



# PLAN COMMISSION STAFF REPORT

AUGUST 20, 2015

## UNION SQUARE TOWNHOMES

6820-6830 179<sup>TH</sup> STREET

### Applicant

Kevin Halleran  
Mike Halleran

### Property Location

6820-6830 179<sup>th</sup> Street

### Parcel Size

.45 (north parcel)  
.44 (south parcel)

### Zoning

NG Neighborhood General  
within the Legacy District

### Approval Sought

Site Plan Approval

### Requested Action

Approve the Site Plan

### Project Planner

Paula J. Wallrich, AICP  
Deputy Planning Director



## EXECUTIVE SUMMARY

The Applicants, Kevin and Mike Halleran, are requesting Site Plan approval of their proposed townhome development to be located at the northwest and southwest corners of 179<sup>th</sup> Street and Oak Park Avenue. This property is located in the Legacy District and is zoned NG Neighborhood General. The Hallerans have proposed the construction of four (4) multi-family townhome structures. There will be ten (10) 2-bedroom units and seven (7) 3-bedroom units for a total of 17 multi-family units.

The proposed development meets all Code requirements for the designated zoning district, including site plan, massing and architectural details. It also meets the intent of the Landscape Ordinance. Therefore the proposal needs no variances from the Legacy Code and needs no special approvals. Per Section E. of the Legacy Code, the intent of the Code is to reward those who strive to meet its standards and regulations. Therefore, the length of review time and number of meetings required to obtain project approval is based upon the degree of conformance to this Code. Figure 1.F.1 of the Code recommends one (1) Public Meeting for projects meeting these criteria.

The Architect has worked cooperatively with Staff to create an attractive predominately masonry structure that meets the intent of the Neighborhood General zoning district. Appropriate screening has been provided along those boundaries with non-Legacy property and opportunity through cross access easements has been provided with adjacent property that is located in the Legacy District.

**SUMMARY OF OPEN ITEMS**

OPEN ITEM	SUGGESTED RESOLUTION
Areas of the access drive aisle are proposed without curbs.	Improve with curb.
Right-in/Right-out cross section indicates a striped median.	Improve with a 2" mountable median.

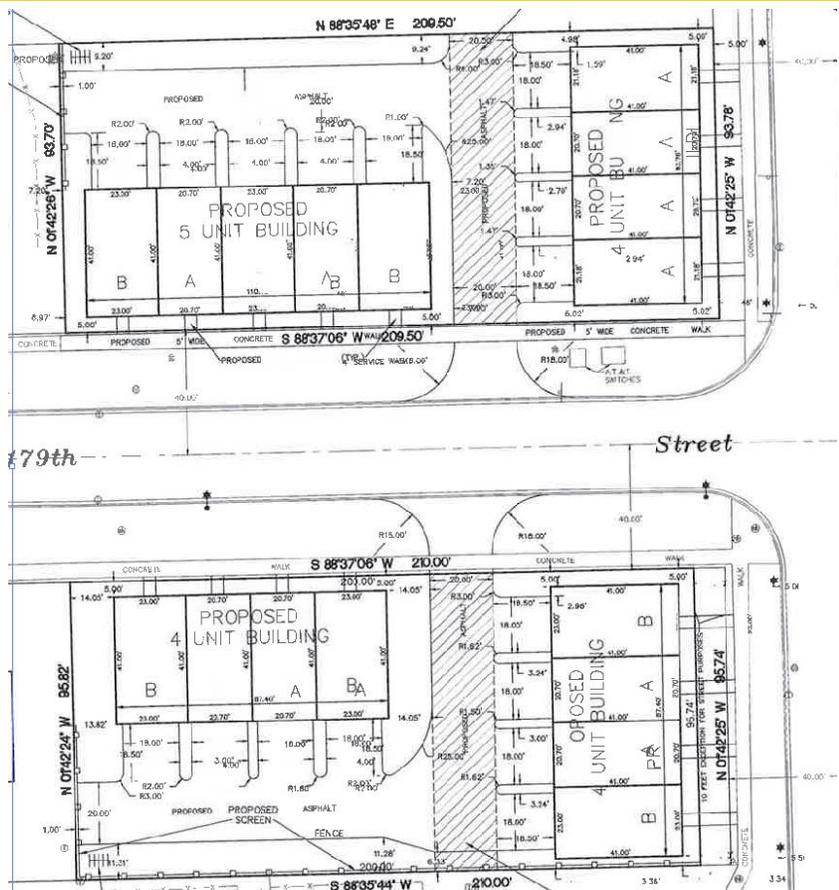
**EXISTING SITE**

The subject properties are located at the northwest and southwest corners of 179<sup>th</sup> Street and Oak Park Avenue. The development property comprises two (2) parcels flanking both sides of 179<sup>th</sup> Street at Oak Park Avenue; the south parcel (Parcel 1) is .44 acres in size and the north parcel (Parcel 2) is .45 acres in size. Both parcels are currently vacant.

The property is adjacent to multi-family residential units to the west and south. This is the site of the former Blue Fox restaurant.

The 100-year flood plain encumbers approximately 50% of Parcel 1. Based on actual elevations the site is above the 100 year BFE. The Applicant will be filing a Letter of Map Amendment (LOMA) with FEMA prior to issuance of a building permit.

**PROPOSED USE & COMPLIANCE WITH THE COMPREHENSIVE PLAN**



The Applicant proposes to construct four (4) single family attached housing structures. Two of the structures front Oak Park Avenue comprising four (4) units each and are located on the north and south side of 179<sup>th</sup> Street. The remaining two structures front 179<sup>th</sup> Street with one located on the south side of 179<sup>th</sup> comprising four (4) units and the other located on the north side of 179<sup>th</sup> street comprising five (5) units. There are two sizes of residential units proposed; one is 1,677 SF in size (Unit A) and the other is 1,876 SF in size (Unit B). The structures are all 3-story buildings and are 37 feet in height.

The proposed development is consistent with the Legacy Plan adopted 2009, which establishes the vision for this area. These properties represent the Neighborhood General Character District which “consists of a variety of lot sizes and building scales, with multi-family dwelling as the primary use. Street frontages have steady street tree planting and can include lawns, and buildings form a continuous street wall set close to sidewalks.”

### ZONING & NEARBY LAND USES

The subject property is zoned Neighborhood General (NG) within the Legacy District. Private lot standards are listed below:

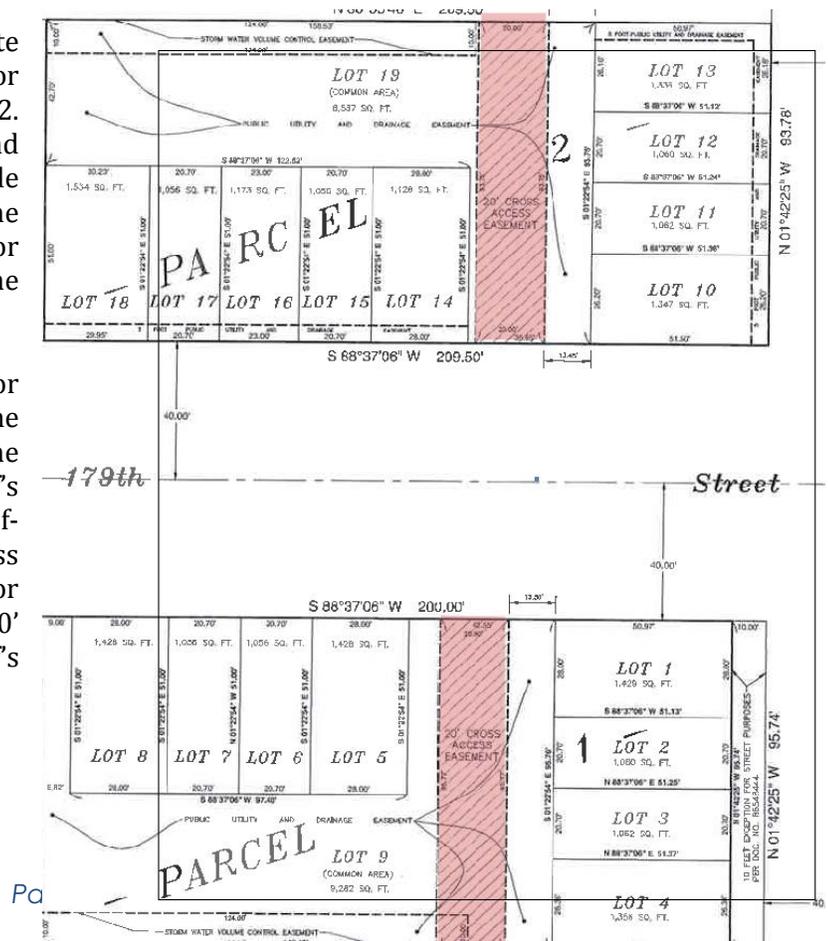
	CODE	PROPOSAL	CONFORMANCE
Lot width	20'-40'	20.7-29.4'	Meets Code
Building height	2-3 stories	3 stories	Meets Code
Front yd setback	5-15'	5'	Meets Code
Side yd (interior)	5' Max	3.34'-5.00	Meets Code
Rear yd setback	5' Min	6.97'-14.05	Meets Code



### GENERAL SITE PLAN REVIEW

The type of public and private improvements required with the Corridor and Alley areas are defined in Table 2.D.2. The Table indicates the dedication and construction of an alley. However, the Code also provides for Staff to recommend the waiver of these improvements “in whole or in part based upon the unique nature of the subject site and/or block development.”

