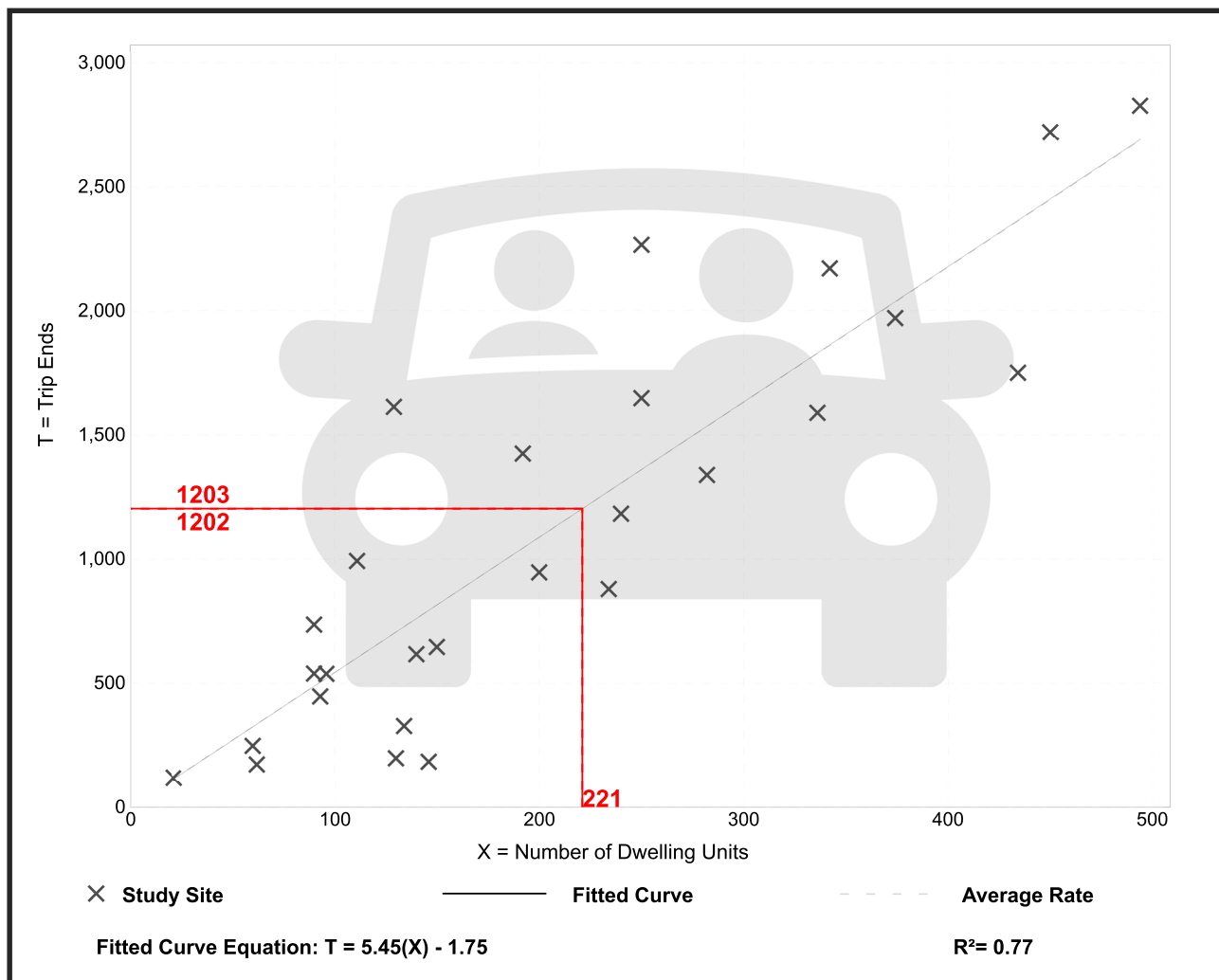
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 27  
Avg. Num. of Dwelling Units: 205  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

## Data Plot and Equation





## **APPENDIX G**

### ***Capacity Analyses Worksheets***

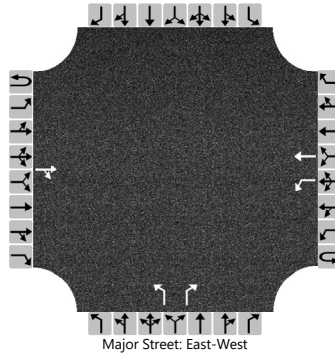


# HCS7 Two-Way Stop-Control Report

## General Information

Analyst	GHA	Intersection	Oak Forest @ Ridgeland
Agency/Co.	GHA	Jurisdiction	Cook County
Date Performed	08/23/21	East/West Street	Oak Forest Ave
Analysis Year	2021	North/South Street	Ridgeland Ave
Time Analyzed	EX AM	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	5269.935		

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	1	1	0		1	0	1		0	0	0
Configuration				TR		L	T			L		R				
Volume (veh/h)			30	17		64	31			25		84				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized									No							
Median Type   Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						70				27		91				
Capacity, c (veh/h)						1552				737		1027				
v/c Ratio						0.04				0.04		0.09				
95% Queue Length, Q <sub>95</sub> (veh)						0.1				0.1		0.3				
Control Delay (s/veh)						7.4				10.1		8.8				
Level of Service (LOS)						A				B		A				
Approach Delay (s/veh)					5.0				9.1							
Approach LOS									A							



# HCS7 Two-Way Stop-Control Report

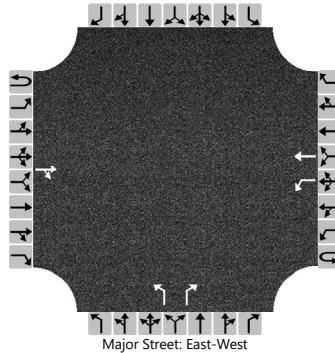
## General Information

Analyst	GHA
Agency/Co.	GHA
Date Performed	08/23/21
Analysis Year	2021
Time Analyzed	EX PM
Intersection Orientation	East-West
Project Description	5269.935

## Site Information

Intersection	Oak Forest @ Ridgeland
Jurisdiction	Cook County
East/West Street	Oak Forest Ave
North/South Street	Ridgeland Ave
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	1	1	0		1	0	1		0	0	0
Configuration				TR		L	T			L		R				
Volume (veh/h)			46	39		113	56			50		106				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized									No							
Median Type   Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						123				54		115				
Capacity, c (veh/h)						1499				572		989				
v/c Ratio						0.08				0.10		0.12				
95% Queue Length, Q <sub>95</sub> (veh)						0.3				0.3		0.4				
Control Delay (s/veh)						7.6				12.0		9.1				
Level of Service (LOS)						A				B		A				
Approach Delay (s/veh)					5.1				10.0							
Approach LOS									B							

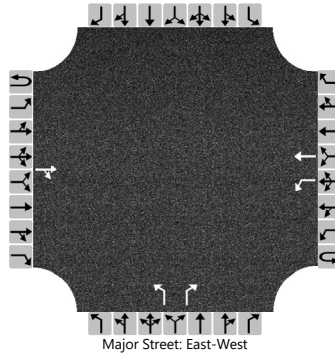


# HCS7 Two-Way Stop-Control Report

## General Information

Analyst	GHA	Intersection	Oak Forest @ Ridgeland
Agency/Co.	GHA	Jurisdiction	Cook County
Date Performed	08/23/21	East/West Street	Oak Forest Ave
Analysis Year	2030	North/South Street	Ridgeland Ave
Time Analyzed	No-Build AM	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	5269.935		

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	1	1	0		1	0	1		0	0	0
Configuration				TR		L	T			L		R				
Volume (veh/h)			33	19		70	34			27		92				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized									No							
Median Type   Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						76				29		100				
Capacity, c (veh/h)						1545				714		1021				
v/c Ratio						0.05				0.04		0.10				
95% Queue Length, Q <sub>95</sub> (veh)						0.2				0.1		0.3				
Control Delay (s/veh)						7.5				10.3		8.9				
Level of Service (LOS)						A				B		A				
Approach Delay (s/veh)					5.0				9.2							
Approach LOS									A							



# HCS7 Two-Way Stop-Control Report

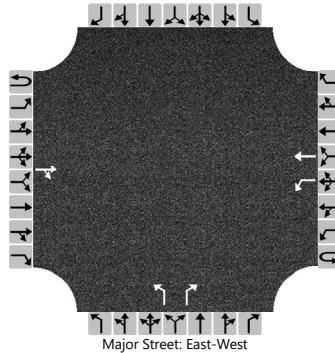
## General Information

Analyst	GHA
Agency/Co.	GHA
Date Performed	08/23/21
Analysis Year	2030
Time Analyzed	No-Build PM
Intersection Orientation	East-West
Project Description	5269.935

## Site Information

Intersection	Oak Forest @ Ridgeland
Jurisdiction	Cook County
East/West Street	Oak Forest Ave
North/South Street	Ridgeland Ave
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	1	1	0		1	0	1		0	0	0
Configuration				TR		L	T			L		R				
Volume (veh/h)			50	43		124	61			55		116				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized									No							
Median Type   Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						135				60		126				
Capacity, c (veh/h)						1489				540		981				
v/c Ratio						0.09				0.11		0.13				
95% Queue Length, Q <sub>95</sub> (veh)						0.3				0.4		0.4				
Control Delay (s/veh)						7.7				12.5		9.2				
Level of Service (LOS)						A				B		A				
Approach Delay (s/veh)					5.1				10.3							
Approach LOS									B							

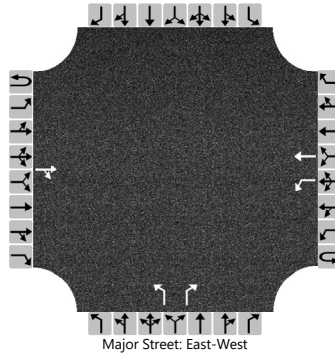


# HCS7 Two-Way Stop-Control Report

## General Information

Analyst	GHA	Intersection	Oak Forest @ Ridgeland
Agency/Co.	GHA	Jurisdiction	Cook County
Date Performed	08/23/21	East/West Street	Oak Forest Ave
Analysis Year	2030	North/South Street	Ridgeland Ave
Time Analyzed	TOTAL AM	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	5269.935		

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	1	1	0		1	0	1		0	0	0
Configuration				TR		L	T			L		R				
Volume (veh/h)			39	22		70	49			37		112				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized									No							
Median Type   Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						76				40		122				
Capacity, c (veh/h)						1533				691		1010				
v/c Ratio						0.05				0.06		0.12				
95% Queue Length, Q <sub>95</sub> (veh)						0.2				0.2		0.4				
Control Delay (s/veh)						7.5				10.5		9.1				
Level of Service (LOS)						A				B		A				
Approach Delay (s/veh)					4.4				9.4							
Approach LOS									A							

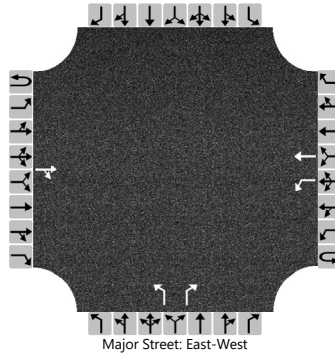


# HCS7 Two-Way Stop-Control Report

## General Information

Analyst	GHA	Intersection	Oak Forest @ Ridgeland
Agency/Co.	GHA	Jurisdiction	Cook County
Date Performed	08/23/21	East/West Street	Oak Forest Ave
Analysis Year	2030	North/South Street	Ridgeland Ave
Time Analyzed	TOTAL PM	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	5269.935		

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	1	1	0		1	0	1		0	0	0
Configuration				TR		L	T			L		R				
Volume (veh/h)			64	52		124	72			61		116				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized									No							
Median Type   Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						135				66		126				
Capacity, c (veh/h)						1458				516		956				
v/c Ratio						0.09				0.13		0.13				
95% Queue Length, Q <sub>95</sub> (veh)						0.3				0.4		0.5				
Control Delay (s/veh)						7.7				13.0		9.3				
Level of Service (LOS)						A				B		A				
Approach Delay (s/veh)					4.9				10.6							
Approach LOS									B							



# HCS7 Two-Way Stop-Control Report

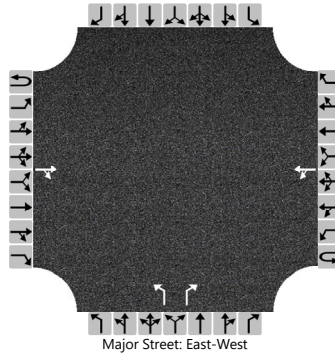
## General Information

Analyst	GHA
Agency/Co.	GHA
Date Performed	08/23/21
Analysis Year	2030
Time Analyzed	TOTAL AM
Intersection Orientation	East-West
Project Description	5269.935

## Site Information

Intersection	Oak Forest @ Site
Jurisdiction	Cook County
East/West Street	Oak Forest Ave
North/South Street	Ridgeland Ave
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume (veh/h)			125	6		16	104			15		46				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized									No							
Median Type   Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						17				16		50				
Capacity, c (veh/h)						1438				693		907				
v/c Ratio						0.01				0.02		0.06				
95% Queue Length, Q <sub>95</sub> (veh)						0.0				0.1		0.2				
Control Delay (s/veh)						7.5				10.3		9.2				
Level of Service (LOS)						A				B		A				
Approach Delay (s/veh)					1.1				9.5							
Approach LOS									A							

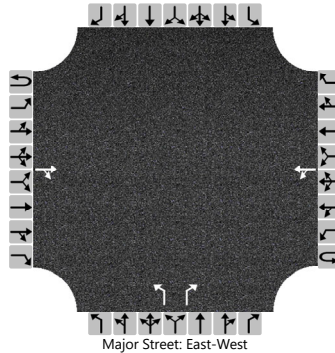


# HCS7 Two-Way Stop-Control Report

## General Information

Analyst	GHA	Intersection	Oak Forest @ Site
Agency/Co.	GHA	Jurisdiction	Cook County
Date Performed	08/23/21	East/West Street	Oak Forest Ave
Analysis Year	2030	North/South Street	Ridgeland Ave
Time Analyzed	TOTAL PM	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	5269.935		

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume (veh/h)			166	18		49	185			11		31				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized									No							
Median Type   Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						53				12		34				
Capacity, c (veh/h)						1370				507		850				
v/c Ratio						0.04				0.02		0.04				
95% Queue Length, Q <sub>95</sub> (veh)						0.1				0.1		0.1				
Control Delay (s/veh)						7.7				12.3		9.4				
Level of Service (LOS)						A				B		A				
Approach Delay (s/veh)					1.9				10.2							
Approach LOS									B							



# HCS7 Two-Way Stop-Control Report

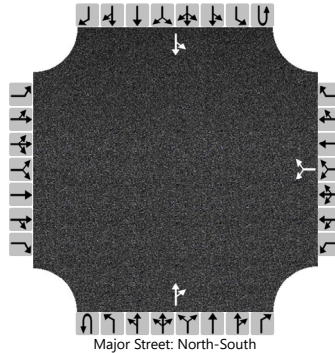
## General Information

Analyst	GHA
Agency/Co.	GHA
Date Performed	08/23/21
Analysis Year	2030
Time Analyzed	TOTAL AM
Intersection Orientation	North-South
Project Description	5269.935

## Site Information

Intersection	Ridgeland @ North Site
Jurisdiction	Cook County
East/West Street	Site North
North/South Street	Ridgeland Ave
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						18		7			122	6		2	90	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type   Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						27								2		
Capacity, c (veh/h)						787								1444		
v/c Ratio						0.03								0.00		
95% Queue Length, Q <sub>95</sub> (veh)						0.1								0.0		
Control Delay (s/veh)						9.7								7.5		
Level of Service (LOS)						A								A		
Approach Delay (s/veh)					9.7								0.2			
Approach LOS					A											



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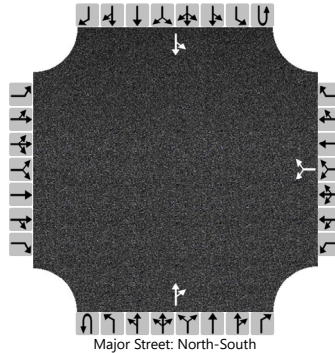
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Date Performed	08/23/21
Analysis Year	2030
Time Analyzed	TOTAL PM
Intersection Orientation	North-South
Project Description	5269.935

## Site Information

Intersection	Ridgeland @ North Site
Jurisdiction	Cook County
East/West Street	Site North
North/South Street	Ridgeland Ave
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						12		4			173	20		6	170	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type   Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						17								7		
Capacity, c (veh/h)						650								1361		
v/c Ratio						0.03								0.00		
95% Queue Length, Q <sub>95</sub> (veh)						0.1								0.0		
Control Delay (s/veh)						10.7								7.7		
Level of Service (LOS)						B								A		
Approach Delay (s/veh)					10.7								0.3			
Approach LOS					B											



# HCS7 Two-Way Stop-Control Report

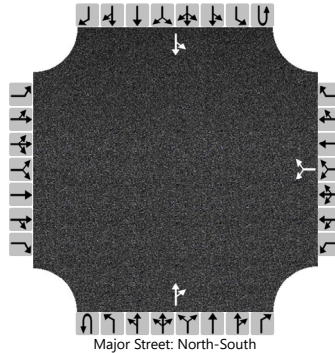
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Agency/Co.	GHA
Date Performed	08/23/21
Analysis Year	2030
Time Analyzed	TOTAL AM
Intersection Orientation	North-South
Project Description	5269.935

## Site Information

Intersection	Ridgeland @ South Site
Jurisdiction	Cook County
East/West Street	Site South
North/South Street	Ridgeland Ave
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						13		3			125	4		1	107	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type   Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						17								1		
Capacity, c (veh/h)						758								1443		
v/c Ratio						0.02								0.00		
95% Queue Length, Q <sub>95</sub> (veh)						0.1								0.0		
Control Delay (s/veh)						9.9								7.5		
Level of Service (LOS)						A								A		
Approach Delay (s/veh)					9.9								0.1			
Approach LOS					A											



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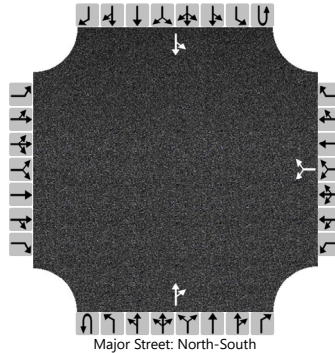
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Project Description	5269.935

## Site Information

Intersection	Ridgeland @ South Site
Jurisdiction	Cook County
East/West Street	Site South
North/South Street	Ridgeland Ave
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						8		2			191	13		3	179	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type   Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						11								3		
Capacity, c (veh/h)						626								1347		
v/c Ratio						0.02								0.00		
95% Queue Length, Q <sub>95</sub> (veh)						0.1								0.0		
Control Delay (s/veh)						10.9								7.7		
Level of Service (LOS)						B								A		
Approach Delay (s/veh)					10.9								0.1			
Approach LOS					B											



## **MONOTONY CODE FOR DETACHED SINGLE-FAMILY DWELLING UNITS**

### **Elevations:**

The same elevation of the same floor plan cannot be repeated within two lots on the same side of the street. In other words, there must be two different elevations between each home. A different elevation is not only defined as a different letter, but must be different in terms of roofline and fenestration.

The same elevations cannot be put “directly across the street” from one another. However, like elevations can be erected across the street from one another as long as the lot boundaries do not overlap by more than 25%: this is not considered “directly across the street.” In the case of a small cul-de-sac (eight sites or less), no duplication of elevations should occur.

### **Exterior Colors:**

On the same side of the street, the same exterior siding color should not be repeated within two lots. In other words, there will be two different siding colors between each house. Similar to the elevation rule, the siding color should not be the same on any house across the street.

As far as the trim, roof and brick colors are concerned, they should not be duplicated more than twice if side by side; i.e., there will not be three homes alongside each other with the same trim color.

There is no monotony code for TH.



**GENERAL INFORMATION**

Project Name: Oak Ridge  
Project Number(s): 53296  
Project Location: Tinley Park  
County Jurisdiction: Cook  
Architects: Premier Architects  
Architect Contact: John Kern

**SITE & LANDSCAPING INFORMATION**

Common Area Landscape: Per Landscape Plan  
Curb & Curb Cuts: B6.12/Depressed  
Driveways: 2" asphalt over 6" gravel  
Driveway Approaches: 2" asphalt over 6" gravel  
Exterior Flatwork: 3' wide 4" thick service walk from drive to front stoop w/California finish  
Landscape Package: Foundation Plantings – Standard (per plan)  
Landscaping - Front Yard: Sod  
Landscaping - Side Yard: Sod  
Landscaping - Rear Yard: Sod  
Mailboxes: Yes, specifications per U.S.P.S.  
Mulch: Perimeter of Foundation  
Parkway: Per Landscape Plan  
Public Walks: 5' wide 5" thick (6" at driveway) w/4" crushed stone base – Rebar at Drives  
Sewer & Water Req.: 1 1/2" water /6" PVC sewer service (D-2241 minimum)

**MISCELLANEOUS INFORMATION**

Energy Testing: Energy Smart  
Radon Mitigation: Passive Radon system from slab through roof.  
Smart Home Features (Amazon): Amazon Echo Dot (Installed Post-Closing)  
Smart Home Features (Deadbolt): Kwikset ZWave 888 Electronic deadbolt  
Smart Home Features (Doorbell): Skybell Trim Plus video doorbell (Installed Post-Closing)  
Smart Home Features (HD Panel): Qolsys IQ2 7" HD Panel (Installed Post-Closing)  
Smart Home Features (Light Switch): Eaton/Cooper ZWave light switch

**CONSTRUCTION FEATURES**

Standard: Slab  
Optional: Partial Basement, Full Basement  
Stoop: Standard (Per Plan)  
1st Floor Ceiling Height: 9' ceiling

**EXTERIOR DESIGN FEATURES**

Address Marker: 4" Black plastic house numbers  
Corners (Front): Wood Tone Real Trim 4/4 Pre-finished (per plan) 1 coat pre-finished, 1 coat face off  
Corners (Sides and Rears): Wood Tone Real Trim 4/4 Pre-finished (per plan) 1 coat pre-finished, 1 coat face off  
Cultured Stone: Face Brick/Stone per D.R. Horton Package, per plan  
Decorative Millwork: Decorative millwork mounted on top of vinyl siding. MFG: Fypon or equal  
Ext. Garage Service Door: Optional 2-panel square smooth insulated steel, location per plan  
Exterior Paint: Sherwin Williams, Colors per D.R. Horton Color Package  
Exterior Window Trim: Wood Tone Real Trim 4/4 Pre-finished (per plan) 1 coat pre-finished, 1 coat face off  
Frieze: Wood Tone Real Trim 4/4 Pre-finished (per plan) 1 coat pre-finished, 1 coat face off  
Front Exterior Door: Masonite HGS-217-010-2 smooth fiberglass insulated w/deadbolt and dentil shelf  
Masonry: Face Brick/Stone per D.R. Horton Package, per plan  
Rake Size: Flush  
Roof Shingles: IKO Cambridge AR Architectural - Weathered Wood  
Shutters (Louver/Panel): Prefinished Vinyl per plan  
Siding: Exterior Portfolio Parkview D4.042 Vinyl Siding  
Soffit and Fascia: Aluminum, 2x8 subfascia  
Trim Boards: Wood Tone Real Trim 4/4 Pre-finished (per plan) 1 coat pre-finished, 1 coat face off  
Window Energy Efficiency: MI Windows. Low E glass and Argon. U Factor .30  
Window Grills: Whole House  
Windows: White vinyl single-hung or slider w/integral J channel, tempered glass where required by code

**INSULATION**

Attic: R-45 at all ceilings  
Basements: R-11 blanket at exterior walls from top of foundation to 4' down. 1" closed cell spray foam at rim  
Cantilevers: Min. R-35 (fill cavity)  
Exterior Walls (2x4 - Per Plan): R-15 Hi-Density Batts  
Exterior Walls (2x6 - Per Plan): R-19  
Floor Perimeter: Closed cell spray foam at basement rim, 2nd floor rim joist, joist ends at garages, garage HVAC chases, at penetration when garage steel penetrates warm walls and at steel at 3rd car garages when steel carriers 2nd floor.  
Garage Ceilings w/Living Space Above: Minimum R-35 (Fill Cavity)  
Top Plate Gasket: Minimum 3/8" bead of Great Stuff pro Gasket foam at all exterior and interior top plates contiguous to attic space above.  
Warm Walls (house to garage): R-15 / R-19 Hi-Density Batts - Per Plan



# **Oak Ridge, Tinley Park, IL estimated school children generation**

8/31/2021

<b>SFD</b>	<b># of Units</b>	<b>ES students/unit</b>	<b>TOTAL ES Students</b>
3BR	33	0.639	21.087
4BR	49	0.961	47.089

<b>SFA</b>			
2BR	96	0.141	13.536
3BR	64	0.143	9.152

**TOTAL ES Students** 90.864

<b>SFD</b>	<b># of Units</b>	<b>HS students/unit</b>	<b>TOTAL HS Students</b>
3BR	33	0.135	4.455
4BR	49	0.242	11.858

<b>SFA</b>			
2BR	96	0.03	2.88
3BR	64	0.05	3.2

**TOTAL HS Students** 22.393

Source: Village of Orland Park Development Ordinance

**Note: Pursuant to the IL State Report Card, School District #146 has lost 54 students over the last 5 years and Tinley Park High School has lost 260 students over the last 5 years**



## Background, Objective, and Key Assumptions



## Background, Objective and Key Assumptions

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### Background

Housing Trends, LLC was retained by DR Horton, Inc. - Midwest to assess the viability of the Subject location and make product and pricing recommendations that will maximize revenue and velocity at the proposed community located in Tinley Park, Cook County, Illinois. The Subject is currently planned to consist of approximately 225 total units (traditional single-family and townhomes).

### Objective

The objective of this assignment was to compile and evaluate pertinent housing information in order to provide product, pricing and absorption projections for the recommended product type. To achieve the objective of this assignment, information on the Subject was reviewed, the Subject site was visited, and information was compiled and analyzed on: actively selling new home communities and existing home sales in the Target Market Area (portions of Cook and Will Counties).

### Key Assumptions

It is important to note that our pricing recommendations and absorption targets assume certain parameters regarding project execution. To achieve the prices and sales rates reflected in this report, it is assumed that the community will: 1) offer floor plan sizes and types as proposed, 2) be executed in a quality “market appropriate” manner with a community entrance, monumentation, landscaping, amenities, spec levels, and unit finishes in-line with market expectations, 3) have advertising and marketing efforts generating qualified shopper traffic commensurate with market comps achieving comparable sales rates, 4) have an on-site sales office open at least five days per week, 5) have fully decorated model homes reflecting each product type, and 6) have experienced sales agents familiar with the local market. In terms of product, as a general guide we have assumed that Builder product would be commensurate with other new home communities in the Target Market Area. If the Builder does not meet these conditions, it could have adverse impacts on project performance that could impact achievable prices and/or sales rates.

### Contact Information

For questions and/or comments regarding this report, please contact:

Lance Ramella, President  
Housing Trends, LLC  
210 Cedar Avenue  
St. Charles, IL 60174  
lramella@housingtrendsllc.com  
630.544.7826



## Executive Summary – For-Sale Product



## Executive Summary – Key Observations

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- The unemployment rate in the Chicago MSA increased from a historic low of 2.8% in December 2019 to 17.3% in April 2020 and back down to 7.2% in November 2020 before bouncing up to 8.7% in December 2020. Of course, this roller coaster year has been greatly impacted by the Covid-19 pandemic. We expect that it will take another 12 to 18 months for the unemployment rate to reach its pre-pandemic levels.
- Through the economic uncertainty of the past several months, the new home market has been remarkably resilient, with most major homebuilders in the Chicago area reporting sales volumes twice what they were during the same period (May through December) last year. This sales boom has been primarily driven by historically low interest rates, lack of supply in the existing home market and strong demand in the suburbs.
- According to the Illinois Association of Realtors, existing home sales and median prices both surged in the fall (contracts were most likely written in the summer months). We expect this sales surge to continue into 2021 as the real estate market continues its strong rebound.
- Based on resale data per county, every county in the Chicago MSA has seen a strong increase in existing home sales volume. Kendall County led the way with a year-over-year increase of 63.9%, followed by Kane County with a year-over-year increase of 46.5%. Will County and Suburban Cook County, both saw strong but slightly more modest growth rates.
- The median existing home sales price in the Chicago MSA increased at its fastest pace in 15 years with a year-over-year increase of 14.4% as of December 2020. The past six months have seen sales increases of 6.9% (July), 10.5% (August), 12.3% (September), 14.2% (October), 12.0% (November) and 14.4% (December). These price increases demonstrate the recent strength of the real estate market in the Chicago region, particularly the suburban market.
- According to anecdotal evidence (its too soon to have reliable data), the Covid-19 pandemic and the resulting move toward telecommuting has allowed workers that would normally commute to dense employment centers to move to less dense suburbs with larger lots and more outdoor amenities and still maintain their current jobs. These people might be working from home full-time or commuting to their place of employment one or two days per week, which will increase the desirability of distant suburbs with strong amenities, good schools and plenty of outdoor recreational options.
- The Subject is well located in the eastern portion of Tinley Park. The primary shopping corridor is located less than one-mile to the west of the Subject and the Tinley Park Metra Station is located only 1/2 mile west of the site.
- New home development activity has lagged in the Southwest suburbs when compared to the west and northwest suburbs. This has created a pent-up demand situation in this submarket. Our new home demand analysis indicates that this region is severely underbuilt compared to the annual new home demand in the market.





DR Horton, Inc. - Midwest

Tinley Park Market Opportunity Assessment and Demand Analysis

Village of Tinley Park, Cook County, Illinois

March 2021



## Executive Summary – Key Observations

---

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- Based on resale data per county, every county in the Chicago MSA has seen a strong increase in existing home sales volume. Kendall County led the way with a year-over-year increase of 63.9%, followed by Kane County with a year-over-year increase of 46.5%. Will County and Suburban Cook County, both saw strong but slightly more modest growth rates.
- The median existing home sales price in the Chicago MSA increased at its fastest pace in 15 years with a year-over-year increase of 14.4% as of December 2020. The past six months have seen sales increases of 6.9% (July), 10.5% (August), 12.3% (September), 14.2% (October), 12.0% (November) and 14.4% (December). These price increases demonstrate the recent strength of the real estate market in the Chicago region, particularly the suburban market.
- According to anecdotal evidence (its too soon to have reliable data), the Covid-19 pandemic and the resulting move toward telecommuting has allowed workers that would normally commute to dense employment centers to move to less dense suburbs with larger lots and more outdoor amenities and still maintain their current jobs. These people might be working from home full-time or commuting to their place of employment one or two days per week, which will increase the desirability of distant suburbs with strong amenities, good schools and plenty of outdoor recreational options.
- The Subject is well located in the eastern portion of Tinley Park. The primary shopping corridor is located less than one-mile to the west of the Subject and the Tinley Park Metra Station is located only 1/2 mile west of the site.
- New home development activity has lagged in the Southwest suburbs when compared to the west and northwest suburbs. This has created a pent-up demand situation in this submarket. Our new home demand analysis indicates that this region is severely underbuilt compared to the annual new home demand in the market.



## Executive Summary – Product Recommendations

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Based on the results of our New Home Demand Analysis, the current new home and resale market and the demographic profile of the competitive market area (7.5-mile radius from the Subject site). Housing Trends recommends a mix of traditional single-family homes and rear-loaded townhomes at the Subject.

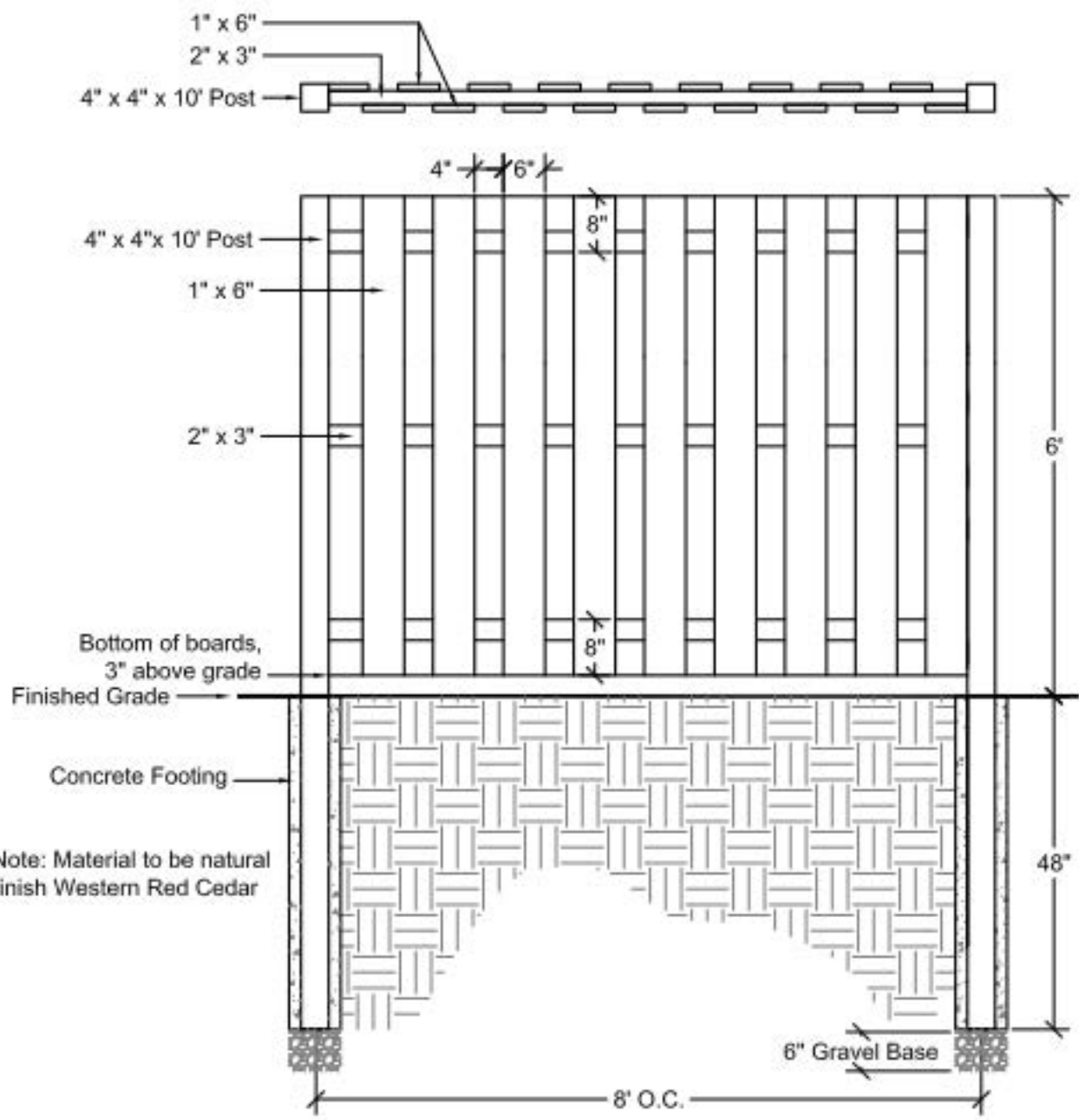
### Traditional Single-Family Homes

- Most newly built, single-family homes in the region are on minimum 60' wide lots. In order to compete in the local new home market, we recommend minimum 60' lots. For this analysis, we utilized the Client's existing traditional single-family product which ranges in size from approximately 1,498 to 2,836 square feet. We recommend including at least two ranch units with the remaining units traditional two-story, 3- or 4-bedroom and 2.5-bath units. We recommend base prices ranging from approximately \$320,000 to \$380,000 and we anticipate options of approximately 10% of the base prices. The recommended product mix will be targeted toward young and move-up families who are seeking a new home in an established/mature housing market as well as active adult buyers who are seeking single-level living.

### Three-story, rear-loaded Townhomes

- According to our New Home Demand Analysis, there is a deep pool of new home buyers in the 30-44 year-old age category (Millennials). This buyer group has a strong preference for 3-story, rear-loaded townhomes primarily due to the flex-space that is typically included on the ground floor of the unit next to the garage. This flex-space has become very important for use as a home office in the past year. This product type also provides a strong street scape with all garage doors located behind the units and no garage doors at the front of the units. This product would be especially appealing facing Ridgeland Road as drive-by traffic would see the front of the units with no garages or curb-cuts. This product type will also provide diversity with the product offerings at the Subject which will allow the Subject property to appeal to a wide variety of buyers, ranging from young millennials (both singles and couples) to young and mature families and active-adults. These buyers are typically first-time buyers and have a strong preference for attached, maintenance-free homes. For these reasons, we recommend three-story, rear-loaded townhomes at the Subject. For this product type, we used the Client's Seaboard Series Townhomes which range in size from 1,579 to 1,756 square feet and have either two- or three-bedrooms and 2.5 bathrooms. Our recommended base prices range from \$265,000 to \$285,000. These units will be targeted toward Millennial couples and singles aged 30-44.





6' HIGH, BOARD-ON-BOARD FENCE DETAIL

SCALE 1/2" = 1'-0"

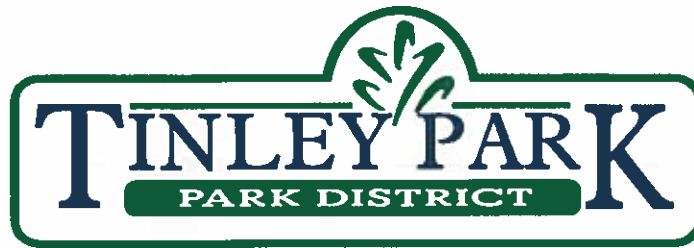












December 2, 2021

Via Email [dritter@tinleypark.org](mailto:dritter@tinleypark.org)

Daniel Ritter, AICP  
Planning Manager  
Village of Tinley Park  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477

Re: Oak Ridge Subdivision

Dear Mr. Ritter

I am writing in response your inquiry regarding the Tinley Park-Park District's ("Park District") willingness to accept a donation of land located in the D. R. Horton's proposed Oak Ridge Subdivision. It is our understanding that such a donation would occur in the future at an unknown date. As you are aware, the Park District cannot authorize the acceptance of a donation at this time. Notwithstanding the above, the Park District is interested in the proposed donation as it fits within its current and future plans.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shawn Roby".

Shawn Roby  
Executive Director



# PLAN COMMISSION STAFF REPORT

December 2, 2021 – PUBLIC HEARING

## Petitioner

Karli Mayer, on behalf of  
One Magnuson Lane LLC

## Property Location

SW Corner of 191<sup>st</sup> Street and  
Magnuson Lane

## PINs

19-09-11-200-015-0000  
19-09-11-200-013-0000

## Zoning

R-6 PD

## Approvals Sought

Special Use Permit for a  
Substantial Deviation  
from the Brookside Glen  
Planned Unit  
Development

## Project Planners

Kimberly Clarke, AICP  
Community Development  
Director

Lori Kosmatka  
Associate Planner

## The Residence of Brookside Glen

Southwest corner of 191<sup>st</sup> Street and Magnuson Lane



## EXECUTIVE SUMMARY

The Petitioner, Karli Mayer, on behalf of One Magnuson Lane LLC, seeks a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development (PUD) to permit design changes to the previously approved Residences at Magnuson multifamily residential development.

