

NOTICE OF THE MEETING OF THE PLAN COMMISSION

The meeting of the Plan Commission is scheduled for
April 1, 2021 beginning at 7:00 p.m.

A copy of the agenda for this meeting is attached hereto and
can be found at www.tinleypark.org.

NOTICE - MEETING MODIFICATION DUE TO COVID-19

Pursuant to Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on June 26, 2020, the Commission members may be participating in the meeting through teleconference.

Pursuant to Governor's Executive Order No. 2020-63 and CDC guidelines, no more than 50 people or 50% of the maximum capacity will be allowed in the Council Chambers at any one time, so long as attendees comply with social distancing guidelines. Anyone in excess of maximum limit will be asked to wait in another room with live audio feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments.

Meetings are open to the public, but members of the public may continue to submit their public comments or requests to speak telephonically in advance of the meeting to clerksoffice@tinleypark.org or place requests in the Drop Box at the Village Hall by noon on April 1, 2021 . Please note, written comments will not be read aloud during the meeting. A copy of the Village's Temporary Public Participation Rules & Procedures is attached to this Notice.

Kristin A. Thirion
Clerk
Village of Tinley Park

VILLAGE OF TINLEY PARK
TEMPORARY PUBLIC PARTICIPATION RULES & PROCEDURES

As stated in Gubernatorial Executive Order 2020-07 issued on March 16, 2020 and Gubernatorial Executive Order 2020-10 issued on March 20, 2020, both extended by Gubernatorial Executive Order 2020-18 issued on April 1, 2020, all public gatherings of more than ten people are prohibited. In-person public participation is not defined as an essential activity.

The Mayor of Tinley Park is issuing the following rules for all Village Board and other public meetings in order to promote social distancing as required by the aforementioned Executive Orders and the requirements of the Open Meetings Act:

Written Comments

After publication of the agenda, email comments to clerksoffice@tinleypark.org. When providing written comments to be included as public participation at a public meeting, clearly identify the following in the subject line:

- The date of the meeting;
- The type of meeting for the written comments (e.g. Village Board meeting, Zoning Board of Appeals meeting, Plan Commission meeting, etc.);
- Name and any other identifying information the participant wishes to convey to the public body;
- The category of public participation (e.g., Receive Comments from the Public, Agenda Items, etc.);
- For specific Agenda Items, identify and include the specific agenda item number;
- The entire content of the comments will be subject to public release. The Village of Tinley Park is under no obligation to redact any information.

The contents of all comments will be provided to the relevant public body for their review. **Written comments will not be read aloud during the meeting. If you wish to publicly address the public body, you may request to participate via teleconference as described below.**

Comments must be submitted by 12:00 pm on the day of the meeting. However, it is strongly recommended that comments be emailed not less than twenty-four (24) hours prior to the meeting so the appropriate Board members, Commissioners, Board members, and Committee members have sufficient time to review the comments prior to the meeting.

Live Public Participation During Meeting

After publication of the agenda, those wishing to participate in a live telephone call option at a public meeting must register by 12:00 pm on the day of the meeting. A Village representative will call the participant at the relevant portion of the meeting and the participant will be allowed to participate telephonically at the meeting. To participate in a live telephone call during the meeting, a request shall be submitted by email to clerksoffice@tinleypark.org. The following information must be included the subject line:

- The date of the meeting;
- The type of meeting for the written comments (e.g. Village Board meeting, Zoning Board of Appeals meeting, Plan Commission meeting, etc.);
- Name and any other identifying information the participant wishes to convey to the public body;
- The category of public participation (e.g., Receive Comments from the Public, Agenda Items, etc.); and
- For specific Agenda Items, identify and include the specific agenda item number.

If the participant provides an email address, they will receive a confirmation email that their request has been logged. If the participant provides an email address and does not receive a confirmation email, they may call (708) 444-5000 during regular business hours to confirm the application was received.

Upon successful registration, the participant's name will be placed on an internal Village list. On the date and during relevant portion of the meeting, the participant will be called by a Village representative. The Village representative will call the provided telephone number and allow the phone to ring not more than four (4) times. If the call is not answered within those four (4) rings, the call will be terminated and the Village representative will call the next participant on the list.

The public comment should be presented in a manner as if the participant is in attendance at the meeting. At the start of the call, the participant should provide their name and any other information the participant wishes to convey. For comments regarding Agenda Items, identify and include the specific agenda item number. The participant should try to address all comments to the public body as a whole and not to any member thereof. Repetitive comments are discouraged. The total comment time for any single participant is three (3) minutes. Further time up to an additional three (3) minutes may be granted by motion. A participant may not give his or her allotted minutes to another participant to increase that person's allotted time.



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**April 1, 2021 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the March 18, 2021 Regular Meeting

**ITEM #1 PUBLIC HEARING – BETTINARDI EXPANSION, 7650 GRAPHICS DRIVE –
SITE PLAN APPROVAL AND SPECIAL USE FOR A SUBSTANTIAL
DEVIATION FROM A PLANNED UNIT DEVELOPMENT**

Consider approving a Site Plan and recommending the Village Board grant Robert Bettinardi, on behalf of RJB Tinley Park Real Estate LLC (Property Owner), a Special Use for a Substantial Deviation from the Planned Unit Development (PUD) with exceptions from the Zoning Ordinance for the property located at 7650 Graphics Drive in the ORI PUD (Office and Restricted Industrial, Hickory Creek PUD) zoning district.

**ITEM #2 WORKSHOP/PUBLIC HEARING – 6732 173RD STREET, TINLEY OFFICE
CENTRE - VARIATION**

Consider recommending the Village Board grant George Faycurry, on behalf of GFC Tinley (Property Owner) a Variation from of the Zoning Code to allow for a 557 sq. ft. one-bedroom apartment instead of the minimum requirement of 800 sq. ft. at 6732 173rd Street in the DF (Downtown Flex) zoning district.

**ITEM #3 WORKSHOP - SUNSET ESTATES TOWNHOME DEVELOPMENT, 6864 & 6900
179TH STREET – ARCHITECTURE/SITE PLAN APPROVAL,
ANNEXATION/FINAL PLAT APPROVAL, REZONING, VARIATION**

Consider recommending the Village Board grant Maria Poulos, on behalf of MAK Properties, INC., a rezoning upon annexation, of property located at 6864 179th Street to R-6 (Medium Density Residential District), and a rezoning of property located at 6900 179th Street from R-1 (Single Family Residential District) to the R-6 Zoning District. Approval of the Architecture/Site Plan and Annexation/Final Plat of Subdivision along with a Variation to allow rear yard setbacks from the north property line ranging from 13.59 feet to 15.12 feet when the required setback is 30 feet will also be considered.

Good of the Order

Receive Comments from the Public

Adjourn Meeting



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

March 18, 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 March 18, 2021.

CALL TO ORDER – PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for March 18, 2021 at 7:00 p.m.

CHAIRMAN GRAY stated the meeting was being held remotely consistent with Governor Pritzker's Executive Order 2020-07 issued on March 16, 2020, which suspends the Open Meetings Act provisions relating to in-person attendance by members of a public body. The Open Meetings Act (OMA) requires public bodies to allow for public comment, therefore, this meeting will include public comment via the established protocol. Even if members of the public do not provide comment, participants are advised that people may be listening who do not provide comment, and those persons are not required to identify themselves. He noted that the meeting is being recorded and that some attendees are participating by web/audio conference.

Kathy Congreve called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray (Participated electronically)
Eduardo Mani (Participated electronically)
Mary Aitchison (Participated electronically)
Steven Vick (Participated electronically)
Frank Loscuito (Participated electronically)
James Gaskill

Absent Plan Commissioners:

Lucas Engel
Angela Gatto
Kehla West

Village Officials and Staff:

Dan Ritter, Senior Planner
Kathy Congreve, Commission Secretary (Participated electronically)

Guests:

Jim Waner, Waner Enterprises Inc., representing Bettinardi
Thomas McAuliffe, Durbin's owner (Participated electronically)

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the March 4, 2021 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER MANI to approve the minutes as presented.

COMMISSIONER GRAY asked for a voice vote asking if any were opposed to the motion; hearing none, 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 MARCH 18, 2021 REGULAR MEETING

**ITEM #1 WORKSHOP – BETTINARDI EXPANSION, 7650 GRAPHICS DRIVE –
SITE PLAN APPROVAL AND SPECIAL USE FOR A SUBSTANTIAL
DEVIATION FROM A PLANNED UNIT DEVELOPMENT**

Consider approving a Site Plan and recommending the Village Board grant Robert Bettinardi, on behalf of RJB Tinley Park Real Estate LLC (Property Owner), a Special Use for a Substantial Deviation from the Planned Unit Development (PUD) with exceptions from the Zoning Ordinance for the property located at 7650 Graphics Drive in the ORI PUD (Office and Restricted Industrial, Hickory Creek PUD) zoning district.

Present Plan Commissioners: Chairman Garrett Gray (Participated electronically)
Eduardo Mani (Participated electronically)
Mary Aitchison (Participated electronically)
Steven Vick (Participated electronically)
Frank Loscuito (Participated electronically)
James Gaskill

Absent Plan Commissioners: Lucas Engel
Angela Gatto
Kehla West

Village Officials and Staff: Dan Ritter, Senior Planner
Kathy Congreve, Commission Secretary (Participated electronically)

Guests: Jim Waner, Waner Enterprises Inc., representing Bettinardi

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

Prior to making his presentation, DAN RITTER noted for the record that the staff report has been distributed to the Commission, and posted on the Village website. The staff report will be attached to the minutes as part of the meeting record.

DAN RITTER, Senior Planner, then presented his staff report.

CHAIRMAN GRAY asked for comments from each Commissioner. Comments were as follows:

COMMISSIONER AITCHISON stated that she agrees with staff recommendations in regards to the lighting.

COMMISSIONER MANI stated that he agrees with all of the staff recommendations noted. He had a comment regarding the seam between the new building and the existing building; he feels the expansion joint caulking will look fine.

COMMISSIONER VICK stated that he agrees with staff recommendations for lighting. He feels that they should have a dedicated walkway with lighting in the area of the five front parking spots. He noted that those five spots are quite close to the road and also questioned whether those spots are even needed. He felt everything looked good otherwise.

DAN RITTER addressed Commissioner Vick's comment stating that the walkway is in front of the current Bettinardi building where there is also front yard parking.

COMMISSIONER LOSCUITO stated that he agrees with staff recommendations on lighting and the appearance of the building. He agrees with Commissioner Vick's comment that there needs to be some kind of a walkway in the front parking area so that people don't have to walk through traffic areas. He's glad that another Tinley business is expanding in this area.

CHAIRMAN GRAY agreed with the commissioner's comments and staff recommendations. He echoed what Commissioner Vick and Commissioner Loscuito said, stressing that there should be a walkway to keep people safe. And that perhaps they don't need that additional parking as Commissioner Vick stated; they are over the requirement on available parking without those five extra spots. He likes the overall design and architecture; everything looks clean and contained. He felt matching the light fixtures and keeping them balanced with adequate lighting to the parking area was a good idea. He thought that the spots being 24-1/2 ft. wide vs. 26 ft. wide would be fine.

CHAIRMAN GRAY invited the Petitioner to speak. Jim Waner, of Waner Enterprises Inc., spoke; they are the General Contractor on the project for Bettinardi. He thanked the Commission and staff for their comments. He will do everything possible to take care of the changes that were recommended.

There were no other comments.

There will be a Public Hearing on this item at the Plan Commission Meeting on April 1, 2021.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MARCH 18, 2021 REGULAR MEETING

**ITEM #1 PUBLIC HEARING – DURBIN’S EXPRESS, 18250 OAK PARK AVENUE –
SITE PLAN APPROVAL, SPECIAL USE FOR A RESTAURANT PICKUP
WINDOW, AND VARIATION**

Public hearing to consider recommending the Village Board grant Thomas McAuliffe, on behalf of Durbin’s (Petitioner), approval of a Special Use Permit for a Restaurant Pickup Window in the NF (Legacy – Neighborhood Flex) zoning district.

Present Plan Commissioners: Chairman Garrett Gray (Participated electronically)
Eduardo Mani (Participated electronically)
Mary Aitchison (Participated electronically)
Steven Vick (Participated electronically)
Frank Loscuito (Participated electronically)
James Gaskill

Absent Plan Commissioners: Lucas Engel
Angela Gatto
Kehla West

Village Officials and Staff: Dan Ritter, Senior Planner
Kathy Congreve, Commission Secretary (Participated electronically)

Guests: Thomas McAuliffe, Durbin’s owner (Participated electronically)

CHAIRMAN GRAY asked for a motion to open the Public Hearing. Motion made by COMMISSIONER AITCHISON, seconded by COMMISSIONER VICK. Chairman Gray requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried and invited staff to start with the presentation of this item.

Prior to making his presentation, DAN RITTER, Senior Planner, noted for the record that the staff report has been distributed to the Commission, and posted on the Village website. The staff report will be attached to the minutes as part of the meeting record. He then presented his staff report.

CHAIRMAN GRAY stated that he received proof of the Notice of Publication for this Public Hearing. He asked for comments from each Commissioner; there were none. He pointed out that a letter was received by staff from a neighbor to the west who had concerns about the property and requested privacy fencing. The petitioner, Tom McAuliffe, reached out to the neighbor and agreed to install a privacy fence. Chairman Gray also noted that he felt that the two-sided sign on the northwest corner looked good.

CHAIRMAN GRAY asked if the Petitioner had anything to add; he had no comments.

CHAIRMAN GRAY asked if there was anyone from the public wishing to comment; there were none.

DAN RITTER stated that the fence has been noted as a matter of public record and will be added as a condition into the approval that the fence be installed before the operation of the drive-up window.

There was no further communication on this matter.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER LOSCUITO to close the public hearing on Durbin's Express.

CHAIRMAN GRAY asked for a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

There were no further comments or discussion.

DAN RITTER gave a summary of the standards: Legacy Code Standards, Standards for Special Use, Standards for Variation, and Standards for Site Plan-Site Design; these were also outlined in the Staff Report.

The first motion, for Special Use was made by COMMISSIONER MANI, seconded by COMMISSIONER AITCHISON to grant the Petitioner, Thomas McAuliffe on behalf of Durbin's (Tenant), a Special Use for a restaurant pickup window at 18250 Oak Park Avenue in the NF (Neighborhood Flex) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the March 18, 2021 Staff Report, subject to the following conditions:

1. The pickup window shall not permit any on-site ordering and is for picking up previously placed orders only.
2. The Special Use is subject to completion of all work outlined in the Site Plan Approval.
3. A 6-foot-high privacy fence shall be installed along the western property line prior to operating the pickup window. A separate fence permit shall be obtained by the Building Department prior to installation.

Roll Call:

AYE: CHAIRMAN GRAY, COMMISSIONERS MANI, AITCHISON, VICK, GASKILL, and LOSCUITO

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

The second motion, for the Variation was made by COMMISSIONER VICK, seconded by COMMISSIONER AITCHISON to recommend that the Village Board grant a Variation from Section XII.3.I - Table III.I.1 of the zoning code (Legacy Code – Lighting), to the Petitioner, Thomas McAuliffe on behalf of Durbin's (Tenant), to permit a light fixture style not otherwise permitted to be located on the rear and sides of the building, at the property located at 18250 Oak Park Avenue in the NF (Neighborhood Flex) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the March 18, 2021 Staff Report.

Roll Call:

AYE: CHAIRMAN GRAY, COMMISSIONERS MANI, AITCHISON, VICK, GASKILL, and LOSCUITO

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

The third motion, for Site Plan Approval was made by COMMISSIONER LOSCUITO, seconded by COMMISSIONER GASKILL to grant the Petitioner, Thomas McAuliffe on behalf of Durbin's (Tenant), Site Plan Approval to modify the property located at 18250 Oak Park Avenue in the NF (Neighborhood Flex) zoning district, in accordance with the plans submitted and subject to the conditions listed in the March 18, 2021 Staff Report.

Roll Call:

AYE: CHAIRMAN GRAY, COMMISSIONERS MANI, AITCHISON, VICK, GASKILL, and LOSCUITO

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

This will go to the Village Board for approval on April 13, 2021.

GOOD OF THE ORDER –

DAN RITTER stated that staff is moving forward on hiring another planner. He reminded commissioners that if they ever have any questions about projects, codes, or anything they can always bring it up for discussion at this part of the meeting.

COMMENTS FROM THE PUBLIC – There were none

A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER MANI to adjourn the March 18, 2021 Plan Commission meeting.

COMMISSIONER GRAY asked for a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried and adjourned the meeting at 7:59 P.M.