Due to the limited potential for redevelopment to the south and the conceptual site plan proposed for the property to the north, it is Staff's recommendation not to dedicate right-of-way for an alley; however cross access should still be provided and protected for future use. The Applicant provided a 20' wide cross access easement per Staff's request.



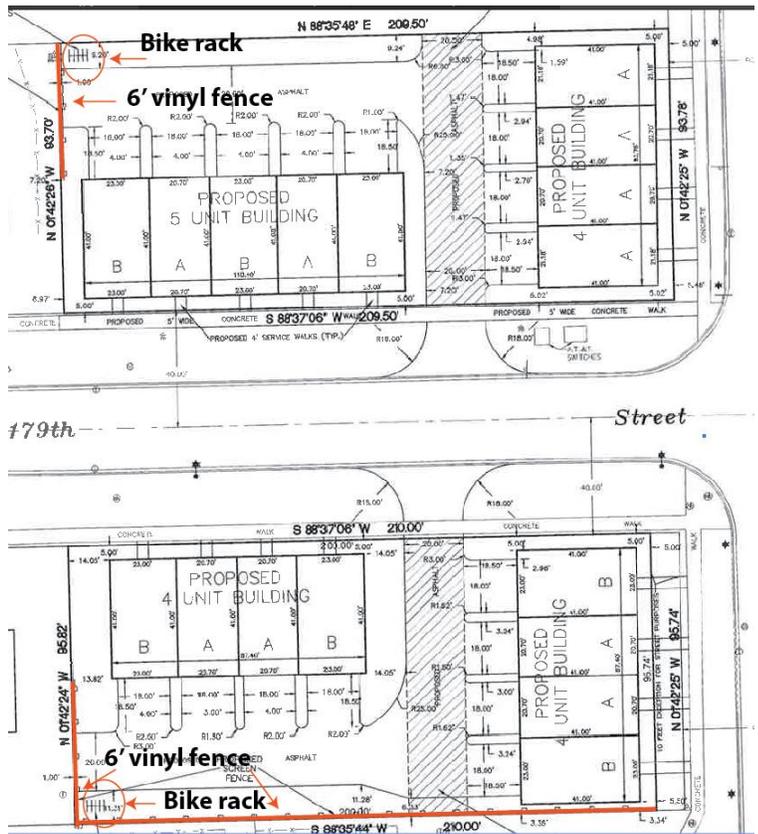
Parking

Vehicular parking must be provided at 1 per unit and .5 per unit for guest parking. Two (2) spaces have been provided within each of the attached garages and two (2) spaces are provided in front of each garage. Parking meets Code requirements for vehicular parking.

Bicycle parking is required at a rate of 1 per unit; bike racks have been provided in the northwest and southwest corners of the parcels. In addition, space is provided with each of the two car garages for each unit.

Fence

A 6' vinyl fence is provided as a screen between the subject properties and the non-Legacy residential properties to the west and south.



**LANDSCAPE ARCHITECTURE**

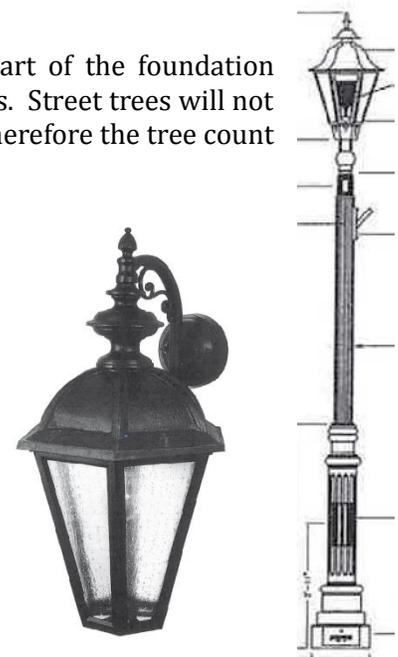
The intent of the Village’s Landscape Ordinance is to utilize landscape materials to enhance proposed development, soften the impact of parking areas, provide a buffer between land uses, and create an overall quality aesthetic for the site. The Applicant has worked cooperatively with Staff to meet the integrity of the Landscape Ordinance as well as the standards of the Legacy District.

The Landscape Architect has provide a variety of plant material as part of the foundation plantings including planting small landscape islands between the garages. Street trees will not be able to survive in the parkway along Parcel 2 (north of 179<sup>th</sup> Street) therefore the tree count has been incorporated within the interior landscape.

A bioswale is provided along the very north property line and the very south property line that will provide additional stormwater detention.

Lighting

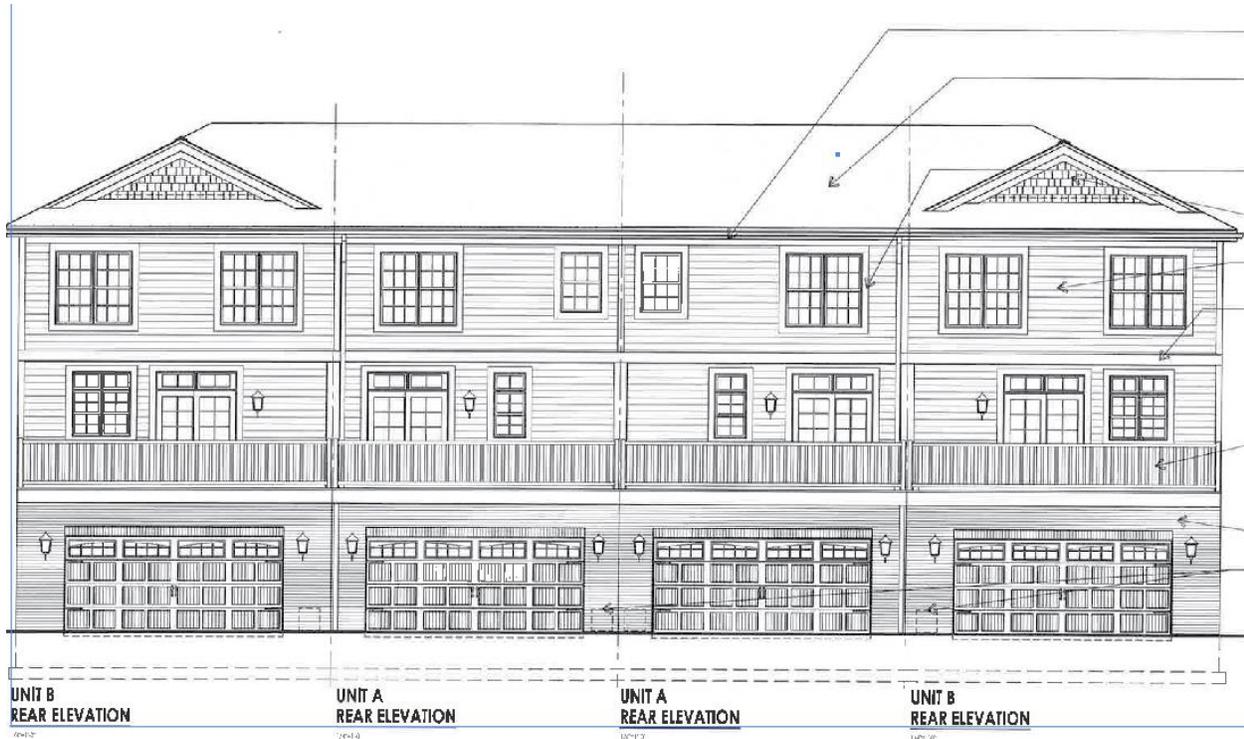
Per the Legacy Code decorative light fixtures have been provided along Oak Park Avenue. The required spacing per the Code is 60’, however Public Works has recommended two (2) decorative lights on Oak Park Avenue on either side of 179<sup>th</sup> Street. Staff has also recommended the same decorative lights be located on 179<sup>th</sup> Street. This issue remains under discussion with the Public Works department , however it will be resolved by the time of the meeting.



## ARCHITECTURE

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Staff has worked closely with the Architect and is very pleased with the revisions made per Staff's comments. The architecture reflects a comprehensive design tied together through brick color choice yet provides individual distinction with unique entryways for each townhome. The trim color is also a unifying characteristic. The stone knee wall provides an enhanced quality of material. The rear elevation is also very attractive with unique window design in the garage doors and opportunities for private outdoor living space. The first floor is brick and the 2<sup>nd</sup> and 3<sup>rd</sup> floors are fiber cement lap siding. The brick is extended to both the sides of the structures on the first floor. A material board will need to be presented at the Plan Commission meeting.



## STAFF REVIEW: ENGINEERING/BUILDING/FIRE DEPARTMENT

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The Applicant has satisfied the concerns identified by the various departments.

## RECOMMENDATION/RECOMMENDED MOTION

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

“...make a motion to grant Site Plan Approval for the proposed property located at 6820-6830 179<sup>th</sup> Street.

**LIST OF REVIEWED PLANS**

**Union Square – 6820-30 179<sup>th</sup> St.  
LIST OF SUBMITTED PLANS**

Submitted Sheet Name		Prepared By	Date On Sheet
1 of 1	Subdivision	JAS	06/23/2015
1 of 3	Site Plan	JAS	06/23/2015
2 of 3	Site Utility Plan	JAS	06/23/2015
3 of 3	Site Grading Plan	JAS	06/23/2015
1 of 1	Plat of Survey	JAS	06/23/2015
1 of 1	Color Rendering	Image	06/23/2015
A-4.0	Front Elevations	Image	06/18/2015
A-4.1	Rear Elevations	Image	05/26/2015
A-4.1	Side Elevation	Image	05/26/2015
A-1.0	Unit A Floor Plan	Image	05/26/2015
A-1.0	Unit B Floor Plan	Image	05/26/2015
L-1	Landscape Plan	IRG	06/23/2015
L-2	Tree Preservation and Removal Plan	IRG	06/23/2015

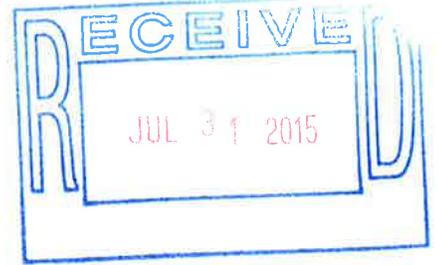
*JAS* Joseph A. Schudt & Associates  
*Image* Image Innovations, Inc.