The Petitioner previously received approval in December 2017 to construct the Residences at Magnuson, which includes four (4) multi-family residential structures with thirty-six (36) dwelling units per building for a total of 144 dwelling units. This proposal also includes a 5,320± square foot club house, landscaping, and various amenities throughout the development. The Petitioner now proposes changes to the exterior architecture of the buildings which differ from the appearance of the previously approved plans. The exterior design changes are due in part to some building reconfiguration in the development.

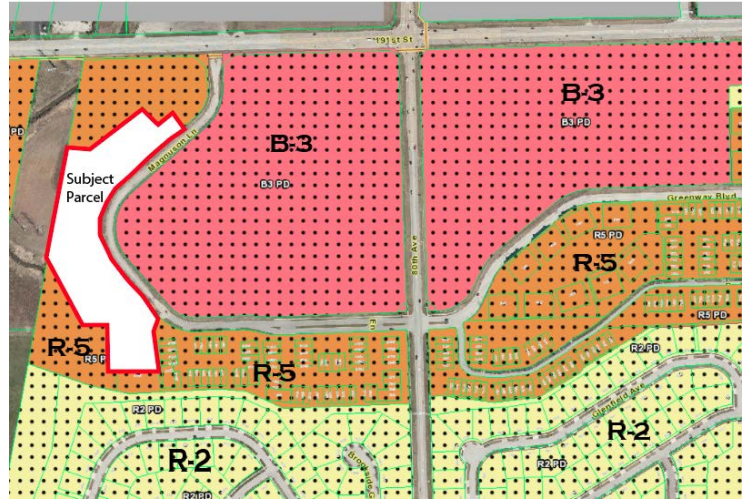


## EXISTING SITE & HISTORY

The subject site is a 7.65-acre parcel within the Brookside Glen Planned Unit Development (PUD). The Brookside Glen PUD was approved as part of an annexation of 828 acres in 1990. Since that time there have been amendments to the Agreement as well as several PUD modifications and rezonings. The subject property was originally planned for a mixture of commercial, office/restricted industrial, and residential uses (single-family detached, townhomes, and condo/apartments).

In February, 2016, the Village was approached by the Petitioner to develop the 7.65-acre parcel. Multiple meetings were held between July and October 2017 which included Staff, elected officials, the Petitioner, and representatives from the Brookside Glen subdivision.

The participants discussed plans that would address concerns about the scale of the buildings while maintaining valuable amenities and high-quality aesthetics.



The site is bordered by the ComEd transmission lines to the west, B-3 PD (General Business and Commercial District) to the east, R-5 PD to the south and southeast and R-2 PD (Single-Family Residential) to the far south. The site is located within the Urban Design Overlay District (UD-1) that is intended to regulate non-residential buildings to “accommodate the automobile, but are primarily designed to promote non-motorized and public transportation movements to, within, and among properties”. UD-1 attempts to create a streetscape that is defined by buildings rather than parking lots. Although this is a residential building, it has some “commercial character” due to its scale, surface parking, and recreational component (club house). Additionally, there will eventually be commercial development to the east which will need to comply with the regulations for the UD-1 Overlay District.

Surrounding land uses include vacant property to the east that is planned and zoned for commercial uses. A municipal pumping station is located immediately to the south and a townhome development exists to the southeast with two-story structures housing 4-6 units per structure.

East of 80<sup>th</sup> Avenue there are other planned commercial uses that are vacant in addition to townhomes and 4-story multi-family condominium buildings of 16 units each. These multi-family structures are designed similarly to the proposed project in that they are effectively 5-story buildings due to the semi-underground parking garage. A detention pond is located to the north of the subject site and functions as a buffer to 191<sup>st</sup> Street. The Wolverine Pipeline traverses the site (east to west) just north of the pumping station.

As a Planned Unit Development, deviations from these requirements are considered ‘exceptions’ and are not reviewed as a ‘true’ variation from the Zoning Ordinance; instead, they are reviewed in context of the approved PUD. The Commission may wish to evaluate these deviations using the PUD Standards and Criteria for a PUD (Sections VII.C.1. and VII.C.3). As a Special Use, Staff will provide Findings of Fact at the Public Hearing consistent with the Special Use standards in Section X.J.5 of the Zoning Ordinance. Any exceptions that Staff has noted during the review are identified throughout this report.



## SUBSTANTIAL DEVIATION REQUEST

The issue before the Plan Commission is approval of a Substantial Deviation from the Brookside Glen Planned Unit Development (PUD). The PUD was initially approved in 1990 with subsequent Substantial Deviations in 2000 and 2017. Over the years, this PUD has evolved; reacting to market demands and economics. See the attached timeline for specific references to approvals and ordinances related to this property. The original PUD of 828 acres provided for a mix of uses.

The Petitioner's request is to deviate from Ordinance 2017-O-072 (Substantial Deviation from the Brookside Glen PUD). The approved PUD included four (4) structures of thirty-six (36) dwelling units each for this property (total of 144 units) and a club house with a pool and other various residential amenities. The approved PUD contained Exceptions for building setback and building height. The proposed Substantial Deviation will allow for design changes to the project primarily as a result in change of exterior wall construction. The proposal will reconfigure the façade and materials with adjustments in elevation offsets, windows, and balconies. The current proposal will reduce the residential overall building heights by 5'-0 1/8", increase the building lengths from 174'-10" to 188'-2", adjust building setbacks. Proposed changes specific to the clubhouse include a reduction of glazing, new elevation offsets, and reconfiguration of space with additional amenities due to modification of the underground parking garage and relocation of restrooms. The proposal also includes a shift in parking type, removal of the exterior trash enclosures, and addition of two exhaust sheds on the terraces.

## EXCEPTIONS

The previously approved Planned Unit Development ordinance included three Exceptions from the Zoning Ordinance. The Petitioner requests amending the following Exceptions from the Zoning Ordinance based on their revised elevations.

### 1. Building Height

A nine-foot (9') exception to the maximum building height requirement within Ordinance 2000-O-006 allowed the structures at a building height of 65' where 56' was the maximum height allowed. In the 2017 consideration of the project, Village staff noted that although the height of the buildings were approximately ten feet (10') taller at the highest point (the middle roof), the actual elevation would be consistent with Brookside Place since the elevation at the subject site is approximately ten feet (10') lower than the elevation at Brookside Place. The Maximum Overall Height of Building was noted as 72'-3.75", however staff noted the Mean Roof Height of 64'-11.75" as the "Building Height" (defined in Section II of the Zoning Ordinance). The Petitioner currently proposed plans will reduce the Exception's nonconformity of height by 5'-0 1/8" which is due to the reduction of 2'-0" in the garage and floor construction thickness.



*Renderings of Previously Approved Residence of Brookside Glen and Building at Brookside Place*

### 2. Building Setbacks

An exception to the Village requirement for the front yard setback allowed the residential structures to be set back about 18' to 27'. The Petitioner noted that the currently proposed setbacks will range from 9'-2" to 69'-11".



3. Building Floor Area Ratio

An exception of 0.056 to the Village requirement for floor area ratio (FAR) allowed a FAR of 0.656 where 0.6 was the maximum FAR allowed. The Petitioner has noted that the currently proposed FAR will now be 0.655.

## **ARCHITECTURE**

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### **2017 Previously Approved PUD Plans**

The previously approved plans consisted of four (4) architecturally identical proposed residential precast structures with precast balconies and a centrally located club house. The structures included a semi-underground parking garage and four (4) stories of residential dwellings. Terraces above the parking level connected the structures. Pedestrian access was provided at the east and west sides of both the residential buildings and club house. Vehicular access ran the length of the development with two garage entries and drive-through in the clubhouse. The approved building height was noted as approximately 65' as defined by "Building Height" in Section II of the Zoning Ordinance. The overall building height was noted as 72'-2 5/8" as measured from the parking level. The approved construction type was exterior walls constructed with precast concrete and thin embedded bricks, and standard brick and block construction.

#### *Building Materials*

The previously approved exterior cladding included a ½" thin brick veneer precast into a panel with horizontal seams. The ground/parking level included a precast stained and stamped stone foundation material. The precast balconies were approved with steel railings and wire mesh infill panels

#### *Architecture*

The architecture included some aspects of a Prairie style with the slope of the roof and transom windows. The floor to ceiling windows added distinction reflective of loft type architecture. The roof line was varied to provide enhanced architectural interest helping to break up the expanse of the roof. Articulation was provided along all building facades to create visual interest and shadow lines. Landscaped berms were also shown at the base of the structures at varied heights to minimize exposure of the parking level. The approval also indicated the roof terraces would have green roofs with landscaping screening from Magnuson Lane. The club house's architecture also encompassed some aspects of Prairie architecture consistent with the residential buildings. The club house also included an expansive arrangement of windows with a canopy on the east side and an extension of cabanas and restrooms on the west side.

### **Proposed Plans**

The Petitioner is currently proposing a new construction type with revised dwelling unit layouts, resulting in exterior design changes. The Petitioner has provided a letter itemizing these changes along with updated drawings. The drawings include line drawings for each façade of a typical residential building and the clubhouse, as well as color elevations comparing the previously approved and currently proposed facades of a typical residential building and the clubhouse. The Village consulted architectural firm Farnsworth Group to do an architectural design review comparing the residential building east elevation's previous approval to the current proposal. Farnsworth Group has provided a statement of findings which included opinions made upon their professional judgement based on their experience in the field of architecture (*see attached*).

#### *Construction Type of Exterior Walls:*

The new exterior wall construction type will be noncombustible brick veneer construction which mostly includes full four-inch brick veneer with steel stud wall backup where applicable, ½" thin brick veneer adhered (noted at the 5<sup>th</sup> floor of each end of each residential building and on parts of the clubhouse), and natural stone veneer along the ground level of the residential buildings. The Petitioner proposes this change due to this construction type becoming an allowable option per a recent revision of the Tinley Park Building Code change.



*Heights:*

The Petitioner states the residential overall heights will be reduced by 5'-0 1/8" due to lowering the height of the semi-underground garage (ground/parking level) and the reduction of floor thickness. The Petitioner notes the resulting height is 70'-4 7/8", as identified on the residential east elevation. The Petitioner however does not identify the elevation from which that point is referenced. The shorter overall height of the residential buildings still include an elevated top floor of 14'-0" as measured from the top of subfloor to the roof truss bearing height, and the residential floor heights of the remaining stories are substantially similar (current 10'-1 3/4" versus approved 10'-0"). The clubhouse is proposed as 35.2" along the rear façade. The previously approved drawings did not show an overall height for the clubhouse.

*Building Lengths, Setbacks & Floor Area Ratio:*

The building lengths will be increased from 174'-10" to 188'-2". However, the Petitioner notes the connector (terrace) sections were modified to reduce the impact of the overall length. The Petitioner has noted the currently proposed building setbacks will change from a range of 18 to 27 feet to a range of 9'-2" to 69'-11". The low end of this setback range is measured from the newly proposed piered canopies. The Petitioner has noted the previous PUD approval showed a maximum of 63'-0 3/8", which contradicts the approved Exception of 18 to 27 feet. The currently proposed floor area ratio will be reduced from 0.656 to 0.655. The distance to the nearby townhome measured 198'-9 3/4" in the previous approval, but is now 197'-6 3/4", a reduction of 1'-3".

*Architecture - Façade Reconfiguration of Bays, Windows, Doors, Canopies, Balconies, and Mechanical Equipment:*

Some reconfiguration is proposed to the architecture and facades. Due to a modification in the building footprint, the proposed façade offsets (projections) will somewhat change the layout of the windows, doors, balconies, and PTEC wall units. The Petitioner notes the currently proposed residential window arrangement is based on the refinement of unit layouts which included the coordination with the mechanical plans. The residential front (east) facades continue to have two entries, but now will have canopies with piers. These front entries, previously approved as double doors, are now proposed as single doors with sidelights (storefront) on both sides. The Petitioner states this change is due to recommendation by a security consultant. The presence of the clubhouse's east canopy remains as approved, but is now specified as prefinished aluminum. The new proposal also introduces shed roof style canopies above the two garage doors located at the north and south ends of the development. The garage canopies were proposed to help break up the façade.

The balconies will be bolt-on aluminum tube frame and aluminum deck. The Petitioner believes this will be a maintenance free noncombustible construction allowable due to the change in exterior wall construction. The Petitioner also notes the aluminum balconies are in lieu of precast due to the weight consideration of the new construction type. The Petitioner noted stone piers are provided as needed to support the balconies. The drawings show what appear to be short stone piers projecting from the facade, but some of them are not aligned below the balconies, and are not all identified and colored as stone. The Petitioner has stated the aluminum decks on the balconies will be powder-coated with a dark bronze color, however this is not specified in the drawings.

The proposal also has additional PTEC units due to the height of the 4<sup>th</sup> floor end units and the 5<sup>th</sup> floor units. Intake vents are also identified on the garage door side of the residences as well as on the rear of the clubhouse. The west façade has rooftop units on the clubhouse's rear (west) façade and appear to have a form of exterior mechanical on top of the residential buildings. The Petitioner has not identified any screening, however these are at the rear of the building, not visible from Magnuson Lane. Rooftop units and exterior mechanicals were not shown on the previous approvals, however, full MEP engineering was not coordinated at that time.

*Other Architectural & Site Changes:*

A few other notable architectural changes have been identified. Stairs and ramps are being added from the clubhouse to its two central flanking terraces and the relocation of the restrooms from extending in the pool area to now be within the clubhouse's general footprint. The Petitioner notes the restroom relocation allows a more usable pool deck for tenants to enjoy. The interior drive through which previously separated the east and west parts of the clubhouse's lower level will now be removed to allow for the restroom relocation, additional space for other amenities, and



improves pedestrian flow throughout the clubhouse. A large party area with a warming kitchen and fireplace, a golf simulator, a pet spa, and a larger fitness center have all been added. The lobby space in each residential building also decreased in order to allow for a larger package delivery room, more bike storage, and other reconfiguration.

A few site changes are noted. The exterior trash enclosures were moved indoors. A pedestrian drop-off area from Magnuson Lane is being added to the clubhouse's front façade. The dog park at the north of the property has been narrowed by 20.1'. The Petitioner is also coordinating with ComEd and Nicor on screening for the transformer pads and gas meters on the property.

***Open Item #1: Discuss overall façade reconfiguration of bays, windows, doors, canopies, balconies, and stone piers. Discuss screening for rooftop units and exterior mechanicals. Consider conditioning exterior mechanicals (rooftop units, PTEC units, intake and exhaust vents) to color match the surrounding materials.***

*Clubhouse Glazing/Windows:*

The clubhouse is now proposed with less glazing. Most noticeably on the front (east) façade, the total glazing, window pane counts and transoms have all been reduced, and some window areas previously approved as large expanses are now visually broken up by brick and aluminum fascia elements. The middle of front elevation's upper level previously had triple continuous transoms, and now is proposed with a single separated transom. In contrast, the rear (west) façade's upper level, does retain large continuous expanse of glazing at the center, but has lost glazing near the ends due to reconfiguration of stairs. The lower level of the rear façade has noticeably changed. The previous approval had a combination of windows and door all with transoms, whereas the current proposal has removed the transoms and is all glass mullion doors. The Petitioner explains transoms are not possible due to the relocation and expansion of the fitness center. The Petitioner notes that the structural podium and mechanical design for proper airflow in the fitness center required additional ceiling height. The south side of the clubhouse also has lost two sets of window areas due to stair reconfiguration.

***Open Item #2: Discuss exterior glazing (transparency) area and configuration for windows and doors, which have been noticeably reduced on the clubhouse and adjusted on the residential buildings.***

*Exterior Facade Materials:*

The proposed residential exterior facade materials include a natural thin stone veneer along the ground/parking level and brick veneer on the upper levels, separated by a continuous cut stone sill. Most of the brick veneer is full four-inch brick veneer with steel stud wall backup, and will consist of utility size bricks with a natural color mortar. The fifth (top) floor of the residential buildings will have a 1/2" thin adhered brick veneer. The Petitioner has explained that due to the building's layout of a smaller fifth floor footprint, this section of wall on the fifth floor sits on top of interior walls which do not provide the structural support to withstand the weight of the full four-inch bricks. The Petitioner states the two brick types will meet flush on the residential buildings. The previous PUD approval detail sheet A121 identifies 1/2" brick applied over the precast wall construction.

The Petitioner has provided some changes and specifications to the residential entries. The previously approved residential entries showed vertical brick accents and glazing that flanked both the front and rear entry points. The two entry points on the front (east) façade will now have canopies with a continuous cut stone sill and prefinished aluminum gravel stops above supported by piers. The color and line elevations identify them as brick piers punctuated with a 6" high stone accent strip, but the floor plan calls them out as "steel tube columns primed and painted (architectural exposed column)" surrounded by a "stone pier with four way stone cap". However, on the rear (west) elevation, the one canopied large entry point no longer has flanking brick accent. The structural columns are now proposed to be covered on all sides with thin stone, thus it loses the visual differentiation of material as shown in the previous approval. The Petitioner has now specified the glazing for all the residential entry points will be a storefront system with black prefinished aluminum.







Clubhouse Elevation Comparison:



Clubhouse Front/East Façade Currently Proposed (top), Previously Approved (bottom), Not to scale



Clubhouse Rear/West Façade Currently Proposed (top), Previously Approved (bottom), Not to scale



The clubhouse's two stories appear to have a brick pattern similar to the previous approval. The roofline is tagged as soldier course brick. The front façade's upper level is tagged as the thicker brick veneer, but the lower level is tagged as thin stone veneer. The separation between the floors appears to show a solid material, which may be the correct location for the continuous cut stone sill, but has no tag. Meanwhile on the rear façade, the front gable material around the rooftop units has HardieBoard lap siding, and though the upper level has the thicker brick veneer, the lower level instead has the ½" thin brick veneer. The separation between the levels on the rear façade now has brick soldier coursing with a thinner continuous cut stone sill instead of solely a continuous stone material per the previous approval. Soldier coursing is also above the lower level's doorways.

The colors and materials for the mechanical equipment should be confirmed. The PTEC units and exhaust vent color is identified to match the brick, but the intake vents and clubhouse rooftop units and residential rooftop mechanicals don't specify the material to match.

***Open Item #3: Discuss the 4" brick veneer and ½" thin brick and how they will match. Discuss brick colors. Consider conditioning the two materials to be matched (burned and colored in the same manner) on the residential top floor to the rest of the building below. Discuss balcony color.***

***Open Item #4: Discuss and clarify the canopy pier materials on the residential front and rear entry points. Consider conditioning they be coordinated and covered on all sides with brick.***

***Open Item #5: Discuss clubhouse materials. Confirm location and type of brick & stone veneers, separations between levels, and brick soldier coursing. Consider conditioning the ½" thin brick and Hardieboard lap siding on the clubhouse all be changed to 4" brick veneer, and the rear separation between levels solely be continuous cut stone sill.***

#### *Green Roofs:*

The Petitioner has provided additional detail on the previously approved terrace green roofs. The green roof areas will include a masonry knee wall with a railing on top and a river rock (vegetative free) accessing the new exhaust sheds and along the perimeter. The green roofs will have roof drains and be a combination of semi-intensive and intensive. The Petitioner confirmed the green roof will still provide landscape screening from Magnuson Lane as discussed in the previous consideration.

#### *Pergolas, Firepits, Grill/Sinks, and Terrace Surface:*

The Petitioner is now proposing four pergolas at ground level and eight pergolas on the terrace (an increase of one from seven previously approved). The four ground level pergolas each have a firepit, and a 5<sup>th</sup> firepit is located adjacent to the pool. Double center grills with sinks will be provided at each of the terrace pergolas. The terraces will have deck tile with adjustable pedestals.

#### *Seating:*

The Petitioner's proposal has a few changes in common seating. The common seating area on each floor of the residential is now removed due to the reconfiguration of the floor plan and the Petitioner's desire to instead make the clubhouse the focal point of activity in the development. The outdoor terrace seating is shown on the Connector & Exhaust Fan Enclosure plan as 18 tables, whereas the previous approval showed a total of 20 tables. Seating will remain available at the ground level pergolas and dog park.

***Open Item #6: Discuss absence and/or removal of seating.***

#### *Cabanas:*

The Petitioner proposes the two cabanas to be freestanding alongside a retaining wall adjacent to the clubhouse. The previous approval had the cabanas located within stone walls. The Petitioner has not yet selected a specific size or style, but has illustrated potential options.



*Parking:*

The Petitioner states the total parking count will remain as approved as 360 spaces upon landbank installation, but with adjustments in parking types. The proposal includes a reduction of indoor parking by eight spaces (163 indoor spaces proposed vs. 171 approved), 136 outdoor spaces (vs. 125 approved) which will be reduced by an additional three spaces (landbank spaces #10, 11, 12) to 133 outdoor spaces for the drive aisle upon landbank installation, and the same count of 64 landbank spaces. The reduction in indoor parking is due to the removal of the drive through on the lower level of the clubhouse. Along with the ADA spaces indoors and to the west of the development, the parking count now also includes an exterior ADA parking space at the front passenger loading area. The development will have four interior electric vehicle charging spaces for each residential building, and the Petitioner specified that the development will have two exterior electric charging spaces.

*Addition of Exhaust Sheds:*

Two brick sheds are proposed on the terraces in order to accommodate garage exhaust fans. The sheds will be placed between Buildings 1 and 2, and between Buildings 3 and 4. They will be located flush to the east residential facades, and will be within the green roof area. This location is along the front of the property, however, the location within the green roof area may be considered appropriate since the landscaping will help screen along Magnuson Lane and will allow room for the pergolas and seating on the west side. The sheds are shown as 9'-3" high and 13.3' long, but the depth is not identified. The Petitioner verbally notes they are 5 feet deep. The Petitioner notes that the mechanical code requires exhaust discharge to be ten feet above the adjoining grade.

***Open Item #7: Discuss exhaust shed location and show depth measurement.***

*Signage:*

The two ground signs will keep the same 4'-0" setback but the south sign has been slightly shifted south toward the southern drive aisle. The drawings note it will be 22'-10 1/8". The Petitioner has provided additional specification on the material which now includes a cast stone cap with 4-way wash and thin stone to match the building.

*Key Design Elements Remaining:*

Some key design elements will remain as previously approved. The roof slope and the Prairie-style four (4) foot deep eaves will remain consistent. Also, the club house will remain centrally located, and each building entry shown as a focal point with the center of the structure being the tallest. The windows on the top floor will still have a double transom which will provide a verticality to break up and accent the horizontal nature of the buildings.

**Analysis**

In November, 2021, architectural consultant Farnsworth Group provided a statement of findings analyzing the two design schemes of the east residential façade only from a recent previous submittal. Farnsworth Group found that the elevations on this portion of the development were essentially identical with only a few minor differences. The overall proportions were very similar (3% height decrease, 7% width increase) and the roof slopes and eaves remained consistent. The massing components (central area under high roof, flanked area under low roof, and bands of stone veneer and grade at the base appeared nearly identical, and considered a visual difference would be marginal once constructed. The vertical dimensions of floor-to-floor heights were observed as essentially identical with exception that the currently lowest level is two feet less. The window sizes, mullions, and pattern were also noted essentially identical, with exception that there is a different horizontal rhythm of windows under the high roof. They noted this is likely caused by the plan changes in the unit layouts. They believed the exterior materials appeared to be the same, however they were not provided the most recent, more detailed resubmittal.

The current proposal has the same general layout and orientation and appearance of materials and glazing to the previously approved plans, but contains some reconfigurations. Staff has noted open items, most notably the reduction of glazing on the clubhouse, and outstanding points on exterior materials.



## STANDARDS FOR A SPECIAL USE

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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 provided draft Findings in the Staff Report below for the Plan Commission's consideration.

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 design changes are largely aesthetic with no major changes to the site plan, thus will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Additional factors were considered in the previous PUD approval.*
- 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 design changes include a proposed architectural façade primarily of brick and stone veneer with double transom windows on the residential top floor. These architectural features, along with the reduction in 5'-0 1/8" of building height will not be injurious to the use and enjoyment of other property in the immediate vicinity nor substantially diminish and impair 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 design changes are largely aesthetic with no major changes in the site plan, thus will not impede the normal and orderly development and improvement of surrounding property.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - *The proposed design changes do not affect changes to 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; and
  - *The proposal will not change the previously approved ingress and egress. The density has not changed from the previous approval within Ordinance 2017-O-072.*
- 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 proposal will increase the currently approved exception of 18-27 foot building setbacks to allow 9'-2" to 69'-11". Other previously approved exceptions which will remain are building height and floor area ratio.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.



- *The proposed design changes are largely aesthetic. The scale of the project remains the same from the previous approval per Ordinance 2017-O-072, which contributes to the economic development of the community as a whole.*



## **MOTION TO CONSIDER**

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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.

**"... make a motion to recommend that the Village Board grant the Petitioner, Karli Mayer on behalf of One Magnuson Lane LLC, a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development with Exceptions from the Zoning Ordinance to permit exterior design changes in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the December 16, 2021 Staff Report and subject to the following conditions:**

1. *The development's exterior mechanicals including rooftop units, PTEC units, intake and exhaust vents shall match the color of the surrounding material.*
2. *The ½" thin brick and 4" brick veneers shall visually match (to be burned and colored in the same manner).*
3. *Canopy pier materials on the residential front and rear entry points shall be coordinated and be covered on all sides with brick.*
4. *Clubhouse rear (west) elevation's horizontal separation between the lower and upper level shall solely be continuous cut stone sill.*
5. *The clubhouse's façade, which is inclusive of the rear (west) lower level and the rear (west) front gable to all be 4" brick veneer.*

*[any conditions that the Commissioners would like to add]*



## ATTACHMENTS

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1. Previously Approved PUD Plan Set Ordinance 2017-O-072
2. Drawing Submittal, 24 sheets, dated December 8, 2021, received December 10, 2021.
3. List of changes from Petitioner received December 9, 2021.
4. Statement of Findings From Architectural Design Review

## LIST OF REVIEWED PLANS

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Submitted Sheet Name		Prepared By	Date On Sheet
	Previously Approved PUD Plan Set – Ordinance 2017-O-072	ASL	12/5/2017
	Drawing Submittal, 24 sheets, received December 10, 2021	ASL	12/8/2021
	List of changes from Petitioner received December 9, 2021	ASL	N/A
	Statement of Findings from Architectural Design Review ( <i>East Façade Elevation Only</i> )	Farnsworth	11/11/2021

ASL – Architectural Studio, Ltd.



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# **THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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## **ORDINANCE NO. 2017-O-072**

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**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SUBSTANTIAL  
DEVIATION OF THE BROOKSIDE GLEN PLANNED UNIT DEVELOPMENT TO  
ALLOW FOR FOUR (4) MULTI-FAMILY STRUCTURES WITH THIRTY-SIX (36)  
DWELLING UNITS PER STRUCTURE, A CLUBHOUSE WITH OUTDOOR  
SWIMMING POOL AND ASSOCIATED RESIDENTIAL AMENITIES WITH  
EXCEPTIONS RELATED TO BULK REGULATIONS AND FLOOR AREA RATIO**

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**JACOB C. VANDENBERG, PRESIDENT  
KRISTIN A. THIRION, VILLAGE CLERK**

**MICHAEL J. PANNITTO  
BRIAN H. YOUNKER  
CYNTHIA A. BERG  
WILLIAM P. BRADY  
MICHAEL W. GLOTZ  
MICHAEL J. MANGIN  
Board of Trustees**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park  
Peterson, Johnson, and Murray Chicago, LLC, Village Attorneys  
200 W. Adams, Suite 2125 Chicago, IL 60606



VILLAGE OF TINLEY PARK  
Cook County, Illinois  
Will County, Illinois

**ORDINANCE NO. 2017-O-072**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION OF THE BROOKSIDE GLEN PLANNED UNIT DEVELOPMENT TO ALLOW FOR FOUR (4) MULTI-FAMILY STRUCTURES WITH THIRTY-SIX (36) DWELLING UNITS PER STRUCTURE, A CLUBHOUSE WITH OUTDOOR SWIMMING POOL AND ASSOCIATED RESIDENTIAL AMENITIES WITH EXCEPTIONS RELATED TO BULK REGULATIONS AND FLOOR AREA RATIO**

**WHEREAS**, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

**WHEREAS**, a petition for the granting of a Special Use Permit to allow for a substantial deviation from the Brookside Glen Planned Unit Development, and more specifically an earlier grant of a substantial deviation set forth in Village Ordinance 2000-O-006, to allow for four (4) multi-family structures with thirty-six (36) dwelling units per structure, a clubhouse with outdoor swimming pool and associated residential amenities with exceptions related to bulk regulations and floor area ratio, has been filed with the Village Clerk of this Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

**WHEREAS**, said Plan Commission held a public hearing on the question of whether the Special Use should be granted on November 2, 2017 at the Village Hall of this Village, at which time all persons present were afforded an opportunity to be heard; and

**WHEREAS**, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the Daily Southtown, a newspaper of general circulation within the Village of Tinley Park; and

**WHEREAS**, said Plan Commission has filed its report of findings and recommendations regarding the Special Use with this Village President and Board of Trustees, and this Board of Trustees has duly considered said report, findings, and recommendations.

**NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL**



COUNTIES, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, AS FOLLOWS:

**Section 1:** That the report and findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and Board of Trustees, as completely as if fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that they have met the standards for granting of a Special Use set forth in Section X.J.5 of the Zoning Ordinance and that the proposed granting of the Special Use as set forth herein is in the public good and in the best interests of the Village and its residents and is consistent with and fosters the purposes and spirit of the Tinley Park Zoning Ordinance.

**Section 2:** The Special Use Permit set forth herein below shall be applicable to the following described property:

**LEGAL DESCRIPTION:** THAT PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT "A" IN BROOKSIDE GLEN P.U.D. TOWNHOMES PHASE 1, BEING A SUBDIVISION IN THE NORTHEAST QUARTER AFORESAID; THENCE NORTH 05°49' 00" WEST 101.08 FEET ALONG THE WEST LINE OF SAID LOT "A"; THENCE SOUTH 89°22' 42" WEST 228.92 FEET; THENCE NORTH 00°37' 18" WEST 220.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°22' 42" EAST 172.42 FEET TO A LINE 15.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE MOST NORTHWESTERLY LINE OF BROOKSIDE GLEN P.U.D. TOWNHOMES PHASE 1 AFORESAID; THENCE NORTH 46°56' 29" EAST ALONG SAID PARALLEL LINE 73.62 FEET; THENCE NORTH 41°45' 47" WEST 293.11 FEET TO A POINT OF CURVE; THENCE NORTHERLY ALONG AN ARC OF A CIRCLE CONVEX WESTERLY AND HAVING A RADIUS OF 283.00 FEET OF A DISTANCE OF 446.38 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 03°25' 26" EAST AND A DISTANCE OF 401.53 FEET); THENCE NORTH 48°36' 38" EAST TANGENT TO THE LAST DESCRIBED ARC 398.12 FEET; THENCE NORTH 41°23' 22" WEST 85.00 FEET; THENCE SOUTH 48°36' 38" WEST 85.00 FEET; THENCE NORTH 41°23'22" WEST 115.00 FEET; THENCE SOUTH 48°36' 38" WEST 320.00 FEET; THENCE NORTH 79°18' 50" WEST 102.08 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY; THENCE SOUTH 10°53' 33" WEST ALONG SAID RIGHT OF WAY LINE 529.13 FEET; THENCE SOUTH 27°33' 20" EAST 358.30 FEET; THENCE NORTH 89°22' 42" EAST 117.00 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF TINLEY PARK, WILL COUNTY, ILLINOIS.

ALSO, THAT PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF LOT "A" IN BROOKSIDE GLEN P.U.D. TOWNHOMES PHASE 1 BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SAID SECTION 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT "A" IN BROOKSIDE GLEN P.U.D. TOWNHOMES PHASE 1, BEING A SUBDIVISION IN THE NORTHEAST QUARTER AFORESAID; THENCE NORTH 05°49' 00" WEST 101.08 FEET ALONG THE



WEST LINE OF SAID LOT "A"; TO THE POINT OF BEGINNING; THENCE SOUTH 89°22' 42" WEST 228.92 FEET; THENCE NORTH 00°37' 18" WEST 220.00 FEET; THENCE NORTH 89°22' 42" EAST 172.42 FEET TO A LINE 15.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE MOST NORTHWESTERLY LINE OF BROOKSIDE GLEN P.U.D. TOWNHOMES PHASE 1 AFORESAID; THENCE NORTH 46°56' 29" EAST ALONG SAID PARALLEL LINE 73.62 FEET; THENCE SOUTH 41°45' 47" EAST 15.00 FEET TO THE NORTHWESTERLY LINE OF BROOKSIDE GLEN P.U.D. TOWNHOMES PHASE 1 AFORESAID; BEING THE MOST NORTHERLY CORNER OF LOT "A" IN SAID SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT "A" BEING AN ARC OF A CIRCLE CONVEX SOUTHERLY AND HAVING A RADIUS OF 233.01 FEET FOR A DISTANCE OF 20.00 FEET (THE CHORD OF SAID ARC HAVING A BEARING OF SOUTH 45°31' 06" EAST AND A DISTANCE OF 19.99 FEET); THENCE SOUTH 46°56' 29" WEST 31.33 FEET TO THE NORTHWESTERLY LINE OF LOT "A" AFORESAID; THENCE SOUTH 13°41' 28" WEST ALONG SAID NORTHWESTERLY LINE 56.61 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 05° 49' 00" EAST ALONG THE WEST LINE OF SAID LOT "A" A DISTANCE OF 168.92 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF TINLEY PARK, WILL COUNTY, ILLINOIS.

**PIN # 19-09-11-200-015-0000 & 19-09-11-200-013-0000**

**Section 3:** That the Special Use Permit for the property described above is hereby granted to allow a substantial deviation from the Brookside Glen Planned Unit Development allow for four (4) multi-family structures with thirty-six (36) dwelling units per structure, a clubhouse with outdoor swimming pool and associated residential amenities with exceptions related to bulk regulations and floor area ratio, subject to the following exceptions and conditions:

The Special Use Permit includes the following exceptions:

1. An exception to the Village requirement for the front yard setback to allow the residential structures to be set back about 18' to 27'
2. A nine foot (9') exception to the maximum building height requirement within Ordinance 2000-O-006 to allow the structures at a building height of 65' where 56' is the maximum height allowed; and
3. An exception of 0.056 to the Village requirement for floor area ratio (FAR) to allow a FAR of 0.656 where 0.6 is the maximum FAR allowed.

The Special Use Permit includes the following conditions:

4. That the Final Landscape Plan must be approved by the Village's Landscape Architect and Village Staff prior to release of the building permit;
5. That the Petitioner provides amenities in accordance with the plans;
6. All proposed residential amenities must be completed prior to issuance of final Certificate of Occupancy
7. The public improvements (sidewalk, lighting, street trees, and intersection improvements) along Magnuson Lane toward 191<sup>st</sup> Street must be completed prior to issuance of the final Certificate of Occupancy.



**Section 4:** That the President and Board of Trustees hereby approve the following Site Plans to be those plans as attached hereto to develop a one hundred forty-four (144) unit multi-family residential project within four (4) structures connected by semi-underground parking, subject to the following conditions that the Site Plan shall be constructed, operated, and maintained in accordance with the following regulations, plans, and diagrams:

1. The Cover Sheet (A100), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit A.
2. The Schematic Site Plan (A101), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit B.
3. The Land Banked Parking Plan (A102), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit C.
4. The Schematic Site Plan – Distance Study (A103), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit D.
5. The Ground Signage (A104), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit E.
6. The Refuse Enclosure Details (A105), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit F.
7. The Turn Radius (A106), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit G.
8. The Building Elevation (A107), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit H.
9. The Building Elevations (A108), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit I.
10. The Building Elevation (A109), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit J.
11. The Typical Garage Level (A110), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit K.
12. The Typical Residential Floor (A111), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit L.
13. The Top Floor Plan (A112), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit M.
14. The Club House Rendering (A113), prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit N.
15. The Club House Elevations (A114), prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit O.
16. The Club House Elevations (A115), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit P.
17. The Club House Lower Level (A116), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit Q.
18. The 2<sup>nd</sup> Floor Club House (A117), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit R.
19. The Photometrics (A118), prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit S.
20. The Lighting Cut Sheets (A119 & 119A ), prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit T.



21. The Images of Amenities (A120), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit U.
22. The Railing Detail Precast Detail (A121), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit V.
23. The Rendering (A122 & 122A), prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit W.
24. The Comparison (A123), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit X.
25. The Overall Garage Plan (A124), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit Y.
26. The Prelim Grading (A125), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit Z.
27. The Landscape Plan (L-1), prepared by Eriksson Engineering Associated, LTD, dated September 28, 2017, attached hereto and made a part hereof as Exhibit AA.
28. Rendering, prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit BB.
29. Rendering, prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit CC.
30. Rendering, prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit DD.
31. Rendering, prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit EE.
32. Rendering, prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit FF.

**Section 5:** That the Village Clerk is hereby ordered and directed to from view publish this Ordinance in pamphlet form and this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED THIS 5<sup>th</sup> day of December, 2017.

AYES:

NAYS:

ABSENT:

APPROVED THIS 5<sup>th</sup> day of December, 2017.

  
VILLAGE PRESIDENT

ATTEST:

  
VILLAGE CLERK



STATE OF ILLINOIS                    )  
COUNTY OF COOK                    )       SS  
COUNTY OF WILL                    )

# CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2017-O-072, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION OF THE BROOKSIDE GLEN PLANNED UNIT DEVELOPMENT TO ALLOW FOR FOUR (4) RESIDENTIAL STRUCTURES WITH THIRTY-SIX (36) DWELLING UNITS PER STRUCTURE, A CLUBHOUSE WITH OUTDOOR SWIMMING POOL AND ASSOCIATED RESIDENTIAL AMENITIES WITH EXCEPTIONS RELATED TO BULK REGULATIONS AND FLOOR AREA RATIO ," which was adopted by the President and Board of Trustees of the Village of Tinley Park on December 5, 2017.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of

the Village of Tinley Park this                      day of                      , 2017.

## VILLAGE CLERK



# Residence of Brookside Glen

# KJM Development

Developer:

# Architectural Studio, Ltd

14421 Oakley Ave  
Orland Park, IL 60462  
Tel: 708-933-4200  
Fax: 708-966-0854  
Email:  
scott.s@archstudioltd.net  
www.archstudioltd.net

Eriksson Engineering Associates, Ltd.