DRAFT

PLAN COMMISSION STAFF REPORT

April 1, 2021 – Public Hearing

Petitioner

Robert Bettinardi, on
behalf of RJB Tinley Park
Real Estate LLC

Property Location

7650 Graphics Drive

PIN

19-09-01-176-021-0000

Zoning

ORI PD (Office &
Restricted Industrial,
Hickory Creek PUD)

UDOD (Urban Design
Overlay District)

Approvals Sought

Special Use Permit for a
Substantial Deviation
From PUD

Site Plan Approval

Project Planner

Daniel Ritter, AICP
Senior Planner

Bettinardi Golf Expansion

7650 Graphics Drive



EXECUTIVE SUMMARY

The Petitioner, Robert Bettinardi on behalf of RJB Tinley Park Real Estate LLC (property owner), is seeking Site Plan Approval and a Special Use Permit for a Substantial Deviation from the Hickory Creek Planned Unit Development (PUD) to allow for the construction of a 7,176 sq. ft. addition on the existing property at 7650 Graphics Drive.

The proposed building addition will be on an existing 23,996 sq. ft. building recently acquired by Bettinardi Golf. The site is their second site in Tinley Park, with their headquarters located one lot to the west of the subject property at 7800 Graphics Drive. The previous building owner, IGOR, will remain as a tenant in the building. The addition allows for IGOR to continue operating in the building and Bettinardi Golf to expand their manufacturing capacity from their current facility.

The building's addition will be entirely constructed of masonry material, closely matching the existing building's brick exterior in appearance and color. There are two exceptions from the Zoning Ordinance required related to the proposed parking locations and aisle widths.

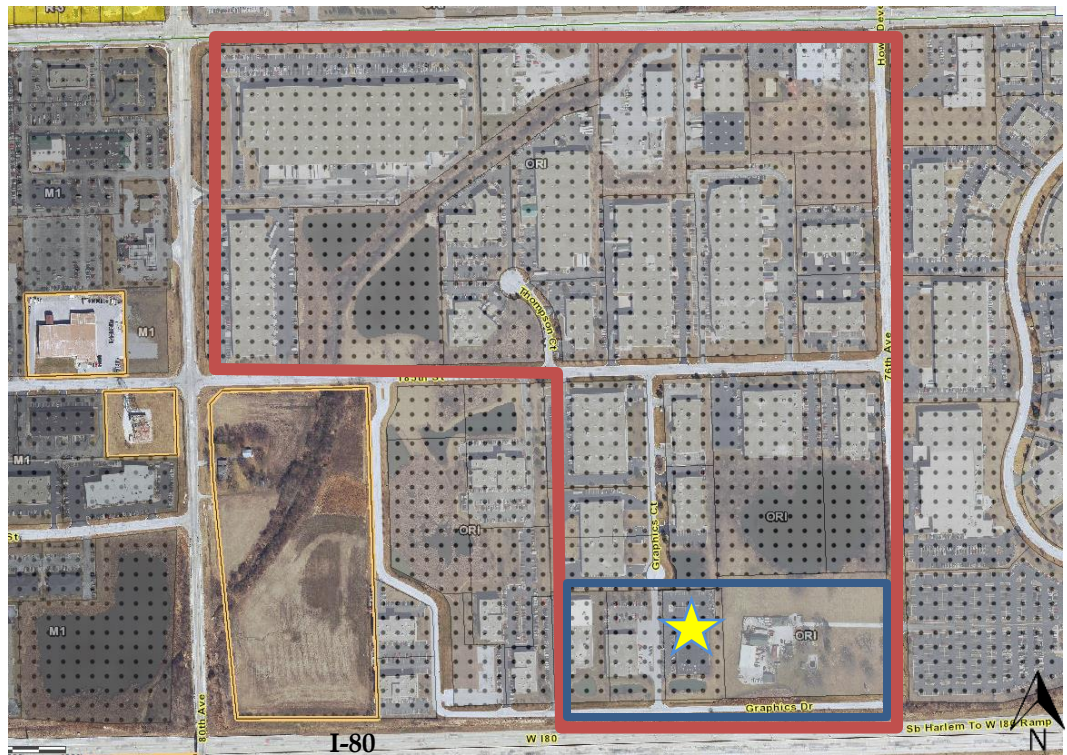
Changes from the March 18, 2021 Workshop Staff Report are indicated in RED.

EXISTING SITE & ZONING OVERVIEW

The subject property consists of a 2.2-acre parcel on the northeast corner of Graphics Drive and Graphics Court. The property is zoned Office and Restricted Industrial (ORI) and is part of the Hickory Creek PUD. The existing site includes a 23,996 sq. ft. building, parking lot areas, and detention pond. The rear parking lot was screened with a 6-foot-high solid PVC fence in 2010 due to exterior storage occurring at the rear of the property.

The subject site was originally constructed in 1991 by IGOR. The PUD was originally approved in 2006 (Ord. 2006-O-028) with the ORI base zoning covering the full area. The PUD was unique in that it included four previously-constructed properties along Graphics Drive into the plan that allows for some flexibility in uses, dock locations, and other ORI district design requirements. Staff notes that one parcel to the east of the subject site (A. Dinovi Heating & Cooling at 18650 76th Avenue) that was rezoned as part of the PUD Ordinance is not shown as a PUD on the zoning map above in error, this will be correct going forward on the map. The Hickory Creek PUD has been entirely developed and includes a mixture of office, light industrial, warehouse, and service uses. The majority of uses fit with the industrial/office park feel with limited traffic from the general public. The majority of people traveling through this park are employees or truck drivers.

In PUDs, any changes to planned/approved building sizes require a Special Use be applied for a Substantial Deviation from the approved PUD. Deviations from Village's Zoning Ordinance, when located in a PUD, are considered "Exceptions" rather than "Variations". Exceptions do not require the standard Findings of Fact as required with a Variation. A PUD Exception is typically viewed more specifically to how it relates to the goals and context of that specific PUD, rather than a Variation, that has a larger context that can affect requirements in the entire Village.



Above: Zoning Map around subject property (indicated with star) in the Hickory Creek PUD (outlined in Red). Four lots (outlined in blue) were previously constructed before the PUD was established



The site is also located within the Urban Design Overlay District (UDOD), which promotes walkability, lesser front yard setbacks, and a more urbanized look. However, the site and building are largely existing and the UDOD regulations do not apply to the existing layout of the site. However, any changes to the site do need to comply and cannot make the site further non-conforming in any way.

PROPOSED USE

The proposed 7,176 sq. ft. addition creates a single 31,172 sq. ft. building that will be used by two tenants (Bettinardi and IGOR). The owner and tenant have an agreement on what areas of the building they can use and what areas will remain common/shared areas so that both businesses can operate effectively out of the building. The proposed uses of the companies included light/enclosed manufacturing, office, warehousing, and distribution.

SITE PLAN

The site will include the existing building and the new building addition at the rear/north side of the building. The building addition will be located where existing parking and asphalt are located on the site, which was the simplest and most cost-effective location to expand the building area. The addition is slightly larger in width than the existing structure's footprint. The larger building width serves the purpose of maximizing the building footprint, while also helping with the transition between existing and new masonry materials.



A new drive aisle is proposed on the east side of the building to allow for trucks to be able to access the building from two different location and to circulate through the building. This new dock location helps with the internal operations of having two separate tenants in the building. A small turn-around area is also proposed for the convenience of any vehicles and trucks needing to reverse from the dock. Additionally, five new visitor parking stalls are proposed at the south west entrance of the site and next to the pond. Landscaping, and lighting will be adjusted and improved upon with the site changes.

No exterior storage of materials, vehicles, or dumpsters are proposed in the rear/north area of the building as there was previously. That rear area will only be used for employee parking; it will remain fenced along the property line and roadway, but will no longer have a gated entry/exit.

Since engineering and stormwater management aspects have not been fully submitted or reviewed by the Village Engineer, staff recommends the typical condition to clarify that the approvals are subject to final engineering review.

Open Item #1: Review the location of the building addition and overall site plan layout.

PARKING & CIRCULATION

Circulation

The primary drive aisle used to access the site from Graphics Drive is a shared drive aisle with the neighboring property to the west (ProShred 7700 Graphics Drive). Half of the aisle is located on each lot. This shared driveway/road is shown and referred to as an extension of Graphics Court, but is a private driveway and not a public roadway. However, the driveway does have a public access easement located over it to allow for cross-access between the two properties as well as the public portion of Graphics Court to the north. Trucks can enter the site from the north or south on Graphics Court and then can enter the building on either the east or west side docks.

The truck circulation will remain relatively the same as it is now. Currently, there is a truck dock on the rear/north side of the building that will be removed with the addition. That dock is being moved to the east side to allow for circulation through the building and easier operations with two separate tenants in the building. Employees and visitors can park along the west side of the building, where there is a one-way drive aisle, or may park at the rear of the building addition.

One Exception from the code is related to the proposed drive aisle widths of 24.5 feet, compared to the code requirement of 26 feet for a two-way drive aisle. The proposed aisles match the existing aisles and is a standard width that has been permitted on comparable sites. The reduced widths are at the rear of the building addition and likely to only be used by employees rather than visitors. Staff has no concerns about the reduced aisle width as the site has proper circulation for vehicles and trucks.

Open Item #2: Review and discuss the request for an Exception for 24.5-foot-wide drive aisles instead of the required 26-foot-wide aisles.

Parking

Overall the site exceeds the required parking minimum of 62 total spaces. However, to make sure there is sufficient parking for both tenants and any visitors, a new row of parking with five stalls is proposed along the main entrance aisle, on the northwest corner of the site, next to the retention pond.

The new parking stalls are located in the front yard which is not permitted, except for single-family residences (who can park on driveways in the front yard). That parking location in the front yard requires an exception to the code. The Petitioner has proposed this location because it is the best location to add some visitor parking near to the main entrance, and separate from employee parking. Additionally, there are other sites in the area, including the existing Bettinardi site on lot over, that have front yard parking (see image below). If the Plan Commission wishes to recommend approval of the Exception, staff recommends the Petitioner explore installing a walkway to the front door to avoid visitors walking in the main drive aisle.

7650 Graphics Drive Parking Info		
	Parking Required	Proposed
Office	57 (1 space per 250 sq. ft.)	74 (71 regular, 3 ADA)
Warehouse/Storage	5 (1 space per 2 employees)	
Total	62	

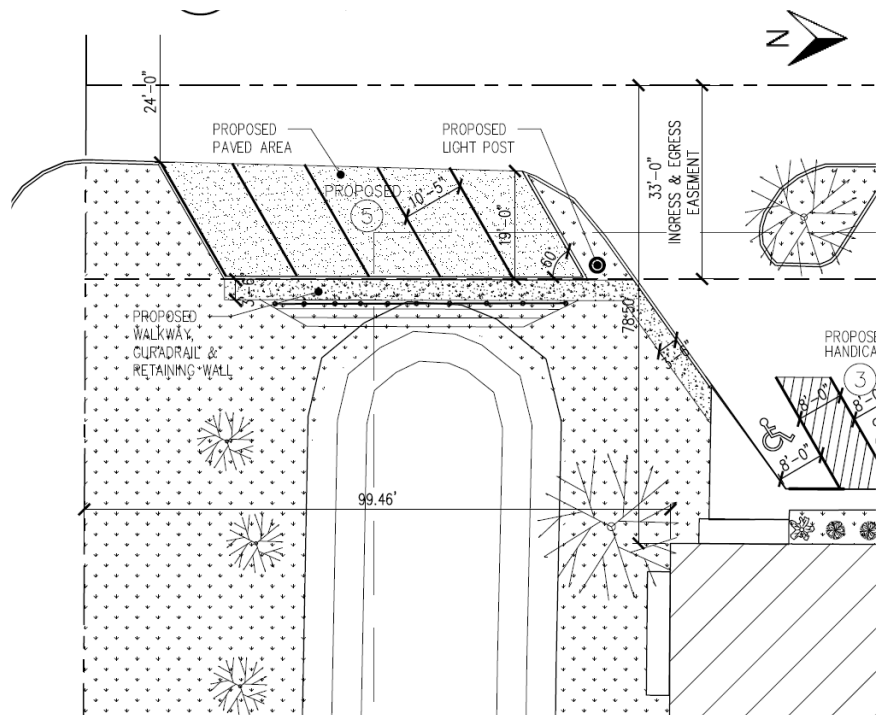


Above: Nearby sites (circled in Blue) on Graphics Drive with similar front yard parking.

Open Item #3: Review and discuss the request for an Exception for parking to be permitted in the front yard, where it is prohibited.

Open Item #4: Review and discuss the recommendation for a pedestrian walkway to access the new visitor stalls.

The Plan Commission indicated at the workshop meeting that if the front yard parking was to be requested as an Exception, a walkway should be provided in front of the new parking stalls to the entrance. The walkway ensures safe pedestrian travel from those stalls and avoids visitors walking in the main roadway/aisle to access the front entrance. The revised site plan is submitted and attached (dated 3-26-21) with a walkway included on the plan. The walkway will require a retaining wall and handrail to be installed due to the slope of the pond. Revised preliminary engineering is still needed but can be submitted with the final permit documents.



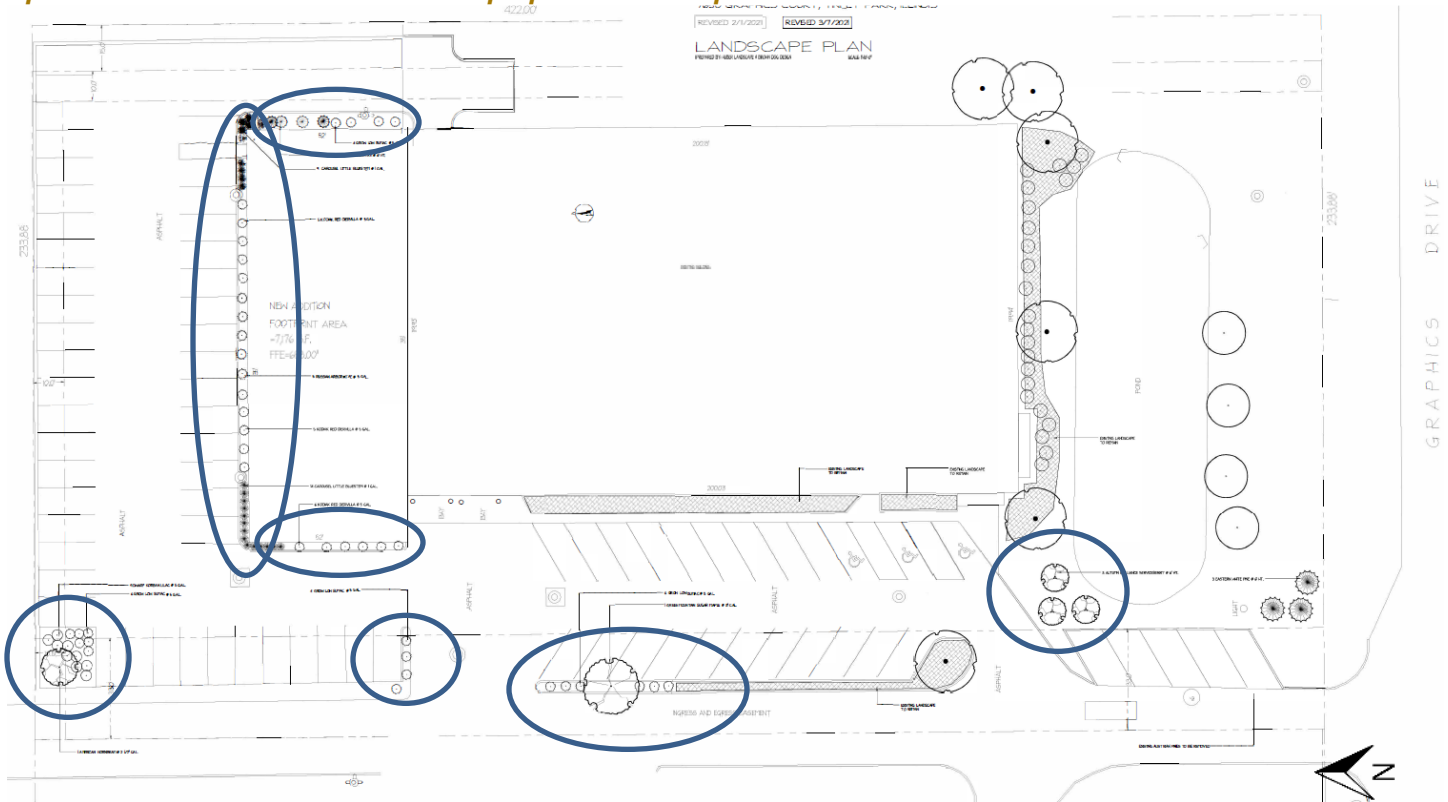
Above: Revised Site Plan showing sidewalk and new light pole around new visitor parking stalls.