*IRG* Ives/Ryan Group, Inc.









## Village Staff Review Response

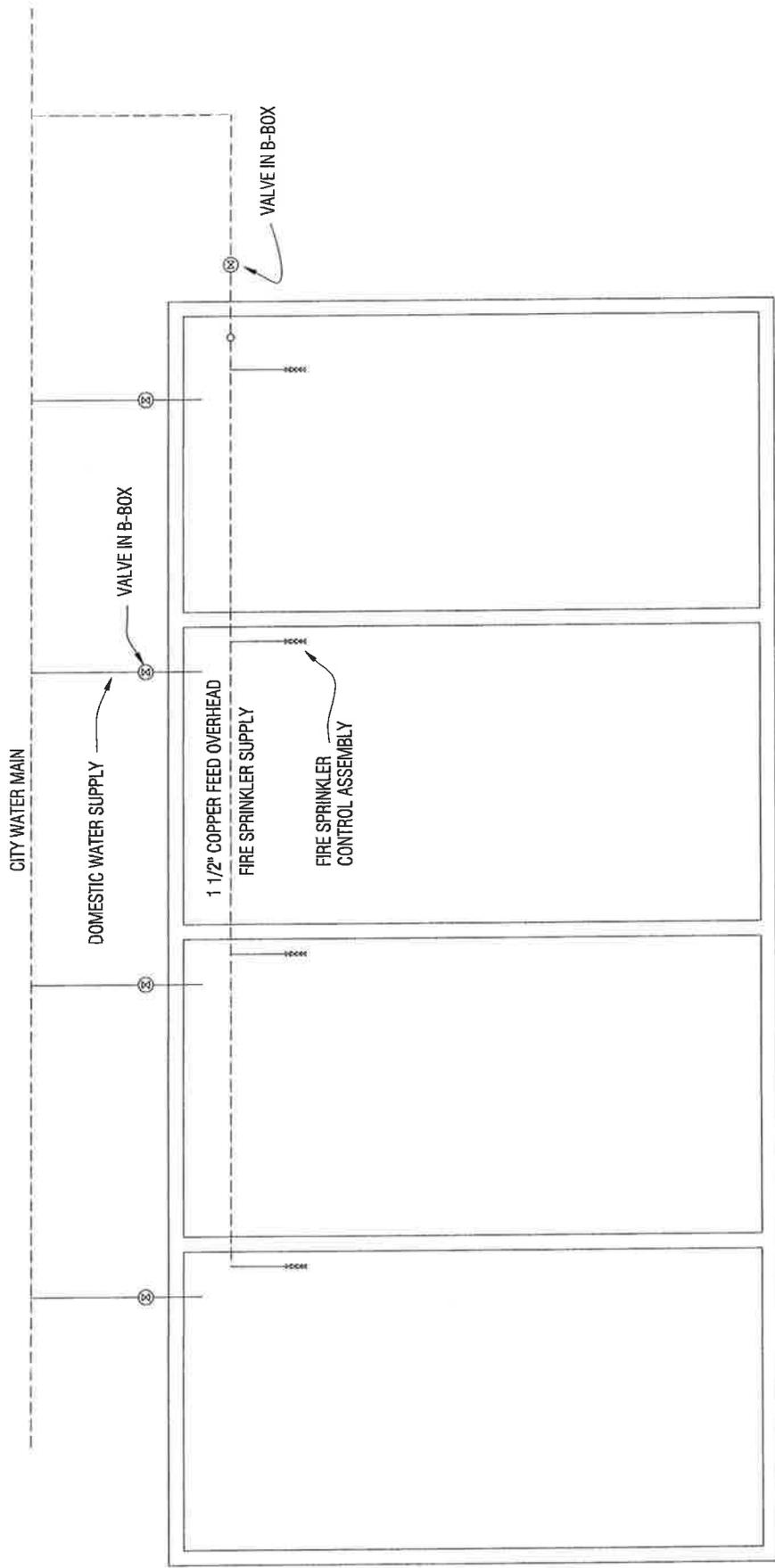
- Item #1** Provide a LOMA for the site
- Correction** Joseph Schudt's office will prepare the necessary documents for Letter of Map Amendment (LOMA) for submittal by the Village to adjust 100 year (BFE) flood plain.
- Item #2** Provide all interior side yards at maximum of 5'
- Correction** South building on Oak Park Avenue will be shifted South to maintain a side yard maximum of 5'. North unit will become 23' and the remaining side yard of 3.34'. the North building will be shifted north to maintain a side yard of 5' and the remaining south side yard will become 5.02'.
- Adjusted Unit Count
- |                      |            |
|----------------------|------------|
| (10) 2-Bedroom units | (1,677 sf) |
| (7) 3-Bedroom units  | (1,876 sf) |
| (17) Total units     |            |
- Item #3** Provide 20' cross access easement through the North and South parcels
- Correction** Provide a 20' easement on the North/South drive aisle on each parcel
- Item #4** Provide bike racks at 1 per unit
- Correction** Provide space for 8 bikes on Parcel #1 in the southwest corner and on Parcel #2 in the northwest corner.
- Item #5** Provide a fence along west property line of Parcel #2
- Correction** Provide a 6'-0" high vinyl fence (38') along the west line of Parcel #2 to a point 5' south of the rear building line with 3 protection bollards at the end of the drive aisle

- Item #6** Refuse pick up
- Correction** Nuway Disposal request driveway pick up of garbage one day of the week with recyclable containers every other week. All container will be kept in the garage and placed at the curb the night before pick up day.
- Item #7** Review landscape islands at garages to eliminate and relocate trees as shown, Adjust plantings in landscape islands, 8 trees in Parcel #1 and 9 trees in Parcel #2
- Correction** Landscape Architect will re-work the landscape plan in compliance with the staff review and changes to the site plan. On Parcel #2, I like relocation of the trees to the front yard setback because it helps focus on the individual units. I would also like to do that on Parcel #1. We could then eliminate one tree on that parcel which falls in the new 20' easement on the south end. Please also remember (See Item #10) we have 2 decorative streetlight fixtures at each building.
- Item #8** Address landscaping at the west end of Parcel #1 and redistribution of trees.
- Correction** Review size of landscape islands on Parcel #1 and adjust landscape material to insure survival. Ornamental grasses or ground cover were suggested. Taller materials works better to create visual separation and ensures your kids' toys stay on your driveway.
- Item #9** Provide lighting information including cut sheets for decorative building fixtures. Photometric plans provided to ensure 0.5 maximum foot candles at lot line. Consider decorative street lights along 179<sup>th</sup> Street.
- Correction** We have provided lighting cuts for decorative building fixtures. Photometrics are not available for lights at 100 watts or below. I will provide letters from distributors and our Mechanical Engineer. Kevin Workowski from Public Works suggested 2 decorative pole fixtures at each building along Oak Park Avenue and one or two aluminum pole fixtures matching those on the South side of 179<sup>th</sup> Street and tied into that electrical system.
- Item #10** Provide color rendering
- Correction** Color rendering attached to submittal and the material board will be available at the hearing

- Item #10A** Information on HVAC units
- Correction** The HVAC condensers will be ground-mounted on the islands between the garage doors (rear of the buildings)
- Item #11** Building Department comments
- Correction** All Building Department items will be addressed in the construction documents in conformance with current relevant codes, including firewall locations and terminations, gas curbs, and sound transmission.
- Item #12** Fire Department comments
- Correction** Both engineering and architectural will administer to 2006 IBC, 2006 IFC, 2002 National Fire Alarm Code, 2002 NFPA 101-Life Safety Code, 903.3.1.1 of the IBC, Section 9.7.1 of the 20A 101. No 1 will be addressed in the architectural construction documents, No. 2&3 will be addressed in the engineering construction documents. Automatic sprinkler system will be designed by the installing contractor. The Fire Department already reviewed his suggested systems for separation on the fire system and domestic water and how the B-Boxes will be painted.
- Item #13** Engineering comments
- Correction** Pavement ,sidewalks, watermain, storm and sanitary sewer material and infrastructure will be provided during final engineering.
- A street bond of \$5,000 will be provided for each street cut across 179 th.
- An MWRD application will be prepared at final engineering submittal.
- Single access has been discussed with the Fire Department. Autoturn analysis for parking and driveway layout is provided herewith.
- Domestic water and sprinkler services are revised with B-boxes located .at the tap off of the trunk line. Domestic painted blue and fire sprinkler red
- Water service for the furthest townhome unit from the main line has been addressed by extending the main so that the hydrant is connected at the end of the main.