135 S. Jefferson Street,  
Suite 135  
Tel: 312-463-0551  
Fax: 312-463-0552  
Email: [sgregory@eea-ltd.com](mailto:sgregory@eea-ltd.com)  
[www.eea-ltd.com](http://www.eea-ltd.com)

# KDC

16144 S. Bell Road  
Lockport, IL 60491  
Tel: 708-645-0545  
Fax:  
Email: [chaff@aol.com](mailto:chaff@aol.com)

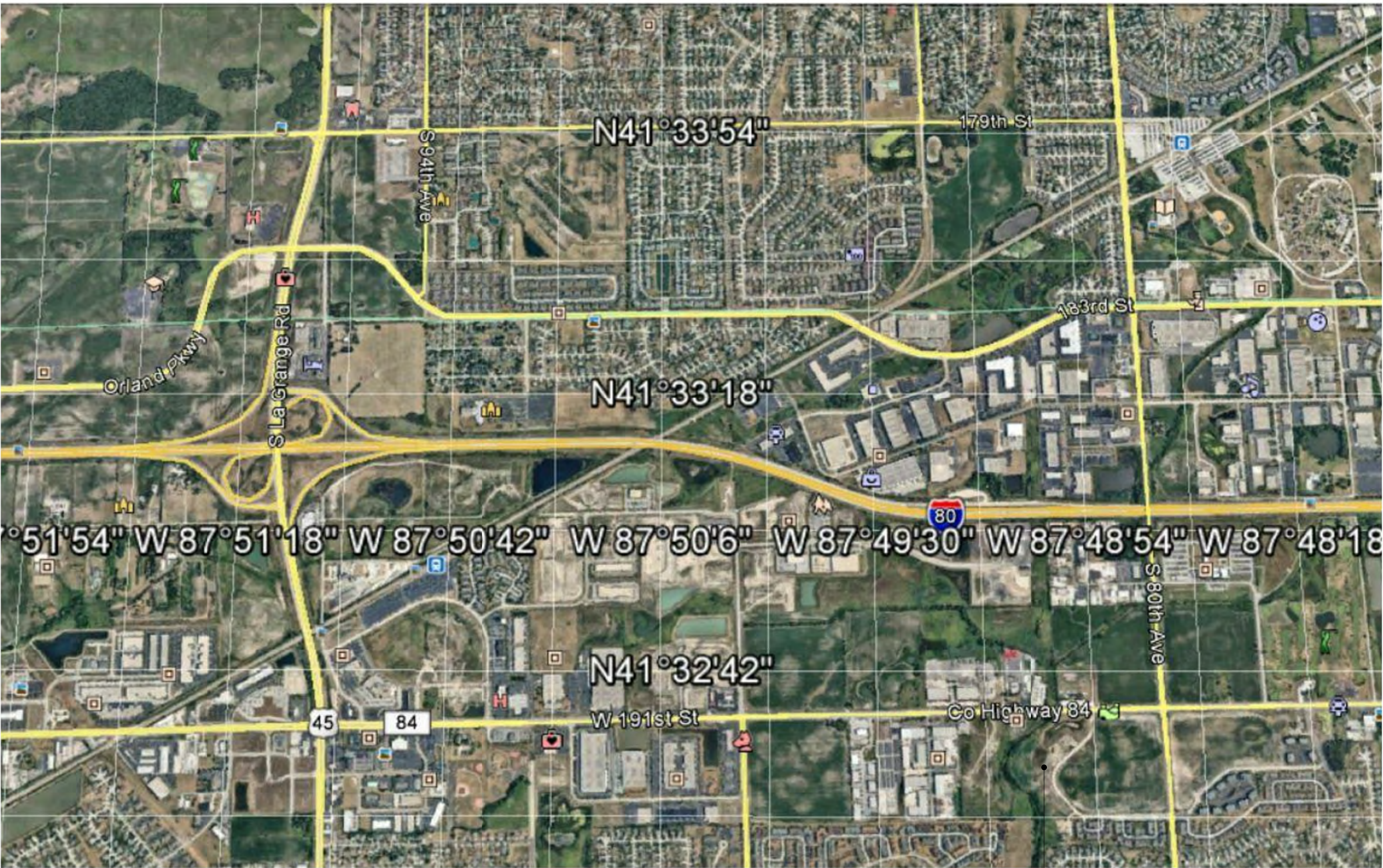
Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
A100	Coversheet	10/01/17
A101	Schematic Site Plan	10/01/17
A102	Land Banked Parking Plan	10/01/17
A103	Schematic Site Plan Distance Study	10/02/17
A104	Ground Sigange	10/02/17
A105	Refuse Enclosure Details	10/02/17
A106	Turn Radius	10/02/17
A107	Building Elevation	10/01/17
A108	Building Elevations	10/01/17
A109	Buiding Elevaiton	10/01/17
A110	Typical Garage Level	10/01/17
A111	Typical Residential Floor	10/01/17
A112	Top Floor Plan	10/01/17
A113	Rendering Club House	10/05/17
A114	Club House Elevations	10/05/17
A115	Club House Elevations	10/05/17
A116	First Floor Club House	10/02/17
A117	Second Floor Club House	10/02/17
A118	Photometrics	10/02/17
A119	Lighting Cut Sheets	10/02/17
A120	Images of Amenties	10/02/17
A121	Railing Detail Precast Detail	10/02/17
A122	Rendering	10/03/17
A123	Comparison	10/03/17
A124	Overall Garage Plan	10/05/17
A125	Prelim Grading	10/03/17



1 3D View 5



2 3D View 11



### Location Map

### Subject Site

 Architectural Studio,  
Ltd.

14421 Oakley Ave  
Orland Park, IL 60462  
Tel: 708-933-4200  
Fax: 708-966-0854

[www.archstudioltd.net](http://www.archstudioltd.net)

**Eriksson Engineering Associates, Ltd.**  
135 S. Jefferson Street  
Suite 135  
Chicago, IL 60661  
Phone: 312-463-0551  
Fax: 312-463-0552  
e-mail: [sgregory@eea-ltd.com](mailto:sgregory@eea-ltd.com)

**KDC Consultants, Inc.**  
16144 S. Bell Road  
Lockport, IL 60491  
Phone: 708-645-0545  
Fax:  
e-mail: [chaff@aol.com](mailto:chaff@aol.com)

Consultant  
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Professional Design Firm License No.  
184.006770 Exp. Date. 04/30/2019[illegible]

KJM Development/

## Residence of Brookside Glen

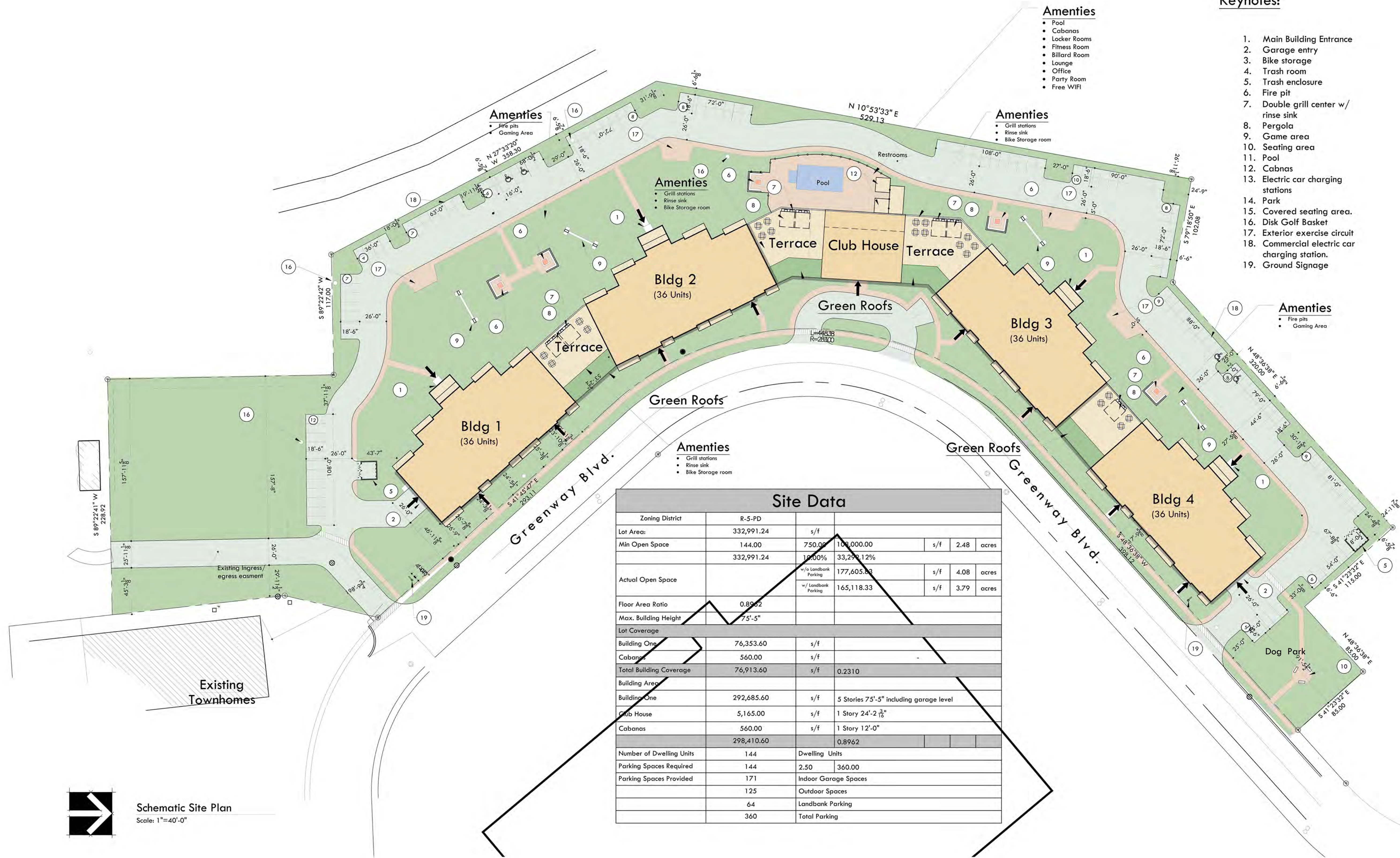
# Coversheet

Project number	2016-005
Date	9-26-2017
Drawn by	SAS
Checked by	Checker

# A100

Scale





**Architectural Studio, Ltd.**  
14421 Oakley Ave  
Orland Park, IL 60462  
Tel: 708-933-4200  
Fax: 708-966-0854

www.archstudiold.net

**Eriksson Engineering Associates, Ltd.**  
135 S. Jefferson Street  
Suite 135  
Chicago, IL 60661  
Phone: 312-463-0551  
Fax: 312-463-0552  
e-mail: sgregory@eeao-llc.com

**KDC Consultants, Inc.**  
16144 S. Bell Road  
Lockport, IL 60491  
Phone: 708-645-0545  
Fax:  
e-mail: chaff@kdc.com

Consultant  
Address  
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**Professional Design Firm License No.**  
**184.006770 Exp. Date. 04/30/2019**

No.	Description	Date
1	Permit	6/12/2016
2	Revisions: Review comments	08/30/2016
3	Revised layout with indoor garages	09/13/2016
4	Revised layout for typical floor plan	10/24/2016
5	Revised layout for typical floor plan	11/18/2016
6	Sidewalks/ landscape revisions	12/1/2016
7	Resubmittal	12/06/2016
8	Revised site plan	1/25/2017
9	Revised layout: revised elevations and floor plans and site plan	4/4/2017
10	Revised layout: revised elevations, floor plans and site plan	4/20/2017
11	Revised based on meeting	5/18/2017
12	Revised site plan based on Village meeting comments	6/8/2017
13	Flipped dog park	7/3/2017
14	Redesign for 4 Bldg design	8/29/2017
15	Site Plan Revisions	9/8/2017
16	Revisions for resubmittal	9/26/2017

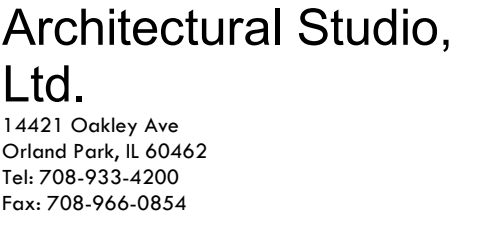
KJM Development/  
Residence of Brookside Glen  
Schematic Site Plan

Project number 2016-005  
Date 9-26-2017  
Drawn by Author  
Checked by Checker

A101

Scale





[www.archstudioltd.net](http://www.archstudioltd.net)

**Eriksson Engineering Associates, Ltd.**  
135 S. Jefferson Street  
Suite 135  
Chicago, IL 60661  
Phone: 312-463-0551  
Fax: 312-463-0552  
e-mail: [sgregory@eea-ltd.com](mailto:sgregory@eea-ltd.com)

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16144 S. Bell Road  
Lockport, IL 60491  
Phone: 708-645-0545  
Fax:  
e-mail: [chaff@aol.com](mailto:chaff@aol.com)

Consultant  
Address  
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Phone  
Fax  
e-mail

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No.	Description	Date
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	Revised the plan based on Village meeting comments	6/8/2017
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	Redesign of Bldg design	8/29/2017
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	Revisions for resubmittal	9/26/2017
	Revisions for resubmittal	10/13/2017

KJM Development/

## Residence of Brookside Glen

# Site Plan

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker

A101 A

Scale

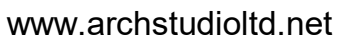


## Schematic Site Plan

Scale: 1"=40'-0"

Site Data						
Zoning District	R-5-PD					
Lot Area:	332,991.24	s/f				
Min Open Space	144.00	750.00	100,000.00	s/f	2.48	acres
	332,991.24	1,000%	33,299.12%			
Actual Open Space		≈ 1% Landbank Parking	177,605.68	s/f	4.08	acres
		≈ 1% Landbank Parking	165,118.33	s/f	3.79	acres
Floor Area Ratio	0.8962					
Max. Building Height	75'-5"					
Lot Coverage						
Building One	76,353.60	s/f				
Cabanas	560.00	s/f		-		
Total Building Coverage	76,913.60	s/f	0.2310			
Building Area						
Building One	292,685.60	s/f	5 Stories 75'-5" including garage level			
Club House	5,165.00	s/f	1 Story 24'-2 3/16"			
Cabanas	560.00	s/f	1 Story 12'-0"			
	298,410.60		0.8962			
Number of Dwelling Units	144	Dwelling Units				
Parking Spaces Required	144	2.50	360.00			
Parking Spaces Provided	171	Indoor Garage Spaces				
	125	Outdoor Spaces				
	64	Landbank Parking				
	360	Total Parking				



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Residence of Brookside Glen

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Land Banked Parking  
Plan

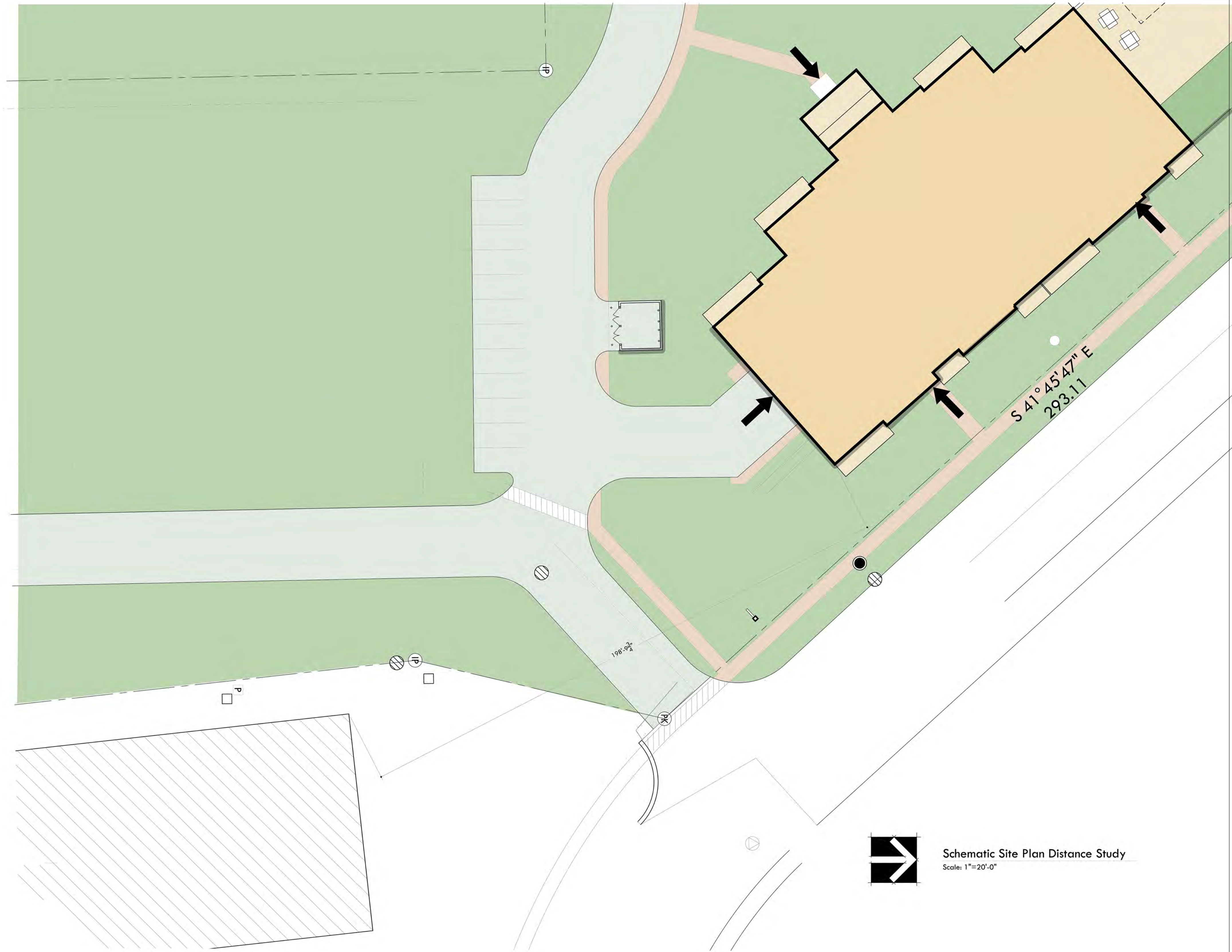
Project number	2016-005
Date	9-26-2017
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# A102

Scale







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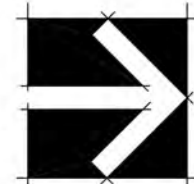
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**Schematic Site Plan Distance Study**  
Scale: 1"=20'-0"

KJM Development/

Residence of Brookside Glen

## Schematic Site Plan Distance Study

Project number	2016-005
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Drawn by	Author
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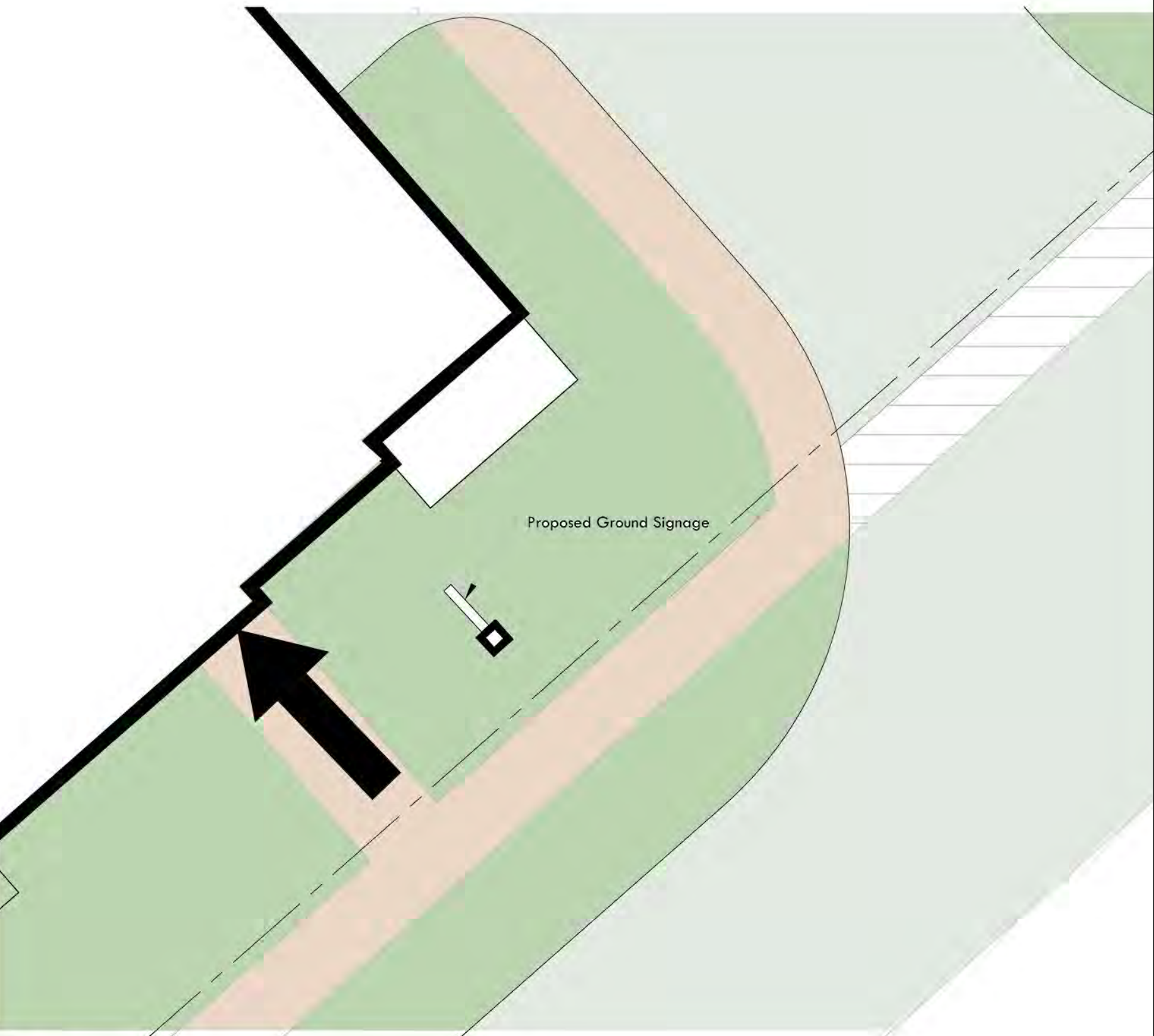
KJM Development/

Residence of Brookside Glen  
Ground Sigange

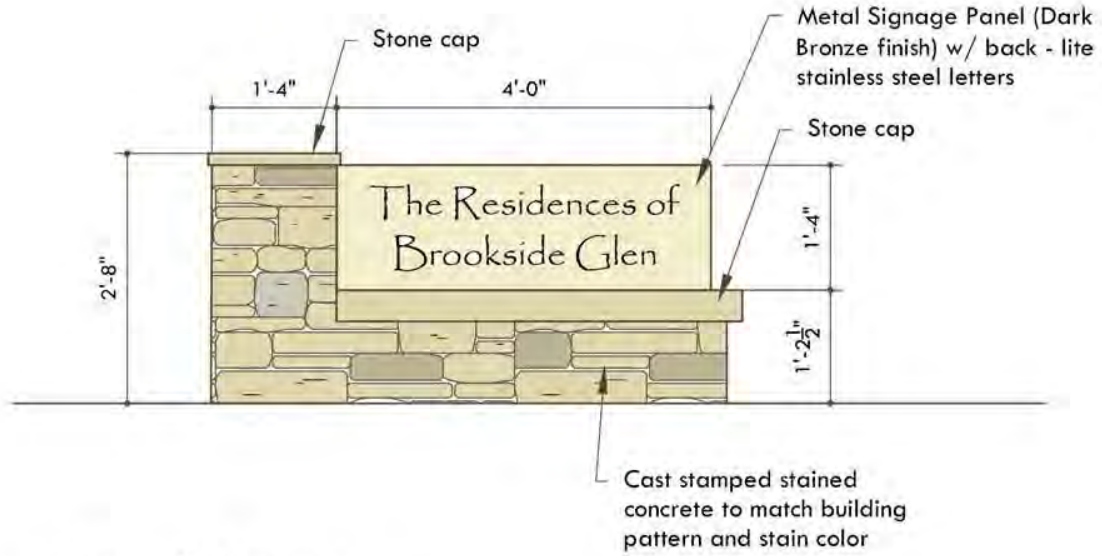
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Date	9-26-2017
Drawn by	Auth
Checked by	Check

A104

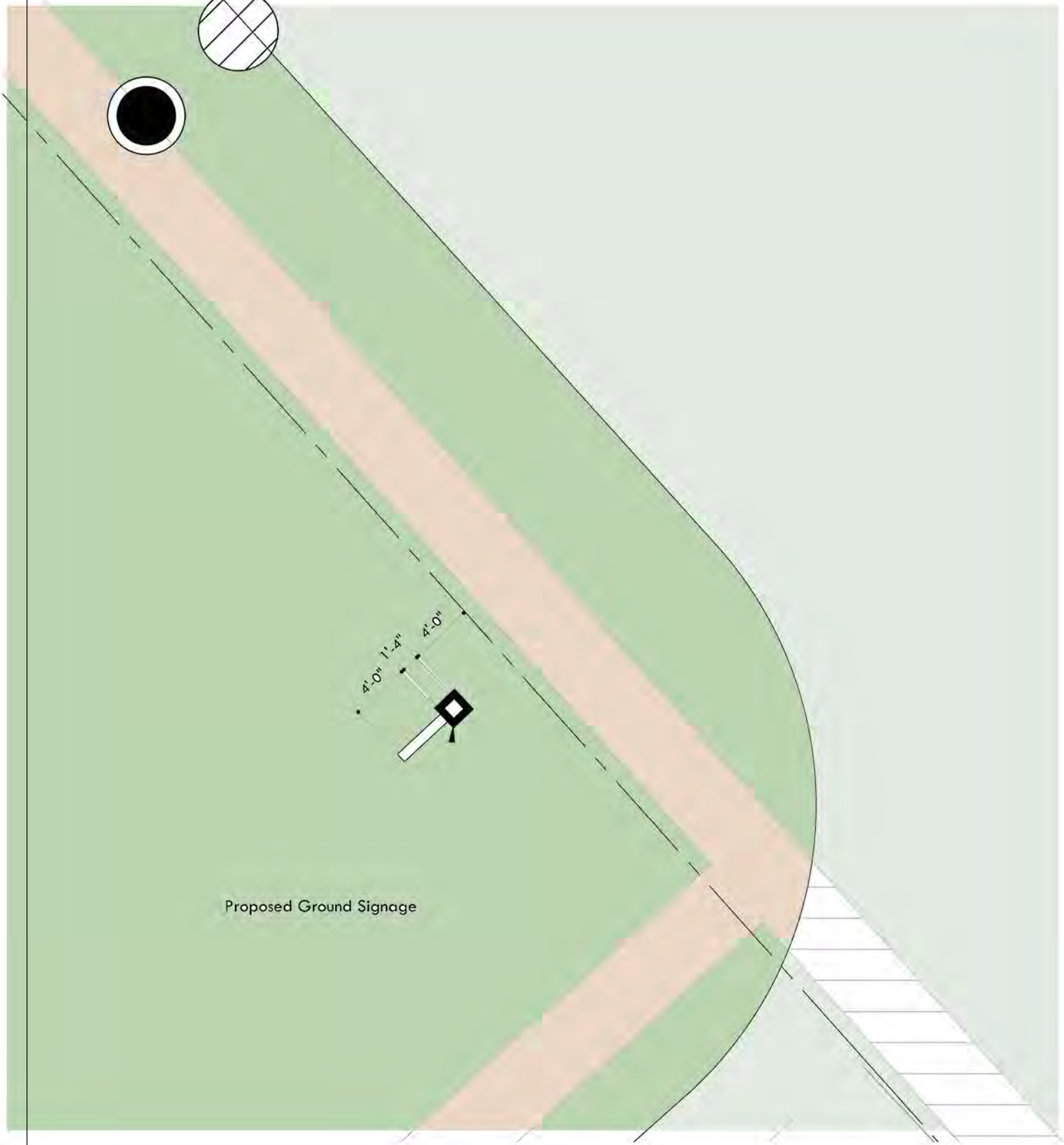
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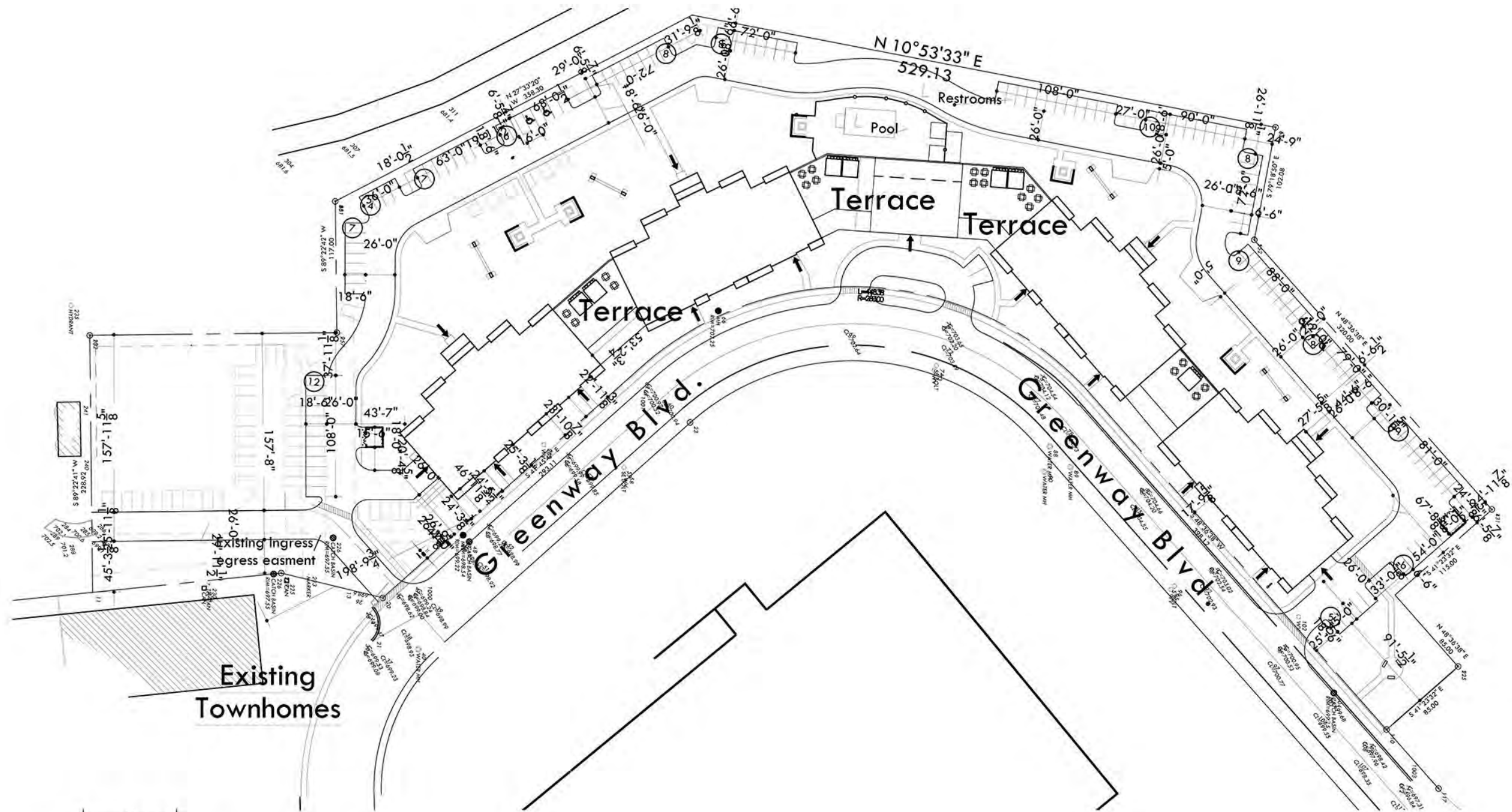
Ground Signage Plan [North Entry]  
Scale: 1/8" = 1'-0"



Ground Signage  
Scale: 1/2" = 1'-0"



Ground Signage Plan [South Entry]  
Scale: 1/8" = 1'-0"



Overall Site Plan  
Scale: 1" = 100'-0"



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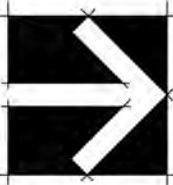
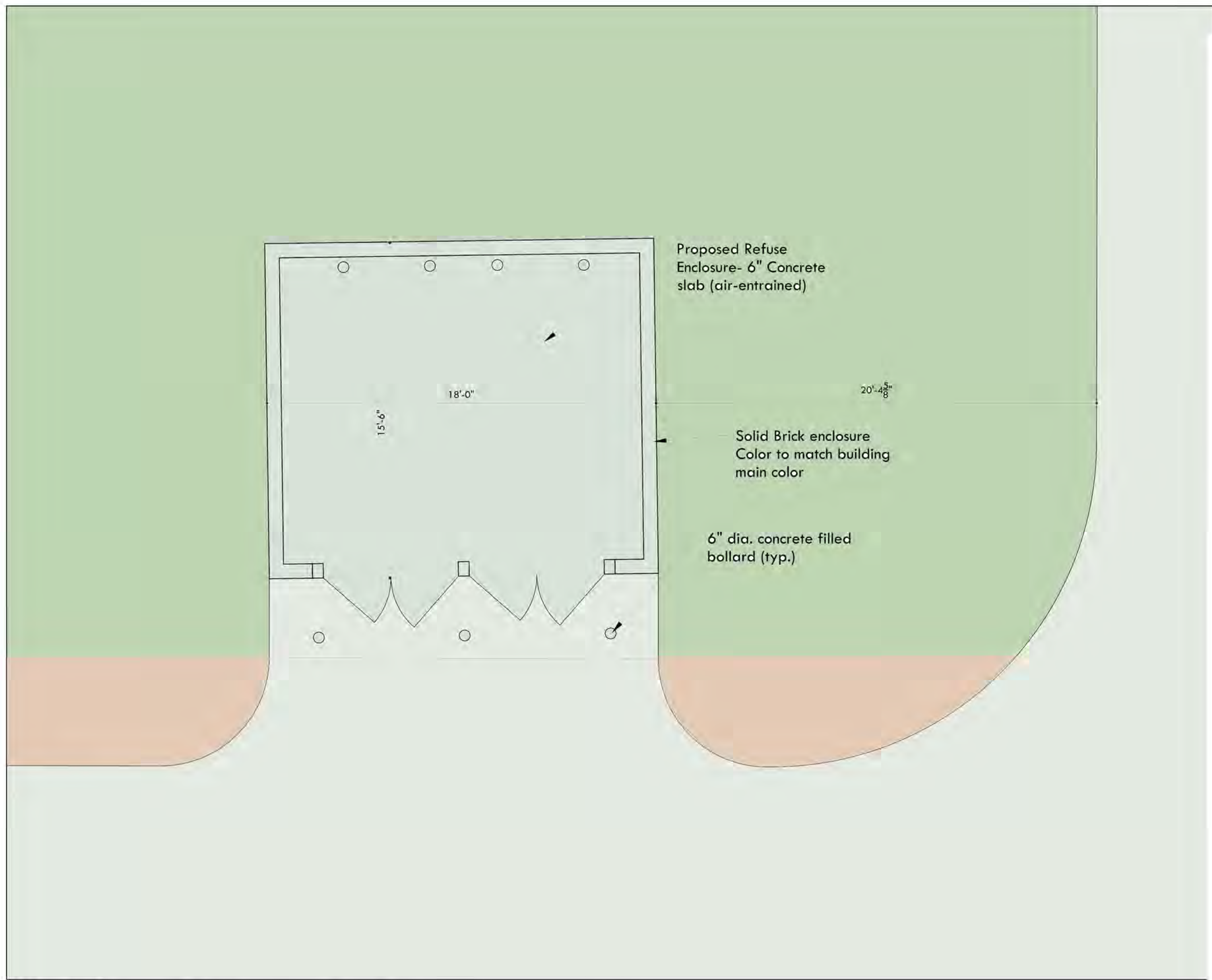
Residence of Brookside Glen

Refuse Enclosure  
Details

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker

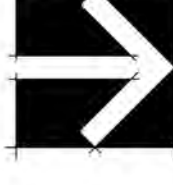
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Scale



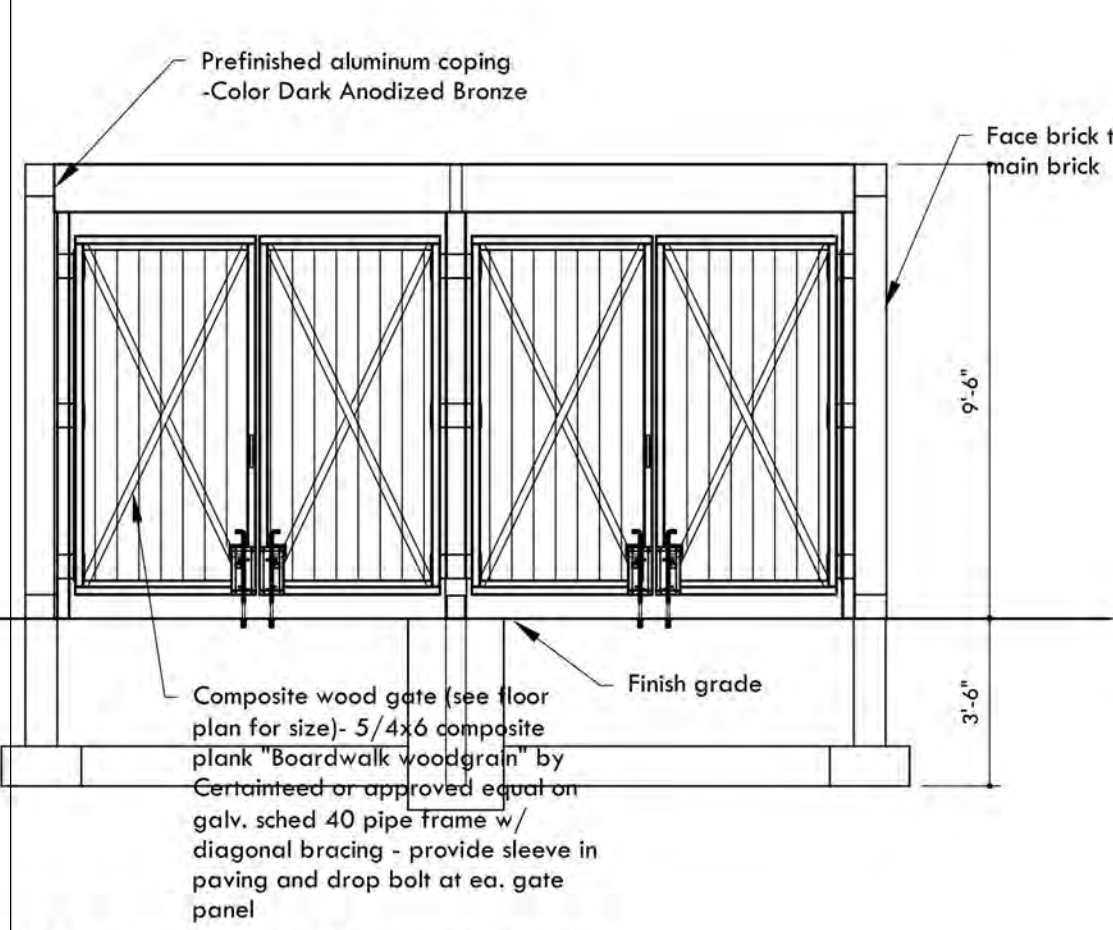
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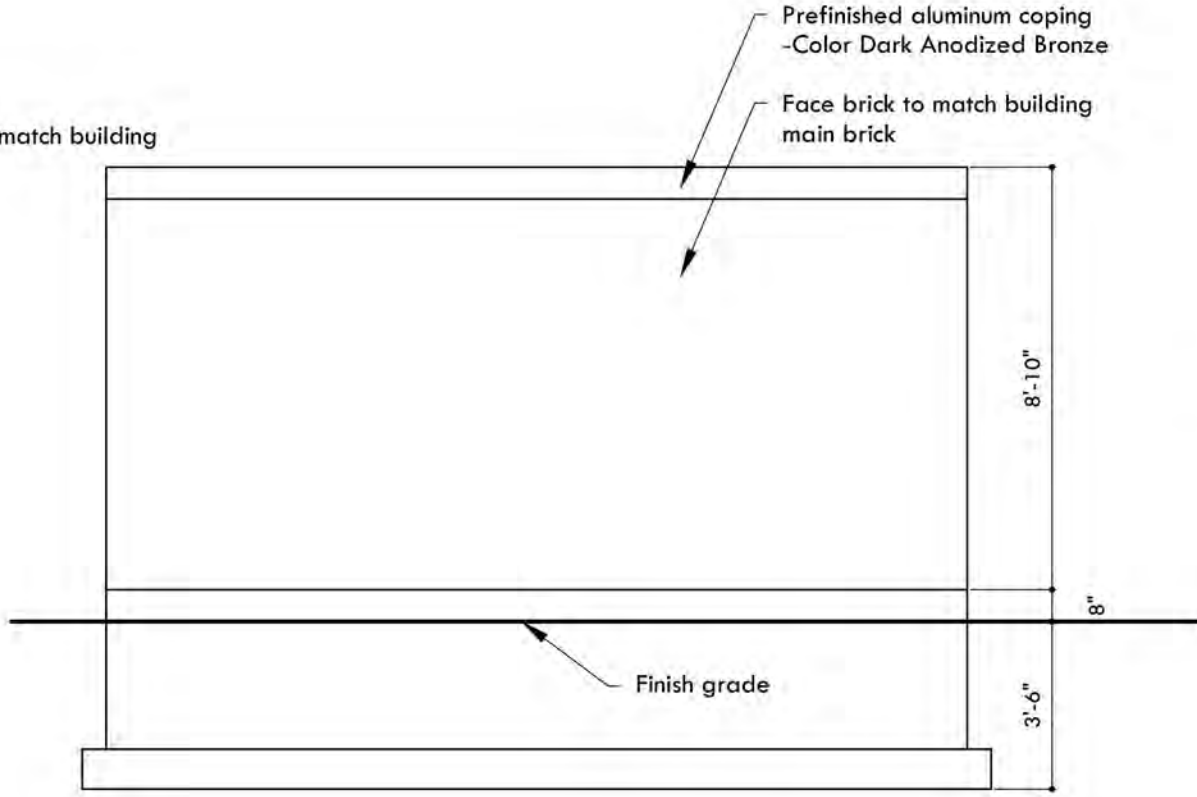
Refuse Enclosure Plan [Building No.1]