LANDSCAPE

Minor Landscaping changes are being proposed on the site as indicated on the Landscape Plan below. While there are landscape aspects of the site that are non-conforming, that is typical of existing sites developed under previous codes. It can be difficult to bring existing properties into precise conformance with newer code requirements including the landscape code. However, it has typically been the desire for the Village to bring non-conforming sites into closer compliance when possible and with a focus on public-facing frontages.

The front façade and pond area are attractively landscaped but one tree will be removed where the new parking location is proposed. New landscaping is being proposed along the building addition's foundation, the main drive aisle, and within the parking lot. The new landscaping and curbing around the foundation of the building also helps inadvertent collision of vehicles into the building.

Open Item #5: Review and discuss the proposed Landscape Plan.



ARCHITECTURE

The existing building exterior is almost entirely brown brick with a glass entry at the main entrance on the southwest corner of the building that is visible from I-80. The proposed addition will include a full masonry exterior, that closely matches the exterior of the existing building. However, with all exterior surfaces, it can be difficult to precisely match colors, textures, and styles due to natural weather and production changes over many years. There can be minor color or size differences, but it is expected to be minimally noticeable unless right next to the building. Aiding the transition between the existing building and new addition materials will be a slight offset on the publicly visible western elevation. This offset prevents the need for a more visually apparent “seam” on the building between the existing building and addition. The architecture is simple but designed to match the existing building as much as possible. All proposed rooftop equipment will be screened from view by a metal RTU enclosure painted to match the doors, trim, and gutters on the building.



Open Item #6: Discuss proposed architecture and materials closely matching the existing building.

LIGHTING

Lighting has been added to the building façade to light the drive aisles and rear parking lot area. The lighting levels meet adequate light levels with limited light spillage onto adjacent properties. The fixtures are downcast and full cutoff to avoid glare on adjacent properties and roadways. Staff recommends that the non-compliant wall fixtures located on the existing building be replaced with compliant matching fixtures. This will create more balanced light coverage and a more attractive building exterior. Additionally, the lighting plan does not include the new visitor parking area located at the southwest corner near the pond that will need to be shown on the photometric plan to be adequately illuminated.

Open Item #7: Discuss proposed lighting and staff's recommendation for existing fixtures to be replaced to match the proposed addition's fixtures. A revised Photometric Plan shall be submitted indicating adequate lighting for the new visitor parking stalls.

Plan Commission concurred with staff that the photometric plan needed to include the new stalls and show adequate lighting for security purposes. The revised site plan indicates a new light pole will be added near the new parking stalls. A revised Photometric Plan and cut-sheet for the light pole/fixture have not been received. Staff believes that the lighting review can be resolved with the permit submittal and a recommended condition was included to clarify the need to review the missing lighting information.

STANDARDS FOR A SPECIAL USE

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

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - *The building addition and overall site changes are safe for the public and employees by meeting all building and life safety code requirements.*
- 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 building addition and site changes do not affect neighboring property enjoyment or impair property values.*
- 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;
 - *Neighboring properties are already developed and the proposal will not negatively affect any future development or redevelopment of the neighboring properties.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The site is already developed with adequate utilities and are designed to support the new building addition.*
- 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
 - *Site circulation is designed to allow for safe circulation by trucks, employees, and the general public.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - *All other Village code requirements not addressed with the Deviation will be met.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *The addition allows for an existing successful business to continue to grow and employ people with the community while also adding more property value to the community.*

STANDARDS FOR SITE PLAN & ARCHITECTURAL APPROVAL

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

If the Plan Commission wishes to take action 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 (Site Plan):

"...make a motion to grant the Petitioner, Robert Bettinardi on behalf of RJB Tinley Park Real Estate LLC, Site Plan Approval to construct a building addition with site changes at 7650 Graphics Drive in the ORI PD (Office & Restricted Industrial, Hickory Creek PUD) Zoning District, in accordance with the plans submitted and subject to the following conditions:

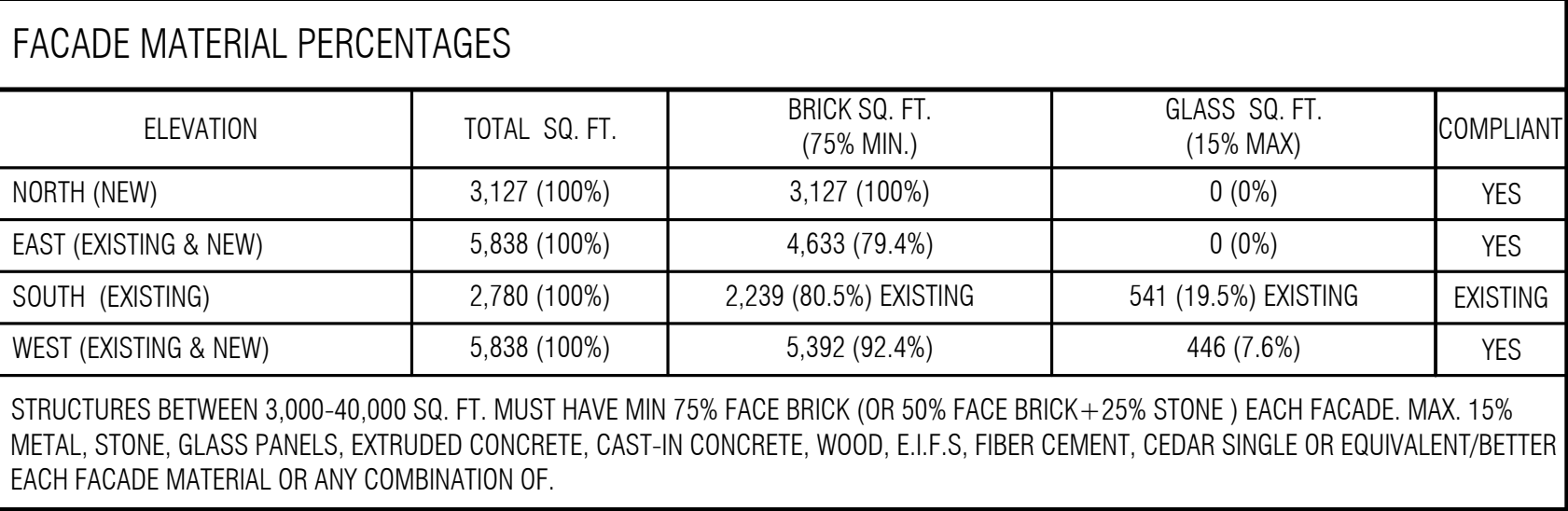
- 1. Approval is subject to final engineering review and approval by the Village Engineer.*
- 2. Approval is subject to approval of the Special Use for a Substantial Deviation to the PUD by the Village Board.*
- 3. Revised photometric plans and details of the light pole are required to be submitted and meet the Village's exterior lighting requirements."*

[any conditions that the Commission would like to add]

Motion 2 (Special Use for Substantial Deviation):

"...make a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Hickory Creek PUD and Exceptions from the Zoning Ordinance (including front yard parking location and aisle widths) to the Petitioner, Robert Bettinardi on behalf of RJB Tinley Park Real Estate LLC, to permit a building addition and associated site changes at 7650 Graphics Drive in the ORI PD (Office & Restricted Industrial, Hickory Creek PUD) Zoning District, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the April 1, 2021 Staff Report."

[any conditions that the Commission would like to add]



SHEET NUMBER

ST-100

Common Address: 7650 Graphics Court, Tinely Park IL 60477

PROPOSED GEOMETRIC SITE PLAN

**CALL J.U.L.I.E.
BEFORE YOU DIG
1-800-892-0123**

55.

2	FEBRUARY 19, 2021	Revised Per Owner
3	MARCH 09, 2021	Revised Per Village Review 3/4/21
4	MARCH 24, 2021	Revised Per Village Review 3/17/21
5	MARCH 26, 2021	Revised Per Owner
6		
7		
8		

"Outdoor Storage Area"
7650 Graphics Ct
Tinley Park, IL 60477

PROPOSED SITE
GEOMETRIC

Warner Enterprises
10150 Virginia Ave, Ste J
Chicago Ridge, IL 60415
708-423-8200
JimSr@Wanarent.com

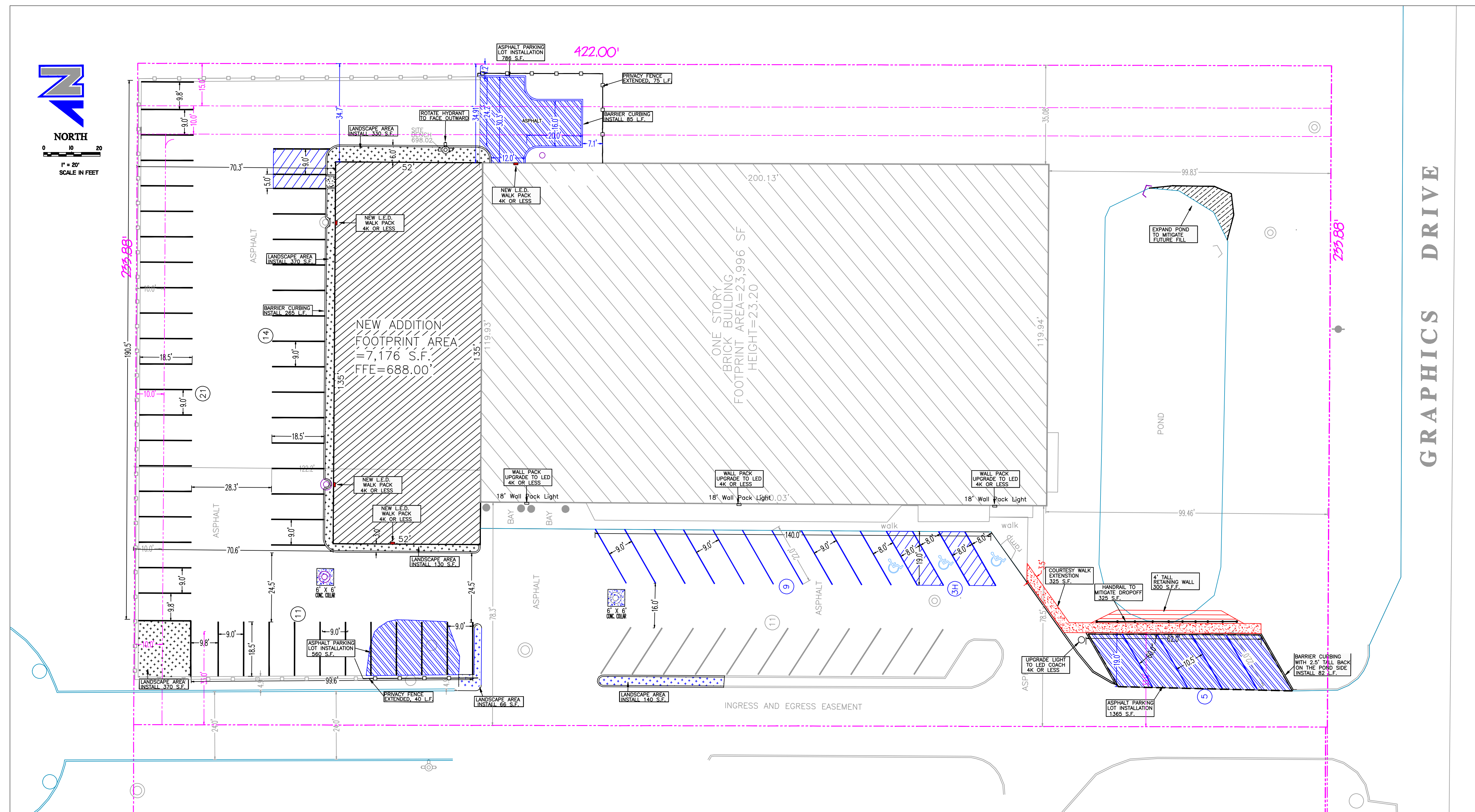
D. Warren Opperman
9455 Enterprise Ave
Mokena IL 60048
(708) 720-1000

Dan Grecco, P.E.
1042 Maple Ave, Su
Lisle, IL 60532
630-745-0524
dgreccod@aim.com

AS SHOWN

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ARCH 26, 2021

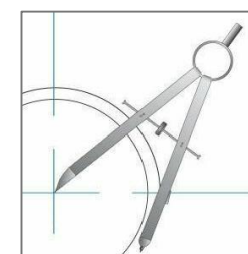


IMPERVIOUS LOT COVERAGE		
CALCULATIONS		

	9-Mar-21	DJG
LOT SQUARE FOOTAGE	98697	S.F.
STORMWATER EXISTING		
BUILDING	23996	S.F.
FOYERS	140	S.F.
WALK ON W. SIDE OF BLD	670	S.F.
NORTH PARKING AREA	24360	S.F.
WEST PARKING AREA	11000	S.F.
SHARED DRIVE HALF	5000	S.F.
EXISTING IMPERVIOUS =	65196	S.F.
	=	66.06%
PROPOSED STORM BUILDING	23996	S.F.
BUILDING ADDITION	7176	S.F.
FOYERS	140	S.F.
WALK ON W. SIDE OF BLDG	670	S.F.
NORTH PARKING AREA	16908	S.F.
EAST LOT AISLE EXPANSION	786	S.F.
WEST PARKING AREA	10860	S.F.
NEW ENTRANCE PARKING	1125	S.F.
SHARED DRIVE HALF	5000	S.F.
PROPOSED IMPERVIOUS =	66661	S.F.
	=	67.54%
INCREASED IMPERVIOUS =	1465	S.F.



ENGINEER
DAN GRECCO, P.E.
Professional Civil Engineer
1042 Maple Avenue, Suite 130
Lisle, IL 60532
(630) 745-0524
dgreccod@aism.com



PLAN COMMISSION STAFF REPORT

April 1, 2021 – Workshop/Public Hearing

Petitioner

George Faycurry, on
behalf of GFCTinley LLC

Property Location

6732 173rd Street, STE 2A

PIN

28-30-403-029-0000

Zoning

DF (Downtown Flex)

Approvals Sought

Variation

Tinley Office Centre Apartment Size Variation

6732 173rd Street, 2A



EXECUTIVE SUMMARY

The Petitioner, George Faycurry, on behalf of GFCTinley LLC (property owner) is seeking a Variation to permit a 557 sq. ft. one-bedroom apartment where the required minimum usable floor area is 800 sq. ft. The apartment is proposed to be located in a vacant second-floor commercial office space in the Tinley Office Centre complex at 6732 173rd Street in the DF (Downtown Flex) zoning district.

The construction of the apartment will transition the current standalone commercial use to a mixed-use structure, which is more in-line with the vision of the Legacy Plan and the regulations of the DF district. Additionally, there are tax benefits to having a mixed-use property in a township with a particularly high property tax burden. The Petitioner has noted they are requesting the Variation for only one unit and there is limited space to expand the unit beyond the proposed size within the current building footprint and existing tenancy. They also wish to keep the first-floor, where there is also a vacancy, available for commercial tenants.

Access to the apartment is through a shared entrance with the commercial tenants. While not ideal to share an entrance, the tenants in the building include a salon suite and non-profit organization office which tend to require appointments and have daytime hours of operation. Any future tenants on the second floor are also likely to be office-type tenants requiring appointments due to the limited size of the units.

EXISTING SITE & ZONING

The subject property is a two-story office building with a parking lot on an approximately 8,250 sq. ft. site. While it is physically connected to and shares ownership with the Durbin's building to the south and southwest, there are three separate lots/properties. Each lot was developed separately, but has had shared ownership for many years. The two Durbin's lots have been renovated to have one building/tenant space within them.

The subject property is known as the Tinley Office Centre and was constructed around 1989. It was developed to be a standalone structure built to the property lines and separate from the properties to the south. However, the sites have been under the same ownership since that time and do have some shared internal plumbing and water systems. The structure is two-stories and approximately 3,730 sq. ft. in size including a lobby/vestibule area. The center has recently struggled to retain tenants for extended periods and has suffered from high vacancy rates. There are currently two tenants located on the second floor, including a nonprofit organization office (Love, Inc.) and a salon space (Salon Bella). Durbin's Restaurant currently occupies the space to the south for a bar/restaurant and separate banquet space. The structure is not identified as a culturally and historically significant property according to the Legacy Plan.