Very truly yours

Martin S. Francis



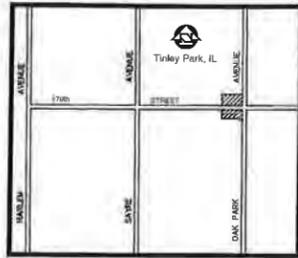
BUILDING PLAN VIEW 1/8 = 1-0



# UNION SQUARE SUBDIVISION

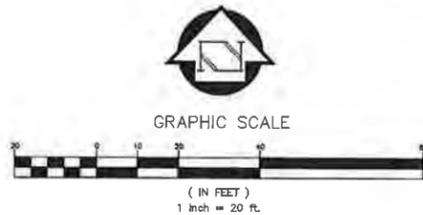
BEGINNING A SUBDIVISION OF THE EAST 210 FEET OF LOT 1 (EXCEPT THE EAST 10 FEET TAKEN FOR STREET PURPOSES) IN BLOCK 5 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND ALSO LOT 2 IN WESOLOWSKI'S RESUBDIVISION OF LOT 6 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 28-31-105-033 &  
P.I.N. 28-31-301-050



VICINITY MAP  
(NOT TO SCALE)

INDICATES SITE LOCATION



GRAPHIC SCALE

(IN FEET)  
1 inch = 20 ft.

### Easement Provisions

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to:

*A.T. & T. Telephone Company*  
*ComEd Electric Company*  
and the  
*Authorized C.A.T.V. Franchise*

their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with underground transmission and distribution of electricity and signals and, under, across, along and upon the surface of the property shown within the dashed lines on the plat marked "Easement", the property designated in the Description of Condominiums and on this plat as "Common Elements", and the property designated on this plat as "Common Area or Areas", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections under the surface of each lot and common area as needed to serve improvements thereon, or on adjacent lots, and common areas or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over granted facilities or in, upon or over the property within the dashed lines marked "Easement" without the prior written consent of grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered to a detriment so as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have the meaning set forth in Section 20(a) of this act in relation to condominiums (Illinois Revised Statutes, Ch. 30, par. 202(a)), as amended from time to time. The term "Common Area or Areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the inseparably owned lots, parcels or areas within the planned development, even though such areas may be otherwise designated on the plat by terms such as, "utility", "common elements", "open spaces", "park areas", "common grounds", "walking and common areas". The term "Common Area or Areas" and "Common Elements" include real property abraded with interior driveways and walkways, but exclude real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment. Relocation of facilities will be done by Grantee at cost of Grantor/Lot Owner, upon written request.

### MUNICIPAL UTILITY EASEMENTS

are hereby reserved for and granted to the Village of Tinley Park, Illinois, its successors and assigns for watermain, sanitary sewer storm drainage to install, maintain, replace or remove in, over or under all easements so designated on the hereon drawn Plat of Subdivision

An easement is hereby reserved for and granted to

*NF-COR Gas Company*

to install, operate, maintain and remove, from time to time, facilities used in connection with the transmission and distribution of natural gas, gas, water, steam, sewage and other utilities within the dashed lines on the plat marked "Easement", "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Description of Condominiums and on this plat as "Common Elements", together with the right to install required service connections under the surface of each lot and common area as needed to serve improvements thereon, or on adjacent lots, and common areas or areas, and to make other property, adjacent or otherwise, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over granted facilities or in, upon or over the property within the dashed lines marked "Easement" without the prior written consent of grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered to a detriment so as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have the meaning set forth in Section 20(a) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 31A, Sec. 002(a)) as amended from time to time. The term "Common Area or Areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the inseparably owned lots, parcels or areas within the planned development, even though such areas may be otherwise designated on the plat by terms such as, "utility", "common elements", "open spaces", "park areas", "common grounds", "walking and common areas". The term "Common Area or Areas" and "Common Elements" include real property abraded with interior driveways and walkways, but exclude real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment. Relocation of facilities will be done by Grantee at cost of Grantor/Lot Owner, upon written request.

### OWNERS CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF COOK } ss

179 OPA, LLC, An ILLINOIS LIMITED LIABILITY COMPANY, does hereby certify that it is the Owner of the hereon described property and that it, as such Owner, has caused the said property to be surveyed and subdivided/consolidated with the dedications and easements as shown on the hereon drawn plat.

Dated This \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2015

179 OPA, LLC  
17331 Valley View Drive  
Tinley Park, IL 60477

By: \_\_\_\_\_

Title \_\_\_\_\_

### SCHOOL DISTRICT CERTIFICATE

This is to certify that to the best of my knowledge, we, the above, as Owners of the property herein described in the surveyor's certificate, which will be known as Union Square Subdivision is located within the boundaries of Community Consolidated School District 146, and Bremen High School District 228, in Cook County, Illinois

Dated This \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2015

By: \_\_\_\_\_

Title \_\_\_\_\_

### NOTARY PUBLIC

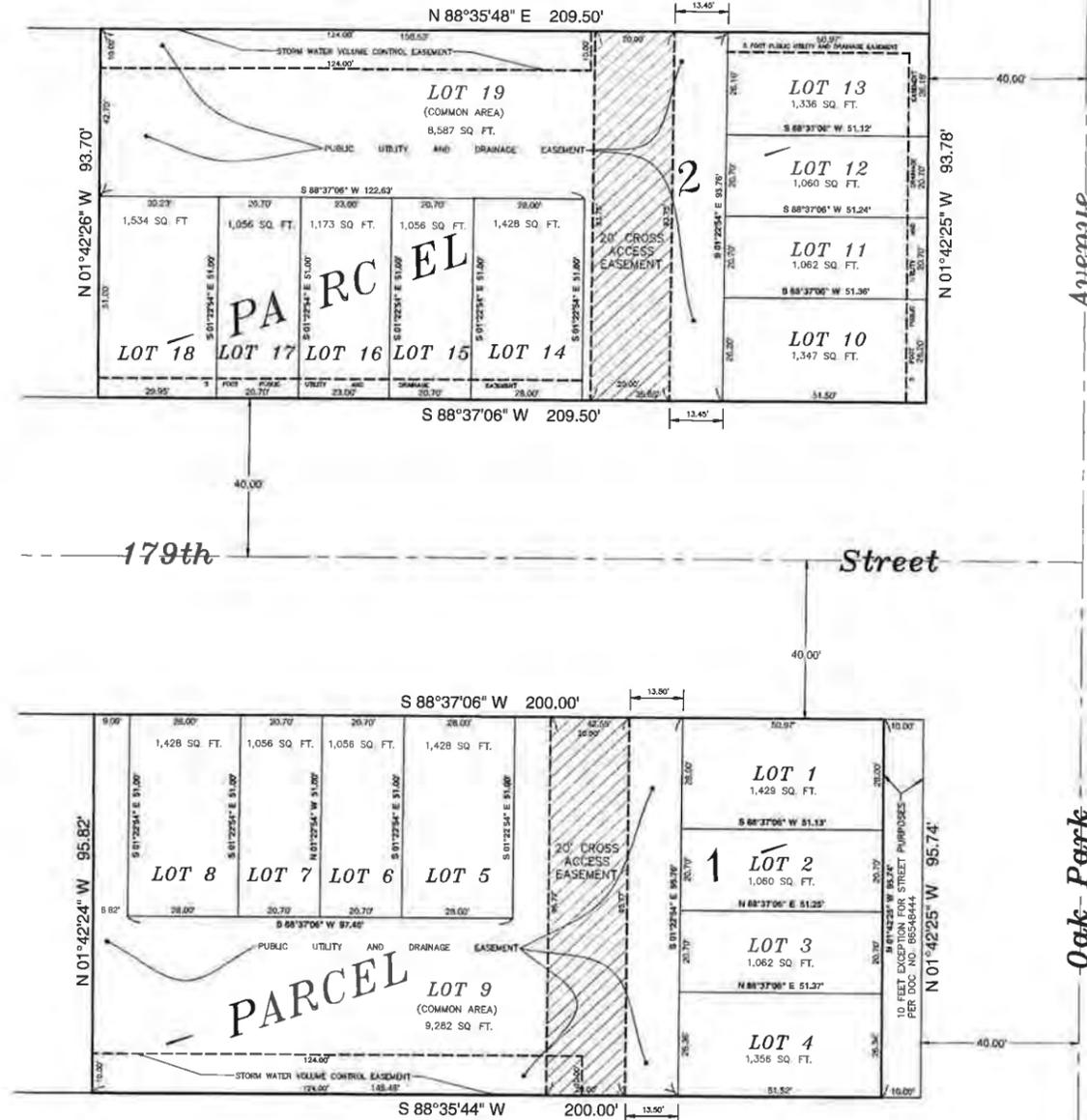
STATE OF ILLINOIS }  
COUNTY OF COOK } ss

I, \_\_\_\_\_ a Notary Public in and for the County in the State aforesaid, do hereby certify that \_\_\_\_\_ of 179 OPA, LLC, An ILLINOIS LIMITED LIABILITY COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that they signed and delivered the foregoing instrument as their own free and voluntary act and as the free and voluntary act of said Limited Liability Company

Given under my hand and Notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2015

Notary Public

My commission expires: \_\_\_\_\_



### PLAN COMMISSION

Approved by the Plan Commission of the Village of Tinley Park, Cook County, Illinois, at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2015

By: \_\_\_\_\_  
Chairman

### BOARD OF TRUSTEES

Approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2015, by the President and Board of Trustees of the Village of Tinley Park, Cook County, Illinois

By: \_\_\_\_\_  
President

ATTEST \_\_\_\_\_  
Village Clerk

### VILLAGE CLERK

This is to certify that I, Village Clerk of the Village of Tinley Park, Cook County, Illinois, find no deferred installments of outstanding or unpaid special assessments dues against the hereon drawn property

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2015

\_\_\_\_\_  
Village Clerk

### TAX MAPPING

STATE OF ILLINOIS }  
COUNTY OF COOK } ss

I, \_\_\_\_\_ Director of the Tax Mapping and Platting Office do hereby certify that I have checked the property description on this plat against available county records and find said description to be true and correct. The property herein described is located on Tax Map Page # \_\_\_\_\_ and identified as permanent real estate tax index numbers (PIN): 28-31-105-033 and 28-31-301-050

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2015

\_\_\_\_\_  
Director

### COUNTY CLERK

STATE OF ILLINOIS }  
COUNTY OF COOK } ss

This is to certify that I find no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the real estate described in the foregoing certificates.