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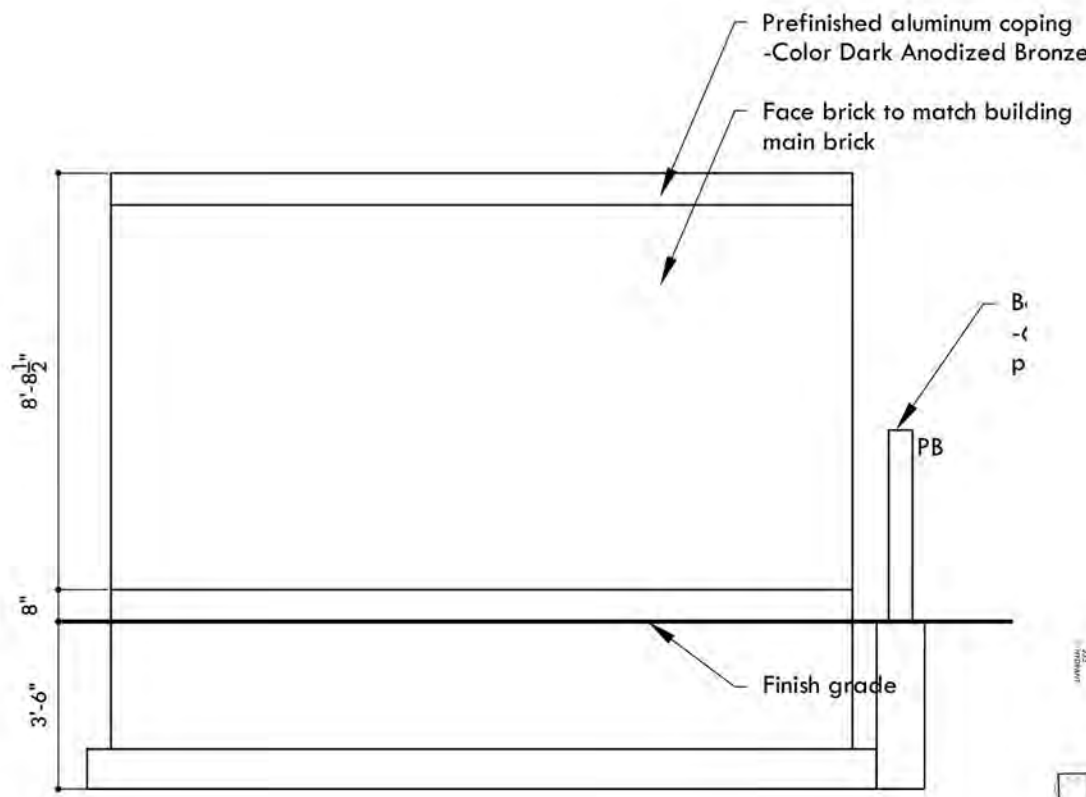
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Scale: 1/4" = 1'-0"



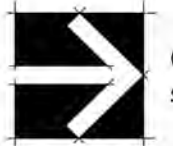
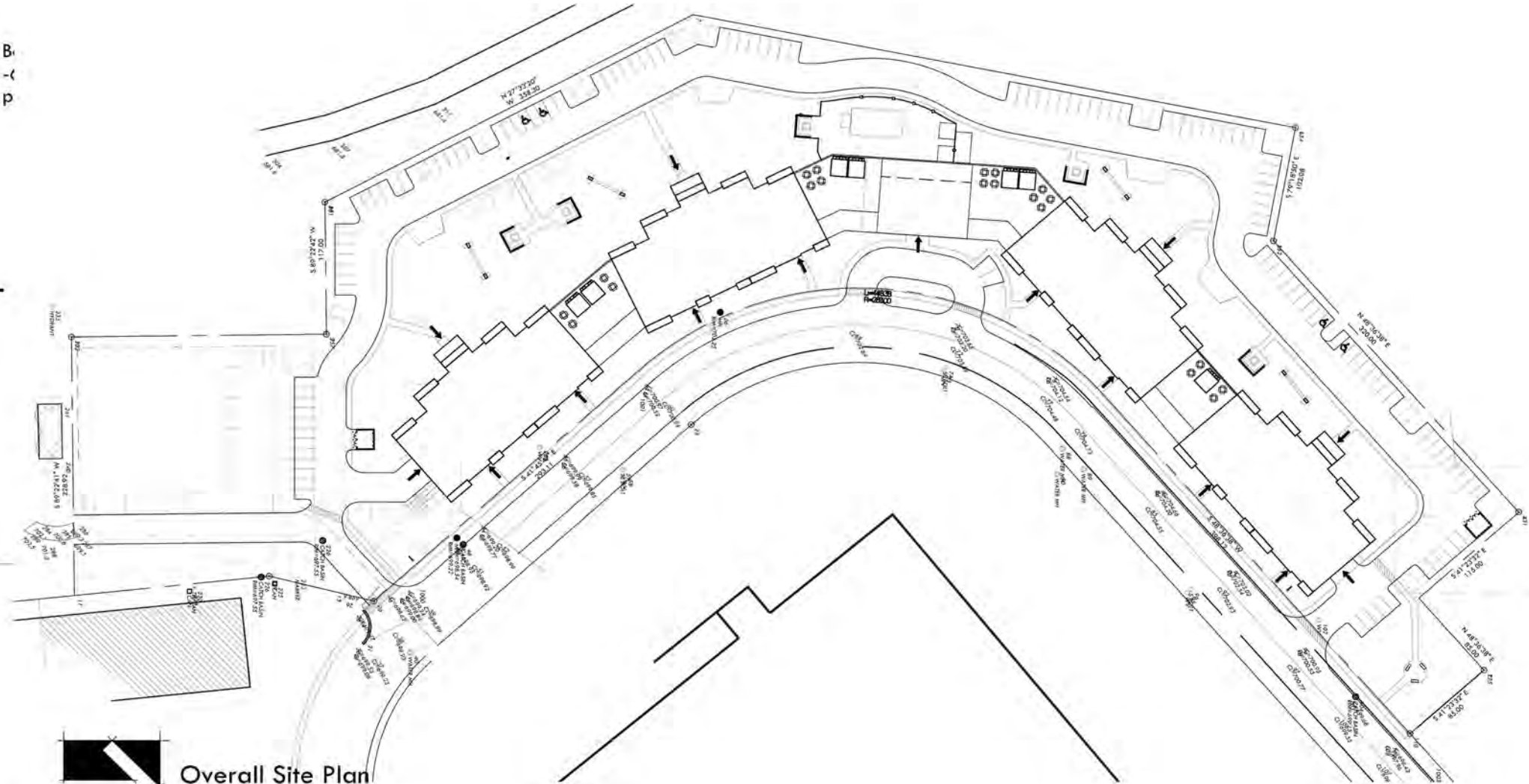
Refuse Enclosure Elevation- Rear

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



Refuse Enclosure Elevation- Sides

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





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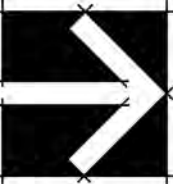
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Residence of Brookside Glen  
Turn Radius

Project number	2016-005
Date	9-26-2017
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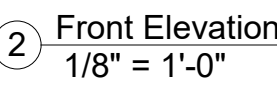
Scale



Schematic Site Plan  
Scale: 1"=40'-0"







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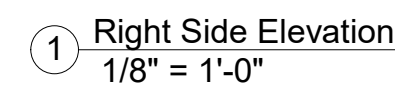
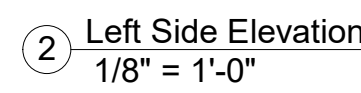
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scale  $1/8" = 1'-0"$





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[illegible]Scale  $1/8" = 1'-0"$





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## Residence of Brookside Glen

# Buiding Elevaiton

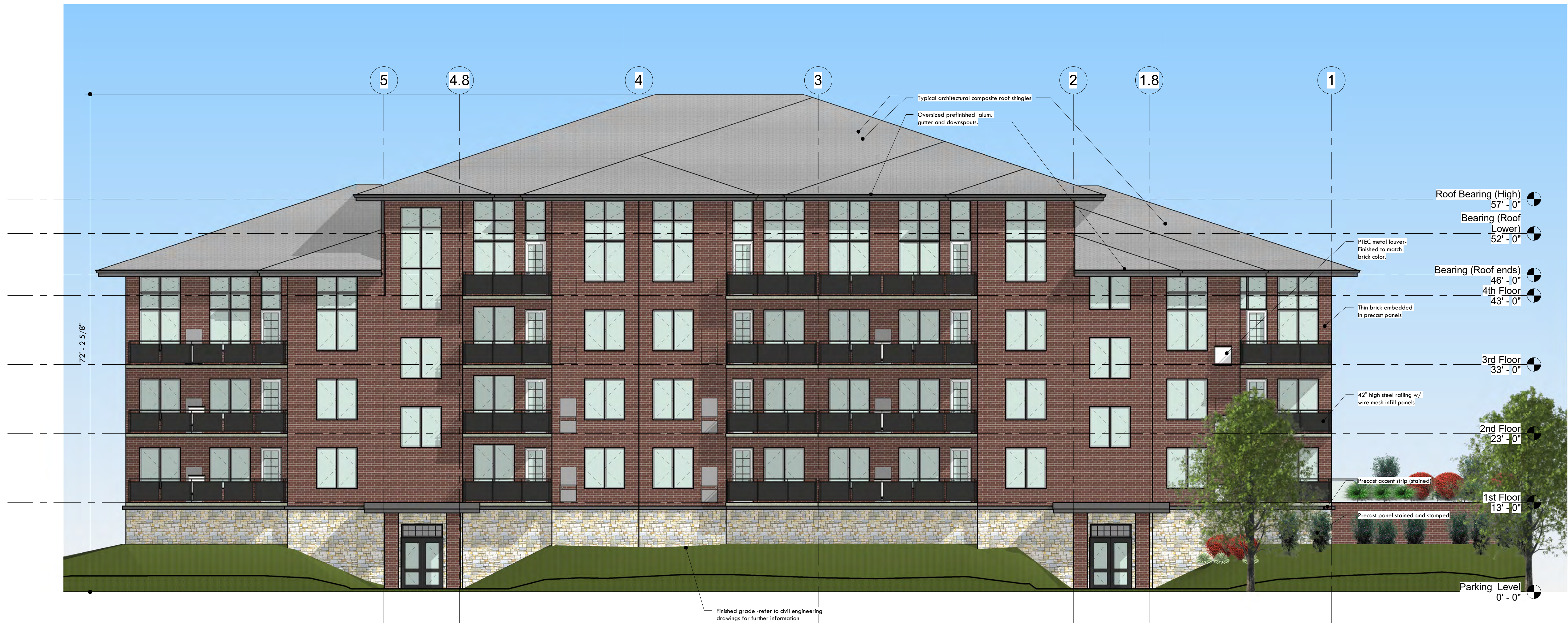
2016-005

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Author

Checker

# A109

$$8'' = 1'-0''$$


① Street Elevation  
1/8" = 1'-0"



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KJM Development/  
Residence of Brookside Glen  
Typical Garage Level

Project number	2016-005
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Drawn by	Author
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	Flipped dog park	7/3/2017
	Redesign for 4 Bldg design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017

KJM Development/  
Residence of Brookside Glen  
Typical Residential  
Floor

Project number  
Date  
Drawn by  
Checked by

2016-005  
9-26-2017  
Author  
Checker

A111

Scale 1/8" = 1'-0"



Department Legend

Corridor

One Bedroom One Bath 2

One Bedroom One Bath 3

One Bedroom One Bath 4

One Bedroom One Bath 6

One Bedroom One Bath 1

Two Bedroom Two Bath 2

Two Bedroom Two Bath 3

Two Bedroom Two Bath 4

Two Bedroom Two Bath 5

Two Bedroom Two Bath 6

1st Presentation  
1/8" = 1'-0"  
10/5/2017 3:13:22 PM



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14421 Oakley Ave  
Orland Park, IL 60462  
Tel: 708-933-4200  
Fax: 708-966-0854

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Ltd.

14421 Oakley Ave  
Orland Park, IL 60462  
Tel: 708-933-4200  
Fax: 708-966-0854

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135 S. Jefferson Street  
Suite 135  
Chicago, IL 60661  
Phone: 312-463-0551  
Fax: 312-463-0552  
e-mail: sgregory@eeo-llc.com

KDC Consultants, Inc.  
16144 S. Bell Road  
Lockport, IL 60491  
Phone: 708-645-0345  
Fax:  
e-mail: chaff@aol.com

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No.	Description	Date
Permit		6/12/2016
Revisions: Review comments		08/30/2016
Revised layout with indoor garages		09/13/2016
Revised layout for typical floor plan		10/24/2016
Revised layout for typical floor plan		11/18/2016
Sidewalks/ hardcape revisions		12/1/2016
Resubmittal		12/06/2016
Revised site plan		1/25/2017
Resubmittal: revised elevations and floor plans and site plan		4/4/2017
Resubmittal: revised elevations, floor plans and site plan		4/20/2017
Revised based on meeting		5/18/2017
Revised site plan based on Village meeting comments		6/8/2017
Flipped dog park		7/3/2017
Redesign for 4 Bldg design		8/29/2017
Site Plan Revisions		9/8/2017
Revisions for resubmittal		9/26/2017

KJM Development/

Residence of Brookside Glen  
Top Floor Plan

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker

A112

Scale 1/8" = 1'-0"



1 4th Floor Presentation  
1/8" = 1'-0"

1  
A123



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135 S. Jefferson Street  
Suite 135  
Chicago, IL 60661  
Phone: 312-463-0551  
Fax: 312-463-0552  
e-mail: sgregory@eea-ltd.com

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16144 S. Bell Road  
Lockport, IL 60491  
Phone: 708-645-0545  
Fax:  
e-mail:chaff@aol.com

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Professional Design Firm License No.  
184.006770 Exp. Date. 04/30/2019

No. No.	Description	Date
<i>Parent</i>		6/1/2016
Revisions	Review comments	08/30/2016
	Revised layout with indoor garages	09/13/2016
	Revised layout for typical floor plan	10/24/2016
	Revised layout for typical floor plan	11/18/2016
	Sidewalks/ handicap revisions	12/1/2016
	Revised final	12/06/2016
	Revised final plan	1/25/2017
	Revised final revised elevations and floor plans and the plan	4/4/2017
	Revised final revise elevations, floor plans and the plan	4/20/2017
	Revised based on meeting	5/18/2017
	Revised the plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for 4 Bldg design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for residential	9/26/2017
	Revisions for residential	10/13/2017

[illegible]

KJM Development/

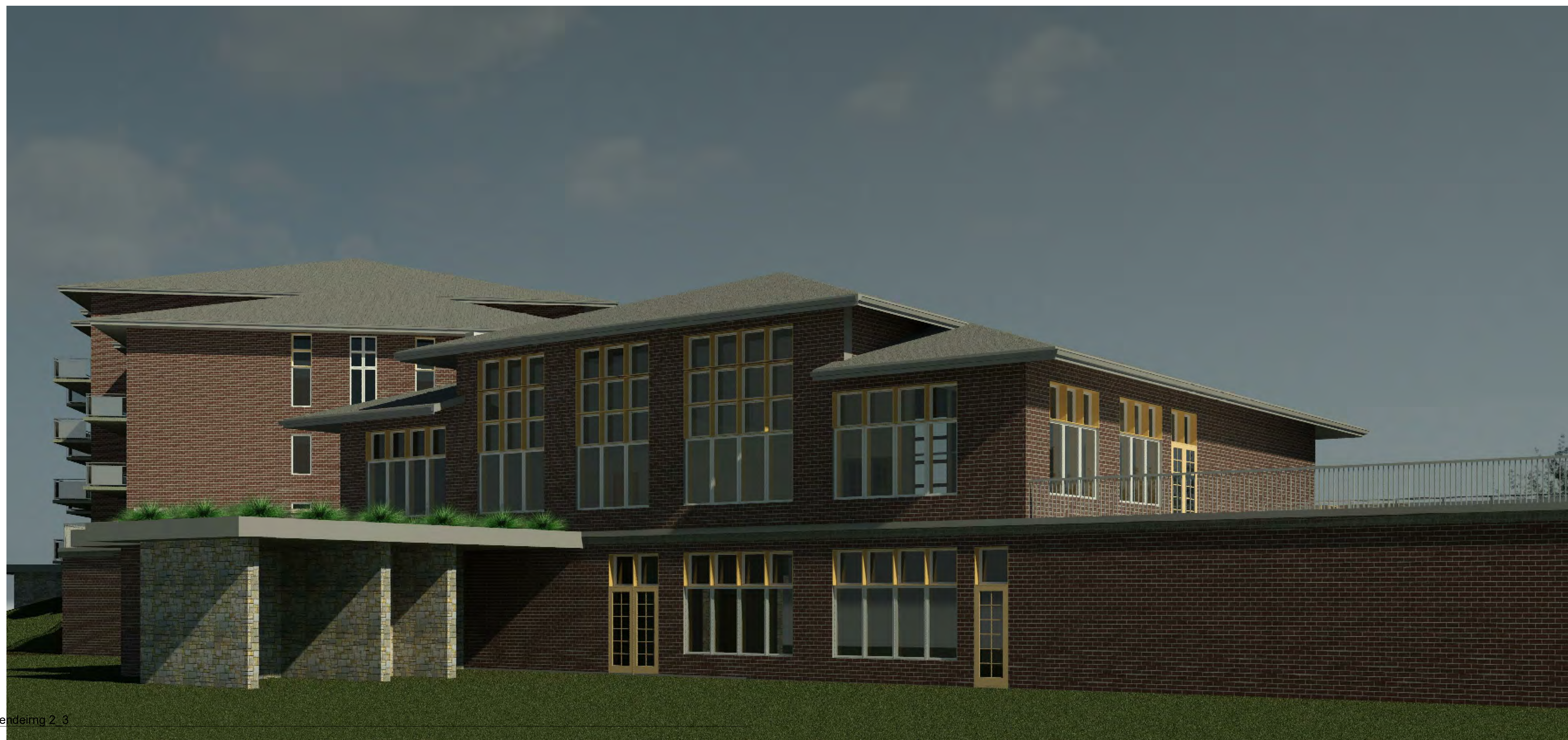
Residence of Brookside Glen
Club House Rendering

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker

A113

Scale	12" = 1'-0"
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1 3D View 18\_1  
12" = 1'-0"



③ Club House Rendeirng 2 3  
12" = 1'-0"



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Fax: 312-463-0552  
e-mail: sgregory@eeao-llc.com

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16144 S. Bell Road  
Lockport, IL 60491  
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e-mail: chaff@aol.com

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No.	Description	Date
1	Permit	6/1/2016
2	Revisions: Review comments	08/25/2016
3	Revised layout with interior garages	09/13/2016
4	Revised layout for typical floor plan	10/24/2016
5	Revised layout for typical floor plan	11/18/2016
6	Sidewalks/ landscape revisions	12/1/2016
7	Resubmittal	12/06/2016
8	Revised site plan	1/25/2017
9	Resubmittal-revised elevations and floor plans and site plan	4/4/2017
10	Resubmittal revise elevations, floor plans and site plan	4/20/2017
11	Revised based on meeting	5/18/2017
12	Revised site plan based on Village meeting comments	6/8/2017
13	Flipped dog park	7/3/2017
14	Redesign for 4 Bldg design	8/29/2017
15	Site Plan Revisions	9/8/2017
16	Revisions for resubmittal	9/26/2017
17	Revisions for resubmittal	10/13/2017

KJM Development/  
Residence of Brookside Glen  
Club House Elevations

Project number  
Date  
Drawn by  
Checked by

2016-005  
9-26-2017  
Author  
Checker

A114

Scale1/8" = 1'-0"



① Street Elevation Club House  
1/8" = 1'-0"

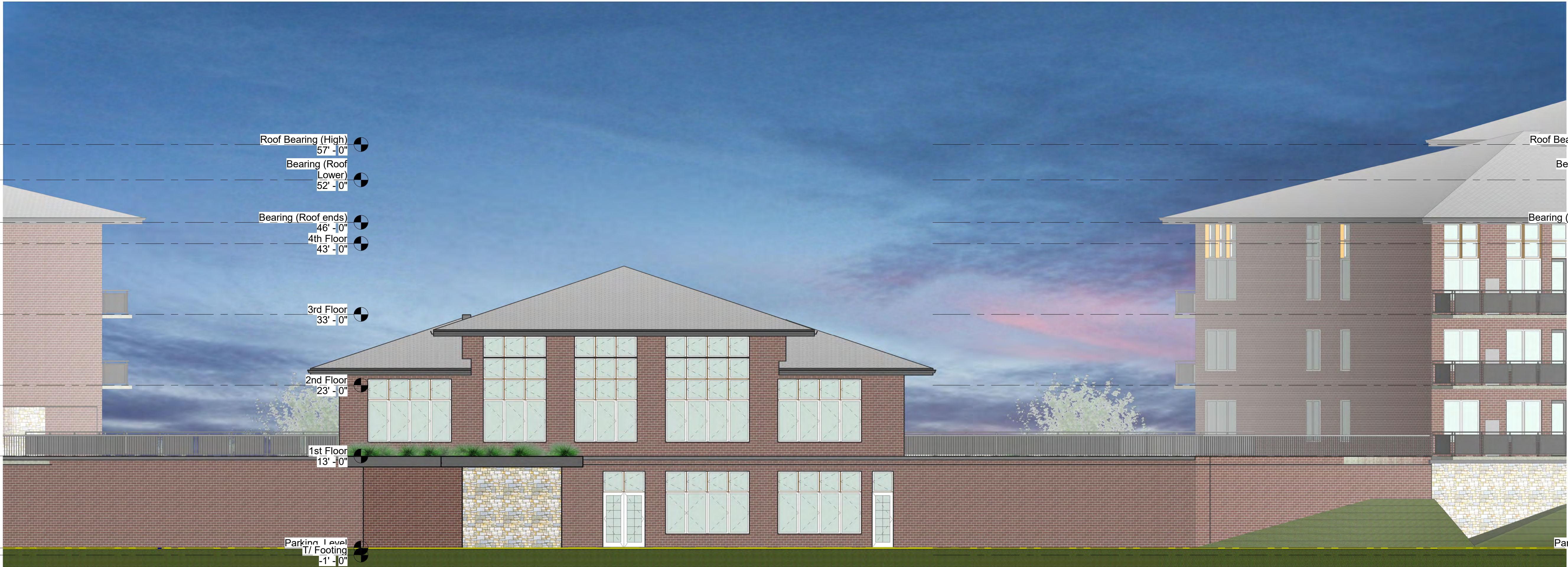


② Left Side Elevation Club House  
1/8" = 1'-0"





① Right Side Elevation Club House  
1/8" = 1'-0"



② Rear Elevation Club House  
1/8" = 1'-0"

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14421 Oakley Ave  
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Fax: 708-966-0854

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Suite 135  
Chicago, IL 60661  
Phone: 312-463-0551  
Fax: 312-463-0552  
e-mail: sgregory@eeao-llc.com

**KDC Consultants, Inc.**  
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9	Resubmittal-revised elevations and floor plans and site plan	4/4/2017
10	Resubmittal revise elevations, floor plans and site plan	4/20/2017
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12	Revised site plan based on Village meeting comments	6/8/2017
13	Flipped dog park	7/3/2017
14	Redesign for 4 Bldg design	8/29/2017
15	Site Plan Revisions	9/8/2017
16	Revisions for resubmittal	9/26/2017
17	Revisions for resubmittal	10/13/2017

KJM Development/

**Residence of Brookside Glen  
Club House Elevations**

Project number 2016-005

Date 9-26-2017

Drawn by Author

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**A115**

Scale 1/8" = 1'-0"





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**Eriksson Engineering Associates, Ltd.**  
135 S. Jefferson Street  
Suite 135  
Chicago, IL 60661  
Phone: 312-463-0551  
Fax: 312-463-0552  
e-mail: [sgregory@eea-ltd.com](mailto:sgregory@eea-ltd.com)

**KDC Consultants, Inc.**  
16144 S. Bell Road  
Lockport, IL 60491  
Phone: 708-645-0545  
Fax:  
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No.	Description	Date
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	Revisions-Review comments	08/30/2016
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	Revised layout for typical floor plan	10/04/2016
	Revised layout for typical floor plan	11/18/2016
	Side-walks / handicap revisions	12/1/2016
	Resubmittal	12/06/2016
	Revised site plan	1/25/2017
	Revised residential elevations and floor plans and site plan	4/4/2017
	Resubmittal revise elevations, floor plans and site plan	4/20/2017
	Revised site plan meeting	5/18/2017
	Revised site based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for 4 Bldg design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017

KJM Development/

## Residence of Brookside Glen

# Club House Lower Level Plan

Project number	2016-005
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Drawn by	Author
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Checked by	Checker
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# A116

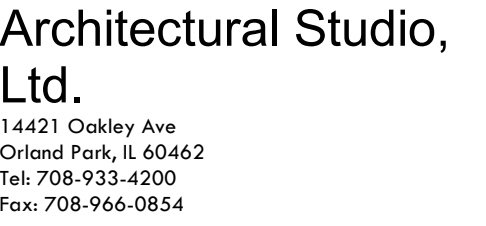
Scale  $1/8" = 1'-0"$











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135 S. Jefferson Street  
Suite 135  
Chicago, IL 60661  
Phone: 312-463-0551  
Fax: 312-463-0552  
e-mail: [sgregory@eea-ltd.com](mailto:sgregory@eea-ltd.com)

**KDC Consultants, Inc.**  
16144 S. Bell Road  
Lockport, IL 60491  
Phone: 708-645-0545  
Fax:  
e-mail:chaff@aol.com

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KJM Development/

## Residence of Brookside Glen

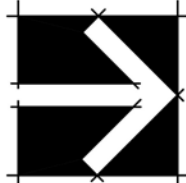
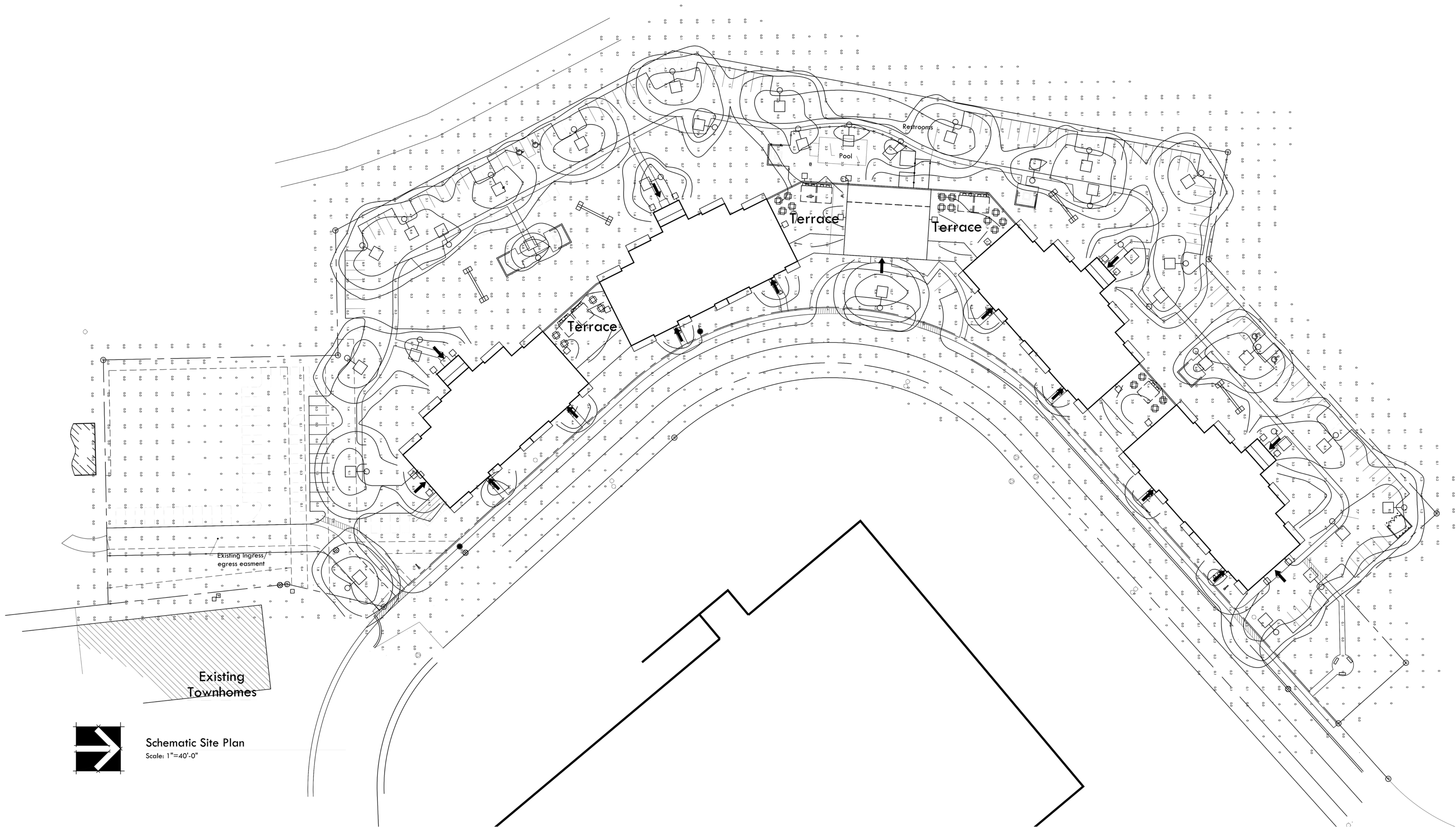
## Photometrics

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker

# A118

### Scale

LUMINAIRE SCHEDULE											
CALCULATED	SYMBOL	LAMP	DESCRIPTION	BREACKET	HOLDINGS	NOT FOR PRODUCTION USE	VOLTS	HOC 1	HOC 2	HOC 3	QUANTITY
F1		(1) DEL LED 21W	DAUPH ENVDLE 600 AREA	ELECTRONIC	866-516-547P	CE LIGHTING SOLUTIONS, INC./P/O, 124747 NE _____	WATLINE				71
										1. LIGHTING PRODUCT: PROCESSIONAL HC USA, 2.7V, 7000K, 400LM, 21W 2. ELECTRONIC HOUSING: 21000K, 21000K, 11000K, 11000K	
F2		(1) E27H DEL LED LUMINEX 4	EVOLUX (60) POSF CONDENSARY TRIM SUPPORT	ELECTRONIC	SUPHORN@DESIGNWATLINE	CE LIGHTING, EPC, EXHPL, _____	120V 1F 2W				34
										1. LIGHTING - EAST FLAT AREA, 2.7V, 7000K, 400LM, 21W 2. ELECTRONIC HOUSING: 21000K, 21000K, 11000K, 11000K	
F3		(1) DEL LED 21W	Truview LED Area Light, Scintille - Vinyl Mesh, EWS	SUPHORN@DESIGNWATLINE	866-516-547P	CE LIGHTING SOLUTIONS, INC./P/O, 124747 NE _____	120V 1F 2W				35
										1. LIGHTING PRODUCT: PROCESSIONAL HC USA, 2.7V, 7000K, 400LM, 21W 2. ELECTRONIC HOUSING: 21000K, 21000K, 11000K, 11000K	



### Schematic Site Plan

Scale: 1"=40'-0"



## Evolve™ LED Post Top

### Contemporary Twin Support Post Top (EPTC)



current  
powered by GE

## Evolve™ LED Area Lighting

### EALS



current  
powered by GE

### Product Features

The Evolve™ LED Contemporary Twin Support Post Top (EPTC) offers energy efficiency and quality of light in your choice of two distinct, modern styles. The advanced LED optical system provides improved horizontal and vertical uniformity, reduced glare and improved lighting control. GE's unique optical ring technology effectively aims the light where you need it, while eliminating the unsightly shadow circles commonly seen under other LED post top fixtures.

The EPTC can yield up to a 60-percent reduction in system energy compared with standard HID systems, depending on applications. The reliable system operates well in cold temperatures and offers more than 11 years of service life to reduce maintenance frequency and expense based on a 50,000-hour life at 12 hours of operation per day (L85 Rating).

### Applications

• Roadway, site, area, and general lighting utilizing advanced LED optical system providing high uniformity, excellent vertical illuminance, reduced off-site glare, and reduced on-site glare.

### Housing

• Base: die-cast aluminum housing.  
• Top Upper Housing: one-piece spun aluminum, available in two distinct contemporary designs.  
• The upper future design incorporates the heat sink directly into the unit ensuring maximum heat transfer and long life.  
• Meets 26 vibration per ANSI C136.31-2001.  
• For 26 rating contact manufacturer.

### LED & Optical Assembly

• Structured LED array for optimized roadway, roadway and campus photometric distribution.  
• Evolve light engine consisting of nested conical, directional reflectors designed to optimize application efficiency and minimize glare.  
• Utilizes high brightness LEDs, 70 CRI at 3000K and 4000K typical.  
• LM-79 tests and reports are performed in accordance with IESNA standards.

### Lumen Maintenance

• System rating is L85 at 50,000 hours. Contact manufacturer for L rating Lumen Depreciation beyond 50,000 hours.

### Designs

• 120-277 volt and 347-480 VAC available.  
• System power factor is >90% and THD <20%.\*  
• Class "X" audible sound rating.  
• Surge protection per IEEE/ANSI C62.41-1991.  
• 120-277VAC: 4KVA/3A "Basic" 120 Striked.  
• 347-480VAC: 6KVA/3A "Basic" 120 Striked.  
• Photo Electric Sensors (PIE) available for all voltages.  
• System power factor and THD is tested and specified at 120V input and maximum load conditions.

### Accessories

• Post top mounting 3-inch (76mm) OD held in place with six square head set screws.

### Electrical

• Corrosion resistant polyester powder painted, minimum 2.0 mil thickness.  
• Standard colors: Black, Gray and Dark Bronze.  
• RAL & custom colors available.

• 120-277 volt and 347-480 VAC available.  
• System power factor is >90% and THD <20%.\*  
• Class "X" audible sound rating.  
• Surge protection per IEEE/ANSI C62.41-1991.  
• 120-277VAC: 4KVA/3A "Basic" 120 Striked.  
• 347-480VAC: 6KVA/3A "Basic" 120 Striked.  
• Photo Electric Sensors (PIE) available for all voltages.  
• System power factor and THD is tested and specified at 120V input and maximum load conditions.

### Housing

• Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer and long LED life.  
• Die cast aluminum housing.  
• 30 vibration per ANSI C136.31-2001.