This subject property is located in the Downtown Flex (DF) zoning district of the Legacy Area. It is classified as a "Heritage Site" because the site was developed lawfully before the adoption of the Legacy Code. Sites remain classified as a Heritage Site as long as any voluntary and owner-initiated modifications to the property do not exceed 50% of the property's market value. The Legacy Code does permit Heritage Sites to complete work that brings the site into closer compliance with the code's requirements including changing uses or the structure itself. The Downtown Flex district character is described as *"The Downtown Flex District consists of small lots and structures of single-family residential scale, with buildings permitted to flex between residential and commercial uses. Street frontages include trees and lawns, and buildings are separated and set back from sidewalks."* The subject site is unique in that it was not originally developed as a single-family home, but is adjacent to many properties with that distinction.

Surrounding properties include the following:



- North: Single-family homes (17251 Oak Park Ave.) zoned DC (Downtown Core) and single-family townhomes zoned DG (Downtown General)
- South: Mixed-use building (Apartment and We're Nuts About Mutts) zoned DC (Downtown Core)
- West: Professional medical office (Doreen A. Zaborac & Assoc.) zoned DF (Downtown Flex)
- East: Former Central Middle School site zoned DG (Downtown General) and Harmony Plaza proposed site zoned DC (Downtown Core)

Existing Site Photo:



PROPOSED USE & VARIATION REQUEST

The Petitioner is looking to renovate a commercial space to a residential use on the second floor of an existing standalone two-story office building. The change in use will convert the standalone commercial building to a mixed-use building which is permitted in the DF zoning district. The proposal involves the remodeling of a vacant office space into an 557 sq. ft. apartment. Per the Zoning Ordinance, the minimum usable square footage for a one bedroom or efficiency/studio residential unit is 800 sq. ft. Therefore, while the use is permitted, a Variation is required to allow an apartment of the proposed size. The apartment is being constructed within the confines of the existing structure and will utilize the same entrance and common areas (lobby, hallway, etc.) as the existing office tenants.

The minimum usable floor area for multi-family dwellings is not unique to the Legacy District; it is evenly applied to all residential units in the Village. The 800 sq. ft. minimum applies to a one-bedroom unit and the allowable area increases depending on the number of bedrooms in the dwelling unit. The goal of the regulation is to ensure that there is adequate living space within a dwelling for residents to live comfortably and that substandard housing units are not created. However, staff notes that the dwelling size requirement has unique implications in more urbanized areas planned for Transit-Oriented Design (TOD) development. The Legacy Plan focused on increasing the density in the downtown area and creating a place to live, play, and work (or easily travel to work). Dwellings in more urbanized areas tend to have easier access to amenities, open space, and commercial businesses. This access allows for smaller living areas in a dwelling unit since those uses need not be duplicated within the dwelling unit.

As with any variation there is a concern for setting a precedence. Staff notes an important consideration when reviewing a request for a reduction in unit size is the number of units involved in the request. The potential for a negative impact resulting from a smaller residential unit may be considered negligible for a single unit but increases when allowing the Variation to be applied to more than one unit which can result in a higher concentration of smaller units in one area. Additionally, a request for more than one unit, would usually mean the units can be combined to meet the code requirements. The fact that this request is for only one unit is a mitigating factor when reviewing the proposal. A recommended condition has been added clarifying the Variation is only for one unit.

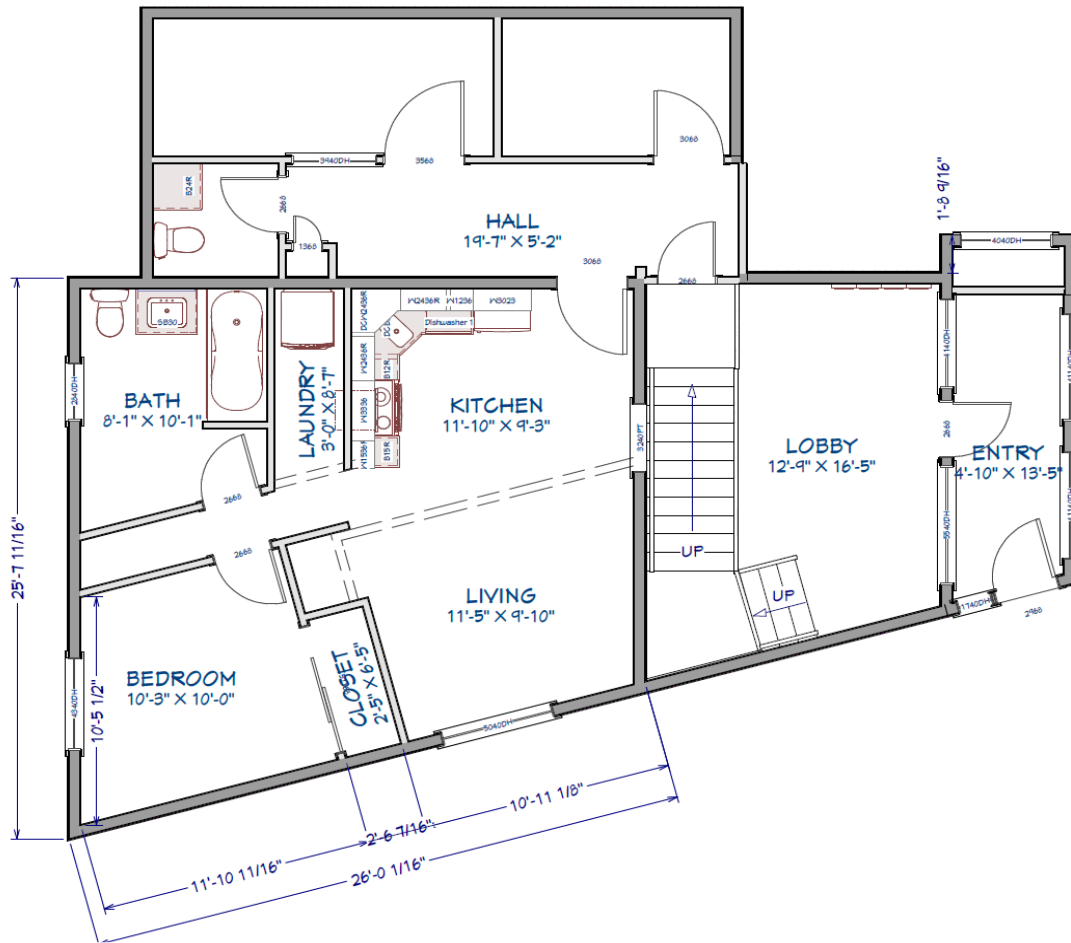
Recently approved requests for apartment size variations include:

- 6787 159th Street (corner of 159th St and Oak Park Ave.) – single 1-br unit 718 sq. ft. (2018)
- The Boulevard, South Street – 96 1-br units that range from 749 to 773 sq. ft. (2019)
- MedPro Mixed-Use, 16820 Oak Park Avenue - single 1-br unit at 752 sq. ft. (2020)

The request is the largest recent request for an apartment size Variation but other multi-family dwellings in the Legacy District area that do not comply with the code's minimum size requirements. Many of these dwellings were constructed prior to the adoption of the code requirement (some as far back as the early 1900s). These are considered legal non-conforming uses, meaning they are allowed to remain as constructed, but the non-conformity cannot be increased or altered without coming into compliance with current requirements or receiving zoning relief. All dwellings must still meet building and fire code requirements regardless of their compliance with the zoning code.

There is always a preference for property owners to meet code whenever possible. While there is no requirement for the building to add an apartment, staff notes that the creation of a mixed-use building brings the site into closer conformance with the mixed-use character of the DF zoning district. The Petitioner is pursuing the apartment as a way to fill a vacancy due to a stronger market. They are limited in the available space since it is an existing building, with other tenants in it. Additionally, the Petitioner noted that a mixed-use building allows for a smaller property tax burden as compared to a standalone commercial building. A more manageable property tax bill helps property owners to continue to invest in the property and maintain market-rate rents.

Open Item #1: Discussion Variation request to permit one dwelling unit with 557 sq. ft. of usable floor area, where the required minimum is 800 sq. ft.



Above: Proposed second floor space and apartment. Note that the commercial tenant spaces shown are not to scale.

PARKING

The site requires a minimum of 4 parking stalls (2 stalls per 1,000 sq. ft. of upper-level commercial space and 1 space per dwelling unit). The site exceeds that requirement. There are 17 parking stalls on the subject site but there are 26 parking stalls in the overall shared parking lot (shared with Durbin's and Durbin's Banquet spaces). One parking stall is required for the apartment tenant that will need to be dedicated for exclusive use by the residential tenant. Staff recommends conditioning approval of the Variation on the dedication of one residential parking space prior to occupancy.

Bicycle parking is also required for residential units in the Legacy District. One bike parking location is required per dwelling. The Petitioner has a few options where a bike rack can be installed and Staff recommends placing a condition of approval on the installation of a bike rack prior to occupancy.

SITE PLAN & EXTERIOR

No exterior work (façade, site, landscaping, or lighting) is proposed with the proposed renovation. The parking lot was recently repaved and restriped.

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Drafts responses to the standards have been prepared below.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - *The Variation is requested to allow the reuse of an existing commercial office space with a fixed footprint smaller in size than what is allowed for residential use. If the variation is not granted the use will remain as commercial. If approved the use will become a mixed-use structure which is in closer compliance with the Legacy Plan requirements by creating a mixed-use building. The proposal will maintain the existing building footprint which is not feasible to expand.*
2. The plight of the owner is due to unique circumstances.
 - *The location in the Legacy District and urbanized core allows residents more convenient access to amenities and public open space not as easily available elsewhere in the Village. This kind of access allows for a residential unit to meet the typical needs of a resident in a smaller space. The proposal to add an apartment brings the site into closer compliance with the Legacy Code requirements and helps fill a building that has struggled with high vacancy.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *No exterior changes are proposed, the request is limited to only one unit in the building.*
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

ADDITIONAL LEGACY CODE STANDARDS

In addition to any other specific standards set forth herein the Plan Commission shall not recommend a Special Use, variance, appeal, or map amendment from the regulations of this ordinance unless it shall have made findings of fact, based upon evidence presented to it, in each specific case that:

- a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
 - *The proposal aligns with the Legacy Plan principles of retaining and expanding residential uses to support the Downtown Core commercial. The size of a single multi-family unit does not directly affect the legacy district or its goals. The Variation allows a property to be repurposed after years of higher vacancy.*
- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties;
 - *A mixed-use building with low-intensity commercial uses fits in well with the existing and planned uses in the area. A single smaller residential unit would not affect surrounding properties.*
- c. Any improvement meets the architectural standards set forth in the Legacy Code;
 - *No exterior improvements to the building are proposed with the Variation.*
- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
 - *The reuse of a property that has had a high vacancy rate for several years with an apartment provides economic benefits compared to a vacant structure. The proposed residential apartment will help bring additional revenue to the property and help support the property and business owners' success in occupying a well-maintained property. The addition of a dwelling is consistent with the Legacy Plan's goal of increasing population density around the Downtown Core to support a strong economic center and allowing for flexibility in uses on Downtown Flex zoned properties.*

MOTION TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's Variation request, the appropriate wording of the motion 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 a 243 sq. ft. Variation to the Petitioner, George Faycurry on behalf of GFCTinley LLC, to permit a 557 sq. ft. dwelling where the minimum usable floor area is 800 sq. ft. at the property located at 6732 173rd Street in the DF (Downtown Flex) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the April 1, 2021 Staff Report, subject to the following conditions:

- 1. A parking stall shall be dedicated to the apartment tenant with appropriate signage.*
- 2. A bike rack with at least one bike parking space for the apartment tenant be installed.*
- 3. The Variation is limited to one unit within the building and no other Variations for unit sizes shall be sought as they should first be combined to create*
- 4. A building permit is required to be submitted and approved by the Building Department before proceeding with any work.*

[any conditions that the Commissioners would like to add]



Rec'd
3/18/21
21250

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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

PL 2021-03-00315

REQUEST INFORMATION

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

- ☐ Special Use for: _____
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☒ Variation ☒ Residential ☐ Commercial for Apt Size min-1br
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: 6732 W. 173rd Street Apartment ZFA

Project Description: Bring back to Apartment From other

Project Address: 6732 W. 173rd Street Property Index No. (PIN): _____

Zoning District: _____ Lot Dimensions & Area: _____

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: George Fagurny Company: CFCTinley

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____

APPLICANT INFORMATION

☒ Same as Owner of Record

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

Name of Applicant: _____ Company: _____

Relation To Project: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____



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

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: _____

Property Owner Name (Print): _____

Acknowledgements

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

Property Owner Signature: _____

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

- A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?
- This Apartment/office has existed for the past 20 years. Due to Covid-19 office & Restaurants have suffered detrimentally to our property. There is no problem severe or less cause any problems to surrounding properties.*
- B. Describe any difficulties or hardships that current zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.
- The current use as office is not in the best interest of the area or the owner. Due to the lack of need for office space. The current zoning has skyrocketed our R.E. taxes to 100% which is ludicrous.*
- C. Describe how the above difficulty or hardship was created.
- Our R.E. taxes went from 52,000 to 89,000. What landlord or tenant can afford such an increase.*
- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.
- There is no uniqueness. I suggest to Don that the ordinance from the 1980's should be re-visited to meet today's millennium.*
- E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.
- There is no financial gain due to the fact that it was overcalculated. Anything can be considered a financial gain. So this terminology doesn't apply. To blanket cover it.*
- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.
- This is an apartment for a single professional or newly married couple to start or eventually move to mother home in Tinley Park because it's just so convenient to be here.*
- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality.
- It will add to people living in a beautiful downtown Tinley Park.*

H. Describe how the requested Variance will not:

1. Impair an adequate supply of light and air to adjacent properties.

N/A

2. Substantially increase the congestion of the public streets.

no, more of pedestrian

3. Increase the danger of fire.

no —

4. Impair natural drainage or create drainage problems on adjacent property.

N/A.

5. Endanger the public safety.

no, if anything it will be another watchful eye in the neighborhood.

6. Substantially diminish or impair property values within the neighborhood.

no, may actually increase the values in the area or stay the same.



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

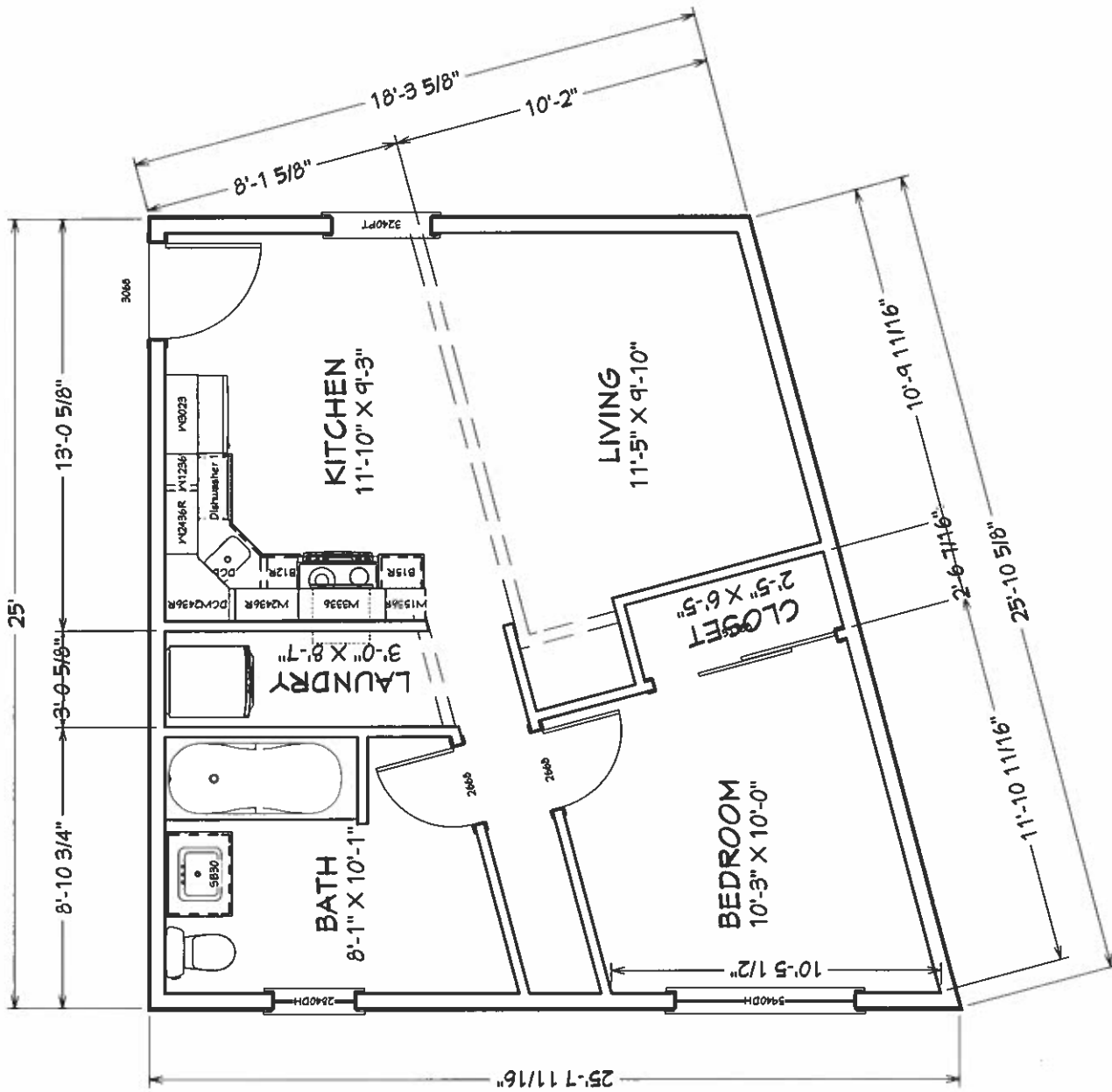
VILLAGE OF TINLEY PARK, ILLINOIS VARIATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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

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

- ☒ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☐ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.
- ☒ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.
- ☒ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.
- ☐ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).
- ☐ Residential Variation Hearing Fee - \$250 + \$75 per additional Variation
Commercial Variation Hearing Fee - \$500 + \$75 per additional Variation



LIVING AREA
557 SQ FT



Petitioner

Maria Poulos, on behalf
of MAKP Properties, INC.