Dated This \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2015

By: \_\_\_\_\_  
Cook County Clerk

### RECORDER

STATE OF ILLINOIS }  
COUNTY OF COOK } ss

This Instrument No. \_\_\_\_\_ was filed for record in the Recorder's Office of Cook County, Illinois, aforesaid on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2015, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in Book of Plats on Page \_\_\_\_\_

\_\_\_\_\_  
Cook County Recorder

### SURVEYORS CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF WILL } ss

This is to certify that I, D. Warren Opperman, Illinois Professional Land Surveyor No. 3152, have surveyed and consolidated the above described property and further described as follows:

PARCEL 1: THE EAST 210 FEET OF LOT 1 (EXCEPT THE EAST 10 FEET TAKEN FOR STREET PURPOSES) IN BLOCK 5 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

AND ALSO

PARCEL 2: LOT 2 IN WESOLOWSKI'S RESUBDIVISION OF LOT 6 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

This property contains 0.890 acres, more or less, all in the Village of Tinley Park, Cook County, Illinois

I further certify that I have consolidated the same into lots as shown. This plat correctly represents said survey. Monuments shown are in place as located. Dimensions are in feet and decimal parts thereof.

This is to certify that we have examined FIRM Map Number 1703100708 J, Effective date August 12, 2006, as issued by the Federal Emergency Management Agency for Cook County, with reference to the above named tract, by elevation, and find the property to be in Zone X (No shading) which is an area determined to be outside the 0.2% annual chance (500-year) flood plain and Zone AE The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights. This statement is for Flood Insurance purposes only and does not necessarily indicate all areas subject to flooding.

Dated: \_\_\_\_\_, A.D. 2015

Engineer & Surveyor: Joseph A. Schudt & Associates (184-001172)  
19350 South Harlem Avenue  
Frankfort, IL 60423  
1-708-720-1000

By: \_\_\_\_\_  
Illinois Professional Land Surveyor No. 3152 (Exp. 11-30-16)

7-31-15  
8-23-15



14-077-012

MAIL FUTURE TAX BILLS TO:  
179 OPA, LLC  
17331 Valley View Drive  
Tinley Park, IL 60477

### RETURN TO:

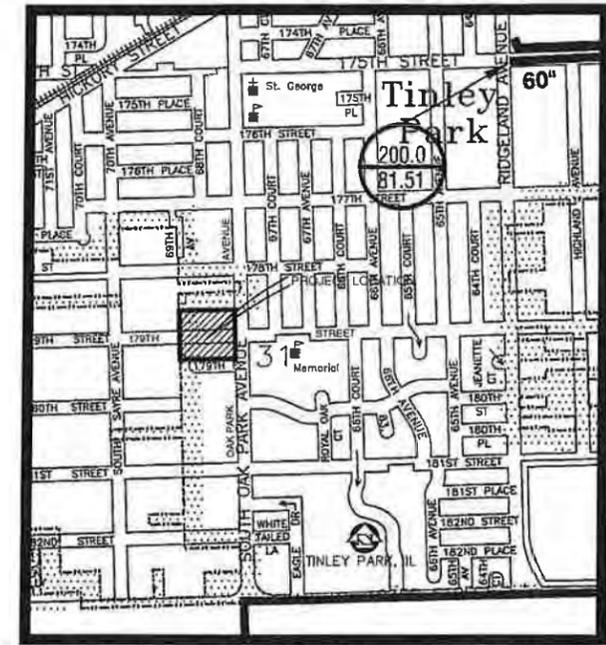
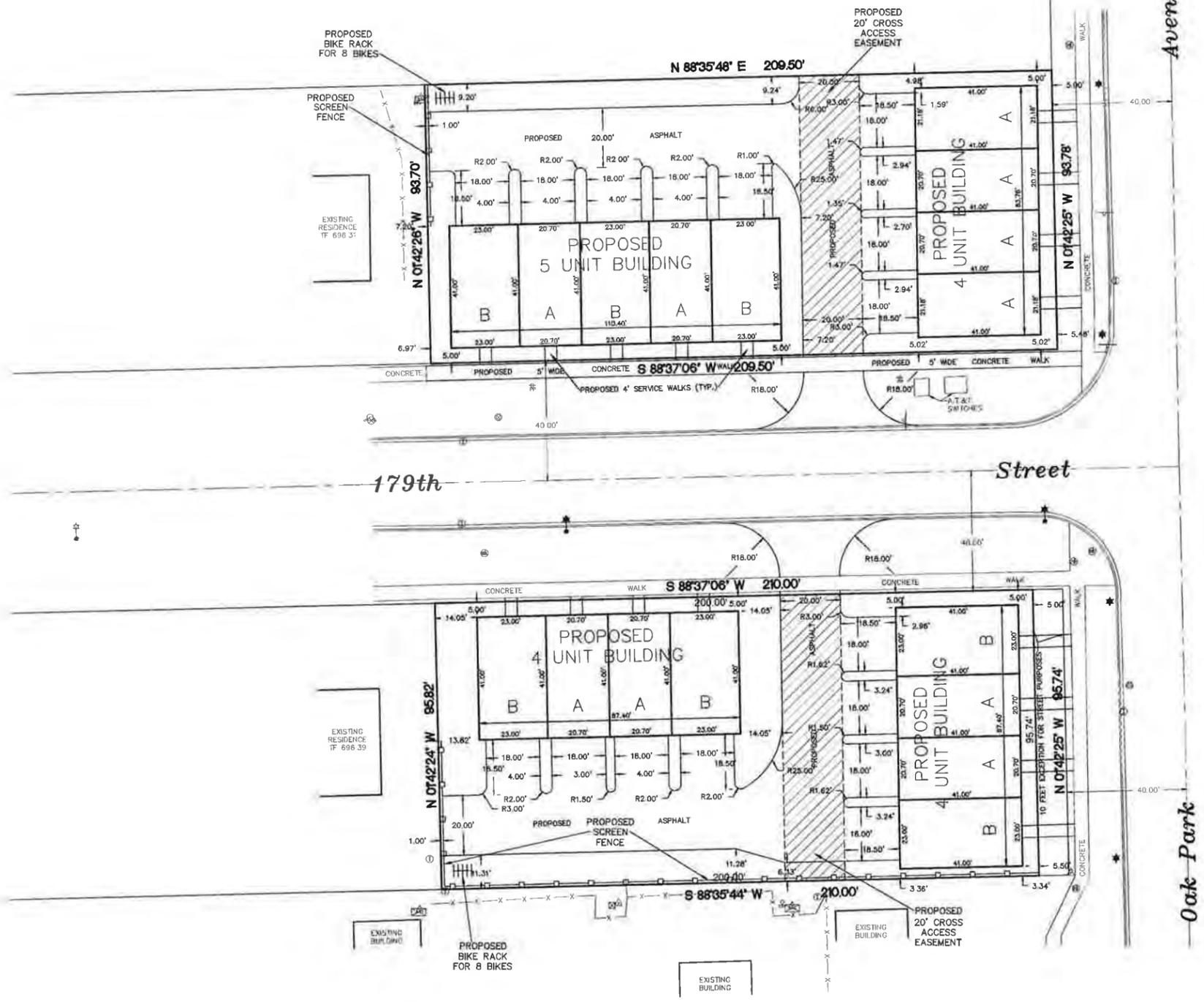
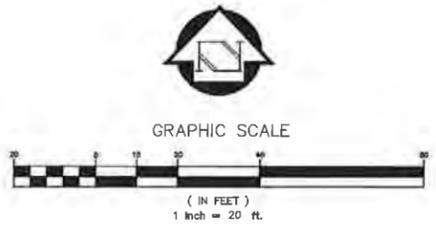


Joseph A. Schudt & Associates

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

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

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VICINITY MAP  
(NOT TO SCALE)  
INDICATES SITE LOCATION

**SITE DATA:**

**NORTH LOT**  
 LOT SIZE = 0.45 ACRES (19,639 SQ. FT.)  
 RESIDENTIAL UNITS = 9  
 DENSITY = 20.00 UNITS/ACRE  
 PARKING REQUIRED = 14 CARS (1.5 CARS/UNIT)  
 PARKING PROVIDED = 36 (4/UNIT)

**SOUTH LOT**  
 LOT SIZE = 0.44 ACRES (19,156 SQ. FT.)  
 RESIDENTIAL UNITS = 8  
 DENSITY = 18.19 UNITS/ACRE  
 PARKING REQUIRED = 12 CARS (1.5 CARS/UNIT)  
 PARKING PROVIDED = 32 (4/UNIT)

**TOTAL**  
 LOT SIZE = 0.89 ACRES (38,795 SQ. FT.)  
 RESIDENTIAL UNITS = 17  
 DENSITY = 19.09 UNITS/ACRE  
 PARKING REQUIRED = 26 CARS (1.5 CARS/UNIT)  
 PARKING PROVIDED = 68 (4/UNIT)

BUILDING FOOTPRINT AREA = 15,053 SQ. FT.  
 LOT COVERAGE = 38.8%  
 REQUIRED SETBACK: 5 FOOT MINIMUM  
 PROPOSED SETBACKS: 5 FOOT  
 BUILDING SQUARE FOOTAGE:  
 "A" UNIT = 1,677 SQ. FT.  
 "B" UNIT = 1,876 SQ. FT.  
 TOTAL UNIT AREA = 29,703 SQ. FT.  
 FLOOR AREA RATIO (F A R) = 0.786  
 BUILDING HEIGHT = 37 FEET  
 GREEN SPACE AREA = 9,049 SQ. FT.  
 GREEN SPACE PERCENTAGE = 23.3%