### LED & Optical Assembly

• LM-79 tests and reports are performed in accordance with IESNA standards.  
• 70 CRI at 3000K, 4000K and 5000K.  
• Distribution: 0, 10, 15, 30, 45, 60, 75, 90, 105, 120, 135, 150, 165, 180, 195, 210, 225, 240, 255, 270, 285, 300, 315, 330, 345, 360, 375, 390, 405, 420, 435, 450, 465, 480, 495, 510, 525, 540, 555, 570, 585, 600, 615, 630, 645, 660, 675, 690, 705, 720, 735, 750, 765, 780, 795, 810, 825, 840, 855, 870, 885, 900, 915, 930, 945, 960, 975, 990, 1005, 1020, 1035, 1050, 1065, 1080, 1095, 1110, 1125, 1140, 1155, 1170, 1185, 1200, 1215, 1230, 1245, 1260, 1275, 1290, 1305, 1320, 1335, 1350, 1365, 1380, 1395, 1410, 1425, 1440, 1455, 1470, 1485, 1500, 1515, 1530, 1545, 1560, 1575, 1590, 1605, 1620, 1635, 1650, 1665, 1680, 1695, 1710, 1725, 1740, 1755, 1770, 1785, 1800, 1815, 1830, 1845, 1860, 1875, 1890, 1905, 1920, 1935, 1950, 1965, 1980, 1995, 2010, 2025, 2040, 2055, 2070, 2085, 2100, 2115, 2130, 2145, 2160, 2175, 2190, 2205, 2220, 2235, 2250, 2265, 2280, 2295, 2310, 2325, 2340, 2355, 2370, 2385, 2400, 2415, 2430, 2445, 2460, 2475, 2490, 2505, 2520, 2535, 2550, 2565, 2580, 2595, 2610, 2625, 2640, 2655, 2670, 2685, 2700, 2715, 2730, 2745, 2760, 2775, 2790, 2805, 2820, 2835, 2850, 2865, 2880, 2895, 2910, 2925, 2940, 2955, 2970, 2985, 3000, 3015, 3030, 3045, 3060, 3075, 3090, 3105, 3120, 3135, 3150, 3165, 3180, 3195, 3210, 3225, 3240, 3255, 3270, 3285, 3300, 3315, 3330, 3345, 3360, 3375, 3390, 3405, 3420, 3435, 3450, 3465, 3480, 3495, 3510, 3525, 3540, 3555, 3570, 3585, 3600, 3615, 3630, 3645, 3660, 3675, 3690, 3705, 3720, 3735, 3750, 3765, 3780, 3795, 3810, 3825, 3840, 3855, 3870, 3885, 3900, 3915, 3930, 3945, 3960, 3975, 3990, 4005, 4020, 4035, 4050, 4065, 4080, 4095, 4110, 4125, 4140, 4155, 4170, 4185, 4200, 4215, 4230, 4245, 4260, 4275, 4290, 4305, 4320, 4335, 4350, 4365, 4380, 4395, 4410, 4425, 4440, 4455, 4470, 4485, 4500, 4515, 4530, 4545, 4560, 4575, 4590, 4605, 4620, 4635, 4650, 4665, 4680, 4695, 4710, 4725, 4740, 4755, 4770, 4785, 4800, 4815, 4830, 4845, 4860, 4875, 4890, 4905, 4920, 4935, 4950, 4965, 4980, 4995, 5010, 5025, 5040, 5055, 5070, 5085, 5100, 5115, 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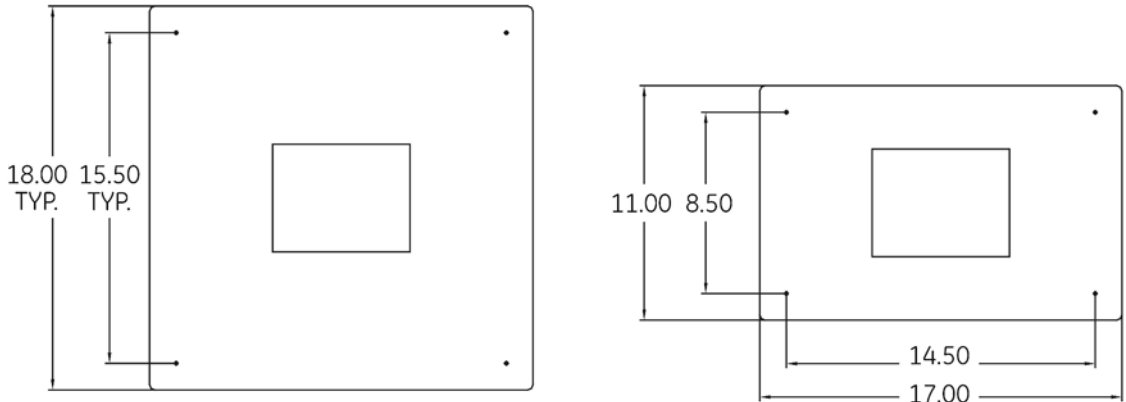
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**DATA**

- Approximate Net Weight 21 lbs (9.53 kgs)

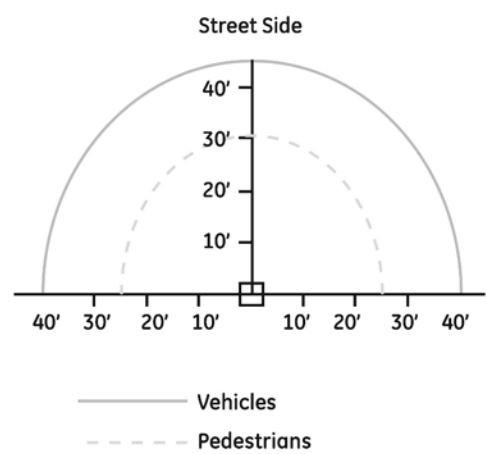
**Escutcheon Plates**  
Cover unsightly debris and marks left behind from replacing HID product with escutcheon plates. Available in square and rectangular sizes, as well as in an assortment of colors to match the luminaire. Accessories are ordered and shipped separately from the luminaire.

E W N		E			
PROD. ID	PHOTOMETRIC SERIES		DETAIL		COLOR
E = Evolve	E = Escutcheon Plate	1 = 17" x 11"	BLACK = Black		
W = Wall Pack		2 = 18" x 18"	DKBZ = Dark Bronze		
N = Housing Series			GRAY = Gray		
			WHITE = White		
			RAI custom colors available		
			Contact Manufacturer.		



- Intended for 8-25ft mounting heights.
- Provides a coverage area radius for walking motion of 25-30ft.
- Provides 180° of coverage (~180° is blocked by the wall).
- Factory preprogram to 50% dimming with no occupancy.
- May be reprogrammed using additional remote programmer.
- Remote Programmer part number: WS FSIR-100 PROGRAMMER (197634)
- Photoelectric control is integrated through the motion sensor, and is offered as standard.

**Sensing Pattern Wall Pack Fixture**  
Up to 25ft.



www.currentbyge.com

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OLP3115 (Rev 05/04/17)

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KJM Development/	
Residence of Brookside Glen	
Light Cut Sheets cont.	
Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker
A119A	
Scale	





### Image of Electric Charging Station



### Image of Bike Storage

**Images of Concepts (i.e examples) only, Final Designs may vary**



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Revisions- Review comments		08/30/2016
Revised layout with indoor garages		09/13/2016
Revised layout for typical floor plan		10/24/2016
Revised layout for typical floor plan		11/18/2016
Sidewalks/ hard scape revisions		12/1/2016
Resubmittal		12/06/2016
Revised site plan		1/25/2017
Revised revised elevations and floor plans and the plan		4/11/2017
Revised site elevations, floor plans and the plan		6/1/2017
Revised board meeting		5/18/2017
Revised the plan based on Village meeting comments		6/8/2017
Flipped dog park		7/3/2017
Redesign for 4 Bldg design		8/29/2017
Site Plan Revisions		9/8/2017
Revisions for resubmittal		9/26/2017

Project number	2016-005
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Revisions for resubmittal		9/26/2017

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A101

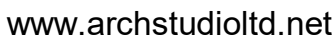
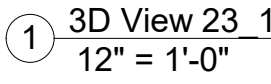
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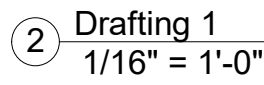
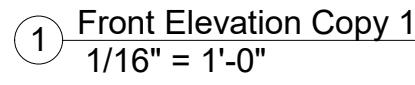




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Scale 12" = 1'-0"





14421 Oakley Ave  
Orland Park, IL 60462  
Tel: 708-933-4200  
Fax: 708-966-0854

[www.archstudioltd.net](http://www.archstudioltd.net)

**Eriksson Engineering Associates, Ltd.**  
135 S. Jefferson Street  
Suite 135  
Chicago, IL 60661  
Phone: 312-463-0551  
Fax: 312-463-0552  
e-mail: [sgregory@eea-ltd.com](mailto:sgregory@eea-ltd.com)

**KDC Consultants, Inc.**  
16144 S. Bell Road  
Lockport, IL 60491  
Phone: 708-645-0545  
Fax:  
e-mail: [chaff@aol.com](mailto:chaff@aol.com)

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Sidewalks/ hard scape revisions		12/1/2016
Resubmittal		12/06/2016
Revised site plan		1/25/2017
Revised revised elevations and floor plans and the plan		4/11/2017
Revised site elevations, floor plans and the plan		6/1/2017
Revised board meeting		5/18/2017
Revised the plan based on Village meeting comments		6/8/2017
Flipped dog park		7/3/2017
Redesign for 4 Bldg design		8/29/2017
Site Plan Revisions		9/8/2017
Revisions for resubmittal		9/26/2017

KJM Development/

## Residence of Brookside Glen

## Comparison

Project number 2016-005

Date 9-26-2017

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A 100

A 1 A123

A-1.0

scale 1/16 = 1-0





**Architectural Studio,  
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14421 Oakley Ave  
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Tel: 708-933-4200  
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135 S. Jefferson Street  
Suite 135  
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Phone: 312-463-0551  
Fax: 312-463-0552  
e-mail: [sgregory@eea-ltd.com](mailto:sgregory@eea-ltd.com)

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16144 S. Bell Road  
Lockport, IL 60491  
Phone: 708-645-0545  
Fax:  
e-mail:chaff@aol.com

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	Revised layout for typical floor plan	10/24/2016
	Revised layout for typical floor plan	11/18/2016
	Side-walks / hard scape revisions	12/1/2016
	Rebuildout	12/06/2016
	Revised site plan	1/25/2017
	Rebuildout-revised elevations and floor plans and site plan	4/4/2017
	Rebuildout-revised elevations, floor plans and the site plan	4/20/2017
	Revised bid on meeting	5/1/2017
	Revised site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for a 4 Bldg design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for rebuildout	9/26/2017

KJM Development/

## Residence of Brookside Glen

### Overall Garage Plan

Project number 2016-005

Date 9-26-2017

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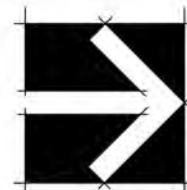
# A124

Scale 1" = 40'-0"



① Overall Parking Level  
1" = 40'-0"





### Schematic Site Plan

Scale: 1"=40'-0"

Site Data						
Zoning District	R-5-PD					
Lot Area:	332,991.24	s/f				
Min Open Space	144.00	750.00	100,000.00	s/f	2.48	acre
	332,991.24	10.00%	33,299.12%			
Actual Open Space		≧ /s Landbank Parking	177,605.68	s/f	4.08	acre
		≧ /s Landbank Parking	165,118.33	s/f	3.79	acre
Floor Area Ratio	0.8902					
Max. Building Height	75'-5"					
Lot Coverage						
Building One	76,353.60	s/f				
Cabanas	560.00	s/f				
Total Building Coverage	76,913.60	s/f	0.2310			
Building Area						
Building One	292,685.60	s/f	5 Stories 75'-5" including garage level			
Club House	5,165.00	s/f	1 Story 24'-2 <sup>3</sup> / <sub>16</sub> "			
Cabanas	560.00	s/f	1 Story 12'-0"			
	298,410.60		0.8962			
Number of Dwelling Units	144	Dwelling Units				
Parking Spaces Required	144	2.50	360.00			
Parking Spaces Provided	171	Indoor Garage Spaces				
	125	Outdoor Spaces				
	64	Landbank Parking				
	360	Total Parking				

- ### Amenties
- Pool
  - Cabanas
  - Locker Rooms
  - Fitness Room
  - Billard Room
  - Lounge
  - Office
  - Party Room
  - Free WIFI

- ### Amenties
- Grill stations
  - Rinse sink
  - Bike Storage room

- Keynotes:

1. Main Building Entrance
2. Garage entry
3. Bike storage
4. Trash room
5. Trash enclosure
6. Fire pit
7. Double grill center w/ rinse sink
8. Pergola
9. Game area
10. Seating area
11. Pool
12. Cabnas
13. Electric car charging stations
14. Park
15. Covered seating area.
16. Disk Golf Basket
17. Exterior exercise circuit
18. Commercial electric car charging station.
19. Ground Signage

- ### Amenities
- Fire pits
  - Gaming Area

- ### Amenties
- Grill stations
  - Rinse sink
  - Bike Storage room

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**Eriksson Engineering Associates, Ltd.**  
135 S. Jefferson Street  
Suite 135  
Chicago, IL 60661  
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	Revised the plan	1/25/2017
	Resubmittal-revised elevations and floor plans and the site plan	4/4/2017
	Resubmittal-revise elevations, floor plans and the site plan	4/20/2017
	Revised based on meeting	5/18/2017
	Revised the site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Revised for a big design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/28/2017

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# Residence of Brookside Glen

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## Prelim Grading

Project number	2016-001
Date	9-26-2016
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Scale





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ENGINEERING  
ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A  
GRAYSLAKE, ILLINOIS 60030  
PHONE: (847) 223-4864  
FAX: (847) 223-4864  
EMAIL: INFO@EEA-LTD.COM  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184-003220  
EXPIRES: 04/30/2017

# THE RESIDENCES of BROOKSIDE GLEN

Project Address  
Tinley Park, Illinois

Reserved for Seal:

Expiration Date: \_\_\_\_\_

No.	Date	Description
12/06/16		Village Submittal
1/31/17		Village Submittal
4/27/17		Village Submittal
5/30/17		Village Submittal
6/21/17		Village Submittal
9/28/17		Village Submittal

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Design By:	Date:
SSG	06/20/16
Approved By:	Project No.
XXX	0000.00

Sheet Title:

## LANDSCAPE PLAN

Sheet No:

L-1

Exhibit AA for Ordinance 2017-O-072  
Residence of Brookside Glen - KJM Development



### LANDSCAPE NOTES

1. PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING.
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN ESTABLISHED WITH SOD AS A GROUND COVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.

### PLANT SCHEDULE

CANOPY TREES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
ACE AU3	ACER RUBRUM 'AUTUMN BLAZE' / AUTUMN BLAZE RED MAPLE	B & B	2.5" CAL	22
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL	19
GIN PR2	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY GINKGO	B & B	2.5" CAL	16
GLE IN2	GLEITSIA TRIACANTHOS 'SUNBURST' / SUNBURST COMMON HONEYLOCUST	B & B	2.5" CAL	12
GYM DIO	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2.5" CAL	14
PRU CHA	PIRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR	B & B	2.5" CAL	12
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL	16
TIL RED	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	2.5" CAL	12
ULM ACC	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	2.5" CAL	15
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
PIC COL	PICEA PUNGENS 'COLORADO GREEN' / BLUE SPRUCE	B & B	6" - 8" HT.	20
PIN NIG	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6" - 8" HT.	12
PIN STR	PINUS STROBUS / WHITE PINE	B & B	6" - 8" HT.	10
THU TEC	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	B & B	48" HT.	41
UNDERSTORY TREES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
AME MUL	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY MULTITRUNK	B & B	MULTI-TRUNK	16
MAL PRA	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRAB APPLE	B & B	MULTI-TRUNK	3
SYR IVO	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2" CAL	6
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	194
FOT AIR	FOTHERGILLA GARDENII 'MT. AIRY' / DWARF WITCHHALDER	5 GAL	24" HT.	79
HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA	B & B	30" HT.	87
HYD OAK	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / SNOW QUEEN OAKLEAF HYDRANGEA	B & B	24" HT.	6
PHY LIT	PHYSCARPUS 'OPULIFOLIUS' 'LITTLE DEVIL' TM / DWARF NINEBARK	B & B	24" HT.	10
RIB GRE	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B & B	24" HT.	20
ROS FL4	ROSA X 'FLOWER CARPET PINK' / ROSE	5 GAL	24" SPREAD	173
SPI SPI	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	5 GAL	18" HT.	101
SYR MEY	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	B & B	30" HT.	26
SYR KIM	SYRINGA PATULA 'MISS KIM' / MISS KIM LILAC	B & B	24" HT.	37
VIB CO2	VIBURNUM CARLESII 'COMPACTUM' / KOREAN SPICE VIBURNUM	B & B	24" HT.	5
VIB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	91
WEI WIN	WEIGELA FLORIDA 'WINE' TM / WEIGELA	5 GAL	18" HT.	61
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
BUX GR2	BUXUS X 'GREEN VELVET' / BOXWOOD	B & B	24" HT.	74
JUN FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" SPREAD	76
TAX DE4	TAXUS X MEDIA 'DENSE YEW'	B & B	24" HT.	54
THU HOL	THUJA OCCIDENTALIS 'HOLMSTRUP' / HOLMSTRUP CEDAR	B & B	36" HT.	118
GRASSES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	3' - 4' HT.	73
PAN CHE	PANICUM VIRGATUM 'CHEYENNE SKY' / SWITCH GRASS	1 GAL	3' - 4' HT.	154
PAN NOR	PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	1 GAL	3' - 4' HT.	101
PEN ALO	PENNISSETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL	1' - 2' HT.	24
GROUND COVERS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
NEP WA2	NEPETA X FRASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	QUART	211

### LAWN AND PAVEMENT SCHEDULE

	LAWN (SEED)	121,427 SF
	ASPHALT	74,294 SF
	PATIO	5,519 SF
	WATER	1,175 SF
	LAWN (SOD)	27,840 SF
	MULCH	1,996 SF
	GREEN ROOF	3,627 SF

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123







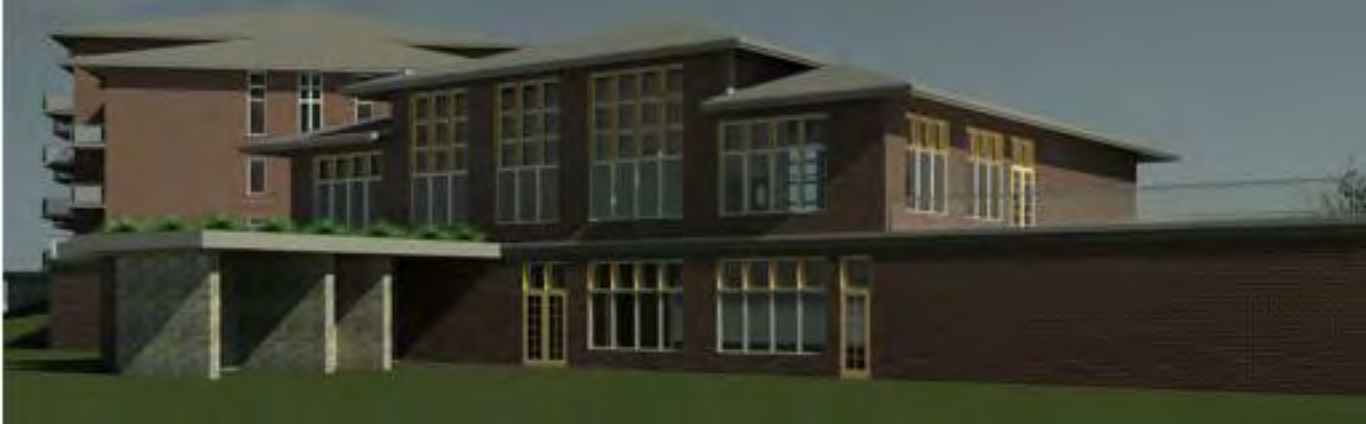
Exhibit CC for Ordinance 2017-O-072

Residence of Brookside Glen - KJM Development  
Approved 12/05/2017





Exhibit DD for Ordinance 2017-O-072  
Residence of Brookside Glen - KJM Development  
Approved 12/05/2017













## **MAGNUSON -Request for Minor Revisions from Approved PUD**

### **■ SITE PLAN**

- Total parking has remained the same at 360 spaces. However, with the building reconfiguration we lost 7 interior spaces, but still provide more than 1 to 1 on the interior.
  - Indoor: 164 spaces
  - Outdoor: 135 spaces (Initial) / 132 spaces if and when landbank parking spaces are installed.
  - Landbank: 64 spaces
  - Total: 360 spaces
- **Building Setbacks modified:**
  - The original PUD we asked for a variance from the 20'-0" maximum setback UD-1. The closest point of the building to the property line is 9.2'
    - **Clubhouse:**
      - 53'-4" to the main entry to main entry to accommodate ADA drop off and handicap parking.
  - The Dog Park was narrowed by 20.1'. This was due to the required lengthening of the building due to structural requirement for column size.
  - Distance to townhome when measured to the same corner is 197'-6 ¾" in lieu of 198'-9 ¾" a reduction of 1'-3"
  - Trash enclosure was removed, the trash bins will be stored at the trash room and will be brought out for pickup by the maintenance personnel the day the trash is collected.

### **■ TERRACE LEVEL**

- Added shed structures on terraces between building 1 and 2 and between building 3 and 4. The structures house the garage exhaust fans. The mechanical code requires the discharged min. 10'-0" above adjacent grade (501.3.2 IMC).

### **■ BUILDING (RESIDENTIAL TOWER)**

- Change exterior wall construction from precast with embedded thin brick veneer to brick veneer construction (full 4 inch brick veneer with steel stud wall backup). The change in Tinley Park building code allows for this type of construction.
- Max. Building Height (original 75'-5") now Max. Height is 70'-4 ⅞", 5'-0 ⅞" reduction. This reduction is from reduction of 2'-0" in the garage level and the reduction of floor construction thickness.
- Max. Building Length (Each Residential Towers) The building was lengthened to accommodate the structural column design and foundation wall thickness from 174'-10" to 188'-2".
- F.A.R. reduced from .656 to .655 with the adjustment of building length and depth, the FAR was reduced by a fraction of percent.
- The lobby design was reconfigured, reducing the overall depth of the lobby.
- We added additional indoor electric charging stations with the increased popularity of electric vehicles.
- To break up the end wall elevations a small shed roof was added over the garage door area.
- Increased Bike storage area by providing two bike rooms in each tower on garage level.
- With the increased use of Amazon and other delivery services, we increase the size of the package room to meet the demand.



- The precast balconies were changed to aluminum balconies (non-combustible/maintenance free).
- With the height of the 4th floor end units and the 5th floor units, additional PTEC units are required based on the final mechanical design.

■ **CLUBHOUSE**

- Clubhouse is now a full two story which allows us to increase the amount of amenities without increasing the overall footprint of the building. i.e. golf simulator, dog washing stations, pool restroom relocated interior vs exterior.
- Original clubhouse had a flat front elevation. We provided offsets in the front elevation to create an aesthetically pleasing elevation.
- With coordination with the final engineering, the entrance to the clubhouse is located at the highest point on the site. Not to raise the overall building height, we raised the entrance to the club house between the first and second floor. We now have a 1 ½ + story entrance with an elevator and stair to access both first and second floors.

**Added Amenities:**

- After reviewing other amenities provided by high end apartments, we added the following amenities:
- Aerobic room;
- Enlarged weight room;
- Added two (2) Dog washing stations;
- Golf simulator;
- Sales/management office;
- Party room with a warming kitchen and fireplace:



Keynote Legend

Key Value	Keynote Text
006	Fire Pit
008	Pergola- See sheet A-005 for further information
009	Game Area
010	Seating Area
011	Pool-designed by others. Pool drawings to be submitted under separate permit
012	Cabana
016	Disk Golf Basket
018	Commercial electric car charging station
020	Existing Ingress/Egress Easement
021	Landbanked Parking
025	Coned Transformer and Pad
029	Green Roof
030	4'-0" High fence w/ lockable gates
031	(17) gas meters-Provide landscape screening from the R.O.W.
033	Street Workout Area (Circuit Training) with Poured-in-place rubber playground surface
035	Metal Pet Waste Station Model E31 by PetwasteEliminator.com 1-800-790-8896
036	Ground signage
037	Security camera
038	Ramp at max of 1:12 w/ Provide 24" deep detectable warning (truncated domes)
039	
039	Marked cross walk
040	Concrete pier (support of 2nd floor balconies) to be wrapped with this stone



No.	Description	Date
8	Foundation Permit	19-05-10
11	Superstructure Permit	20-08-01
13	Code review response	21-03-24
14	Pool submittal	21-06-14
16	resubmittal for zoning	21-11-12
17	Revision 17	21-11-16
18	Revision 18	21-11-30
19	Revision 19	21-12-08

KJM Development/

"The Magnuson"  
Schematic Site Plan

Project number	2016-005
Date	05/07/19
Drawn by	SAS
Checked by	Checker

PUD Doc-1.0

Scale As indicated

Site Data

Lot Area	332,991.24 SF
Min. Open Space:	144 x 750 = 108,000 SF 2.48 Acres
Actual Open Space:	332,991.24 x 10% = 33,299.12 SF
W/O Landbank Parking:	W/O Landbank Parking
Floor Area Ratio:	.654   .656 (As Approved)
Max Building Height:	70'-4 7/8"   75'-5" (As Approved)
Lot Coverage:	80,628.44 SF   76,353.60 SF + 560 SF = 76,913.60 SF
Total Building:	
Building Area:	
Residential Towers	80,628.44 SF x 1 = 80,628.44 SF (includes parking and club house)
First Floor:	14,642.19 SF x 4 = 58,568.76 SF
Second Floor:	14,642.19 SF x 4 = 58,568.76 SF
Third Floor:	14,642.19 SF x 4 = 58,568.76 SF
Fourth Floor:	14,642.19 SF x 4 = 58,568.76 SF
Fifth Floor:	9,131.77 SF x 4 = 36,527.08 SF
Total Residential	292,861.80 SF
Club House	
First Floor:	Included in ground floor level
Second Floor:	5,465.87 SF   5,165.00 SF (As Approved)
Total Area:	298,327.67 SF   298,410.60 SF (As Approved See Page 10 or Ordinance)

Number of Dwelling Units	144 Dwelling Units
Parking Spaces Required:	144 x 2.5 = 360 spaces
Parking Spaces Provided:	
Indoor Spaces:	163 Spaces   171 Spaces (As Approved)
Exterior Spaces:	136 Spaces   125 Spaces (As Approved)
Landbank Spaces:	64 Spaces   64 Spaces (As Approved)
Total Parking Spaces:	360 Spaces   360 Spaces (As Approved)

Note: we have an additional 3 land bank spaces to account for there loss to maintain the total of 360 when landbank parking is provided.

Schematic Site Plan

Scale: 1"=50'-0"  
Notes:  
1. Screen gas meters from R.O.W. with landscaping.

Partial Site Plan-Ground  
Sign-South Drive  
1" = 10'-0"

Partial Site Plan-Ground  
Sign-North Drive  
1" = 10'-0"

Passenger Loading Area  
3/16" = 1'-0"



## Keynote Legend

Key Value	Keynote Text
006	Fire Pit
008	Pergola- See sheet A-005 for further information
009	Game Area
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KJM Development/

**"The Magnuson"**  
Schematic Site Plan  
(Rendered)

Project number	2016-005
Date	05/07/19
Drawn by	SAS
Checked by	Checker

**PUD Doc-1.1**

Scale As indicated

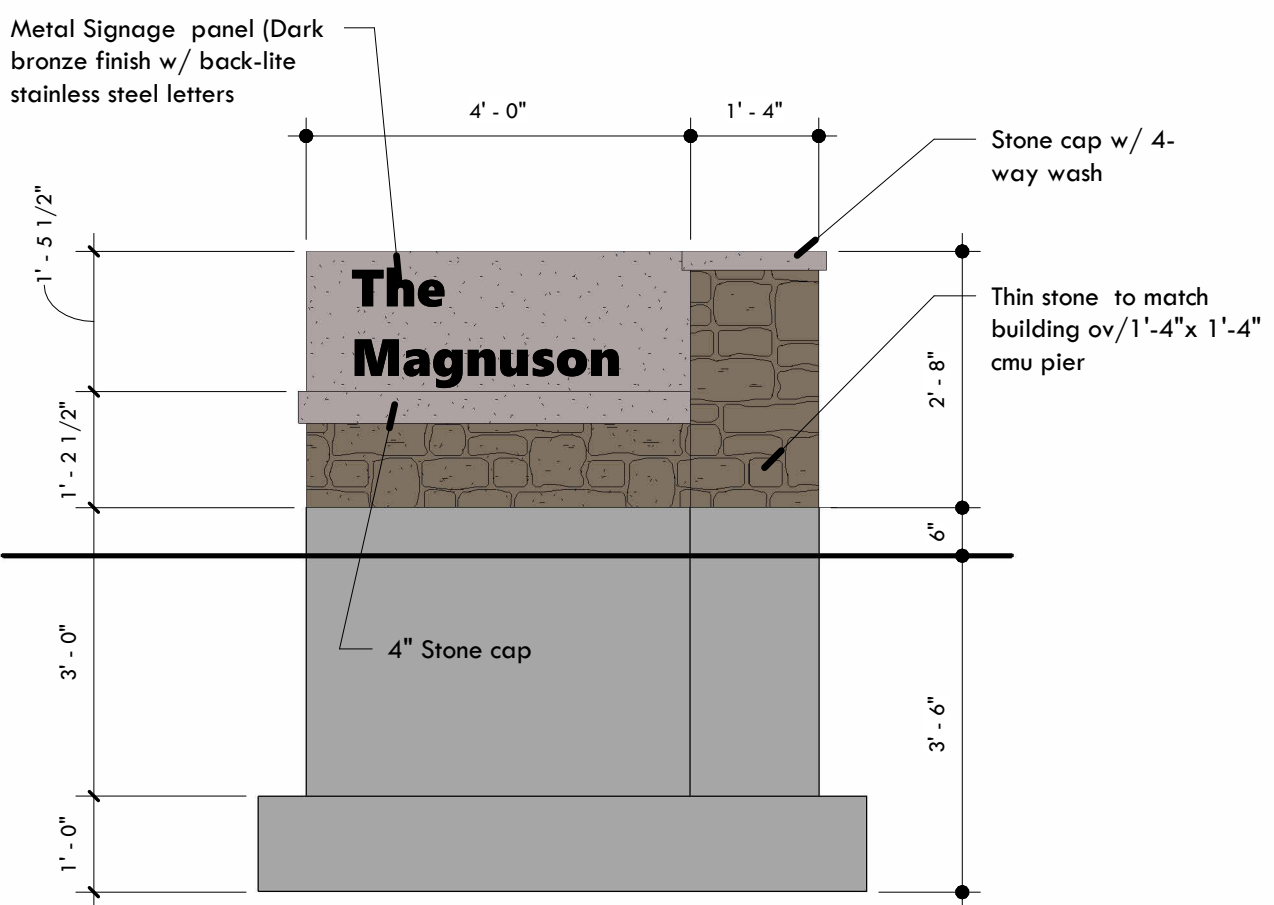
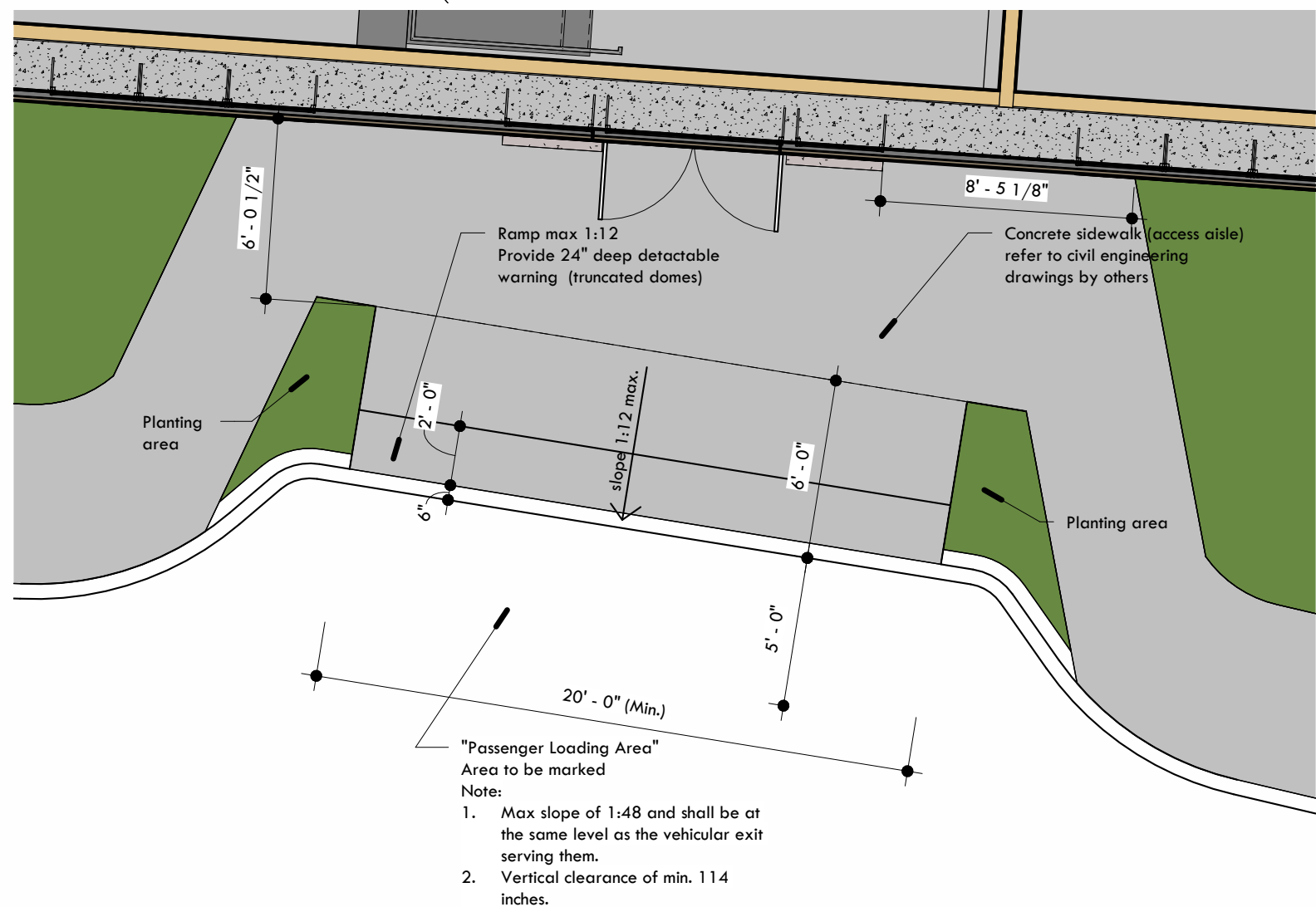
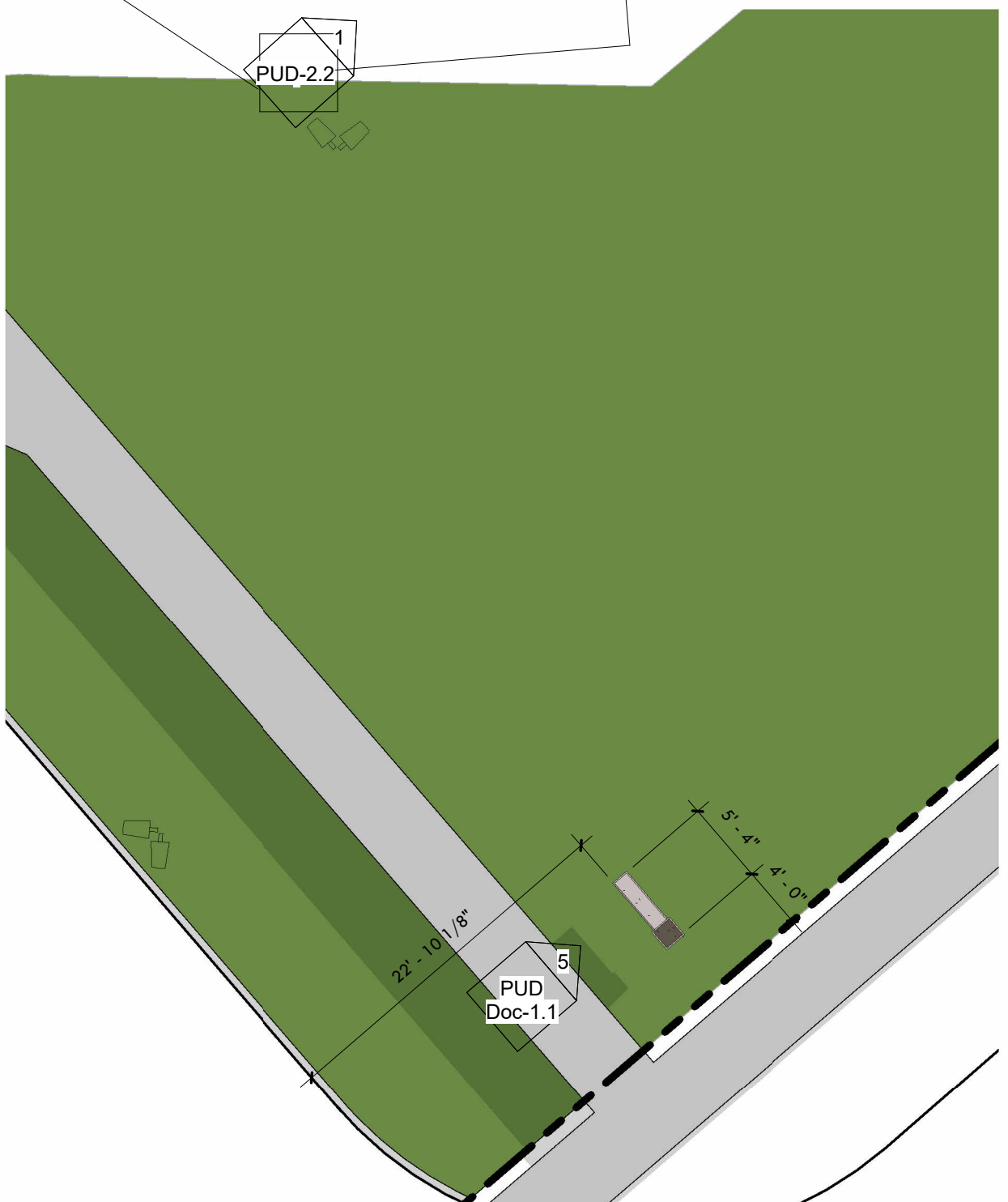
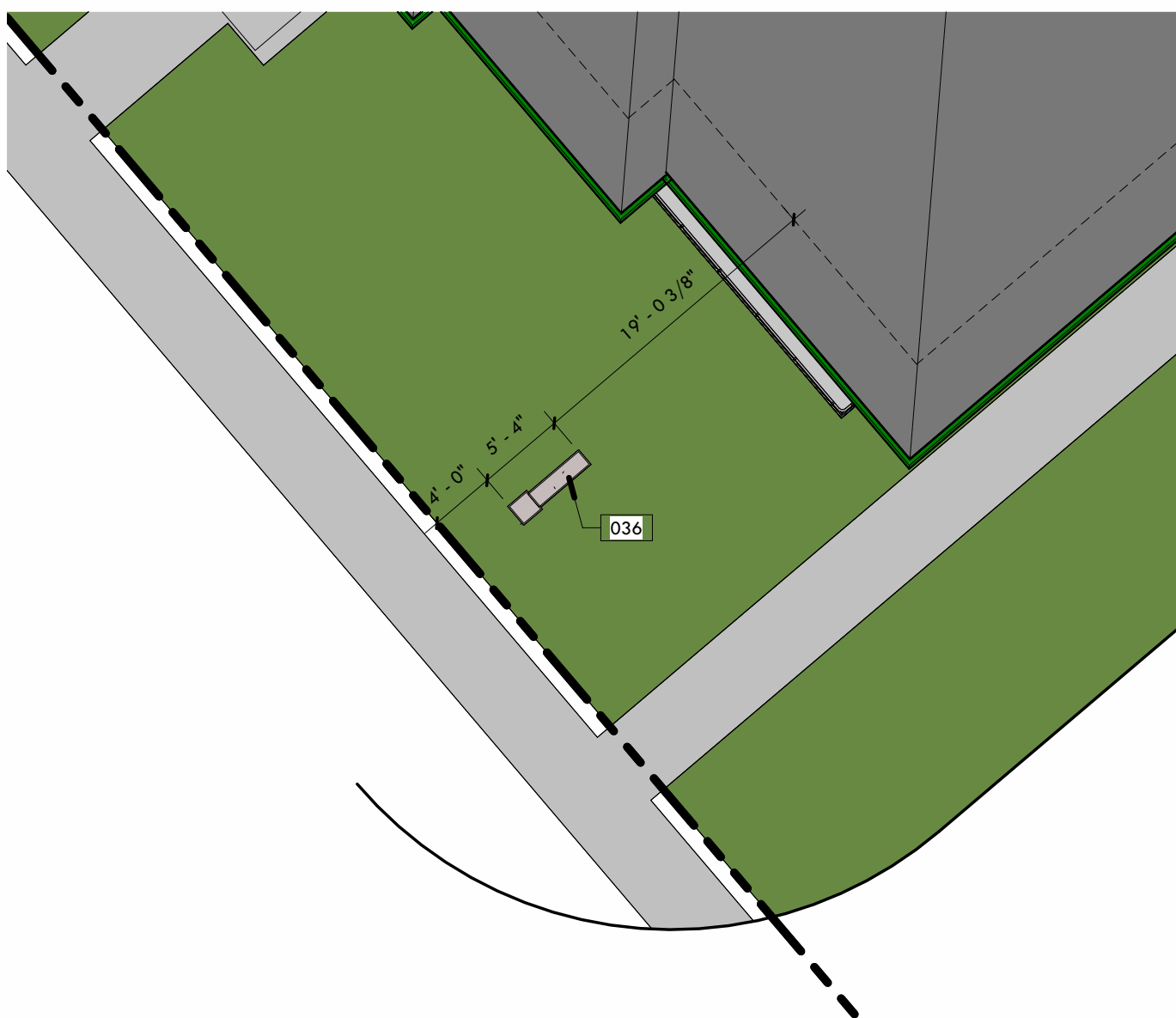
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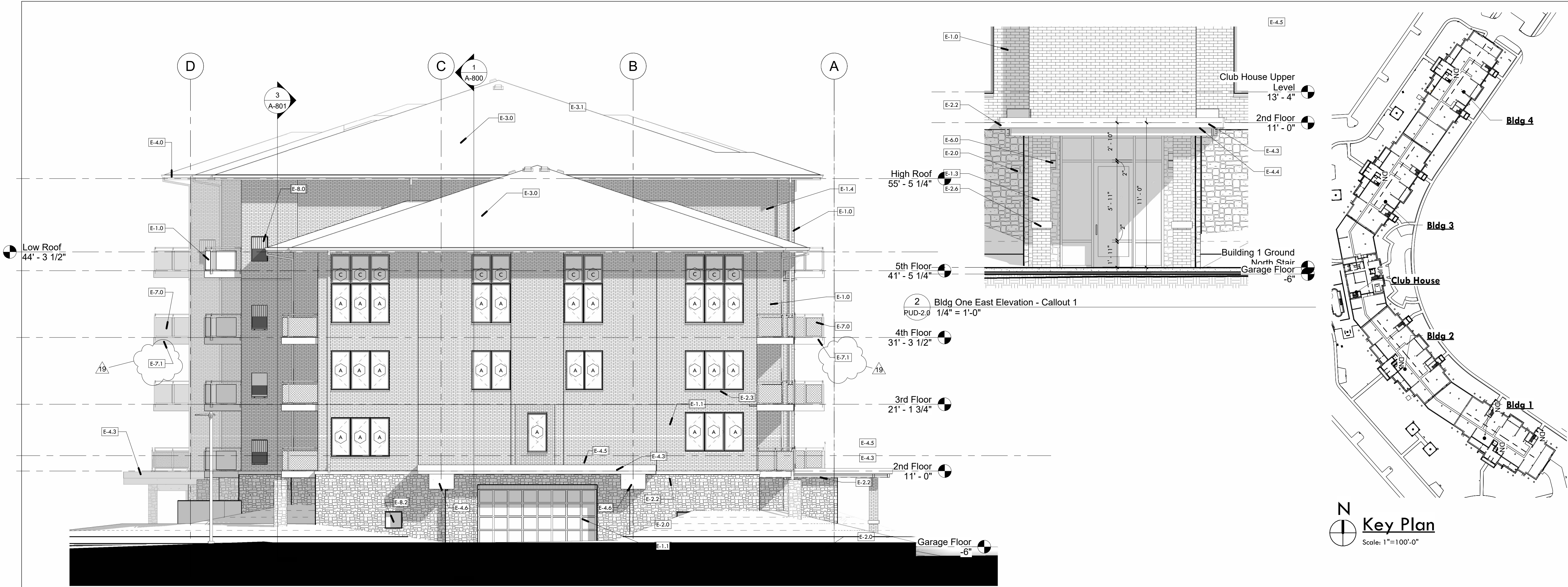
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**Schematic Site Plan**