Property Location

17870-17881 179th Street

PIN

28-31-105-015-0000

28-31-105-018-0000

28-31-105-075-0000

Zoning

R-6 (Medium Density
Residential)

Approvals Sought

Rezoning, Variation, Plat
of Subdivision and
Annexation , Site and
Architecture Approval

Project Planner

Paula J. Wallrich, AICP
Planning Manager

PLAN COMMISSION STAFF REPORT

April 1, 2021 – WORKSHOP

Sunset Estates Townhome Development

17870-17881 179th Street



EXECUTIVE SUMMARY

The Petitioner, Maria Poulos, on behalf of MAKP Properties, INC., is requesting approval of the rezoning of three parcels to R-6 (Medium Density Residential); two parcels to be rezoned upon annexation and one parcel to be rezoned from R-1 (Single Family Residential). The Petitioner is also requesting a Variation to allow rear yard setbacks from the north property line ranging from 13.59 feet to 15.12 feet; the required setback is 30 feet. Approval of the rezoning and variation will allow for the construction of two townhome structures with six dwelling units in each structure for a total of twelve dwelling units on the property comprising 1.13 acres. Approval of this development will also include review of the site plan and architecture against the standards outlined in the zoning code and approval of the Plat of Subdivision.

BACKGROUND

Even though the subject development is located outside of the Legacy District planning area, the Legacy Plan included the subject parcels in their “*Illustrative Master Plan*” and “*Roadway Framework Plan*”. The Legacy Plan, adopted in 2009, was the precursor for the Legacy Code (adopted 2011) which was designed to implement the Legacy Plan’s goal to strengthen the aesthetics and economics of the downtown area. A ‘walkable’ downtown that maximizes the number of people living within the train station helped define the various regulations guiding each of the six-character areas. One of the ten principles of the Legacy Plan focused on the roadway network:

8. Create a connected roadway framework with small walkable blocks

A downtown that has train tracks running through it poses a unique set of challenges and opportunities. The Legacy Plan aims to maintain and build upon the existing framework of streets by ensuring that we continue to reinforce the importance of connecting current and future roads. A fully functioning grid ensures that there are many streets to disperse traffic, which reduces vehicle congestion and provides for better emergency access. Wherever practical, the new blocks envisioned in the plan will be framed by streets and be made small enough to encourage walking.

Roadway Framework Plan



The intent of the *Roadway Framework Plan* was to build upon the current system of connected streets and small pedestrian scaled blocks in the planning area and extend these qualities to the rest of the larger study area. The Plan recommends extending “missing” roadways, such as the proposed extension of 178th Street west to Oak Park Avenue that completes the existing street grid. The Plan also recommends creating an alley system that provides shared access from the rear, thereby minimizing curb cuts and improving the pedestrian experience. The proposed new street recommendation (see circled area above) was most likely a proposal based on the desire to improve access to the Settler’s Pond area. The proposed road does not link to any other roadway to the east or west and provides marginal improvement to the overall connectivity of the roadway system in the area. Instead, it is staff’s concern that would provide a ‘cut-through’ to avoid the intersection of 179th and Oak Park Avenue, at the detriment of the property owners fronting that street.

It is important to note that master plans are design to be fluid documents that serve as a general guide and respond to outside influences over time. The Legacy Plan provides principles that can continue to guide our decisions without necessarily requiring adherence to the actual mapping of those principles as depicted in the Plan. For example, the

graphic to the right is also part of the Plan and is defined as a *Proposed Street Framework Plan*, yet it proposes a different roadway alignment then the *Roadway Framework Plan* depicted above.



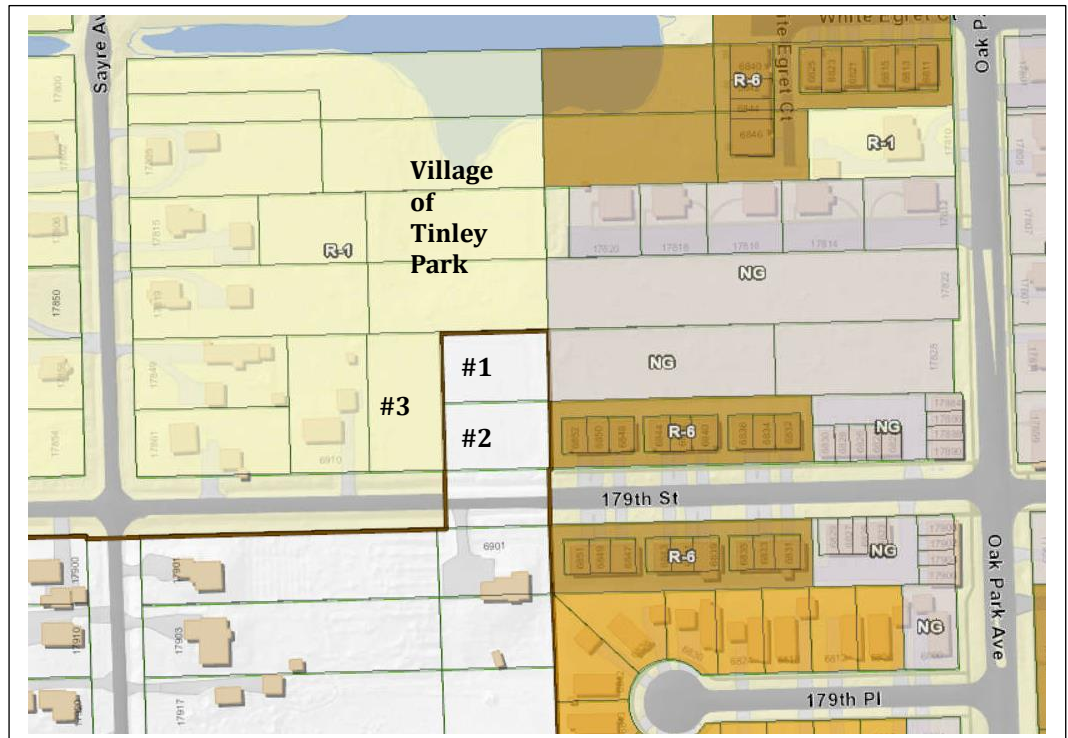
After discussion amongst staff at the monthly Development Review Team (interdepartmental meetings comprising representatives from Engineering, Public Works, Fire, Building, Police and Planning), and for the reasons stated above, it was decided that Sunset Estates (yellow star) did not have to provide a connection to the north. This decision was made with the understanding that staff has also been working with the property owner to the east (blue star) and will be proposing a development in the near future.

Open Item #1: Discuss the Legacy Plan's proposed road alignments and relevancy to the proposed Site Plan.

ZONING & NEARBY LAND USES

The proposed development comprises three parcels located in the Harlem Ave Estates subdivision. Two parcels will need to be annexed and rezoned (Parcels 1 & 2), Parcel #3 is currently zoned R-1. The proposed zoning is R-6 (Medium Density Residential) which allows for Single family attached dwellings.

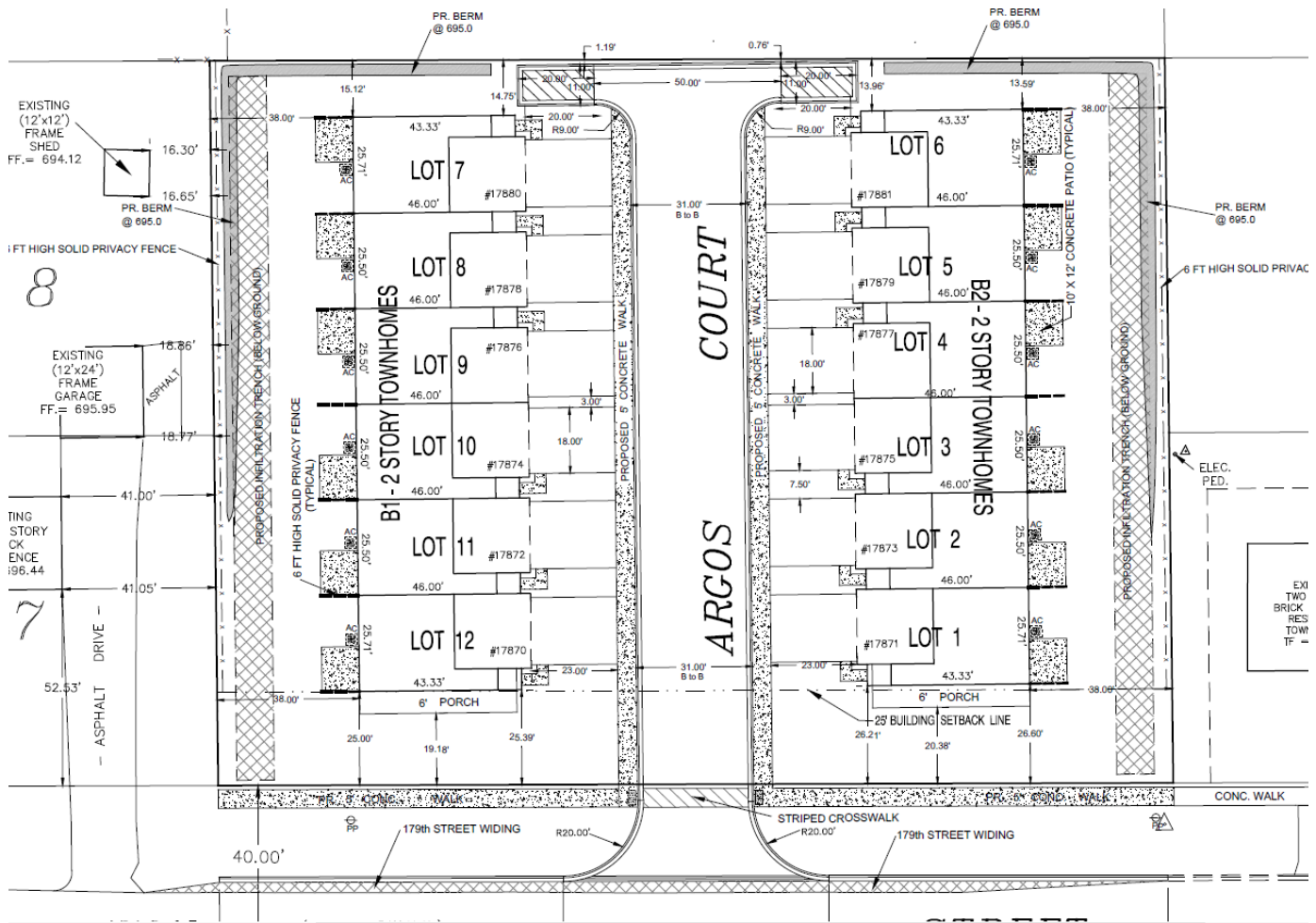
The property to the north is owned by the Village of Tinley Park and is part of a comprehensive stormwater detention system. It is encumbered by floodplain and will not be developed. The property to the east includes a townhome development zoned



R-6 with frontage on 179th Street. Just north of that parcel is a vacant parcel in the Legacy District (Neighborhood General-NG) which is owned by the developer (not owner) of Sunset Estates. To the west is a single family home zoned R-1 (Single Family Residential). The property to the south in unincorporated Cook County R-3, *Single Family Residence District*. The R-3 Single-Family Residence District is intended to provide" a semi-urban environment of single-family homes on relatively large lots. This district creates for lot sizes adequate to accommodate individual wells and sewage disposal systems. Schools, recreation and social facilities, religious facilities and public facilities which serve the residents living in the district are allowed. All commercial activities are prohibited, except for selected recreation and sanitary uses".

The Comprehensive Plan identifies this area as "Mixed use PUD".

SITE PLAN



The proposed site plan provides for a private street (Argos Court) that will be constructed to Village standards (31' pavement BB). Per staff's recommendation carriage walks have been provided on both sides of the roadway instead of providing the typical grassed parkway. The carriage walk will allow for "longer" driveways that can help limit the chance of vehicles parking over the sidewalk and impacting the walkability of the area.

The proposal is for two structures with six dwelling units in each building. The front yard is considered the south side of the structure fronting 179th Street. The side yards are on the east and west side of the parcel and the rear yard is at the north end of the parcel. The proposal meets the yard requirements for the front and side yards, but not the rear yard. The R-6 rear yard requirement is 30 feet and the proposed plan provides a range of 13.59 feet on the east side to 15.12 feet on the west side of the property. Therefore, a Variation will be required.

The property to the north is owned by the Village. It is undevelopable and encumbered by floodplain. It is part of the Settler's Pond comprehensive storm water



management system. There is existing vegetation along the common border which provides a natural buffer for the north side of the structures that helps to mitigate the impact of a reduced yard requirement. The east and west sides of the structures function as rear yards (legally described as side yards) and they have been provided a setback of 38 feet each. There is a small private patio provided at the rear of each unit; individual HVAC units are located at the rear of each unit.

As part of the development, 179th Street will be widened on the north side and improved with a curb and sidewalk. There will be a striped cross walk across the access (Argos Court). The south side of the road way will be developed with the redevelopment of properties to the south.

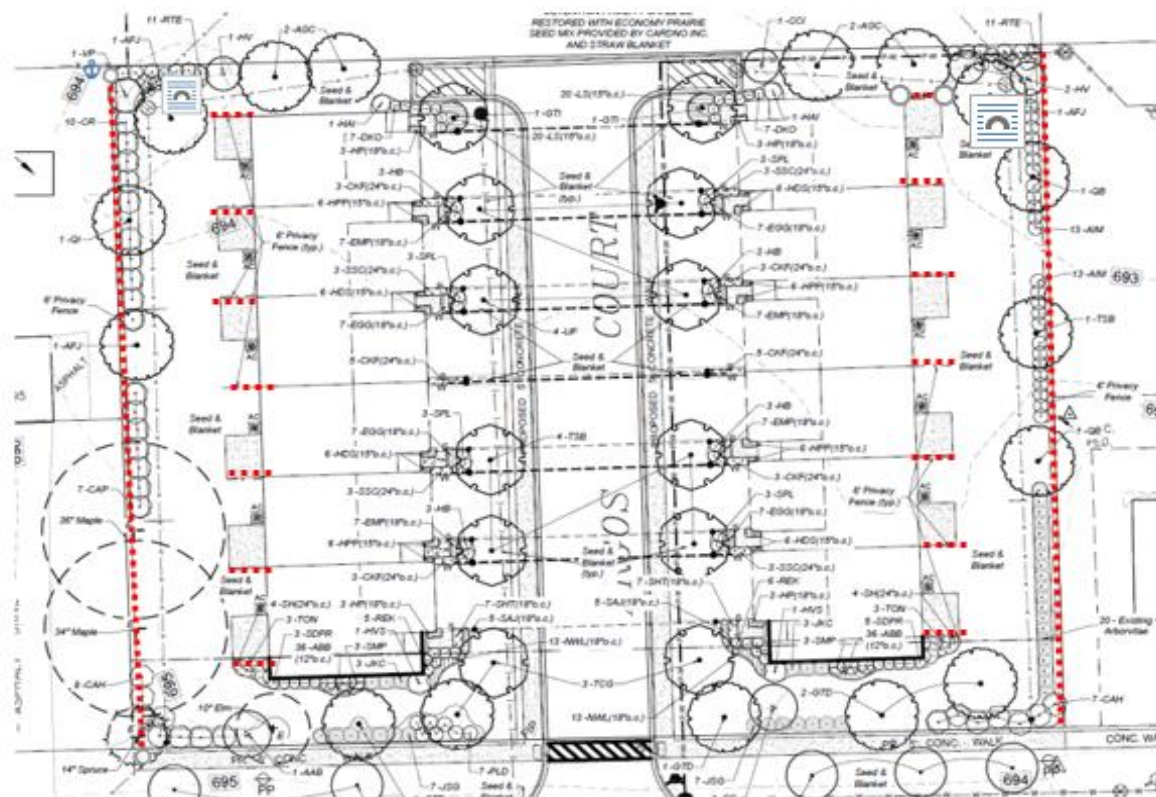
As part of the site plan review the following issues have been satisfactorily reviewed:

Site Plan

- Arrangement of buildings, parking, access, lighting, landscaping and drainage is compatible with adjacent land uses;
- Vehicular ingress and egress provide safe, efficient and convenient movement to traffic;
- Safe movement of pedestrians: and
- Sufficient mixture of grass, trees and shrubs within the interior and perimeter of the site .