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 (184-001172)

**CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES**

REVISIONS:  
 5-27-15  
 6-30-15  
 7-30-15

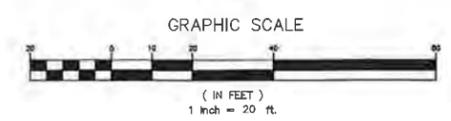
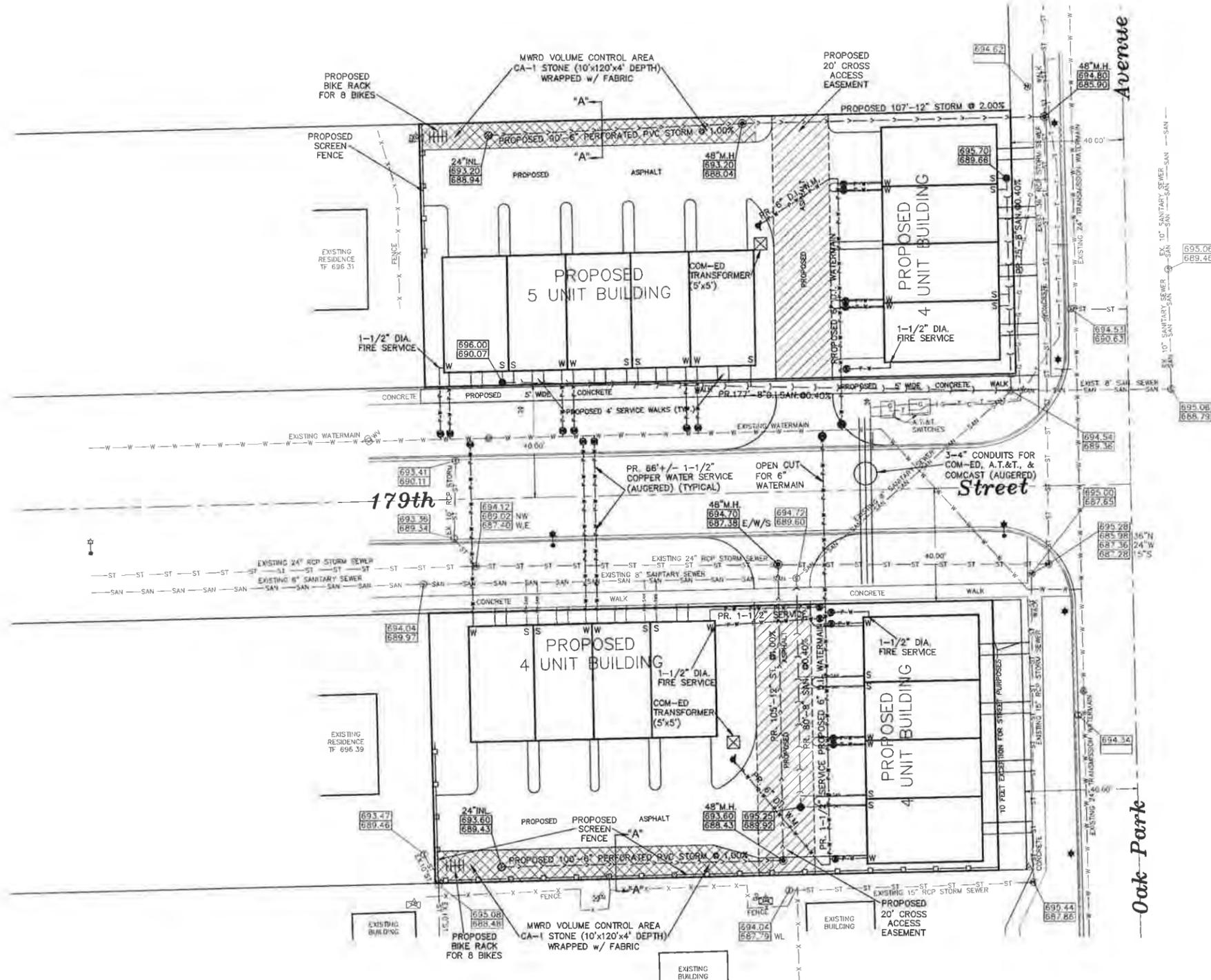
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**UNION SQUARE TOWNHOMES**  
**TINLEY PARK, IL**  
**SITE GEOMETRIC PLAN**

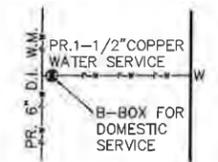
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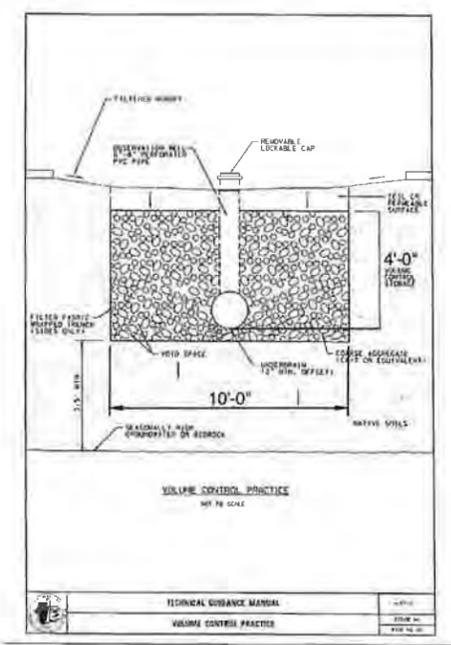


- LEGEND
- EXISTING OVERHEAD STREET LIGHT
  - PROPOSED OVERHEAD STREET LIGHT
  - PROPOSED DECORATIVE STREET LIGHT
  - PROPOSED SCREEN FENCE

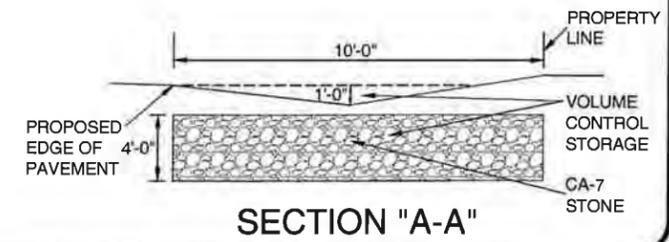


NOTE:  
 B-BOXES FOR DOMESTIC SERVICE TO BE PAINTED BLUE  
 B-BOXES FOR FIRE SPRINKLER SER. TO BE PAINTED RED

TYPICAL WATER SERVICE CONFIGURATION



Appendix C: Standard Details and Notes  
 Page C-40



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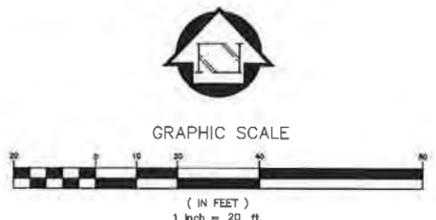
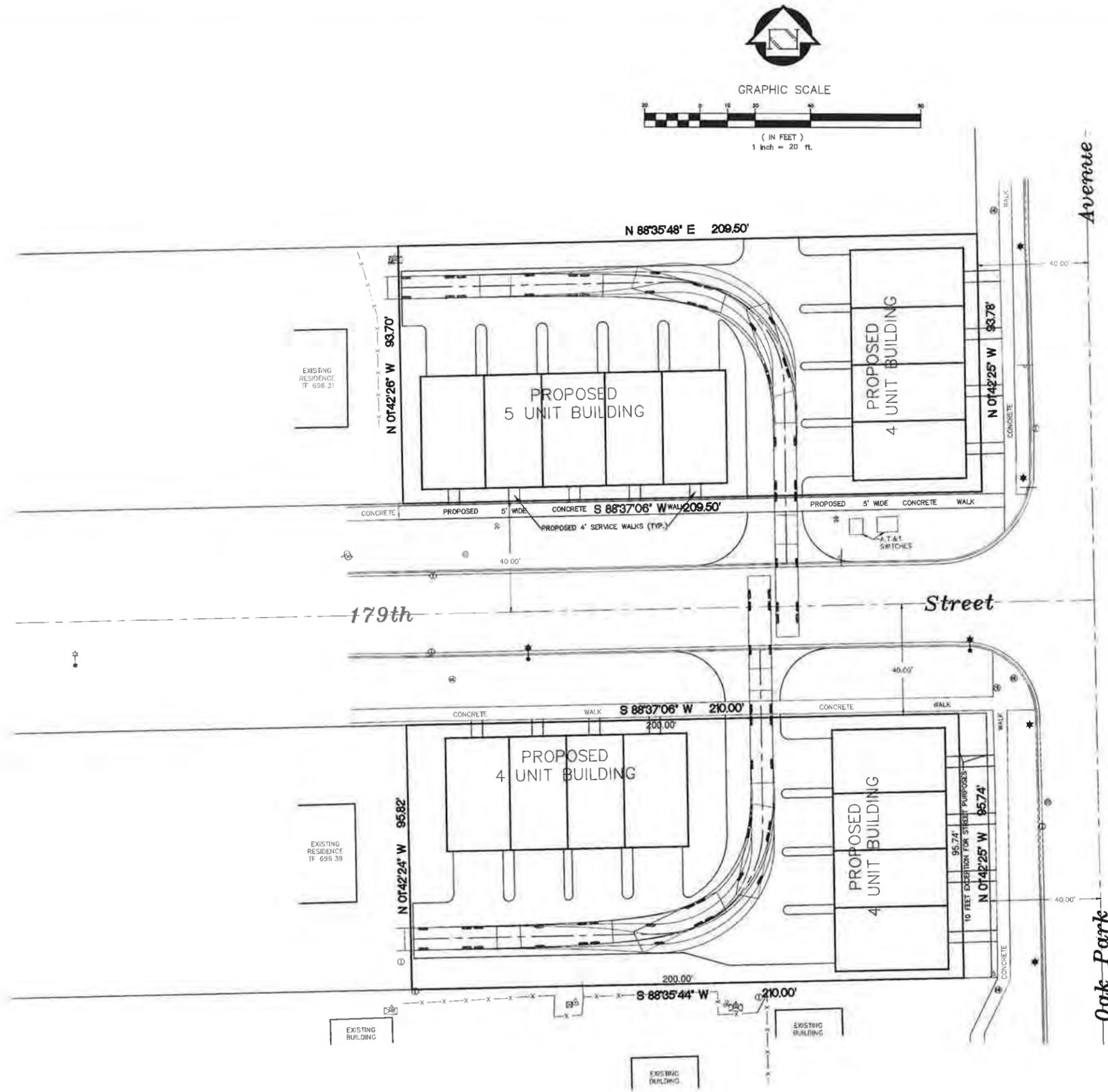
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UNION SQUARE TOWNHOMES  
 TINLEY PARK, IL  
 SITE UTILITY PLAN