Scale: 1"=50'-0"

Notes:  
1. Screen gas meters from R.O.W. with landscaping.**Ground Signage Elevation**  
1/2" = 1'-0"**Passenger Loading Area**  
3/16" = 1'-0"**Partial Site Plan-Ground Sign-South Drive**  
1" = 10'-0"**Partial Site Plan-Ground Sign-North Drive**  
1" = 10'-0"

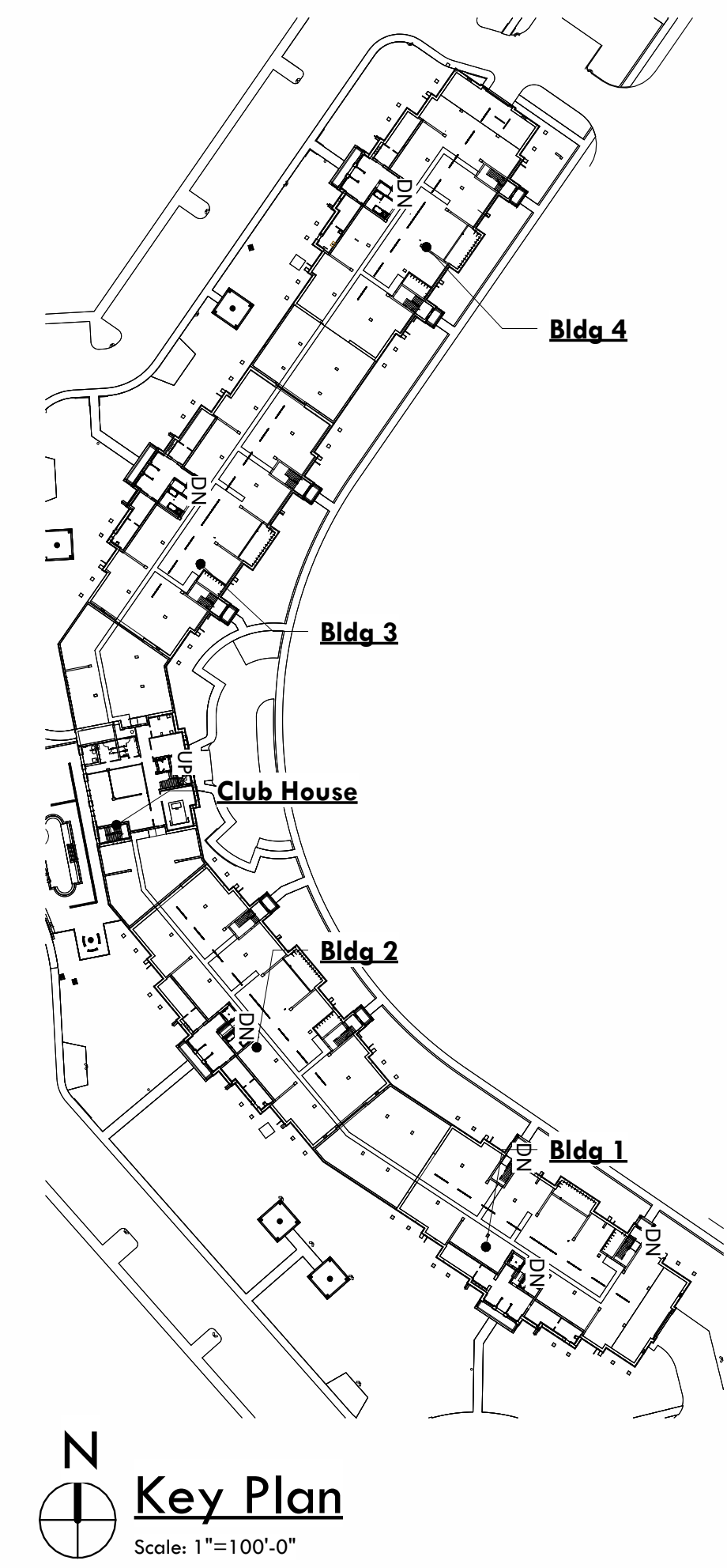




3 Bldg One South Elevation  
PUD-2.0 1/8" = 1'-0"



8 Bldg One East Elevation  
PUD-2.0 1/8" = 1'-0"



Key Plan  
Scale: 1"=100'-0"



www.archstudiold.net

Keystone Legend	
Key Value	Keystone Text
E-1.0	Brick veneer- Utility size brick with natural color mortar (3 5/8" thick)
E-1.1	Brick soldier course- w/ PVC flashing w/ preformed end dams w/stainless steel drip edge and wick type weep holes @ 16" O.C. 00
E-1.3	Brick pier with stone accent
E-1.4	Thin brick- Utility size brick with natural color mortar (1 1/2" thick)
E-2.0	Natural Thin stone veneer
E-2.2	Continuous Cut stone sill
E-2.3	Cut stone sill w/ pvc sill flashing with stainless steel drip edge and weep holes @ 16" o.c. Provide preformed end dams at each end of the sill
E-2.6	6" High Stone Accent strip
E-3.0	Typical Architectural Composite Roof Shingles
E-3.1	Roof Vent-mbr. 144 sq in clear net vent
E-3.2	Valley Flashing
E-4.0	Oversized prefinished aluminum gutter and downspouts
E-4.3	Prefinished aluminum gravel stop
E-4.4	Prefinished aluminum break metal
E-4.5	Soft metal thru wall flashing
E-4.6	Prefinished aluminum break metal wrap
E-6.0	Exterior grade light fixture- LED bulb
E-7.0	42" high alum. railing railing w/ wire mesh infill panels
E-7.1	Alum. bal-on balcony constructed of alum. tube frame and alum. deck
E-8.0	PTC grill color to match surrounding brick color-see mechanical drawings for further information
E-8.2	Exhaust vent Color to match Brick color-refer to mechanical drawings for further information
E-13.0	Address Identification- Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke- width of 1/2"

No.	Description	Date
3	Revision 3	10/26/2018
6	Revision 6	19-01-10
8	Foundation Permit	19-05-10
9	Coordination	19-08-20
11	Superstructure Permit	20-08-01
13	Code review response	21-03-24
14	Pool submittal	21-06-14
16	resubmittal for zoning	21-11-12
18	Revision 18	21-11-30
19	Revision 19	21-12-08

KJM Development/  
  
"The Magnuson"  
Building One  
Elevations

Project number	2016-005
Date	05/07/19
Drawn by	Author
Checked by	Checker

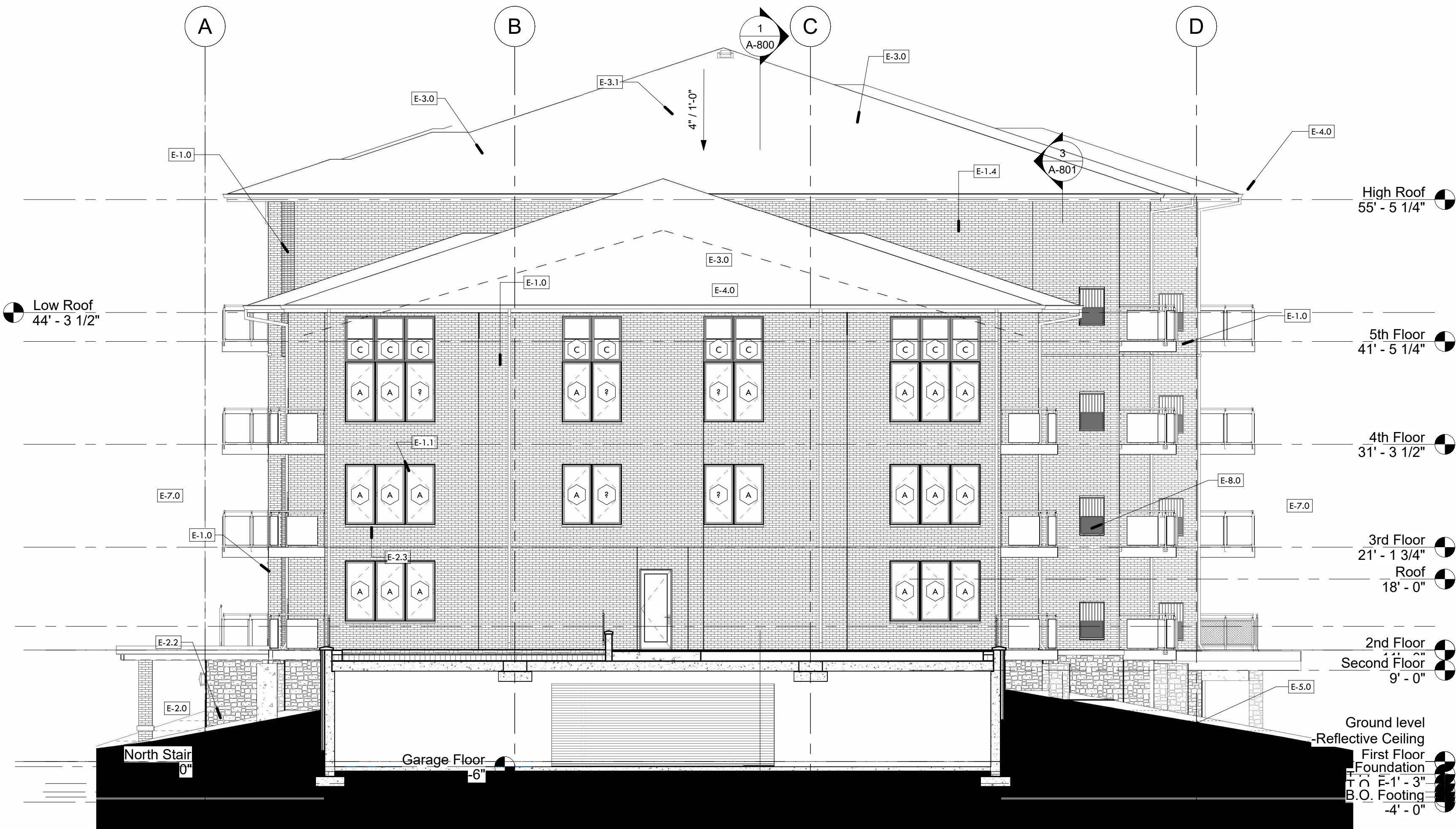
PUD-2.0

Scale	As indicated
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1 Bldg One West Elevation  
PUD-2.1 1/8" = 1'-0"



3 North Elevation Bldg One  
PUD-2.1 1/8" = 1'-0"

Commercial | Residential | Industrial



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Fax: 708-966-0854

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#### Keynote Legend

Key Value	Keynote Text
E-1.0	Brick veneer- Utility size brick with natural color mortar (3 5/8" thick)
E-1.1	Brick soldier course- w/ PVC Flashing w/ preformed end dams w/stainless steel drip edge and wick type weep holes @ 15" O.C. 00
E-1.4	Thin brick- Utility size brick with natural color mortar (1/2" thick)
E-1.5	Structural column to be covered on all sides with thin stone
E-2.0	Natural Thin stone veneer
E-2.2	Continuous Cut stone sill
E-2.3	Cut stone sill w/ pvc sill flashing with stainless steel drip edge and weep holes @ 15" o.c. Provide preformed end dams at each end of the sill
E-3.0	Typical Architectural Composite Roof Shingles
E-3.1	Roof Vent-min. 1.44 sq ft clear net vent
E-3.2	Valley Flashing
E-4.0	Oversized prefinished aluminum gutter and downspouts
E-4.3	Prefinished aluminum gravel stop
E-4.4	Prefinished aluminum break metal
E-5.0	Finish grade-refer to civil engineering drawings for further information 00
E-6.0	Exterior grade light fixture- LED bulb
E-7.0	42" high alum. rolling rolling w/ wire mesh infill panels
E-7.1	Alum. bolt-on balcony constructed of alum. tube frame and alum. deck
E-8.0	PTEC grill color to match surrounding brick color-see mechanical drawings for further information
E-10.0	Prefinished alum. storefront (Black)-see door schedule
E-13.0	Address identification- Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of 1/2"

No.	Description	Date
3	Revision 3	10/26/2018
6	Revision 6	19-01-10
8	Foundation Permit	19-05-10
9	Coordination	19-08-20
11	Superstructure Permit	20-08-01
13	Code review response	21-03-24
14	Pool submittal	21-06-14
16	resubmittal for zoning	21-11-12
18	Revision 18	21-11-30
19	Revision 19	21-12-08

KJM Development/

## "The Magnuson" Building One Elevations

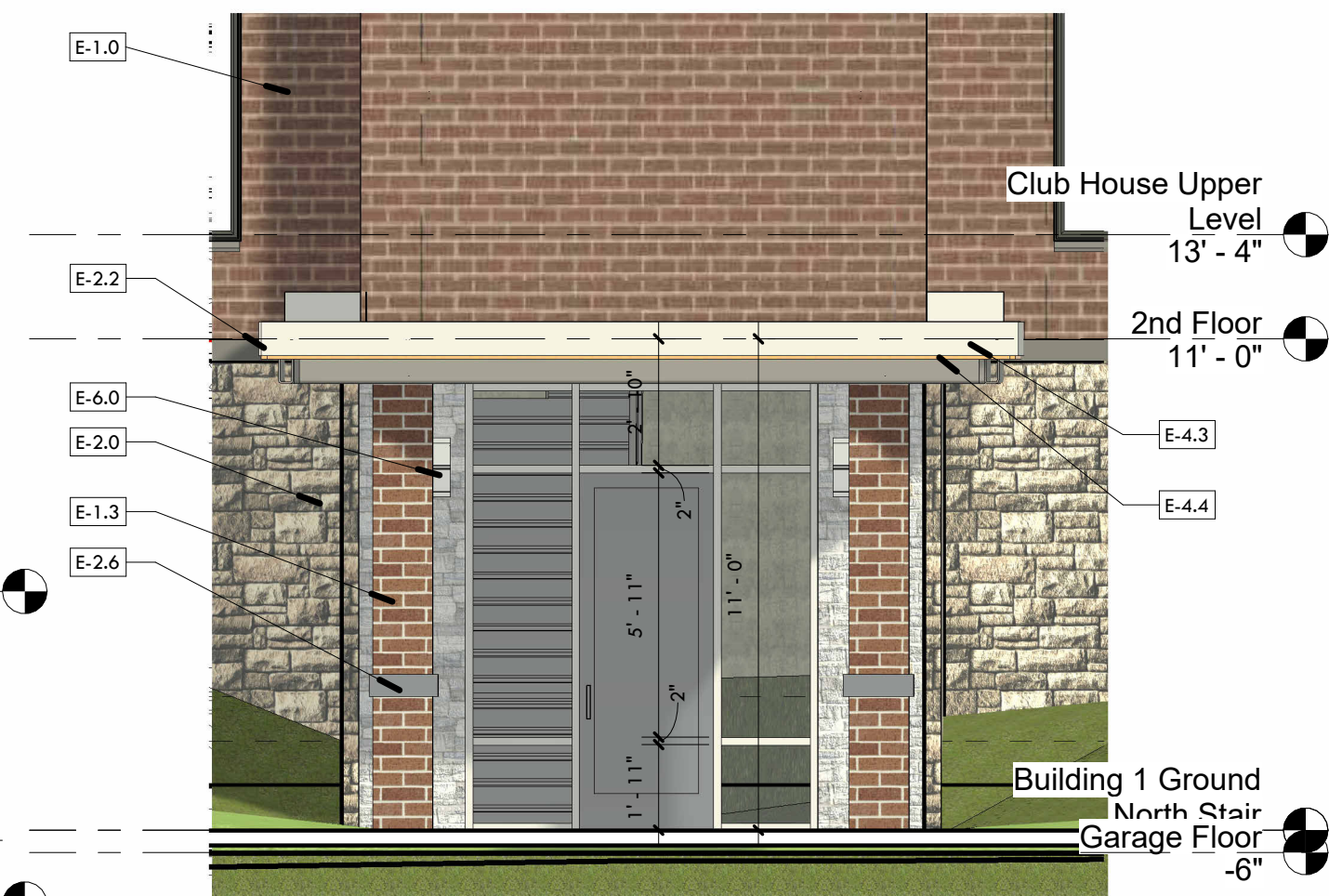
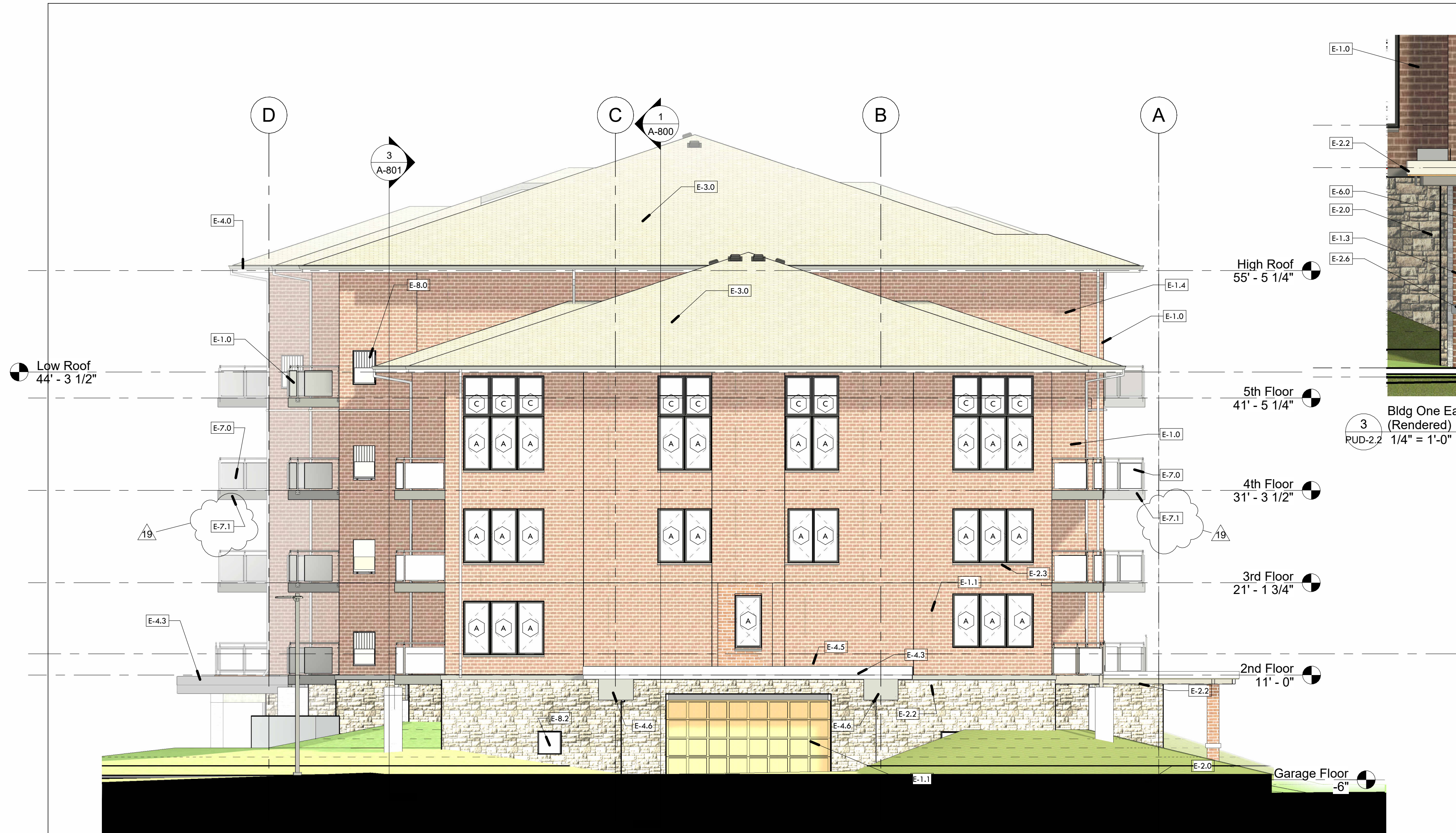
Project number	2016-005
Date	05/07/19
Drawn by	Author
Checked by	Checker

PUD-2.1

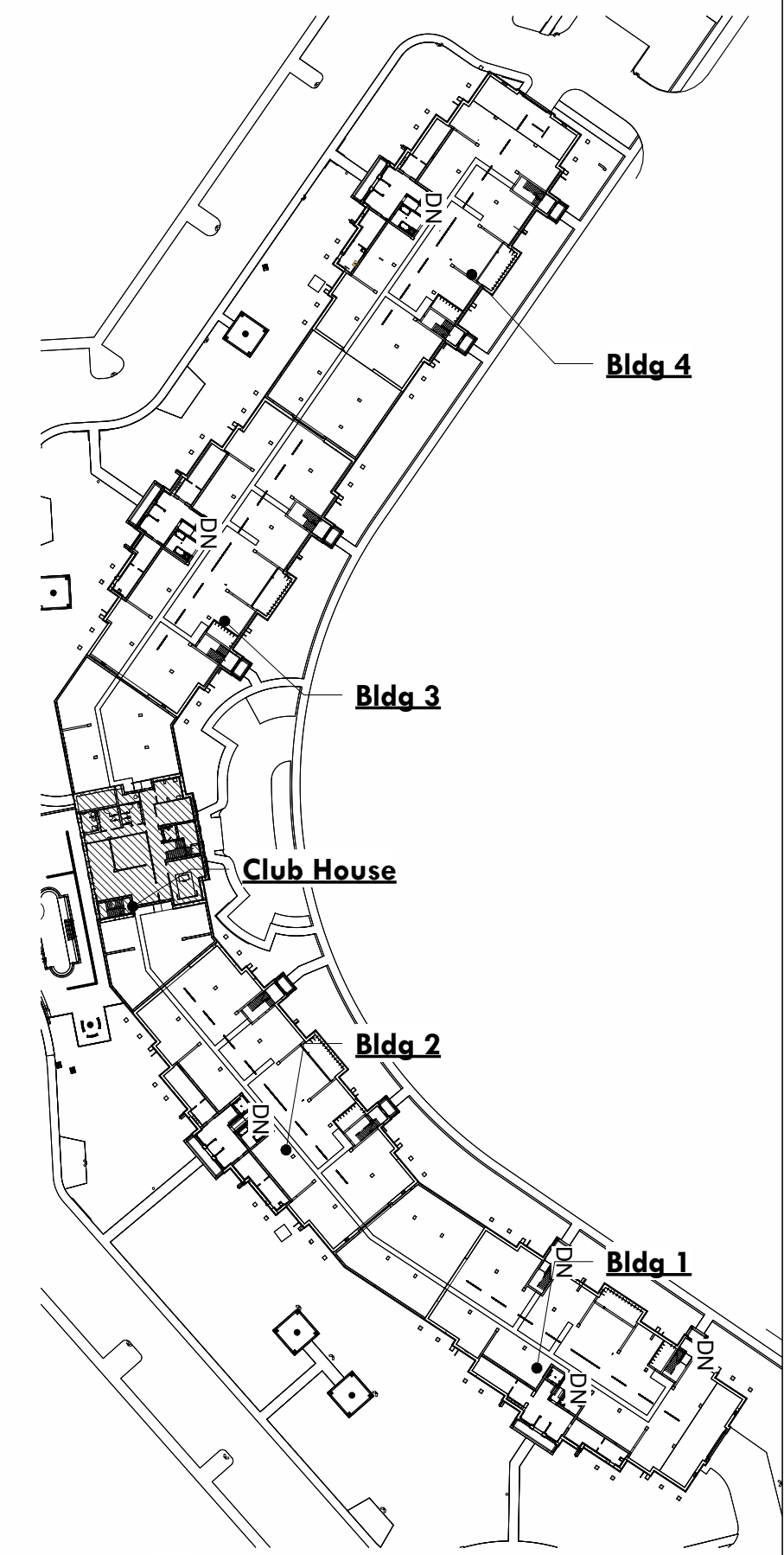
Scale 1/8" = 1'-0"







Bldg One East Elevation - Callout 1  
(Rendered)  
1/4" = 1'-0"

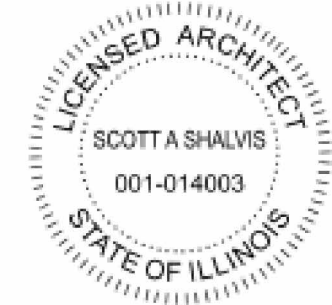


Key Plan  
Scale: 1"=100'-0"

Bldg One South Elevation  
(Rendered)  
1/8" = 1'-0"



Bldg One East Elevation  
(Rendered)  
1/8" = 1'-0"



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#### Keynote Legend

Key Value	Keynote Text
E-1.0	Brick veneer- Utility size brick with natural color mortar (3 5/8" thick)
E-1.1	Brick soldier course- w/ PVC flashing w/ preformed end dams w/stainless steel drip edge and wick type weep holes @ 16" O.C. 00
E-1.3	Brick pier with stone accent
E-1.4	Thin brick, Utility size brick with natural color mortar (1 1/2" thick)
E-2.0	Natural Thin stone veneer
E-2.2	Continuous Cut stone sill
E-2.3	Cut stone sill w/ pvc sill flashing with stainless steel drip edge and weep holes @ 16" o.c. Provide preformed end dams at each end of the sill
E-2.6	6" High Stone Accent strip
E-3.0	Typical Architectural Composite Roof Shingles
E-3.1	Roof Vent mts. 144 sq in clear net vent
E-3.2	Valley Flashing
E-4.0	Oversized prefinished aluminum gutter and downspouts
E-4.3	Prefinished aluminum gravel stop
E-4.4	Prefinished aluminum break metal
E-4.5	Soft metal thru wall flashing
E-4.6	Prefinished aluminum break metal wrap
E-6.0	Exterior grade light fixture- LED bulb
E-7.0	42" high alum. railing rolling w/ wire mesh infill panels
E-7.1	Alum. bal-on balcony constructed of alum. tube frame and alum. deck
E-8.0	PTEC grill color to match surrounding brick color-see mechanical drawings for further information
E-8.2	Exhaust vent Color to match Brick color-refer to mechanical drawings for further information
E-13.0	Address Identification: Address Identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of 1/2"

No.	Description	Date
3	Revision 3	10/26/2018
6	Revision 6	19-01-10
8	Foundation Permit	19-05-10
9	Coordination	19-08-20
11	Superstructure Permit	20-08-01
13	Code review response	21-03-24
14	Pool submittal	21-06-14
16	resubmittal for zoning	21-11-12
18	Revision 18	21-11-30
19	Revision 19	21-12-08

KJM Development/

"The Magnuson"  
Building One  
Elevations Rendered

Project number 2016-005  
Date 05/07/19  
Drawn by Author  
Checked by Checker

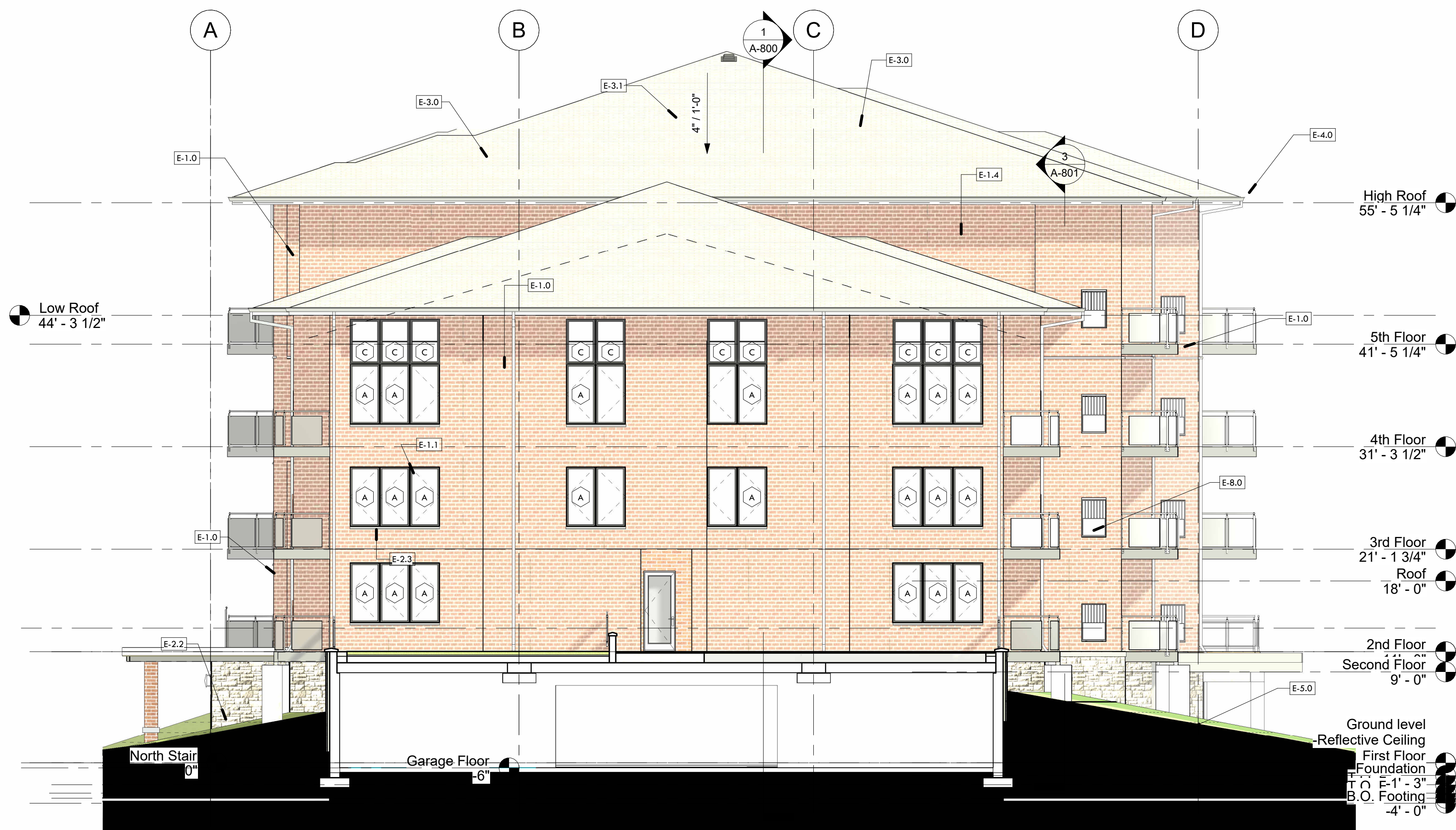
PUD-2.2

Scale As indicated





1 Bldg One West Elevation  
(Rendered)  
PUD-2.3 1/8" = 1'-0"



2 North Elevation Bldg One  
(Rendered)  
PUD-2.3 1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
E-1.0	Brick veneer- Utility size brick with natural color mortar (3 5/8" thick)
E-1.1	Brick soldier course- w/ PVC flashing w/ preformed end dams w/ stainless steel drip edge and wick type weep holes @ 16" O.C. 00
E-1.4	Thin brick- Utility size brick with natural color mortar (1/2" thick)
E-1.5	Structural column to be covered on all sides with thin stone
E-2.0	Natural Thin stone veneer
E-2.2	Continuous Cut stone sill
E-2.3	Cut stone sill w/ pvc sill flashing with stainless steel drip edge and weep holes @ 16" o.c. Provide preformed end dams at each end of the sill
E-3.0	Typical Architectural Composite Roof Shingles
E-3.1	Roof Vent-min. 1.44 sq ft clear net vent
E-3.2	Valley Flashing
E-4.0	Oversized prefinished aluminum gutter and downspouts
E-4.3	Prefinished aluminum gravel stop
E-4.4	Prefinished aluminum break metal
E-5.0	Finish grade-refer to civil engineering drawings for further information 00
E-6.0	Exterior grade-high fixture LED bulb
E-7.0	42" high alum. rolling rolling w/ wire mesh infill panels
E-7.1	Alum. bolt-on balcony constructed of alum. tube frame and alum. deck
E-8.0	PTEC grill color to match surrounding brick color-see mechanical drawings for further information
E-10.0	Prefinished alum. storefront (Black)-see door schedule
E-13.0	Address identification- Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of 1/2"



No.	Description	Date
3	Revision 3	10/26/2018
6	Revision 6	19-01-10
8	Foundation Permit	19-05-10
9	Coordination	19-08-20
11	Superstructure Permit	20-08-01
13	Code review response	21-03-24
14	Pool submittal	21-06-14
16	resubmittal for zoning	21-11-12
18	Revision 18	21-11-30
19	Revision 19	21-12-08