Open Item #2: Discuss the need for a rear yard variation.

LANDSCAPE ARCHITECTURE



Landscaped bufferyards are required along the west, north and east property lines. Due to the existing vegetation on the north and the fact that the area will remain undeveloped, Staff recommended shifting some of the required planting from the north property line to supplement planting on the east and west property lines since they function as rear yards and are adjacent to existing side yards of developed property. With this transfer the proposed landscape plan exceeds ordinance requirements on the east and west sides of the property, however the north bufferyard no longer meets bufferyard requirements. Additionally, per Section 158.13 of the Landscape Ordinance, *"Fences, walls, berms and/or hedges may be required to supplement required plant materials if the Department of Community Development determines that additional screening is necessary to shield a proposed land use from adjacent uses."* A small berm with landscaping wraps the northwest and northeast corners of the development and a six foot solid vinyl PVC will be erected along the west and east property lines (see red dashed lines above). A small section of the same six foot solid vinyl fence will also be erected adjacent to each patio to screen it from the neighboring unit.



 **6' PRIVACY FENCE**

The fence is designed to be attractive on both sides. (see image at right) Staff felt it was unnecessary to install fencing along the north property line where there is existing vegetation. Some large trees have been preserved along the west property line. Street trees have been provided; foundation plantings have also been provided where space allows, with a concentration along the south side of both buildings due to the visibility from 179th Street

Open Item #3: Discuss whether the landscape plan meets the intent of the ordinance with the transfer of some of the landscape material from the north property line to the east and west bufferyards.

ARCHITECTURE



The proposed townhome development provides two buildings that front a private street (Argos Court). With this orientation the side of the structure faces the 179th Street public right-of-way (ROW). While the preference would be to provide front facing structures on public ROW, the narrowness of the parcel limited the site plan. Staff has worked

with the Petitioner’s architect to meet Architectural guidelines (Section III.U.) and create an interesting façade for the 179th Street frontage. A wrap around porch with a metal roof will provide a modern aesthetic that mitigates a typical side elevation. Per staff’s request the depth of the porch has been increased from three feet to eight feet to improve its utility. The addition of a porch helps to activate the street and is consistent with the goals of the adjacent Legacy District.

The elevations have evolved over time to address the ordinance guidelines for anti-monotony and architectural standards. Below is the first proposal for the front elevation. Revisions to the design provided a more interesting roof line and addressed the frontage on 179th Street.



The proposed townhomes meet ordinance requirements regarding building materials. All exterior walls on the first floor will be constructed of face brick. Below please find the material board for the project.



ROOF - GAF - MARQUIS - WEATHERMAX - CHARCOAL



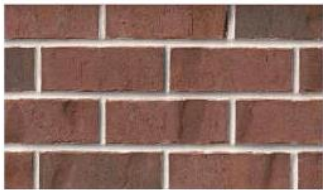
BRACKET - FYPON - BKT20X45X5 - WHITE



GABLE VENT - FYPON - DECORATIVE LOUVER VERTICAL - BRICKMOULD STYLE - LV18X30 - WHITE



SIMONTON - SINGLE HUNG - VINYL - WHITE



BRICK - MERIDIAN - WILLOWBROOK



1/2" Outside Corner
Code #.....VCRNG
PCS/CTN.....30
CTNS/Per Crate.....15
Avg. WT/CTN (lb).....40
Length.....36"



1/2" Inside Corner
Code #.....VCRNP
PCS/CTN.....30
CTNS/Per Crate.....15
Avg. WT/CTN (lb).....41
Length.....36"



3/4" J-Channel
Code #.....VCRBP
PCS/CTN.....40
CTNS/Per Crate.....30
Avg. WT/CTN (lb).....54
Length.....125"



Underlaid Trim
Code #.....VTUTB
PCS/CTN.....50
CTNS/Per Crate.....42
Avg. WT/CTN (lb).....38
Length.....39"



1/2" Vinyl Starter Base
Code #.....VSTB
PCS/CTN.....50
CTNS/Per Crate.....25
Avg. WT/CTN (lb).....57
Length.....36"



D5
Code #.....VZDgp
Length.....20"
PCS/CTN.....20
CTNS/Per Crate.....18
Avg. WT/CTN (lb).....98
Finish.....Woodgrain



Mystic Blue

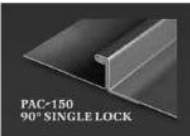


Heritage Gray



White

SIDING - KP - DAKOTA - DOUBLE 5IN LAP - D5 PROFILE



PAC-150 90° SINGLE LOCK



MATTE BLACK

METAL ROOF - PAC-CLAD - PAC-150 - MATTE BLACK

As part of the architectural review the following guidelines have been satisfactorily reviewed:

Architecture-

- a. Building materials -conformance with Section V.C.4.B;
- b. Cohesive building design;
- c. Compatible Architecture;
- d. Color;
- e. Sustainable architecture;
- f. Defined entry;
- g. Roof;
- h. Building articulation;
- i. Screen materials; and
- j. Mechanical units screened from view.

PLAT OF SUBDIVISION/PLAT OF ANNEXATION

The proposed townhome development is comprised of three parcels. The eastern two parcels will need to be annexed, therefore a Plat of Annexation will need to be recommended for approval. The proposed Plat of Subdivision combines the property to be annexed with the west parcel that is located in the Village. Both plats have been reviewed and approved by the Village Engineer.

ENGINEERING REVIEW

There are a few open items identified by the Village Engineer, most of which will be resolved upon submittal of final engineering.

Open Item #4: Condition approval on final engineering approval.

SUMMARY OF OPEN ITEMS

The following open items are recommended for discussion at the workshop:

Open Item	Recommended Action
#1	<i>Discuss the Legacy Plan's proposed road alignments and relevancy to the proposed Site Plan.</i>
#2	<i>Discuss the need for a rear yard variation.</i>
#3	<i>Discuss whether the landscape plan meets the intent of the ordinance with the transfer of some of the landscape material from the north property line to the east and west bufferyards.</i>
# 4	<i>Condition approval on final engineering approval.</i>

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Drafts responses to the standards will be submitted at the Public Hearing.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
2. The plight of the owner is due to unique circumstances.
3. The Variation, if granted, will not alter the essential character of the locality.
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the April 15, 2021 Plan Commission meeting.



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

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

- ☐ Special Use for: _____
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☐ Variation ☐ Residential ☐ Commercial for _____
- ☒ Annexation
- ☒ Rezoning (Map Amendment) From R-1 to R-6 (Urban Design Overlay)
- ☒ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☒ Final
- ☒ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Tinley Park Trails

Project Description: Twelve (12) Two Story Townhomes (2 Buildings)

Project Address: 6900 W 179th Street Property Index No. (PIN): 28-31-105-015/-018/-075

Zoning District: R-6 (Urban Design Overlay) Lot Dimensions & Area: 255' X 193'

Estimated Project Cost: \$ 2,000,000.00

OWNER OF RECORD INFORMATION

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

Name of Owner: Maria Poulos Company: MAKP Properties, Inc.

Street Address: 9201 W. 121st Street City, State & Zip: Palos Park, IL 60464

E-Mail Address: _____ Phone Number: _____

APPLICANT INFORMATION

- ☒ Same as Owner of Record

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

Name of Applicant: _____ Company: _____

Relation To Project: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____





Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
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VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: _____

Property Owner Name (Print): Maria Poulos

Acknowledgements

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

Property Owner Signature: _____

Property Owner Name (Print): Maria Poulos

Applicant Signature:
(If other than Owner) _____

Applicant's Name (Print): _____

Date: 03/06/20



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLAT (SUBDIVISION, CONSOLIDATION, EASEMENT) ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they will not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting **Plat Approval** from the terms of the Zoning and Subdivision Ordinance as well as the Illinois Plat Act. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

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

- ☒ Schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, and receive preliminary feedback.
- ☒ General Application form is complete and is signed by all property owner(s) and applicant (if applicable). Include all engineering and surveyor contact information.
- ☒ Ownership documentation is submitted for all affected properties and indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied. All beneficiaries of properties must be disclosed.
- ☒ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any existing or proposed uses, grading, utility, use or other property changes, existing uses/tenants.
- ☒ A Plat of Subdivision/Consolidation/Easement of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.
- ☒ Plan/plat indicating existing and proposed grading, utilities and structures.
- ☒ Preliminary grading, public right-of-way, utility and other engineering information may be required to be submitted for a Plat of Subdivision depending upon the extent of the subdivision project and related improvements. Please see the Village of Tinley Park's Subdivision and Development Regulations for specific info and standards.
- ☒ Hearing fees differ based upon the request and the need for engineering and construction review and observation fees. An expected fee total will be provided upon initial review of the plans and final fee total will need to be paid prior to the scheduling of a public meeting.



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

VILLAGE OF TINLEY PARK, ILLINOIS SITE PLAN ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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

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

- ☒ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☒ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied. All beneficiaries of a property must be disclosed.
- ☒ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on existing conditions, any parking requirements, property changes, landscaping, building design, proposed uses/tenants, public improvements or any other site design details should be described. Any additional requests such as a Special Use or Variation should be indicated in the narrative as well.
- ☒ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.
- ☒ Plans and Surveys including all details listed on the Site Plan checklist (next page).
- ☒ Please make the following document submittals:
 - Submit all applications, plans and documents stated above electronically via email/USB drive/ShareFile upload to Community Development Staff (Note: Village email attachment size is limited to 10MB. Please utilize ShareFile if your submission exceeds 10MB).
 - Three (3) paper copy of all plans in size 11" x 17"
 - Three (3) paper copy of full size Arch D (24" x 36") plans (scalable).

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

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

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

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

VILLAGE OF TINLEY PARK

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME: Tinley Park Trails

LOCATION: 6900 W. 179th Street

The undersigned hereby requests that the Plan Commission and/or the Village Board of the Village of Tinley Park, Illinois consider authorizing Site Plan Approval for the project described within.

APPLICANT INFORMATION

Name: Maria Poulos
Company: MAKP Properites, Inc.
Mailing Address: 9201 W. 121st St., Palos Park, IL 60464
Phone (Office): _____
Phone (Cell): 708-207-8015
Fax: _____
Email: mariapanos4@hotmail.com

If the Applicant is not the property owner, describe the nature of the Applicant's interest in the property and/or the relationship to the property owner:

PROPERTY INFORMATION

Property Address: 6900 W. 179th Street, Tinley Park
PIN(s): 38-31-105-015 / 28-31-105-018 / 28-31-105-075
Existing Land Use: Vacant
Zoning District: Unincorporated (R-6 Urban Overlay District Proposed)
Lot Dimensions: 255 x 193
Property Owner(s): MAKP Properties, Inc.
Mailing Address: 9201 W. 121st Street, Palos Park, IL 60464

APPLICATION INFORMATION

Description of proposed project (use additional attachments as necessary):

Twelve (12) 2 Story Townhomes (2 Buildings)

Is the Applicant aware of any variations required from the terms of the Zoning Ordinance? If yes, please explain and note that a separate Variation Application is required with the submittal.

☒ No ☐ Yes: _____

_____ statements and other information submitted as part of this
_____ of his or her knowledge.

03/06/20

Date

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL CONTACT INFORMATION

PROJECT NAME: Tinley Park Trails

LOCATION: 6900 W. 179th Street

In order to expedite your site plan submission through the planning process, the Village of Tinley Park requires the following contact information. Please provide the information requested and return to the Planning Department. Your prompt attention is greatly appreciated.

CURRENT PROPERTY OWNER OF RECORD

Name: Maria Poulos
Company: MAKP Properties, Inc.
Address: 9201 W. 121st St., Palos Park, IL 60464
Phone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

PROJECT ARCHITECT

Name: Luis Goduco
Company: Goduco Design Architects
Address: 1830 Wallace Ave., Ste. 201, St. Charles, IL 60174
Phone: 630-485-5201
Fax:
Email: luis@goducoarch.com

PROJECT ENGINEER

Name: D. Warren Opperman, PE, PLS
Company: Joseph A. Schudt & Associates, Inc.
Address: 9455 Enterprise Drive, Mokena, IL 60448
Phone: 708-720-1000
Fax: 708-720-1065
Email: Opperman@jaseng.com

PROJECT LANDSCAPE ARCHITECT

Name: Randy Metz
Company: Metz & Company
Address: 826 East Maple St., Lombard, IL 60148
Phone: 630-561-3903
Fax:
Email: metz_lanarch@comcast.net

ATTORNEY

Name:
Company:
Address:
Phone:
Fax:
Email:

END USER

Name:
Company:
Address:
Phone:
Fax:
Email:

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL RESPONSIBLE PARTIES

PROJECT NAME: Tinley Park Trails

LOCATION: 6900 W. 179th Street

Please provide name, address and telephone number of the person/firm that will be responsible for payment of plan review, engineering, landscaping, attorney and building permit fees in the space provided below. If only one party will be responsible for all fees, please list that party's contact information under "General Billing."

GENERAL BILLING

Name: Tom Panos
Company: Panos Development
Address: 7926 W. 103rd St., Palos Hills, IL 60465
Phone: 708-609-1010
Fax: _____
Email: panosdevelopers@sbcglobal.net

RESPONSIBLE FOR PLAN REVIEW FEES

Name: Tom Panos
Company: Panos Development
Address: 7926 W. 103rd St., Palos Hills, IL 60465
Phone: 708-609-1010
Fax: _____
Email: panosdevelopers@sbcglobal.net

RESPONSIBLE FOR BUILDING PERMIT FEES

Name: Tom Panos
Company: Panos Development
Address: 7926 W. 103rd St., Palos Hills, IL 60465
Phone: 708-609-1010
Fax: _____
Email: panosdevelopers@sbcglobal.net

RESPONSIBLE FOR ATTORNEY FEES

Name: Tom Panos
Company: Panos Development
Address: 7926 W. 103rd St., Palos Hills, IL 60465
Phone: 708-609-1010
Fax: _____
Email: panosdevelopers@sbcglobal.net

RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

Name: Tom Panos
Company: Panos Development
Address: 7926 W. 103rd St., Palos Hills, IL 60465
Phone: 708-609-1010
Fax: _____
Email: panosdevelopers@sbcglobal.net

RESPONSIBLE FOR LANDSCAPE REVIEW FEES

Name: Tom Panos
Company: Panos Development
Address: 7926 W. 103rd St., Palos Hills, IL 60465
Phone: 708-609-1010
Fax: _____
Email: panosdevelopers@sbcglobal.net



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

VILLAGE OF TINLEY PARK, ILLINOIS ANNEXATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they will not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting **Annexation into the Village of Tinley Park** from the terms of the Zoning and Subdivision Ordinances. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Additional time may be required for drafting and review of an Annexation Agreement.