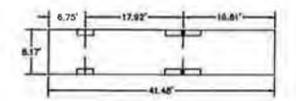
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UNION SQUARE TOWNHOMES  
FIRE TRUCK TURNING EXHIBIT



FIRE TRUCK DIMENSIONS  
(NOT TO SCALE)

**UNION SQUARE TOWNHOMES**  
**TINLEY PARK, IL**  
**FIRE TRUCK TURNING EXHIBIT**

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**1** OF **1**  
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CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES



**179TH & OAK PARK AVE**  
**TOWNHOMES**  
 TINLEY PARK, ILLINOIS



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15-14  
 PROJECT NUMBER

7-22-15  
 FILE NUMBER DATE

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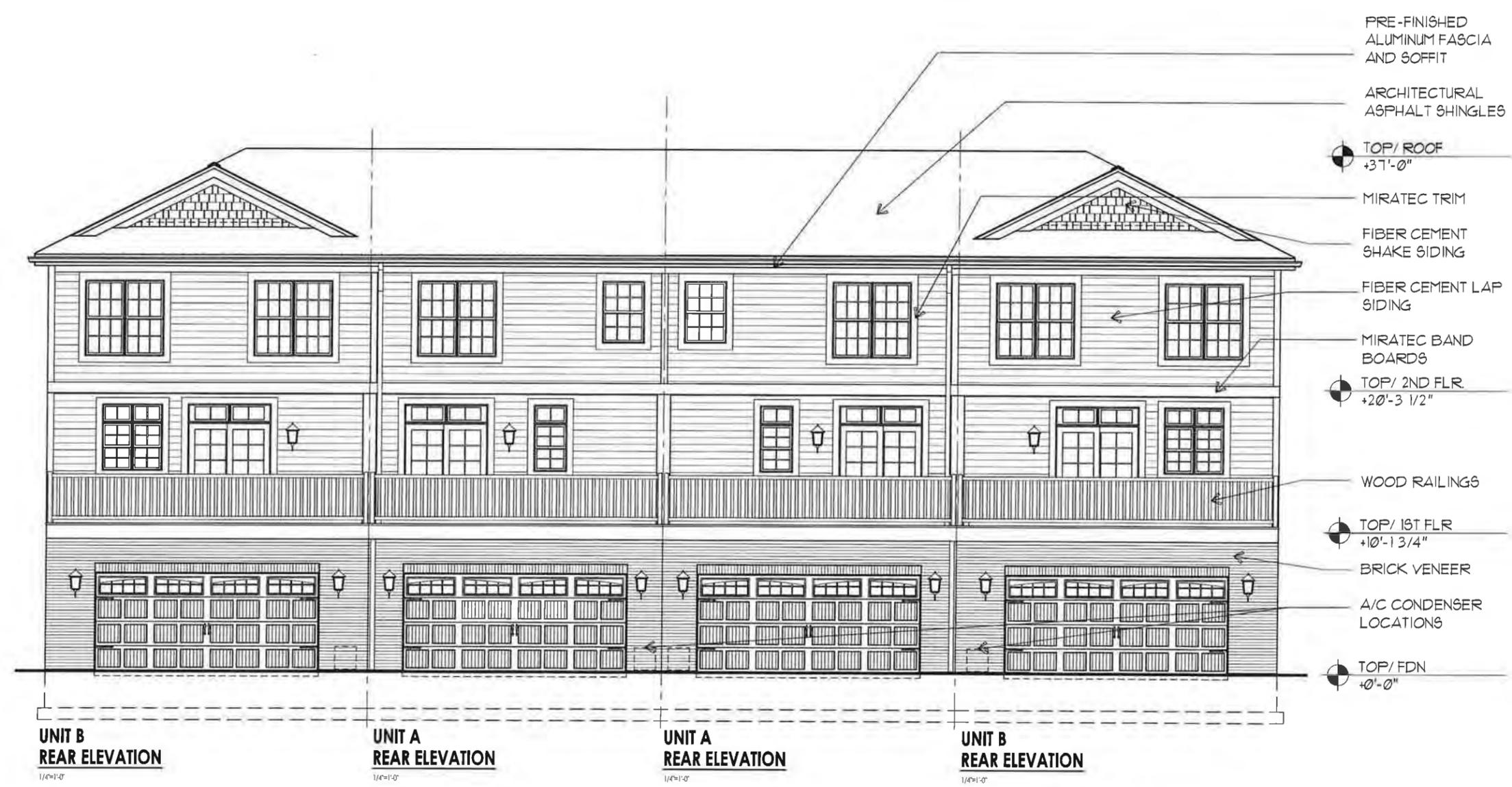
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**179TH & OAK PARK AVE**  
**TOWNHOMES**  
 TINLEY PARK, ILLINOIS



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 19331 MANCHESTER DRIVE  
 MOKENA, ILLINOIS 60448  
 P:708.306.4778 F:708.479.3311