KJM Development/  
  
"The Magnuson"  
Building One  
Elevations Rendered

Project number	2016-005
Date	05/07/19
Drawn by	Author
Checked by	Checker

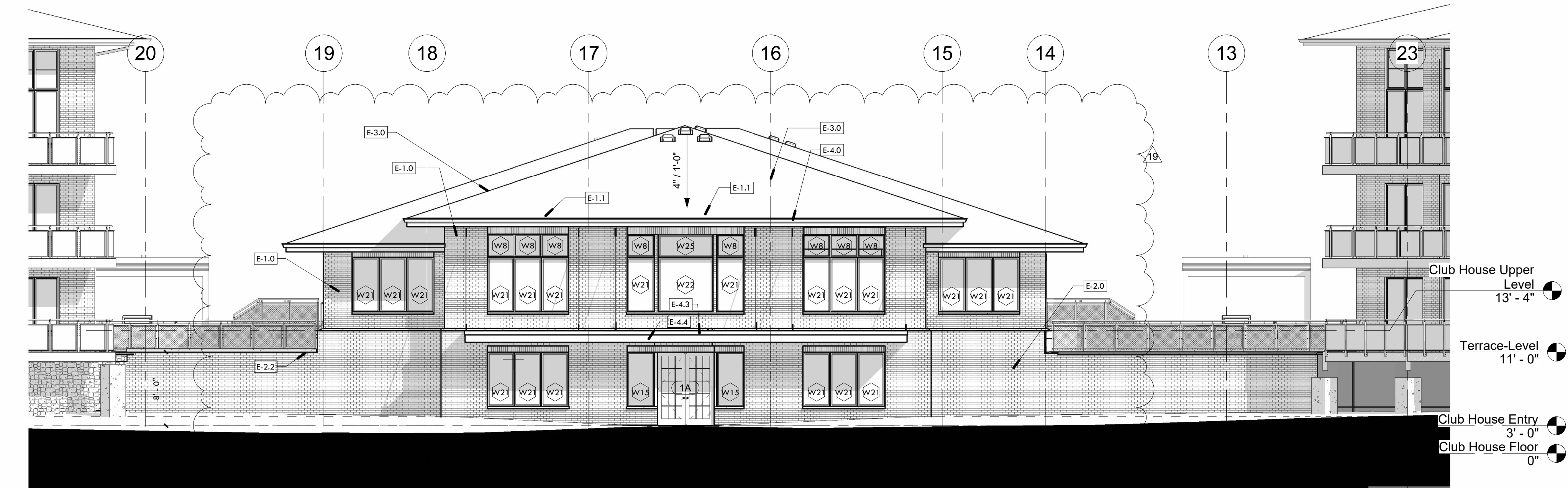
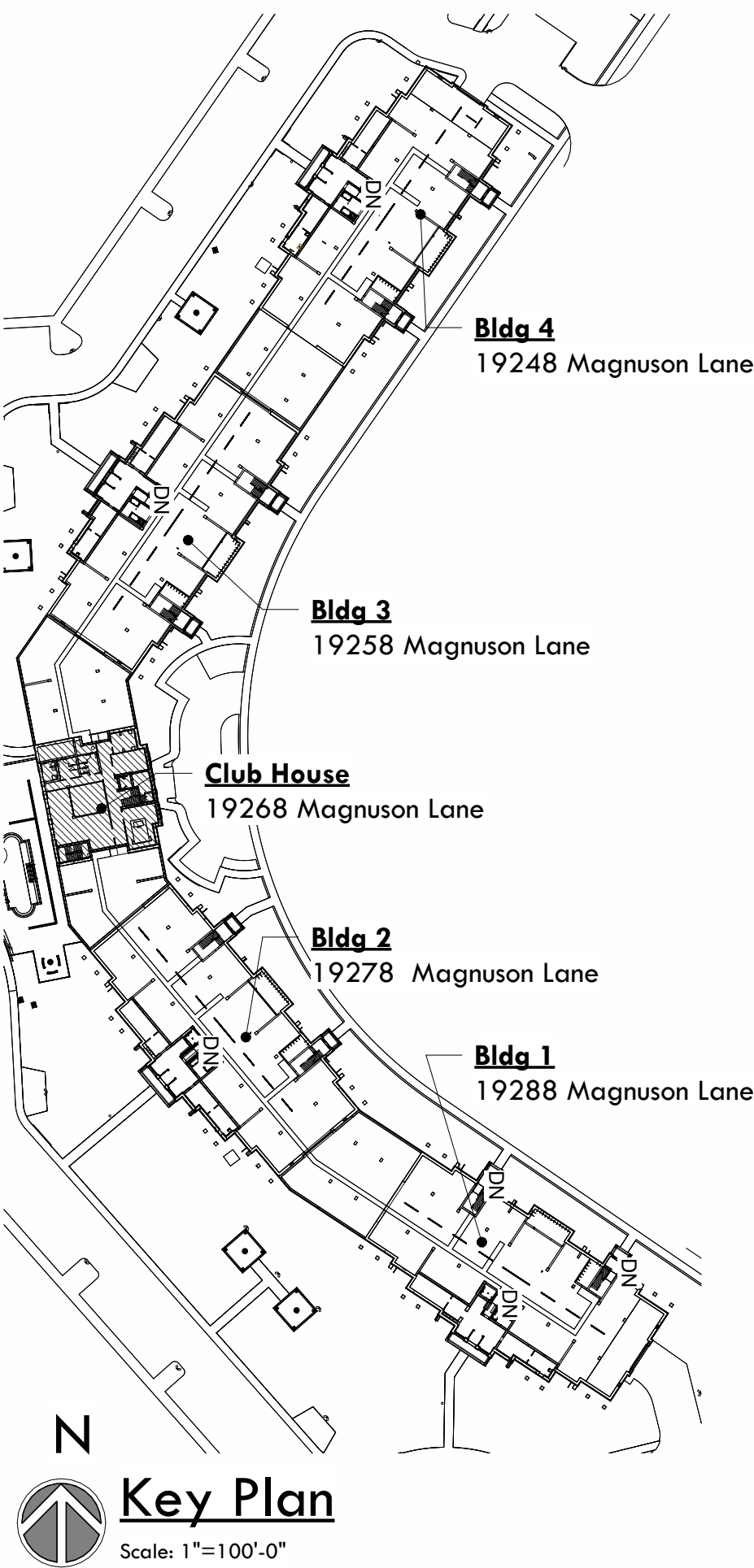
**PUD-2.3**

Scale	1/8" = 1'-0"
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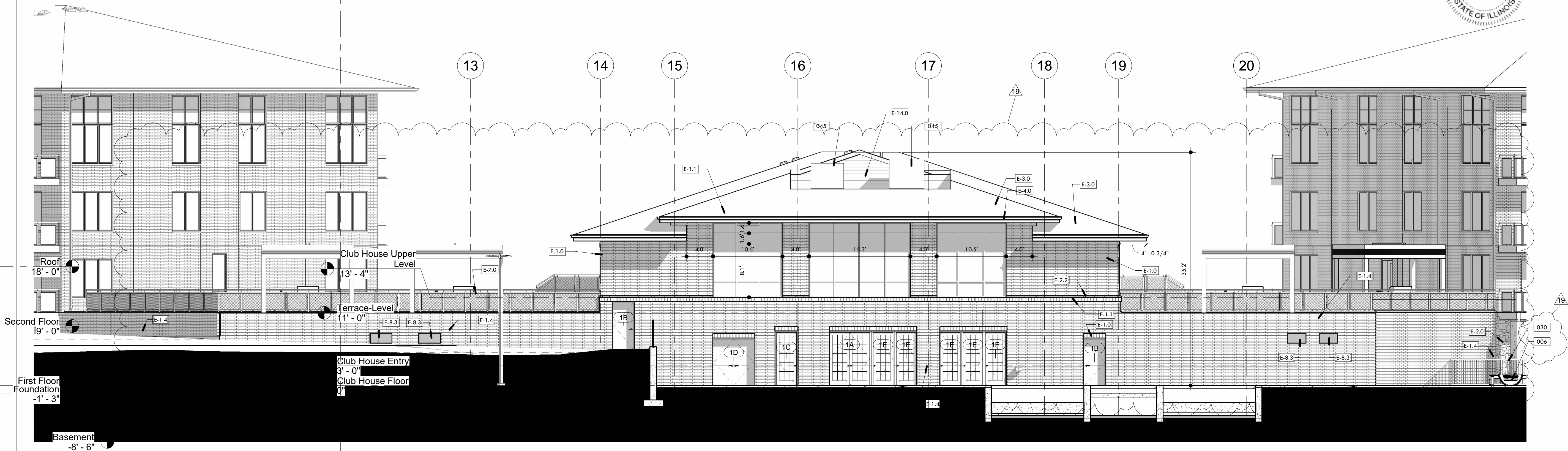


Keynote Legend

Key Value	Keynote Text
006	Fire Pit
030	4'-0" High fence w/ lockable gates.
045	Roof top unit
E-1.0	Brick veneer - Utility size brick with natural color mortar (3 5/8" thick)
E-1.1	Brick soldier course - w/ PVC flashing w/ preformed end dams w/ stainless steel drip edge and wick type weep holes @ 16" O.C. 00
E-1.4	Thin brick - Utility size brick with natural color mortar (1 1/2" thick)
E-2.0	Natural Thin stone veneer
E-2.2	Continuous Cut stone sill
E-3.0	Typical Architectural Composite Roof Shingles
E-4.0	Overlaid prefinished aluminum gutter and downspouts
E-4.3	Prefinished aluminum gravel stop
E-4.4	Prefinished aluminum break metal
E-7.0	42" high alum. rolling railing w/ wire mesh infill panels
E-8.3	Intake vent -refer to mechanical drawings for further information
E-14.0	Hardie Board lap siding



2 Club House Street Elevation  
RUD-3.0 1/8" = 1'-0"



1 Club House Rear Elevation  
RUD-3.0 1/8" = 1'-0"

No.	Description	Date
6	Revision 6	19-01-10
8	Foundation Permit	19-05-10
10	Coordination	20-06-18
11	Superstructure Permit	20-08-01
13	Code review response	21-03-24
14	Pool submittal	21-06-14
18	Revision 18	21-11-30
19	Revision 19	21-12-08

KJM Development/

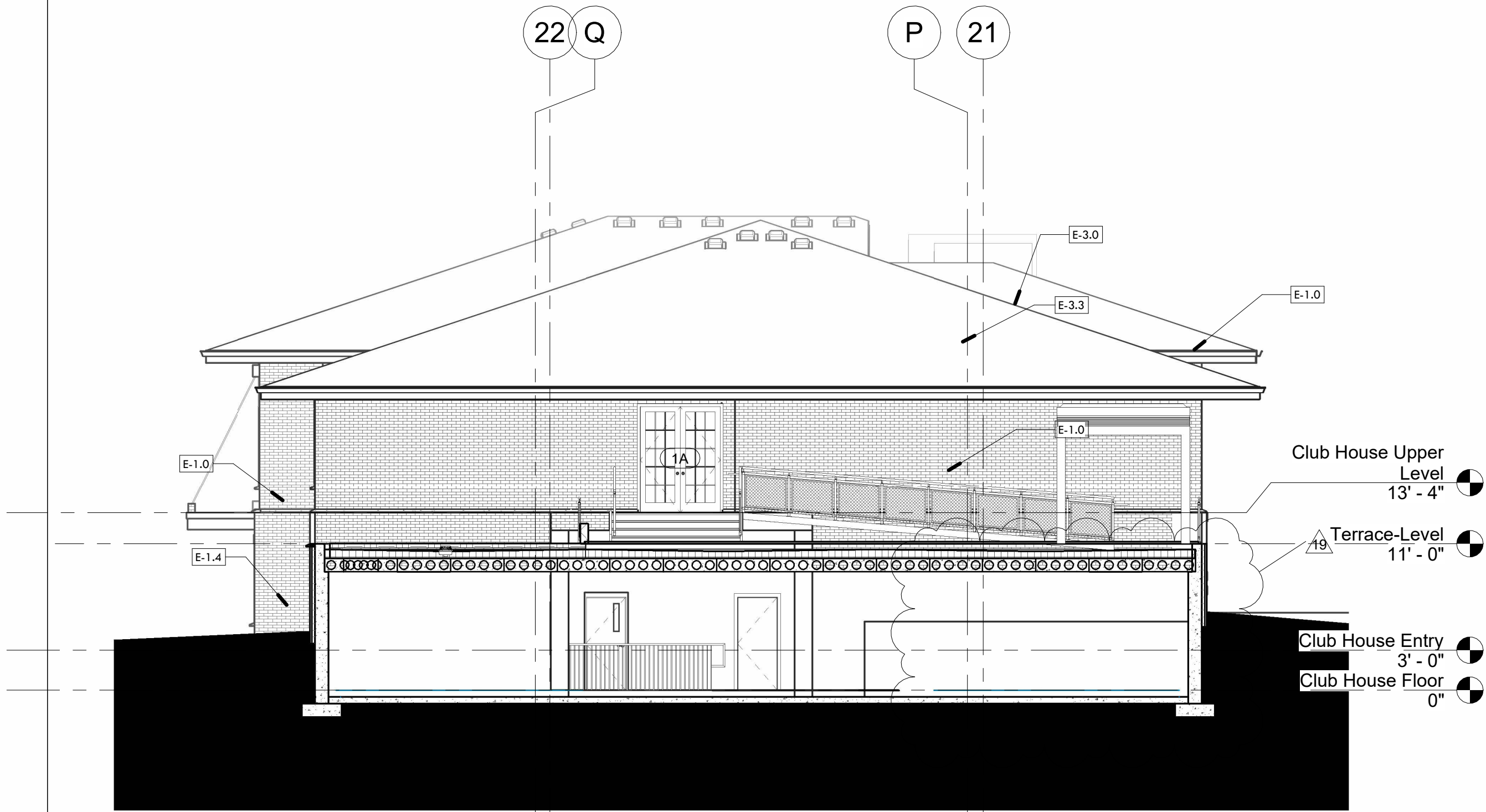
"The Magnuson"  
Club House Elevation

Project number	2016-005
Date	05/07/19
Drawn by	SAS
Checked by	Checker

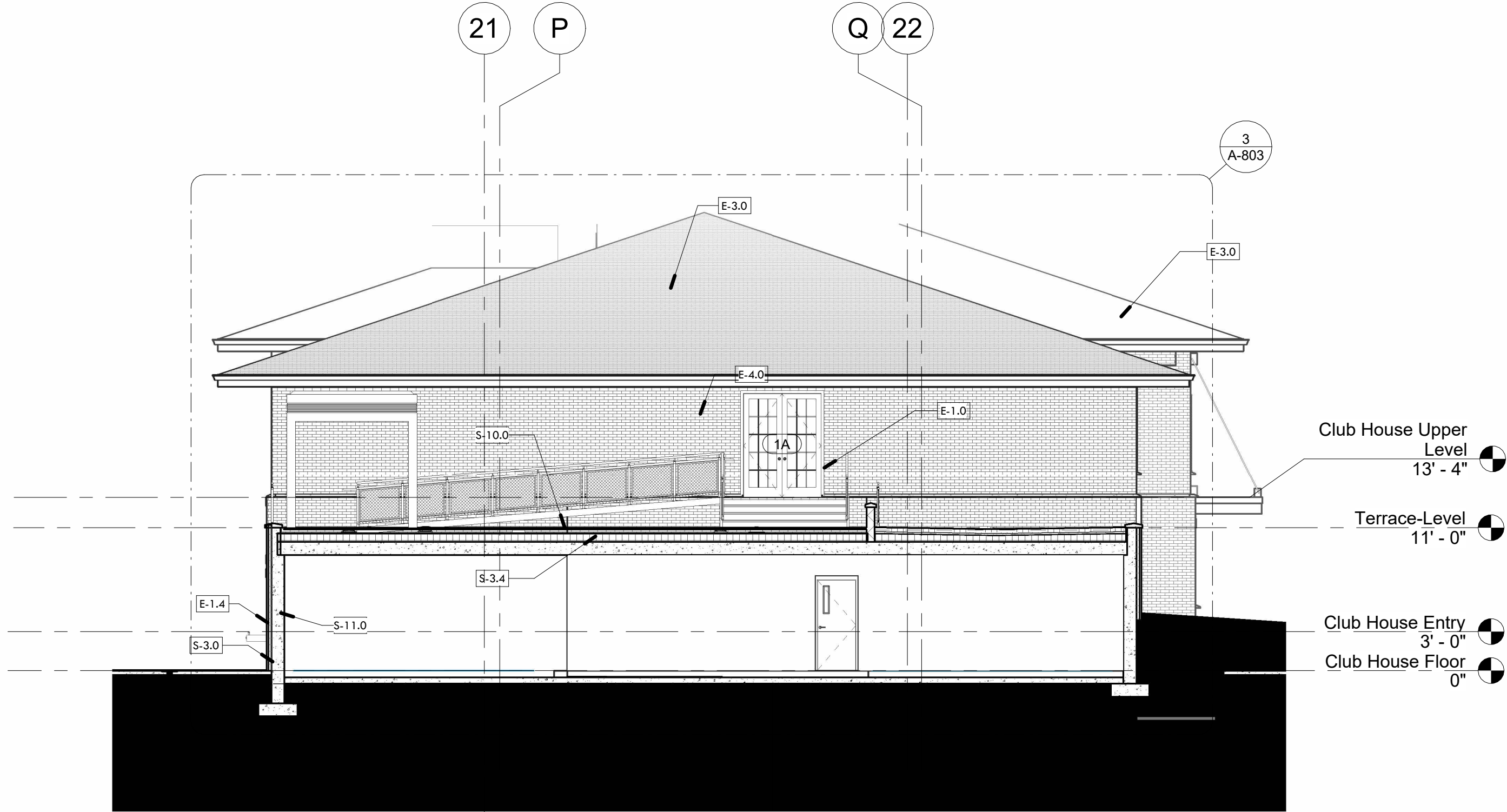
PUD-3.0

Scale	As indicated
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1 Club House Left Side Elevation  
RUD-3.1 1/8" = 1'-0"



2 Club House Right Side Elevation  
RUD-3.1 1/8" = 1'-0"



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#### Keynote Legend

Key Value	Keynote Text
E-1.0	Brick veneer- Utility size brick with natural color mortar (3 5/8" thick)
E-1.4	Thin brick- Utility size brick with natural color mortar (1/2" thick)
E-3.0	Typical Architectural Composite Roof Shingles
E-3.3	Kick-out flashing typ.-see detail
E-4.0	Oversized prefinished aluminum gutter and downspouts
S-3.0	R-15 Rigid Insulation fastened to concrete foundation wall with x @ o.c. each direction.
S-3.4	Tapered closed cell polycyanurate rigid insulation (20 psi density) 04
S-10.0	2"x2" FSC certified IPE Wood tile by Bison or approved equal on Bison Model Versadjet V-Series w/ Bison Model F18 pedestal base
S-11.0	Concrete foundation wall-see Structural drawings for further information

No.	Description	Date
5	Revision 5	12/28/2018
6	Revision 6	19-01-10
8	Foundation Permit	19-05-10
10	Coordination	20-06-18
11	Superstructure Permit	20-08-01
14	Pool submittal	21-06-14
16	resubmittal for zoning	21-11-12
19	Revision 19	21-12-08

KJM Development/

"The Magnuson"  
Club House Elevations

Project number	2016-005
Date	05/07/19
Drawn by	Author
Checked by	Checker

PUD-3.1

Scale 1/8" = 1'-0"

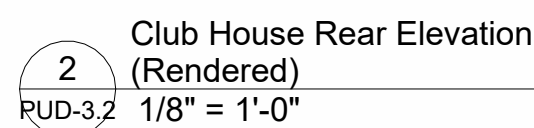
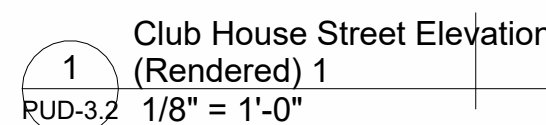
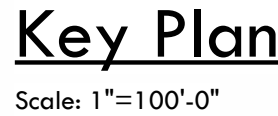




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### Keynote Legend

Key Value	Keynote Text
006	Fire Pit
030	4" x 4" High fence w/ lockable gates.
045	Roof top unit
1-10	Brick veneer... Utilize brick finish w/ preformed end mortar (3/8" thick)
E-11	Brick soldier course... w/ PVC flashing w/ natural end color bands w/ stainless steel drip edge and wick type weep holes @ 16" O.C. 00
E-14	Thin brick - Utilize thin brick with natural color (1/2" thick)
E-20	Neutral stone veneer
E-22	Continuous Cut stone sill
E-30	Typical Architectural Composite Roof Shingles
E-40	Oversized prefinished aluminum gutter and downspouts
E-43	Prefinished aluminum gravel stop
E-44	Prefinished aluminum gravel board
E-70	42" high alum. rolling railing w/ - wire mesh infill panels
E-82	Intake vent required to mechanical drawings for further information

[illegible]

KJM Development/

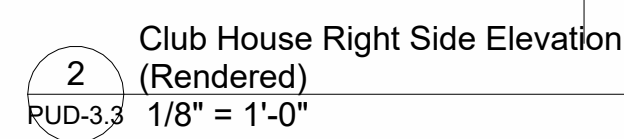
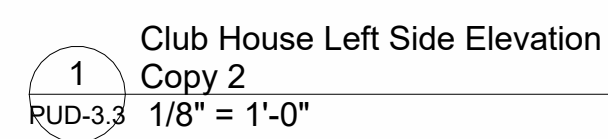
"The Magnuson"  
Club House Elevation  
(Rendered)

Project number	2016-005
Date	05/07/19
Drawn by	SAS
Checked by	Checker

## PUD-3.2

Scale	As indicated
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Keynote Legend	
Key Value	Keynote Text
E-1.0	Brick veneer- Utility brick with natural color mortar (3 5/8" thick)
E-1.4	Thin brick- Utility brick with natural color mortar (1 1/2" thick)
E-3.0	Typical Architectural Composite Roof Shingles
E-3.3	Kick-out flashing typ.-see detail
E-4.0	Oversized prefabricated aluminum gutter and downspouts
E-4.3	R-15 rigid insulation fastened to concrete foundation wall with x @ o.c.
S-3.0	each direction
S-3.4	Two'2" closed cell polycarbonate rigid insulation (20 psi density) D4
S-10.0	2"x2" FSC certified IPE Wood tie by Bison or approved equal per Bison Model Vertastudj V-Series w./Bison Model FIB pedestal base
S-11.0	See detail for further information

KJM Development/	
"The Magnuson"	
Club House Elevations (Rendered)	
Project number	2016-005
Date	05/07/19
Drawn by	Author
Checked by	Checker
PUD-3.3	
Scale	1/8" = 1'-0"





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#### Keynote Legend

Key Value	Keynote Text
00	
006	Fire Pit
F-10.0	Gen2 by Otis Elevator, 3500lb capacity, speed 350 fpm, Machine room-less entry doors on rear in upper levels, side opening door, 9'-0" cub 01
F-11.1	Model 520SS Chute fed trash compactor by Compactors Inc. (800-423-4003) or approved equal
F-11.2	Two cubic yard front load container
F-11.3	Spare trash container
F-16.1	Painted parking strippling
F-16.2	Painted accessible parking symbol and strippling
F-18.0	Concrete ramp slope max 1:12
F-19.0	Accessible Route-Painted strippling min. 36" wide with max cross slope of 1:50

No.	Description	Date
5	Revision 5	12/28/2018
6	Revision 6	19-01-10
8	Foundation Permit	19-05-10
11	Superstructure Permit	20-08-01
13	Code review response	21-03-24
14	Pool submittal	21-06-14
19	Revision 19	21-12-08

KJM Development/

"The Magnuson"  
Partial Overall Parking  
Garage

Project number	2016-005
Date	05/07/19
Drawn by	SAS
Checked by	Checker

PUD-4.0

Scale 3/64" = 1'-0"



Partial Overall Garage Level  
(South End)  
3/64" = 1'-0"



Keynote Legend

Key Value	Keynote Text
F-10.0	Gen2 by Otis Elevator, 3500lb capacity, speed 350 fpm, Machine room-less entry doors on rear in upper levels, side opening door, 9'-0" cab 01
F-11.1	Model 520SS Clute fed trash compactor by Compactors Inc. (800-423-4003) or approved equal
F-11.2	Two cubic yard front load container
F-11.3	Spare trash container
F-16.1	Painted parking striping
F-16.2	Painted accessible parking symbol and striping
F-18.0	Concrete ramp slope max 1:12
F-19.0	Accessible Route-Painted stripped walkway min. 36" wide with max cross slope of 1:50

No.	Description	Date
5	Revision 5	12/28/2018
6	Revision 6	19-01-10
8	Foundation Permit	19-05-10
11	Superstructure Permit	20-08-01
13	Code review response	21-03-24
14	Pool submittal	21-06-14

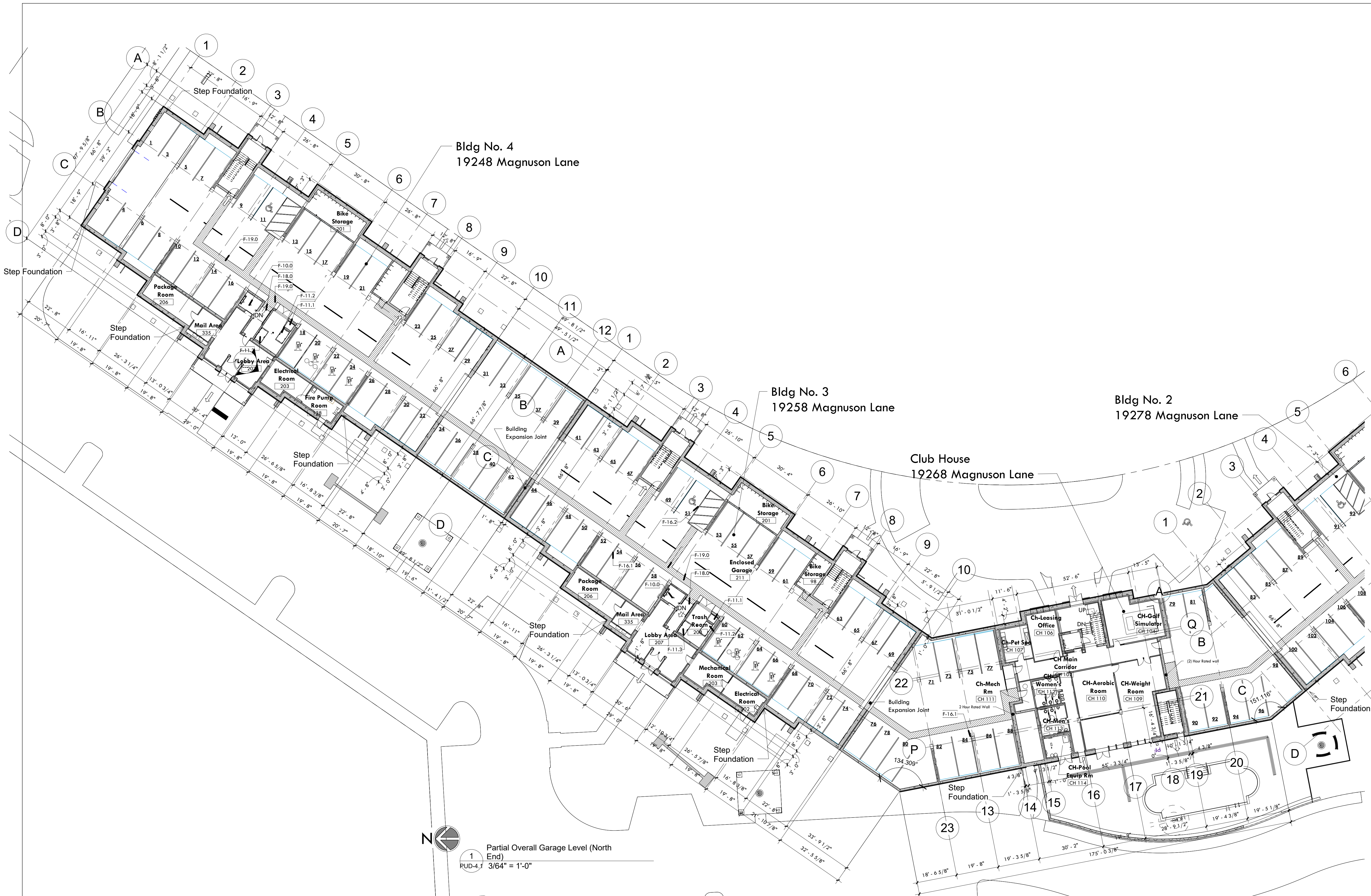
KJM Development/

"The Magnuson"  
Partial Overall Parking  
Garage

Project number	2016-005
Date	05/07/19
Drawn by	Author
Checked by	Checker

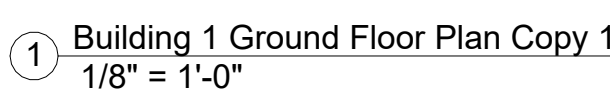
PUD-4.1

Scale 3/64" = 1'-0"

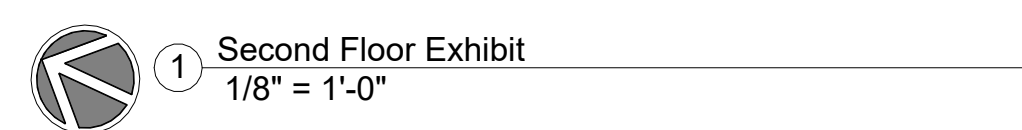




All units and common areas shall comply with the 2006 International Building Code (loof leaf) and 2012 International Building Code Accessibility Code to comply with the Fair Housing Act.

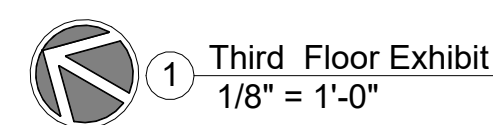






Scale	1/8" = 1'-0"
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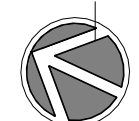












1 Fifth Floor Address Exhibit  
1/8" = 1'-0"

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[illegible]

KJM Construction

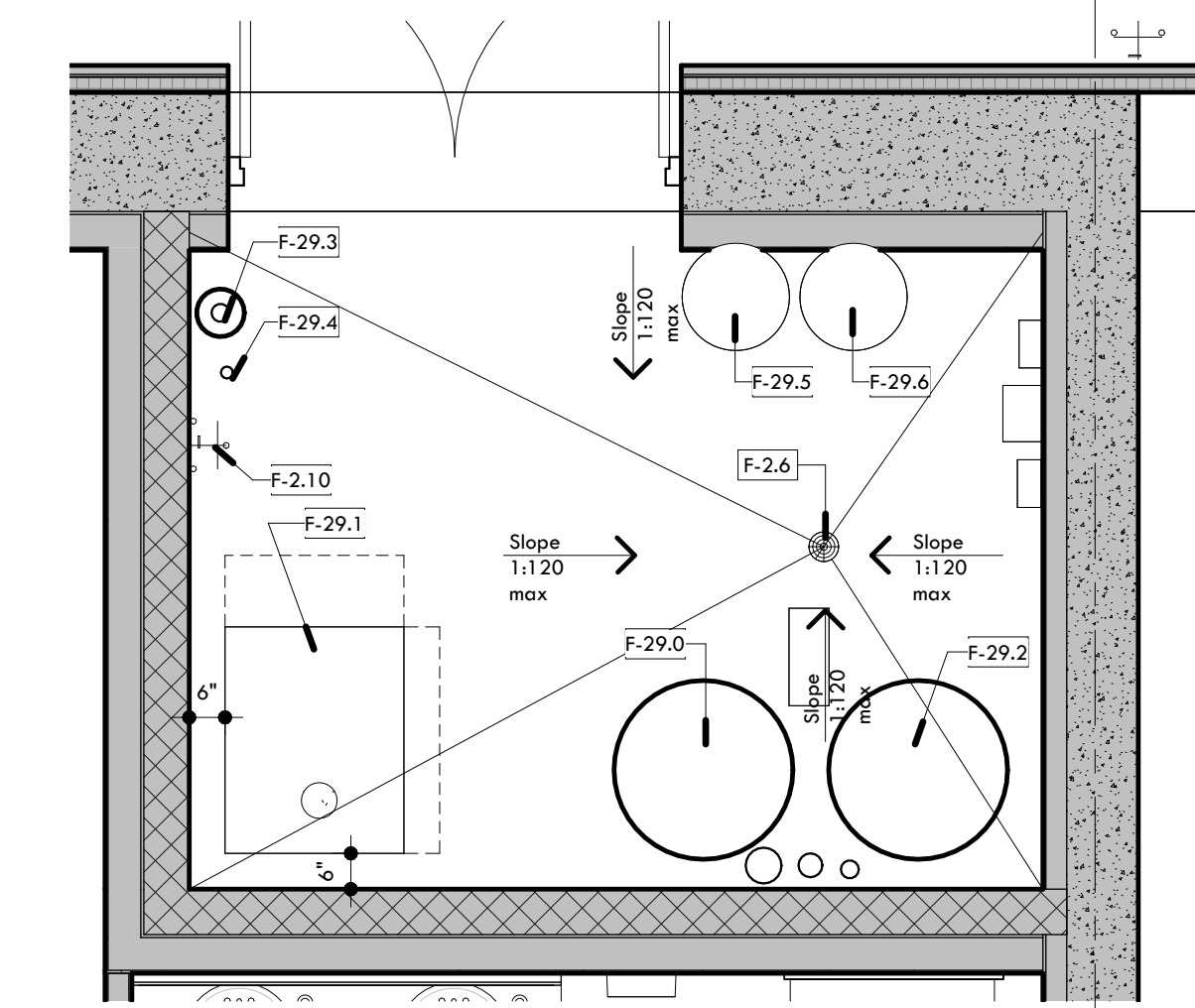
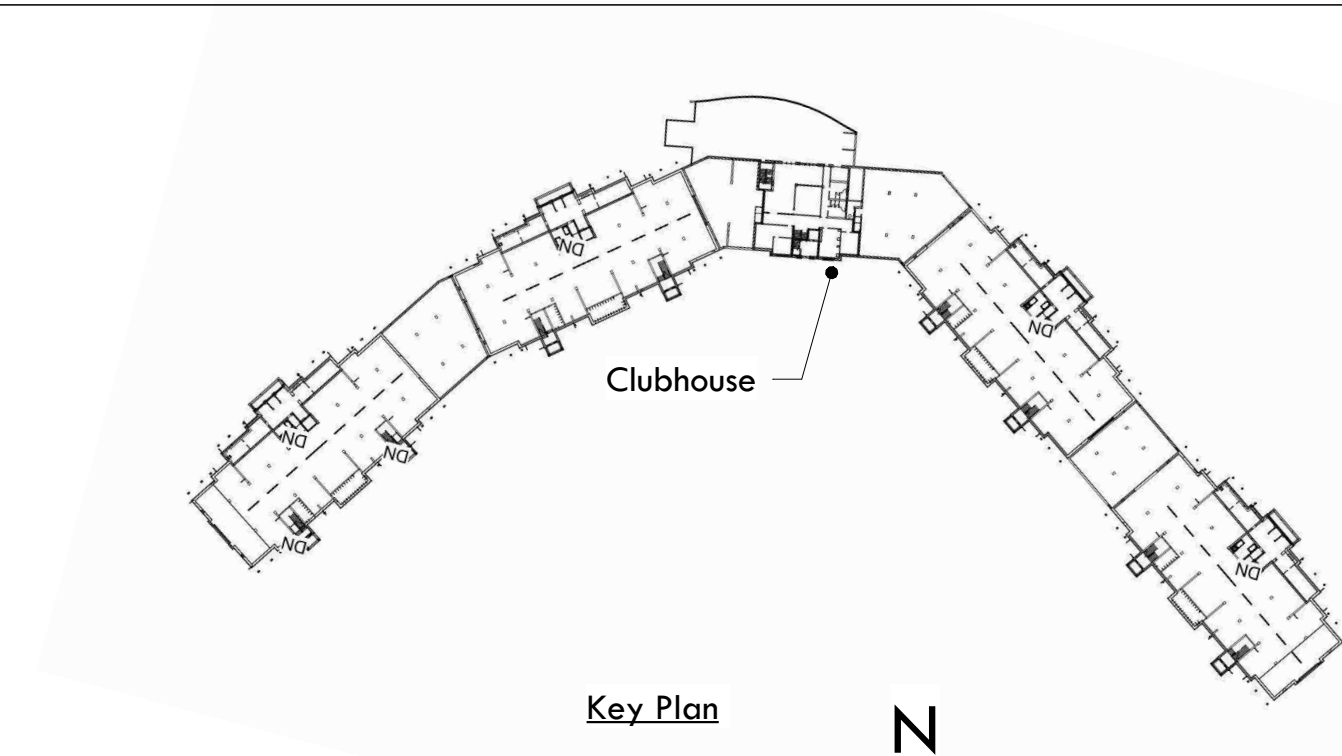
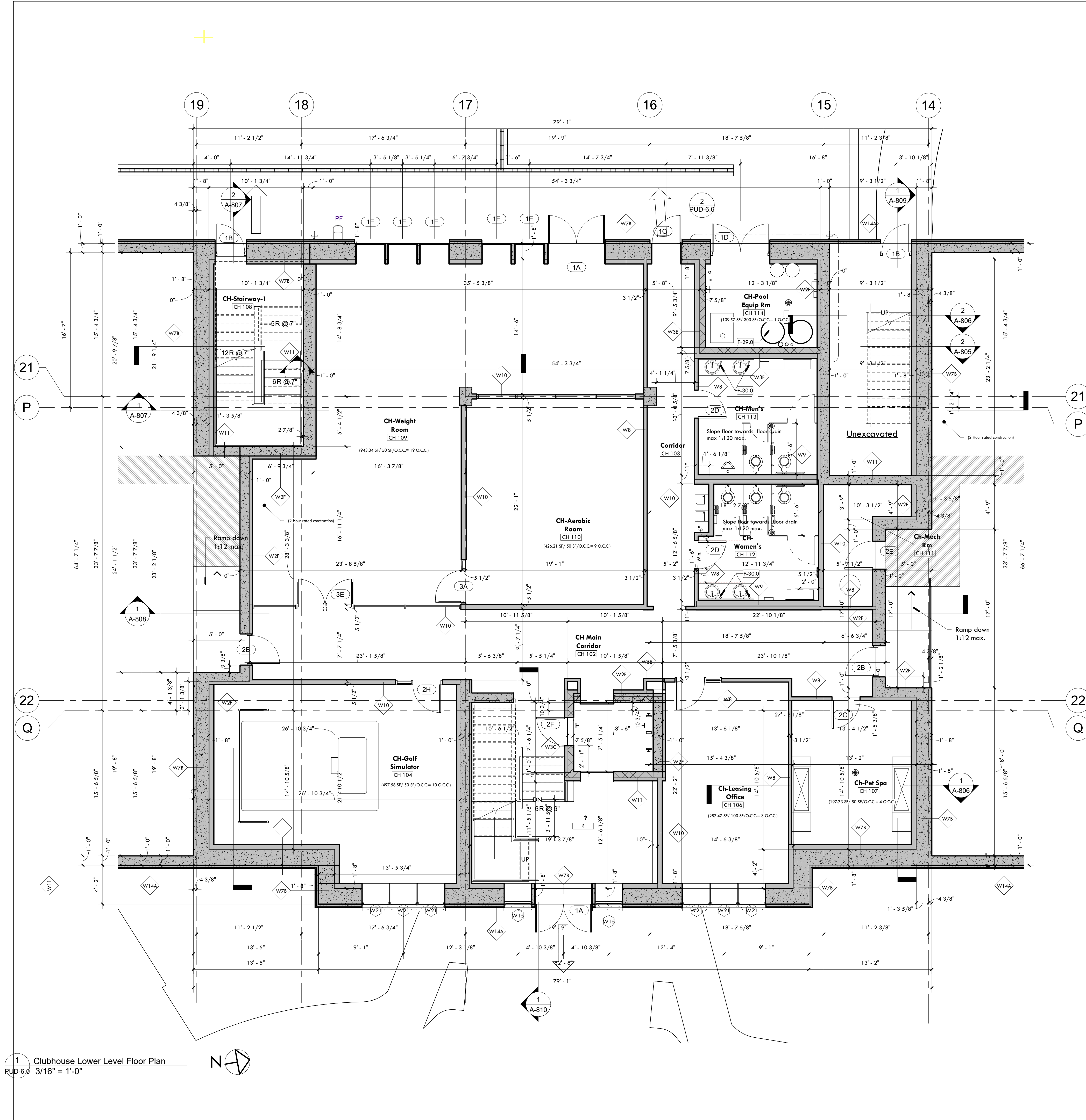
"The Magnuson"  
5th Floor

Project number	2016-005
Date	01-30-2020
Drawn by	Author
Checked by	Checker

## PUD-5.4

Scale	1/8" = 1'-0"
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2 Pool Equipment Rm  
PUD-6.0 3/8" = 1'-0"

- Note:
1. All residential unit doors are within 500'-0" of a pool enclosure entrance (horizontal distance only)
  2. Men's and Women's restroom are considered convenient restrooms and shall meet code requirements with exception to plumbing fixture count.