- ☒ Schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, receive preliminary feedback, and describe submittal requirements and any applicable fees, donations, and recaptures.
- ☒ General Application form is complete and is signed by all property owner(s) and applicant (if applicable). Include all engineering and surveyor contact information.
- ☒ Signed and notarized annexation petition (attached).
- ☒ Ownership documentation is submitted for all affected properties indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☒ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any existing and proposed uses or buildings should be described in detail. Requested zoning district (annexations automatically come in under R1 Zoning District) and describe the need for such a zoning district and how it relates to the Village's Comprehensive Plan. Any additional requests such as rezoning, site plan approval, variations, waivers or incentives should be indicated in the narrative as well.
- ☒ A Plat of Annexation for the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated.
- ☒ Site Plans, engineering, plat and other information indicating existing and proposed grading, utilities, and structures on the site.
- ☒ Hearing fees differ based upon the request and the need for engineering and legal fees as well as specific recaptures, school/parks donations, impact fees, or other applicable payments required prior to annexation. A fee total for review will be provided upon a complete submittal and a final fee total will be presented prior to scheduling a public hearing.

**PETITION REQUESTING ANNEXATION
TO THE VILLAGE OF TINLEY PARK, ILLINOIS**

TO: THE VILLAGE CLERK, VILLAGE OF TINLEY PARK, ILLINOIS

We, the undersigned Petitioner(s), owner(s) of record of all the land herein requested to be annexed, respectfully represent that all the conditions required for annexation to the Village of Tinley Park, pursuant to and in accordance with Chapter 65, Illinois Compiled Statutes, Act 5, Illinois Municipal Code, Article 7, Division 1, Section 8 (65 ILCS 5/7-1-8) do hereby exist, to wit:

1. That the territory requested to be annexed is legally described as follows (include tax identification number):
LOTS 7 AND 8 (EXCEPT THE WEST 430 FEET OF SAID LOTS) IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
P.I.N. 28-31-105-015-0000 (PART OF LOT 7) AND 28-31-105-018-0000 (PART OF LOT 8)

THE EAST 105 FEET OF THE WEST 430 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
P.I.N. 28-31-105-075-0000

2. That the described territory is not within the corporate limits of any municipality, but is contiguous to the Village of Tinley Park, a municipality organized and existing under the laws of the State of Illinois.
3. That a Plat of Annexation showing the described territory is attached hereto and made a part of this Petition.
4. That this petition is signed by the owners of record of all land in the described territory.

5. That one of the following statements is true:

- ☐ That this petition is signed by all the electors residing in the described territory. (Property has a home built on it)
- ☒ That there are no electors residing in the described territory. (Property is vacant)

WHEREFORE, your Petitioners respectfully request the Corporate Authorities of the Village of Tinley Park to annex the above described territory to the Village of Tinley Park.

PRINTED NAME(S) of OWNER(S)

Maria Poulos

MAKP Properties, Inc.

ADDRESS

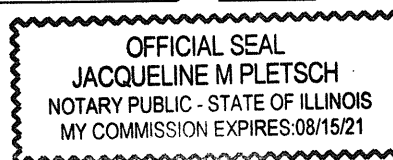
I, Jacqueline M. Pletsch, (printed name of individual signing oath) do hereby state under oath that I am one of the Petitioners in the above and have read the same, and that the facts stated in such Petition are true and

Petitioner Signature: _____

To Be Completed by a Notary Public:

Subscribed and sworn to before me this 06 day of March, 2020

Jacqueline M. Pletsch
Notary Public





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

VILLAGE OF TINLEY PARK, ILLINOIS REZONING (MAP AMENDMENT) ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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

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

- ☒ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☒ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☒ Response to LaSalle Factors/Criteria listed below.
- ☒ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details should include the existing zoning designation, the proposed designation and the intended future use and function of the site. The narrative should describe how the rezoning conforms to the Village's Comprehensive Plan as well as how it works with adjacent and nearby existing and proposed land uses. Any additional requests such as a Site Plan approval, Special Use permit or Variation should be indicated in the narrative as well.
- ☒ A Plat of Survey of the property, including the legal description, that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.
- ☒ It is standard practice and policy that zoning is not changed without specific plans for development that can be attached to the zoning change. Site Plan or interior layout plans that indicate how the property and site will be utilized and developed should be submitted and it is likely site plan approval will be required at the same time.
- ☒ \$400 Map Amendment/Rezoning hearing fee.

LASALLE FACTORS/CRITERIA FOR REZONING (MAP AMENDMENT)

The UDO 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, LaSalle Bank of Chicago v. Count of Cook (1957) and Sinclair Pipeline v. Village of Richton Park (1960), when evaluating the validity of zoning changes. The so-called “LaSalle factors” are listed below. Village staff and officials will take these factors into consideration when evaluating and deciding rezoning requests. The petitioner should prepare their own responses to the “LaSalle Factors” with factual evidence to defend the requested rezoning. If additional space is required, you may provide the responses on a separate document or page.

A. The existing uses and zoning of nearby property;

Surrounding property is residential. East is Tinley Park R-6 Urban Design Overlay and Legacy Distric-NG. West is R-1 Urban Design Overlay. South is Unincorporated Single Family. North is Tinley Park R-1 with a detention pond.

B. The extent to which property values are diminished by the particular zoning;

R-6 Zoning will increase surrounding 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;

D. The relative gain to the public as compared to the hardship imposed on the individual property owner;

Rezoning will increase surrounding property values.

E. The suitability of the property for the zoned purpose;

Property is adjacent to R-6 Multi-Family use.

F. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;

Greater than 25 years.

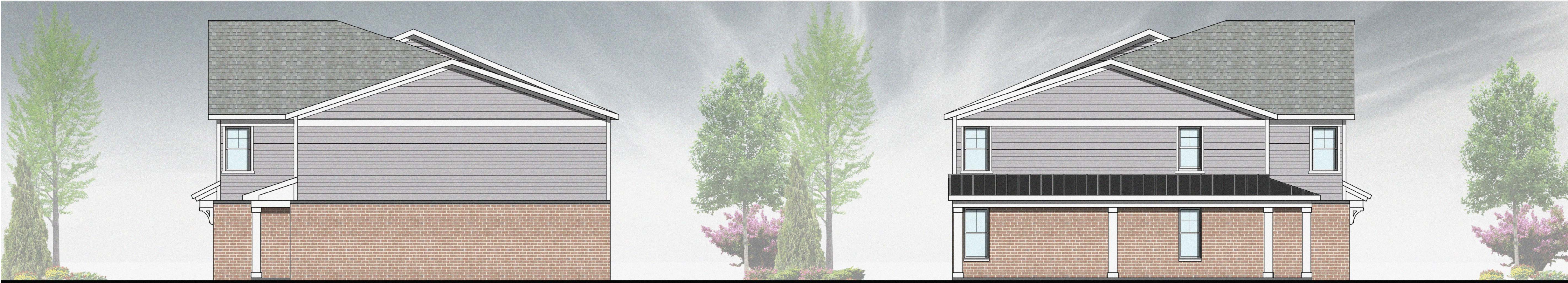
G. The public need for the proposed use; and

There is a need for Multi-Family Housing in the area for young and retired families.

H. The thoroughness with which the municipality has planned and zoned its land use.

Meets the use identified in the Comprehensive Plan.

PLOTTED 3/23/21 AT 5:43 PM BY LUIS GODUCO - D:\PROPOSAL\GODUCO DESIGN\MAIN\GDC- BUILDERS\PANOS- DEVELOPMENT\CON- OPW- TH\PD- MF- PLAN- SE.DWG



SUNSET ESTATES

TINLEY PARK, ILLINOIS

032321-FELV-V3



GODUCO
DESIGN
architects

1830 WALLACE AVE SUITE 201
ST. CHARLES, IL 60174
GODUCOARCH.COM 630-485-5201

PANOS DEVELOPMENT
7926 W. 103rd. Street
Palos Hills, IL 60465

SUNSET ESTATES
179TH STREET
TINLEY PARK, IL 60477

CIVIL ENGINEER
JOSEPH A. SCHUDT & ASSOCIATES
19350 S. HARLEM AVE.
FRANKFORT, IL 60423

LANDSCAPE ARCHITECT
METZ & COMPANY
826 EAST MAPLE STREET
LOMBARD, IL 60148

PROJECT NUMBER	
20-888	
ISSUE DATES	
INITIAL DATE:	03.06.20
VILLAGE REV 1	05.21.20
VILLAGE REV 2	01.27.21
VILLAGE REV 3	03.09.21
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	.
	.
	.
REGISTRATION SEAL	

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SHEET NUMBER



EXISTING PRIMARY STREET
(ASPHALT PAVEMENT)

CONCEPTUAL - OVERALL ARCHITECTURAL SITE PLAN - 12 TOWNHOME UNITS

SITE PLAN

SCALE: 1" = 30'-0"

1. INFORMATION SET FORTH HAS BEEN OBTAINED FROM JOSEPH A. SCHUDT & ASSOCIATES, WITH LATEST REVISION DATE OF 12.08.2020.

2. THE GENERAL CONTRACTOR SHALL HIRE AND PAY FOR THE SERVICES OF A LICENSED CIVIL ENGINEER AND SURVEYOR TO CONDUCT AND PREPARE A TOPOGRAPHIC SURVEY AND PROVIDE ALL REQUIRED CIVIL ENGINEERING DRAWINGS FOR THIS SITE AND SHALL BE BASED ON THE ARCHITECTED SITE PLAN. FURTHERMORE, THE CIVIL ENGINEER SHALL CONFIRM ALL REQUIRED BUILDING AND PARKING LOT DIMENSIONS, LOCATION OF ALL EXISTING SITE GRADING, SITE DRAINAGE, ETC. THE CIVIL ENGINEER SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICT EXIST OR SHALL BE THE RESPONSIBLE FOR THE SAME.
3. ACCESSIBLE ROUTE
 - ANY ACCESSIBLE ROUTE BECOMES A RAMP IF SLOPE IS GREATER THAN 6% (1:10), A RAMP IS REQUIRED
 - HANDRAILS ARE NOT REQUIRED ON WALKS WITH SLOPED BETWEEN 6% AND 8%, GRADUAL 8% IS REQUIRED
 - ANY ACCESSIBLE ROUTE THAT ARE GREATER THAN 8.33% CANNOT BE AN ACCESSIBLE ROUTE.

SITE DATA

ZONING DISTRICT	PARTIALLY ANNEXED ZONED R-1 (SINGLE-FAMILY RESIDENTIAL), PART UNINCORPORATED AND REQUIRING ANNEXATION. ALL ARE PROPOSED TO BE REZONED TO R-6 (MEDIUM-DENSITY RESIDENTIAL) ZONING DISTRICT.
SITE AREA	49,382 S.F. (1.133 ACRES) - PER JOSEPH A. SCHUOT & ASSOCIATES, WITH THE LATEST REVISION DATE OF 12.08.20.
BUILDING AREAS	BUILDING 1 - 81 - 6 UNIT BUILDING BUILDING CONFIGURATION (6) - 3 BEDROOM 6,759 S.F. BUILDING 2 - 82 - 6 UNIT BUILDING BUILDING CONFIGURATION (6) - 3 BEDROOM 6,759 S.F.
BUILDING SETBACKS	FRONT YARD - ALONG NEW SECONDARY SECOND STREET - 25' REQUIRED - 29'-8" PROVIDED - SEE CIVIL DRAWINGS SIDE YARD - ALONG 179TH STREET - 10' MINIMUM - 29' PROVIDED - SEE CIVIL DRAWINGS REAR YARD - 10' MINIMUM - 38'-0" PROVIDED - SEE CIVIL DRAWINGS ALLOWABLE ENCRoACHMENT - FRONT STOMP AND/OR STAIRS IS 35% OF MINIMUM SETBACK. NO CASE SHALL BE NO CLoSER THAN 5' OF ANY PROPERTY LINE.
F.A.R. - FLOOR TO AREA RATIO	13,518 S.F. X 2 FLoORS /49,382 S.F. = 0.548
LOT COVERAGE	13,518 S.F. /49,382 S.F. = 27.39%
HEIGHT OF ALL BUILDINGS AND STRUCTURES	3 STORY LIMIT HOWEVER NO DIMENSIONAL HEIGHT LIMIT
GREEN SPACE PERCENTAGE	NONE REQUIRED HOWEVER THE LANDSCAPE APPEAL SHALL BE MET WHERE EVER PRACTICAL
PARKING SPACES REQUIRED	MINIMUM PARKING SIZE SHALL BE 9'-4" WIDE X 18'-8" LONG MINIMUM REQUIRED OFF - STREET PARKING SPACES REQUIRED IS 2.5 SPACES PER DWELLING UNIT PROVIDED: 4 SPACES TOTAL OF WHICH 2 ARE INDOORS & 2 OUTDOORS TRASH ENCLOSURE NOT REQUIRED

ARCHITECTURAL

R	RENDERING
A1.0	CONCEPTUAL - OVERALL ARCHITECTURAL SITE PLAN
A1.1	CONCEPTUAL - FLOOR PLAN - FIRST & SECOND FLOOR
A1.2	CONCEPTUAL - ELEVATIONS AND TYPICAL WALL SECTION
A1.5	CONCEPTUAL - SITE PLAN - PHOTOMETRIC LIGHTING PLAN
DTL-1	TYPICAL WALL SECTION
DTL-2	TYPICAL WALL SECTION
CIVIL ENGINEERING	
1	SITE GEOMETRIC PLAN
2	SITE UTILITY & GRADING PLAN
3	PLAN OF SURVEY
4	SUNSET ESTIMATES SUBDIVISION
5	PLAN OF ANNEXATION
LANDSCAPE	
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE SPECIFICATIONS

PROJECT NUMBER	
20-888	
ISSUE DATES	
INITIAL DATE:	03.06.20
VILLAGE REV 1	05.21.20
VILLAGE REV 2	01.27.21
VILLAGE REV 3	03.09.21
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REGISTRATION SEAL	

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SHEET NUMBER



GODOLCO
DESIGN
architects

1830 WALLACE AVE SUITE 201
ST. CHARLES, IL 60174
GODUCOARCH.COM 630-485-5201

PANOS DEVELOPMENT
7926 W. 103rd. Street
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METZ & COMPANY
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LOMBARD, IL 60148



PANOS DEVELOPMENT
7926 W. 103rd. Street
Palos Hills, IL 60465

CIVIL ENGINEER
JOSEPH A. SCHUDT & ASSOCIATES
19350 S. HARLEM AVE.
FRANKFORT, IL 60423

LANDSCAPE ARCHITECT
METZ & COMPANY
826 EAST MAPLE STREET
LOMBARD, IL 60148

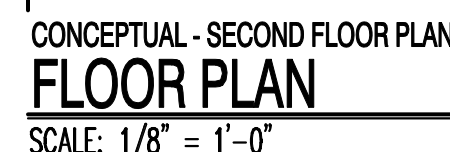
PROJECT NUMBER	
20-888	
ISSUE DATES	
INITIAL DATE:	03.06.20
VILLAGE REV 1	05.21.20
VILLAGE REV 2	01.27.21
VILLAGE REV 3	03.09.21
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REGISTRATION SEAL	

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1. ALL BUILDINGS SHALL BE FULLY SPRINKLERED PER THE FOLLOWING REQUIREMENTS:

The automatic sprinkler system shall be designed and installed in accordance with Sections 903.1.1 of the 2012 ICC International Building Code and Sections 9.7.7 of the 2003 edition of NFPA 101. Section 8.1.5.2, 18.5.1.1.1 and 6.8.2 of the 2010 edition of NFPA 1 shall not apply.
2. FIRE WALLS & PARTITIONS: PROVIDE A MINIMUM TWO (2) HOUR FIRE-RATED MASONRY WALL BETWEEN DWELLING UNITS, AND ADJACENT PARK OR SERVICE AREA OF 2 OCCUPANCIES (SECTION 903.1.1 OF 2012 INTERNATIONAL BUILDING CODE), NO OPENINGS ARE PERMITTED BETWEEN DWELLING UNITS. EACH WALL SHALL HAVE AN UNDERWRITERS LABORATORY, INC. LISTED FIRE-RATED PARTITION IN THE MOST EXPOSED FIRE RESISTING RATED AREA. MEET THE COMINGLY REQUIREMENTS OF SECTION 208.7 OF THIS CODE. A DETAIL OF EACH FIRE-RATED WALL ASSEMBLY SHALL BE PROVIDED ON THE PERMIT DRAWINGS. THE UL DESIGN NUMBER MUST BE INDICATED ON THE DETAIL. THE AUTOMATIC SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 903.6.3.1 OF 2012 IBC 9.7.7.3.2 OF THE 2012 INTERNATIONAL BUILDING CODE.
3. FIRE SEPARATING A MAXIMUM OF 11 DWELLING UNITS AND THREE STORES OR LESS SHALL ONLY REQUIRE A ONE-HOUR FIRE SEPARATION WHEN AN AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH SECTION 903.1.1 OF THE 2012 INTERNATIONAL BUILDING CODE AND AS AMENDED BY CHARTER IS PROVIDED.