**179TH & OAK PARK AVE**  
**TOWNHOMES**  
 TINLEY PARK, ILLINOIS

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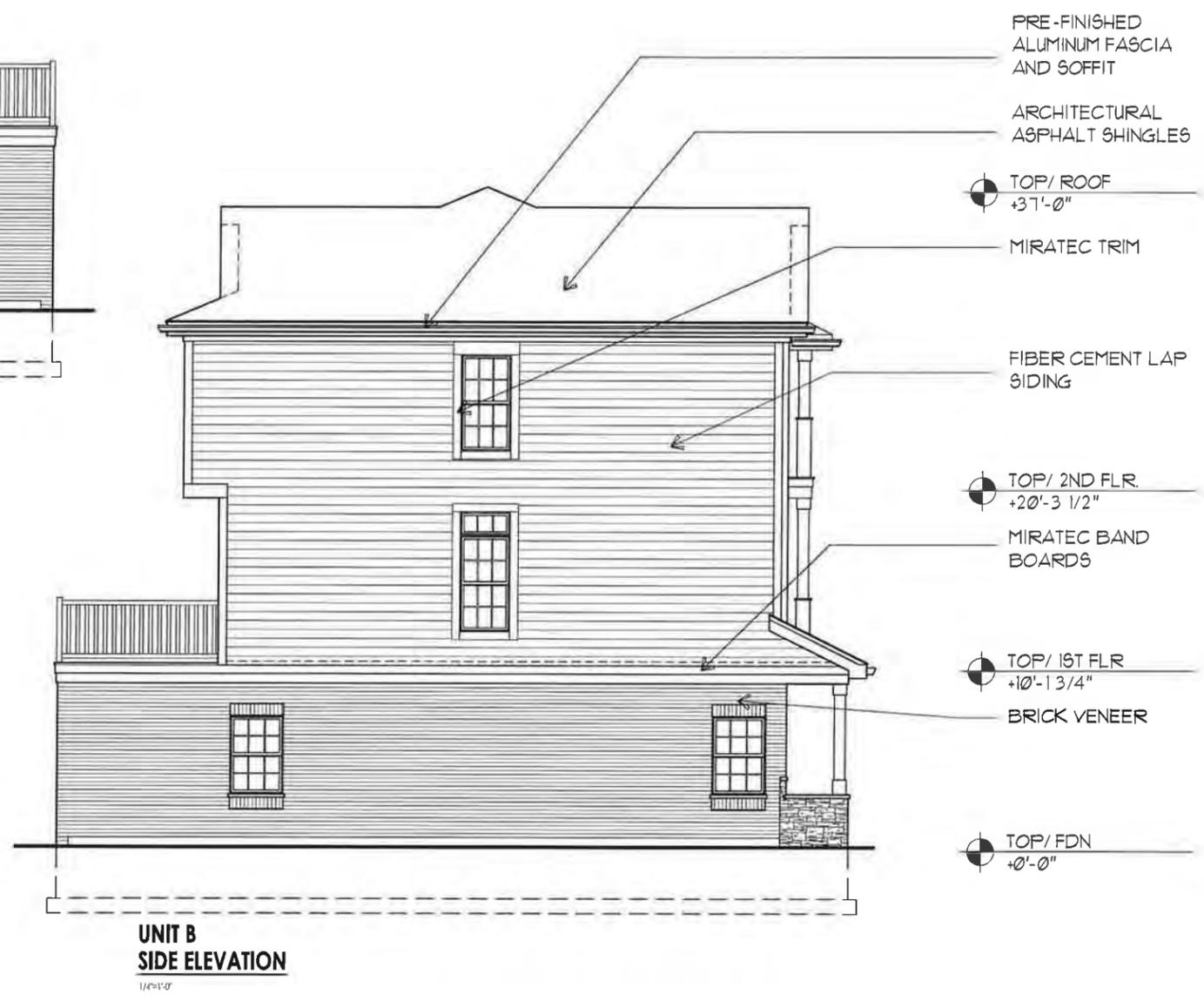
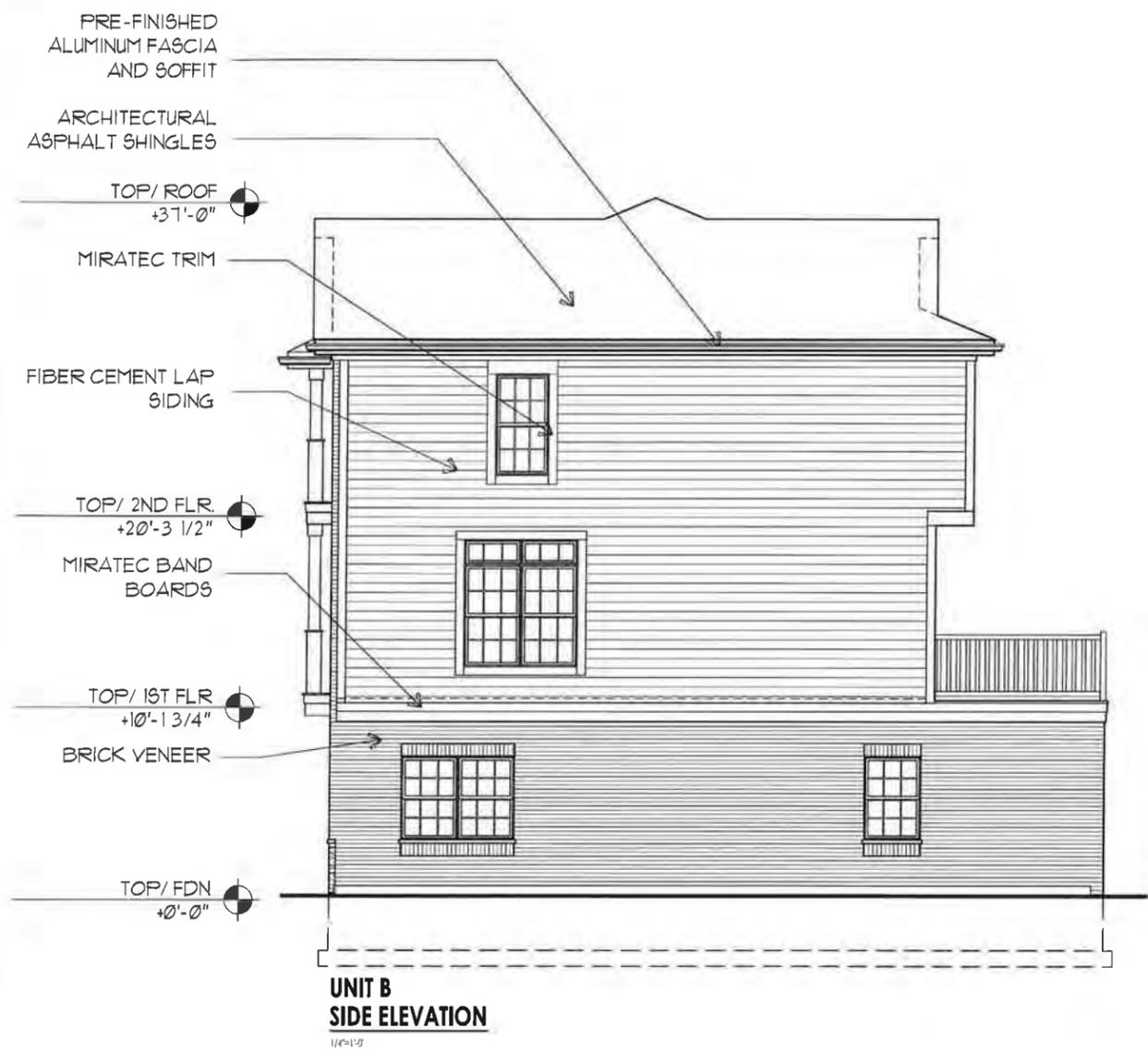
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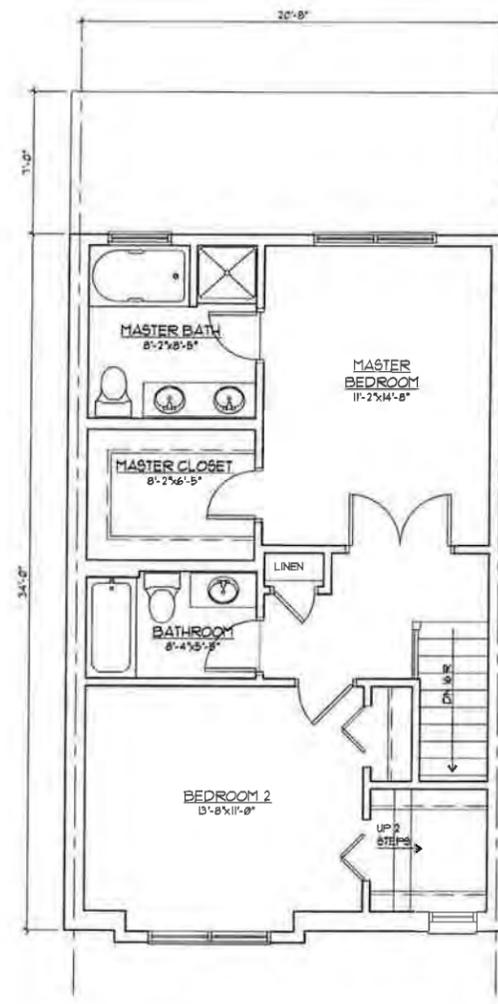
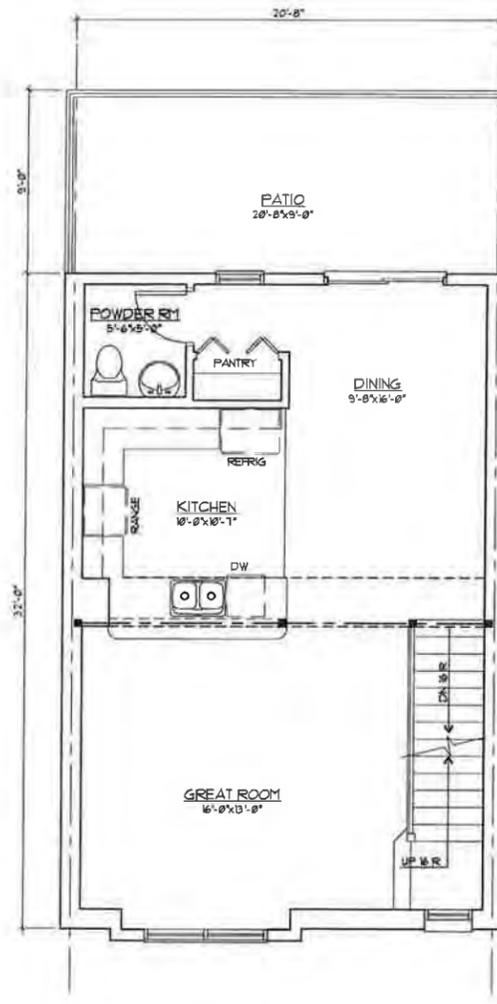
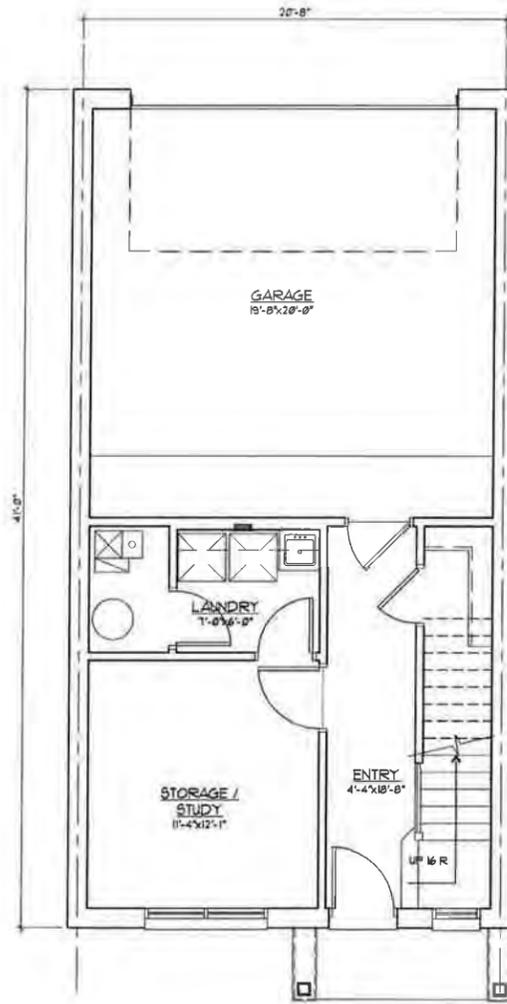


IMAGE INNOVATIONS INC.  
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TOWNHOMES  
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FLOOR PLAN

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 TOWNHOMES  
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FLOOR PLAN

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