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Keynote Legend	
Key Value	Keynote Text
F-2.6	Floor drain
F-2.10	Hose bibb refer to plumbing drawings for further information
F-29.0	24" dia. x 36" deep Backwash pit. Connected backwash pit to sanitary sewer. Provide 6" air gap.
F-29.1	Pool heater, 199,999 B.T.U. w/ 4" B flue.
F-29.2	Pool filter. Refer to pool drawings for further information
F-29.3	8" Swimming pool fill pipe. Reduce to 2" below floor. See pool drawings for further information
F-29.4	2" Swimming pool reflection pipe for water level controller probes. See pool drawings for further information
F-29.5	Acid Storage Tank (55 Gal. capacity).
F-29.6	Chlorine Storage Tank (55 Gal. capacity). See pool drawings for further information
F-30.0	Soap dispenser

No.	Description	Date
5	Revision 5	12/28/2018
6	Revision 6	19-01-10
8	Foundation Permit	19-05-10
10	Coordination	20-06-18
11	Superstructure Permit	20-08-01
13	Code review response	21-03-24
14	Pool submittal	21-06-14
15	Pool Resubmittal	21-10-06

KJM Development/

"The Magnuson"  
Club House Lower  
Level Plan

Project number	2016-005
Date	05/07/19
Drawn by	Author
Checked by	Checker

PUD-6.0

Scale As indicated







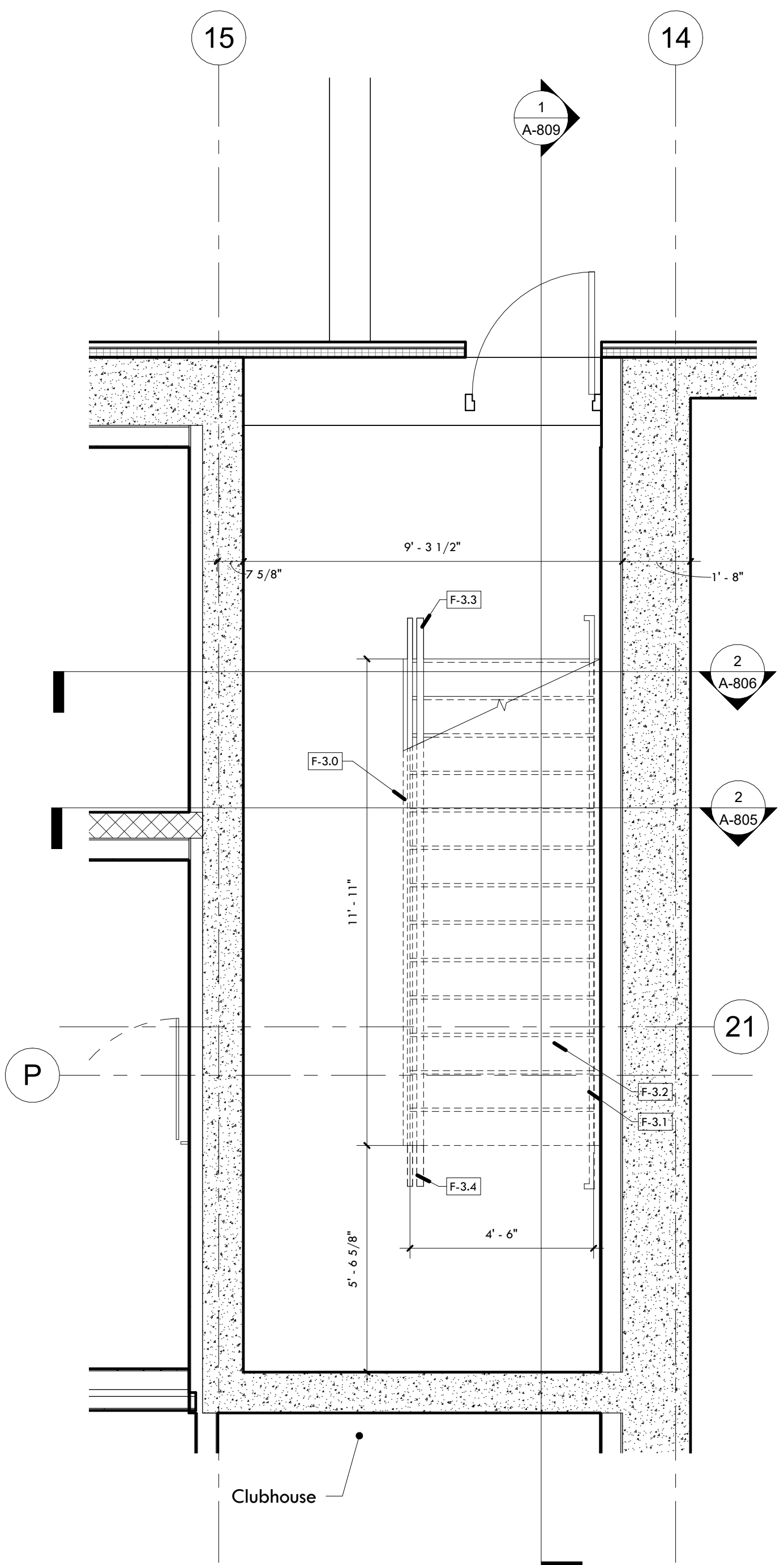
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[illegible]

"The Magnuson"
2nd floor Club House

## PUD-6.1

Scale	As indicated
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Clubhouse 2nd Floor Plan - Callout

2 1  
PUD-6.1  $\frac{3}{8}'' = 1'-0''$



### Keynote Legend

Key Value	Keynote Text
007	Double brick center w/ r/nse sink
008	Pergola- See sheet A-005 for further information
029	Green Roof
041	Deck tile on adjustable pedestals
5-1.0	Brick veneer- Utility size brick with stainless steel mortar [3/5" thick]
E-2.0	Natural Thin stone veneer
E-2.1	
E-2.3	Cast stone sill w/ pvc sill flashing with stainless steel drip edge and wee
E-2.4	hats @ 16" o/c. Prepare preformed dams at each end of the sill
E-3.4	60 mil EPDM fully adhered roofing system over polycyanurate rigid insulation
E-4.2	Predefined aluminum coping
E-4.2	showout from color to match Brick color-refer to mechanical drawings for further information

[illegible]

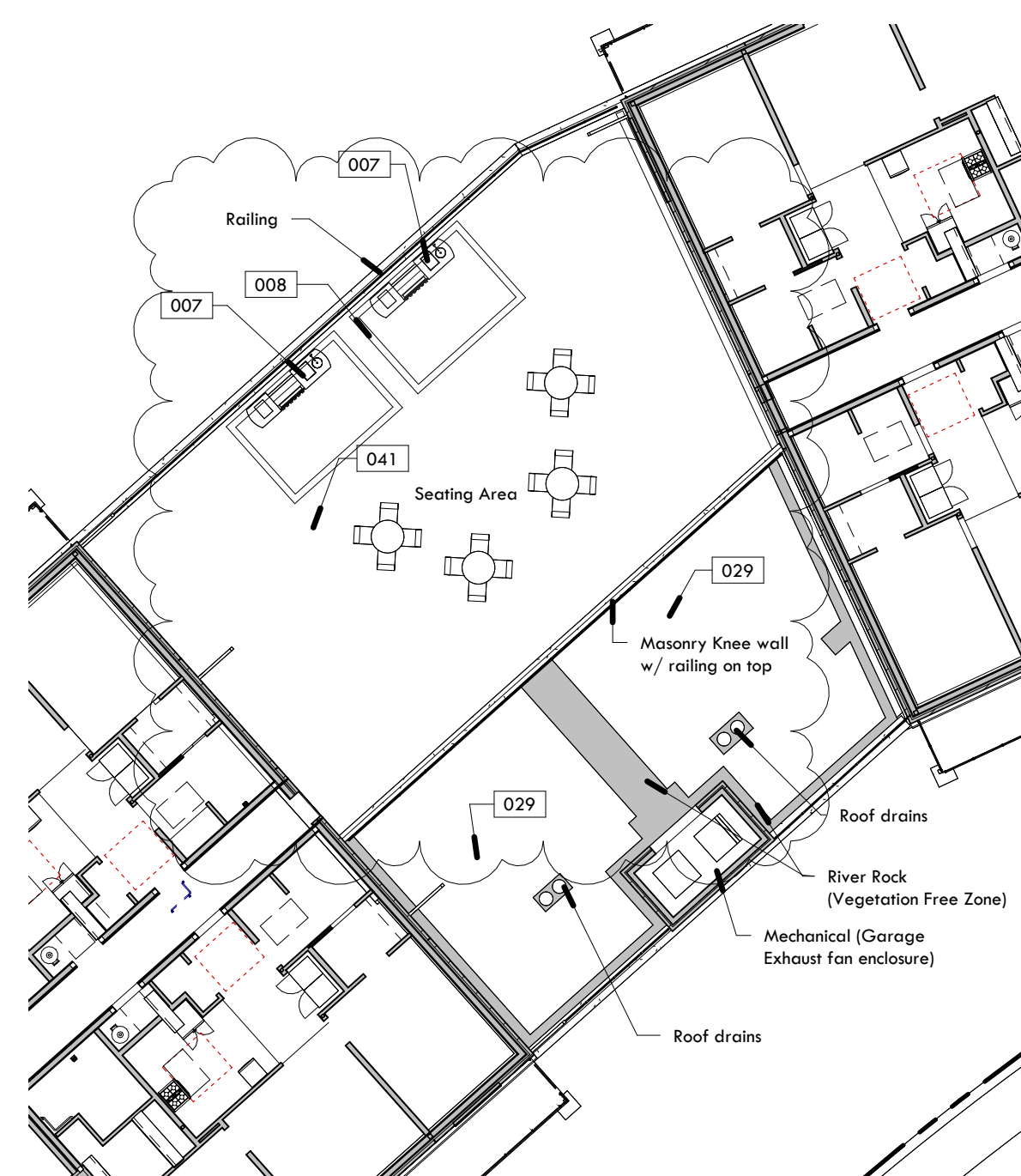
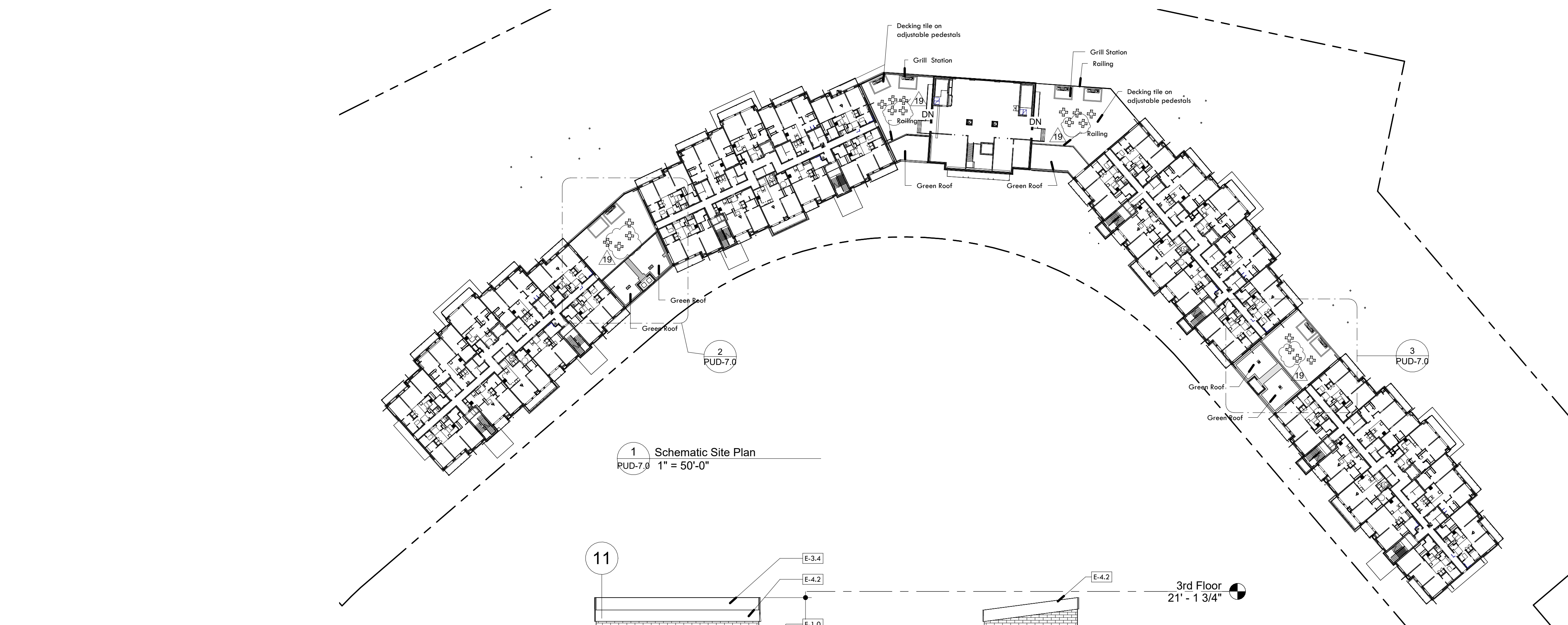
## "The Magnuson"

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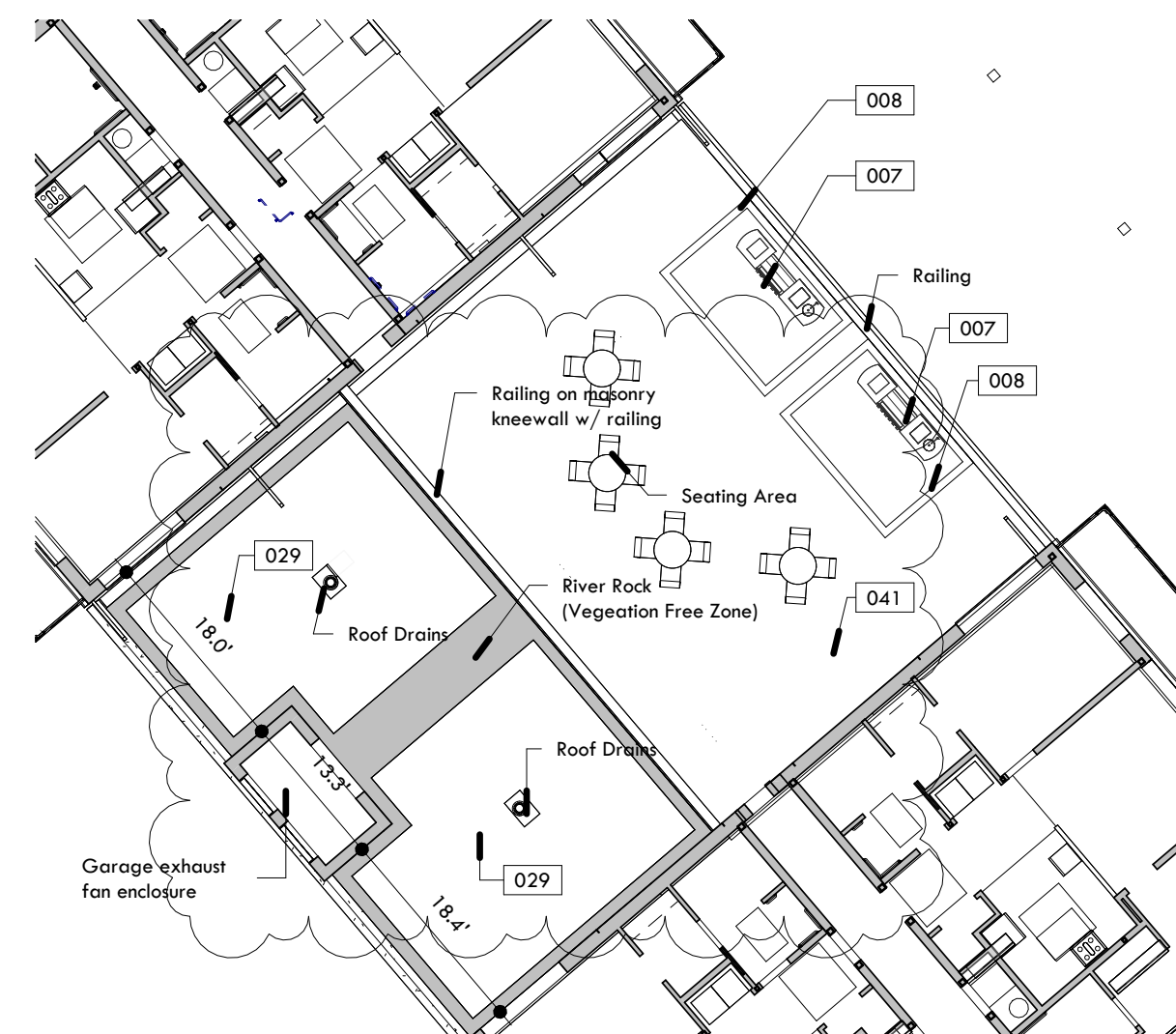
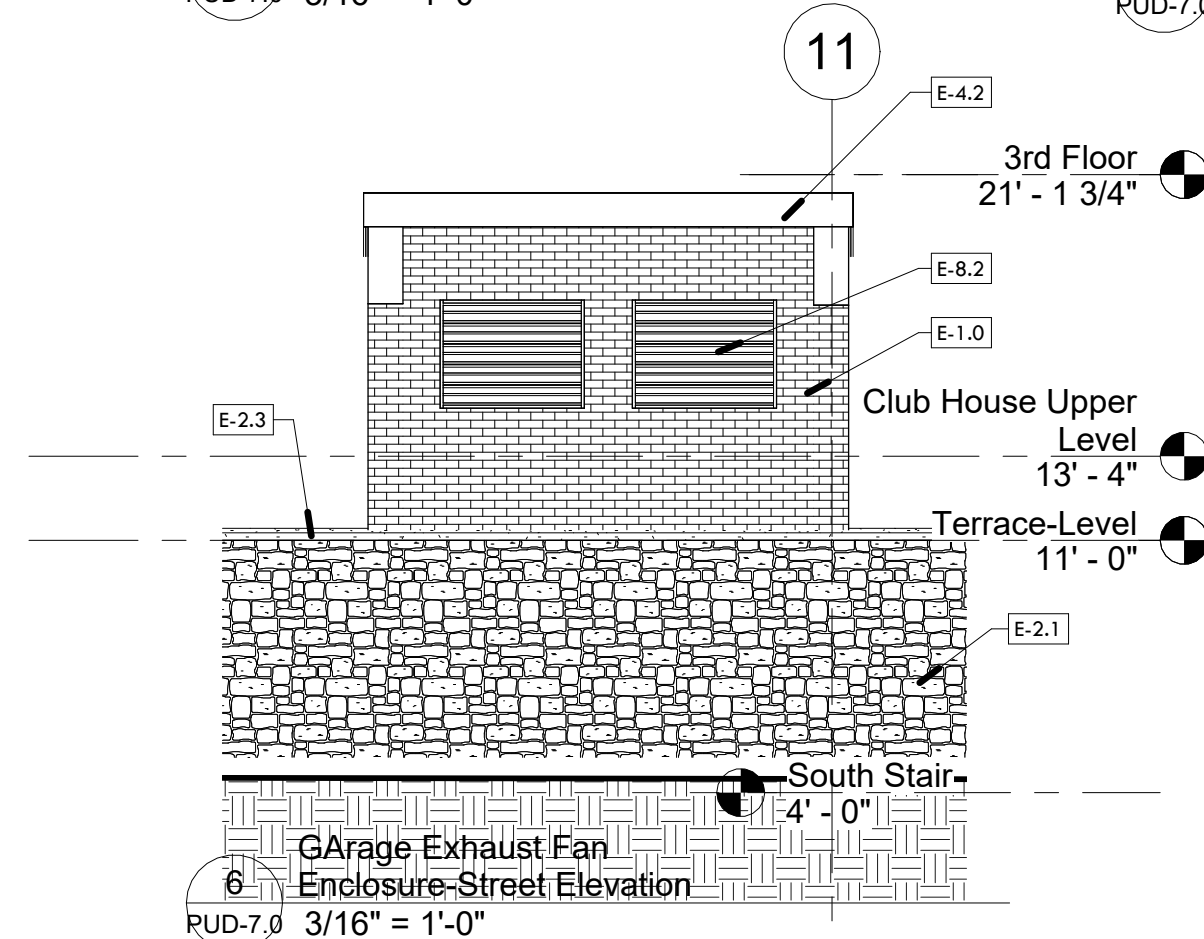
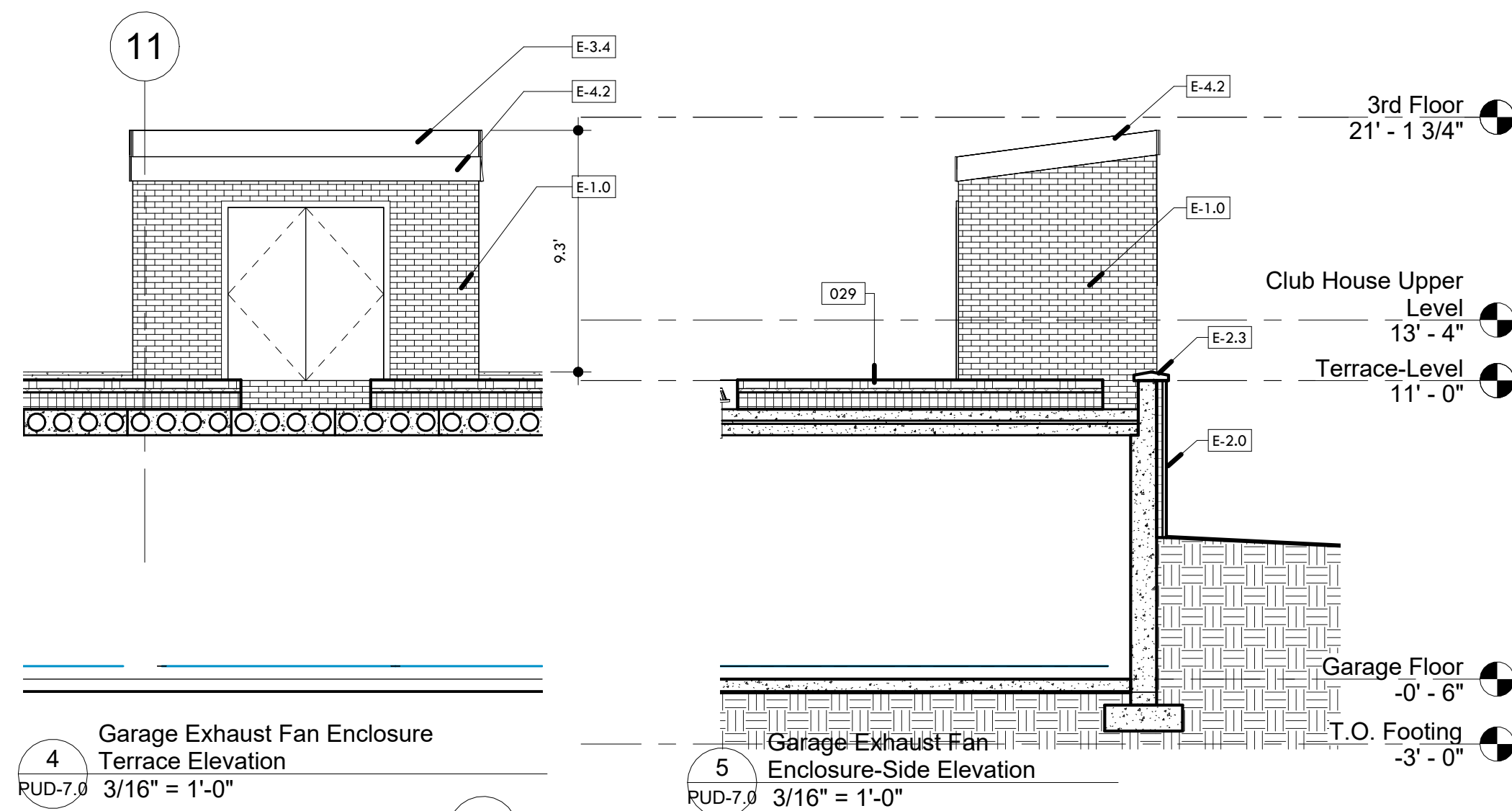
### Connector & Exhaust Fan Enclosure

# PUD-7.0

Scale	As indicated
-------	--------------

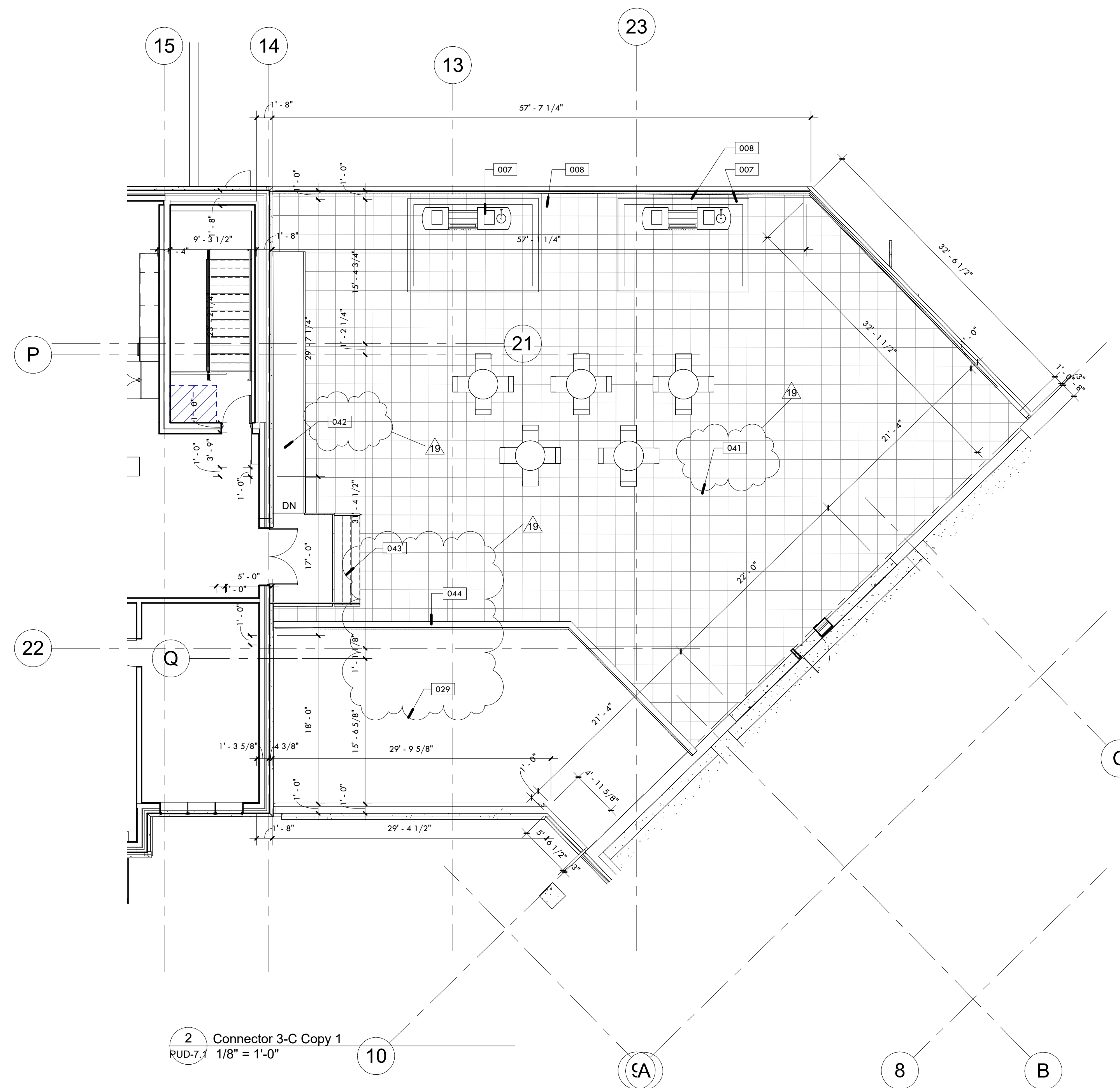


2 Connector Between Bldg 1 and 2  
RUD-7.0 1/16" = 1'-0"



3 Connector Between Bldg 3 and 4  
PUD-7.0 1/16" = 1'-0"







Retaining wall and 4'-0" fence

F-28.0

Sidewalk

General Area of Cabanas  
Images of Concepts above (i.e. examples only. Final Designs may vary)

011

010

006

012

012

P1.0

Commercial | Residential | Industrial



4421 Oakley Ave  
Orland Park, IL 60462  
Tel: 708-933-4200  
Fax: 708-966-0854

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### Keynote Legend

Key Value	Keynote Text
006	Fire Pit
010	Seating Area
011	Pool-designed by by others. Pool drawings to be submitted under separate permit
012	Cabana
F-28.0	Handicap lift and anchor
P1.0	Trench drain

[illegible]

## "The Magnuson"

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### Cabana

PUD-7.2

Scale	1" = 10'-0"
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## STATEMENT OF FINDINGS

# Architectural Design Review of Residence of Brookside Glen

Village of Tinley Park

November 11, 2021



## STATEMENT OVERVIEW /

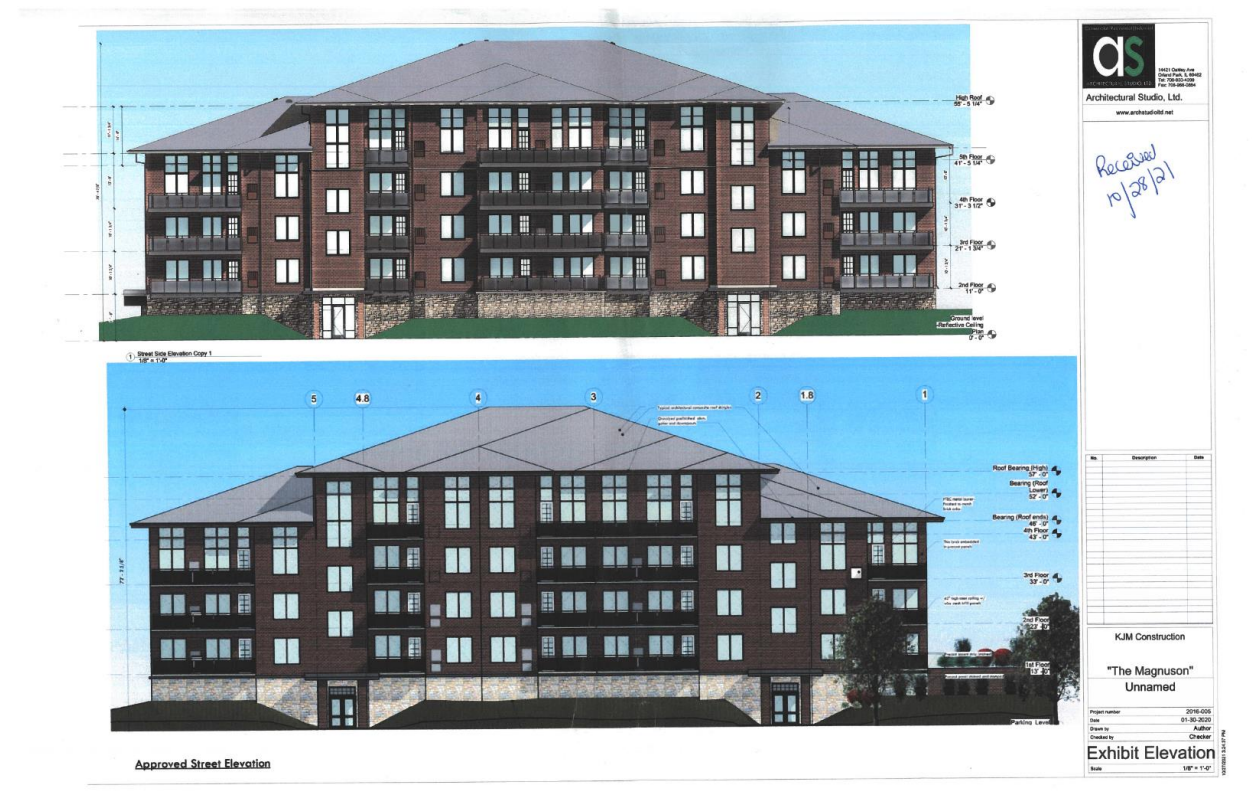
Farnsworth Group conducted an Architectural Design Review of documentation provided by the Village of Tinley Park for the Residence of Brookside Glen project located in Tinley Park, Illinois. The design review included a comparison between two building elevations depicting the current version and a version previously approved by the Village. This Statement of Findings is based on the review of those drawings and opinions made upon our professional judgement based on our experience in the field of architecture.

The design review did not review conformance with building codes including conformance with the Energy Code, appropriateness nor durability of building materials, or applicability to the Planned Unit Development (PUD) Agreement and other site and zoning requirements.

## FINDINGS /

We reviewed the documents to compare building elevations from the approved PUD submittal and the most recent architectural elevation. For simplicity, the two schemes are referred to as “Approved” and “Current” throughout this report.

The elevations the Village provided is shown here in a reduced size:



The Current scheme is the elevation at the top of the sheet and the Approved scheme is the elevation at the bottom. The sheet indicates the Village received these elevations on October 28, 2021.

Please note, the elevations are not shown on the sheet at the same scale. Using the dimension shown on the sheet, the following illustrations were rescaled to the same scale between the versions.



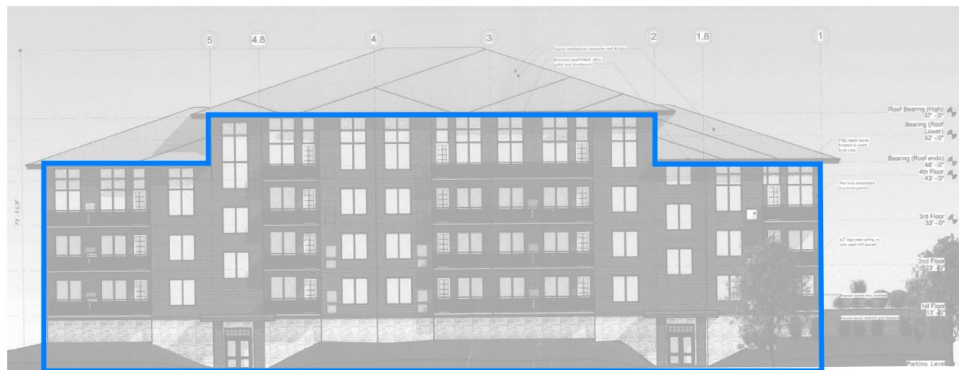
## A. BUILDING PROPORTIONS

### Overall Proportions

This illustration compares the overall proportions of the two schemes.



CURRENT



APPROVED

The blue outline of the Approved scheme is overlaid onto the Current building elevation. This shows that the Current elevation is wider than the Approved elevation, but overall, very similar in width and height.

The Approved elevation notes an overall vertical dimension of 72'- 2 5/8" while the overall vertical dimension of the Current elevation scales to approximately 70'-0", a decrease in height of roughly 2 feet or 3 percent.

The width of the building facades is also similar with the Approved scheme scaling 175 feet and the Current scaling 187 feet. This computes to a roughly 7% increase in width. The greater overall building width of the Current elevation matches the width of drawings used to obtain a foundation-only building permit from the Village.

The adjustments of lower height and longer width change the overall proportions between the schemes, but due to the size of the buildings, the visual difference once constructed will be marginal.

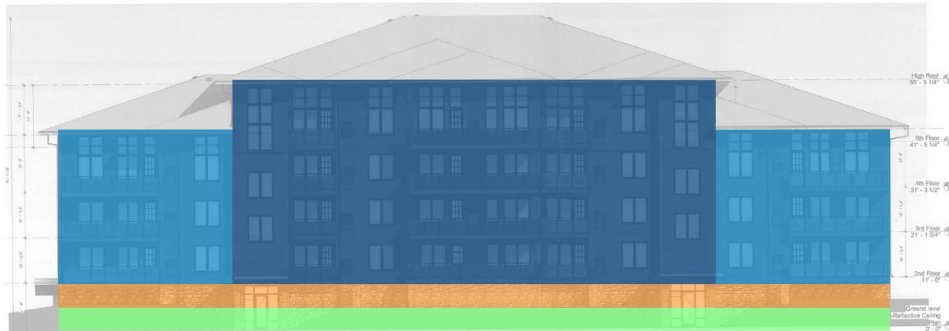
Also worth noting is consistency of the slope of the roofs and depth of the eaves between the schemes.



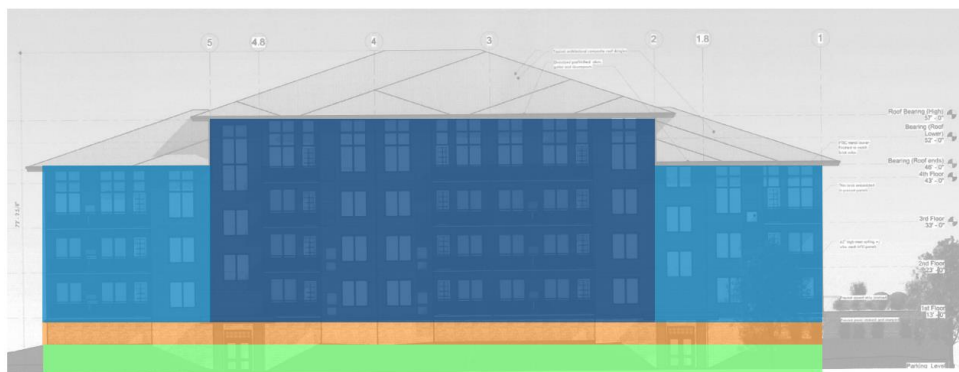
## Massing Components

This illustration compares a breakdown of the following massing components:

- . Wall area under the high roof (dark blue).
- . Wall area under the low roof (light blue).
- . Stone veneer (orange).
- . Elevation of the grade at the base of the building (green).



CURRENT



APPROVED

The massing of the light blue wall areas, the amount of stone veneer, and the elevation of the grade appear identical between the versions. The only faintly noticeable difference in massing between the schemes is the dark blue wall areas. The dark blue area is where most of the overall width was gained in the Current scheme. Again, due to the overall size of the buildings, this visual difference once constructed will be marginal.





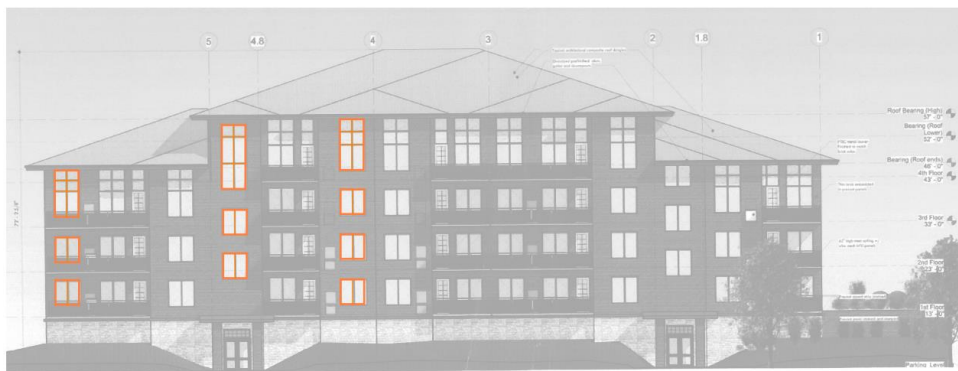


## B. WINDOWS

This illustration compares the proportion of windows between the schemes.



CURRENT



APPROVED

The window sizes and mullion patterns are essentially identical between the Current and Approved elevation drawings. While the window pattern in the walls below the low roof are also nearly identical, the pattern of the windows in the walls under the high roof appear identical vertically but have a different rhythm horizontally. This is likely caused by the plan changes in the layout of units that were submitted in the foundation permit approval drawings.

## C. EXTERIOR MATERIAL

The materials that clad the exterior of the elevations appear to be the same with stone veneer at the parking level and with brick veneer on the floors above the parking level. The Village either has reviewed or will be given the opportunity to review physical samples of proposed cladding materials.

## SUMMARY /

This Statement of Findings describes the findings identified during the design review conducted by Farnsworth Group. The review compared elevation drawings provided by the Village to compare the Current version against the Approved version. Most of the comparisons show the elevations are essentially identical with only a few items with minor differences.

Farnsworth Group would be happy to meet with Village officials, staff, and representatives of the project to further discuss these findings and differences.