THE PROJECTS FIRE WALLS & PARTITIONS SHALL COMPLY WITH OPTION 2 - SEE DETAILS FOR FURTHER INFORMATION.



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TYPICAL ELEVATION NOTES
 PROPOSED NEW MATERIALS TO BE USED

1. ROOF - ASPHALT SHINGLES.
2. FASCIA, SOFFIT, FRIEZE BOARD, COLUMN - SHALL BE ALUMINUM WRAPPED
3. SIDING, TRIM BOARD, WINDOW AND DOOR SURROUND - ALL WINDOW SHALL BE VINYL.
4. TYPICAL WINDOW - VINYL WINDOWS
5. FRONT DOOR - INSULATED METAL FRONT DOOR.
6. GARAGE DOOR - INSULATED OVERHEAD DOOR.

SECTION 208 - FIRE WALLS & PARTITIONS

1. ALL BUILDINGS SHALL BE FULLY SPRINKLERED PER THE FOLLOWING REQUIREMENTS:
The automatic sprinkler system shall be designed and installed in accordance with Section 903.3.1.1 of the 2012 ICC International Building Code and Section 9.7. of the 2003 edition of NFPA 101. Sections 8.1.5, 1.2, 6, 15.8, 1.1, 6.1 & 6.8.2 of the 2012 edition of NFPA 13 shall not apply.
2. FIRE WALLS & PARTITIONS - PROVIDE A MINIMUM TWO (2) HOUR FIRE RATED MASONRY WALL ASSEMBLY BETWEEN DWELLING/SLEEPING UNITS, AND ADJACENT PUBLIC OR SERVICE AREAS OF R-2 OCCUPANCIES (SECTION 910, 2012 ICC INTERNATIONAL BUILDING CODE). NO OPENINGS ARE PERMITTED BETWEEN DWELLING/SLEEPING UNITS. EACH WALL ASSEMBLY SHALL HAVE AN UNDERWRITER LABORATORIES, INC. (UL) DESIGN NUMBER LISTED IN THE MOST RECENT UL FIRE RESISTANCE DIRECTORY AND MEET THE CONTINUITY REQUIREMENTS OF SECTION 208.6 OF THIS CODE. A DETAIL OF EACH FIRE RATED WALL ASSEMBLY SHALL BE PROVIDED ON THE PERMIT DRAWINGS; THE UL DESIGN NUMBER MUST BE INDICATED ON THE DETAIL. THE AUTOMATIC SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 OF THE 2012 ICC INTERNATIONAL BUILDING CODE OR AS AMENDED BY CHAPTER VII OF THIS CODE. A GROUP R-2 USE HAVING A MAXIMUM OF 12 LIVING UNITS AND THREE STORIES OR LESS SHALL ONLY REQUIRE A ONE-HOUR FIRE SEPARATION WHEN AN AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH SECTION 903.3.1.1 OF THE 2012 INTERNATIONAL BUILDING CODE AND AS AMENDED IN CHAPTER VII IS PROVIDED.

THE PROJECTS FIRE WALLS & PARTITION SHALL COMPLY WITH OPTION 2 - SEE DETAILS FOR FURTHER INFORMATION

Provide a minimum two (2) hour fire rated triple drywall assembly. Provide a minimum two (2) hour fire rated wall assembly without openings for the center portion of the triple drywall assembly. The center portion of the triple drywall assembly shall have a UL Design Number listed in the most recent UL Fire Resistance Directory. A detail of each triple drywall assembly shall be provided on the permit drawings; the UL Design Number of the center portion of the assembly must be indicated on the detail. The outer portions of the triple drywall assembly shall have metal stud framing spaced a maximum of 24 inches apart and gypsum board having a minimum thickness of 1/2-inch.



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PANOS DEVELOPMENT
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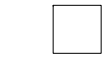
SUNSET ESTATES
 179TH STREET
 TINLEY PARK, IL 60477

CIVIL ENGINEER
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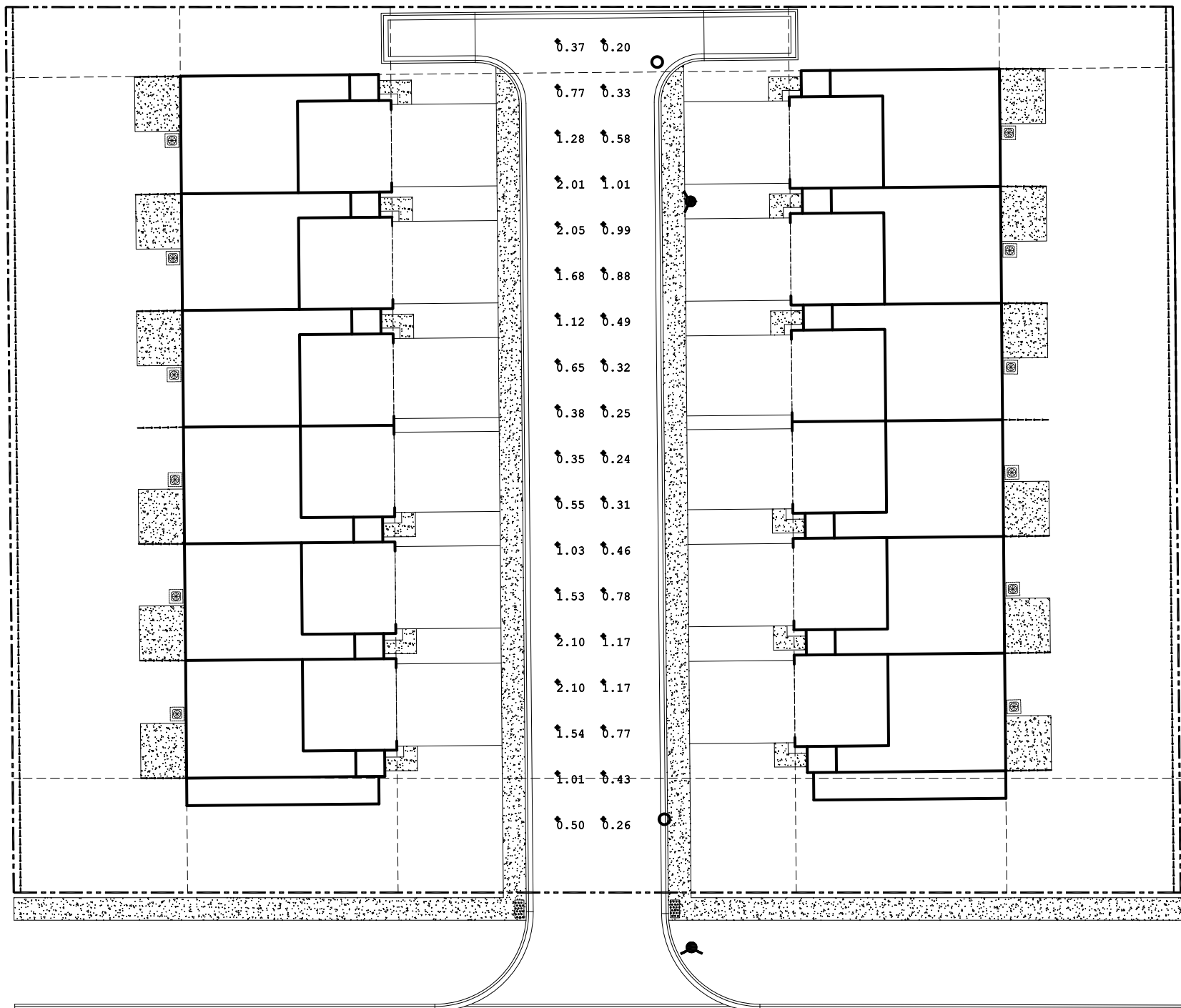
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 SHEET NUMBER



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LUMINAIRE SCHEDULE - TINLEY PARK TRAILS								
Symbol	Qty	Label	Arrangement	LLF	DESCRIPTION	TAG	LUM. WATTS	
	2	A	SINGLE	0.950	PT-6130LED-4ARCH27T3-MDL03-SV1 (12' POLE)	14' MH	65.1	
CALCULATION SUMMARY - TINLEY PARK TRAILS								
Label	DESCRIPTION	CALC TYPE	UNITS	AVG.	MAX.	MIN.	AVG./MIN.	MAX./MIN.
ROADWAY	ILLUMINACE	FC		1.20	2.03	0.41	2.93	4.95



179th

STREET

OVERALL ARCHITECTURAL SITE PLAN - 12 TOWNHOME UNITS
 CONCEPTUAL - SITE PLAN - PHOTOMETRIC LIGHTING PLAN
 SCALE: 1"= 20'-0"

TRUE NORTH



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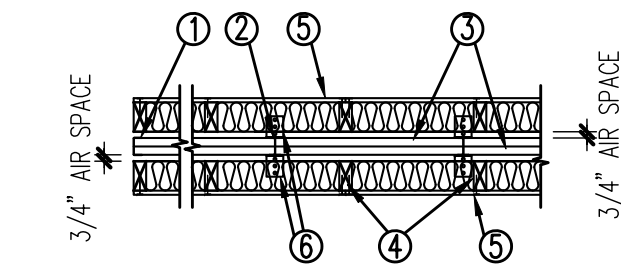
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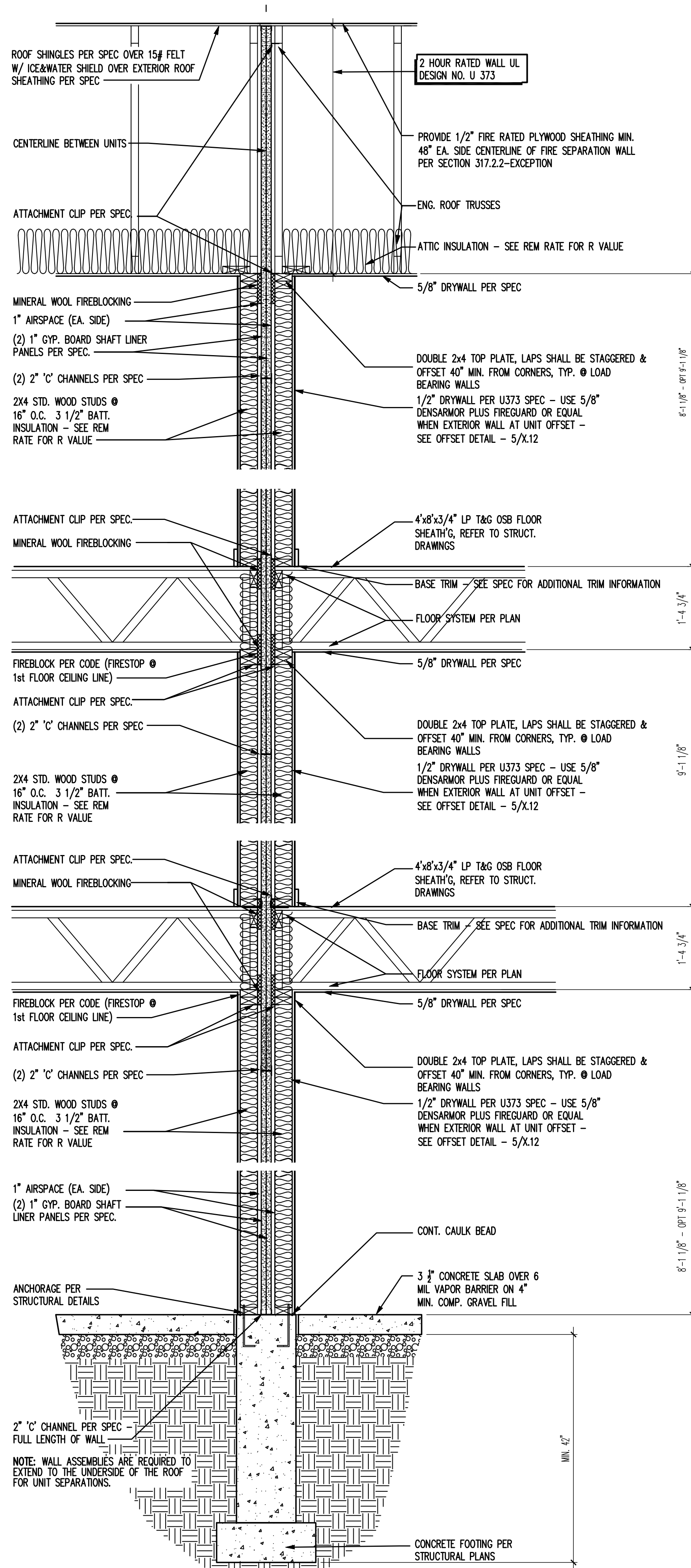
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Design No. U373
 Assembly Rating – 2 Hrs. w/ Exposure on Fire Side Restricted Non-Bearing; Symmetrical Area Separation Wall
 Design Weight – 14 PSF
 Tested under Load simulating a Wall Height of 44'-0"



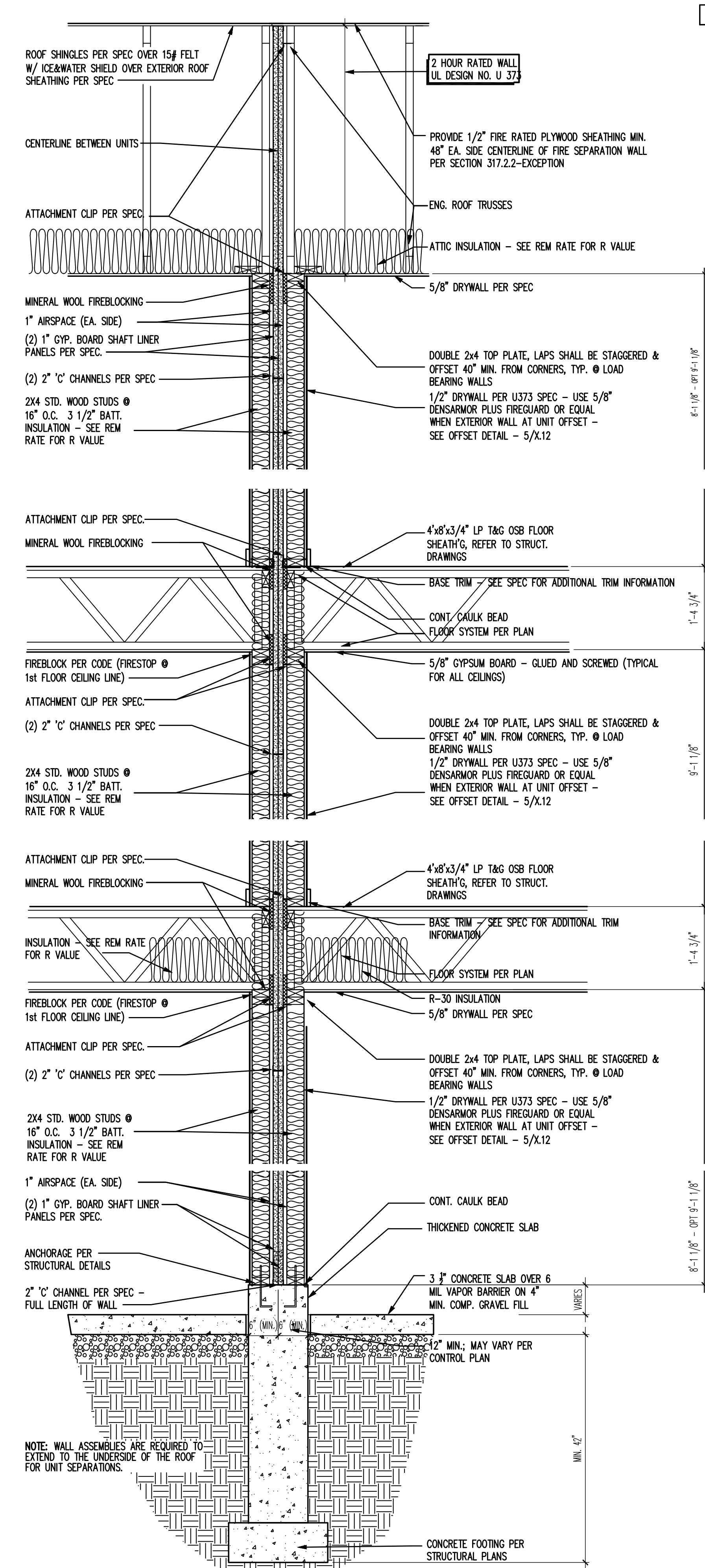
- INTERNATIONAL CELLULOSE CORP. --- Celbar-RL
- AREA SEPARATION WALL:—(Nonbearing, Max Height – 44 ft)
1. **Floor, Intermediate or Top Wall**—2-3/16 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.
2. **Steel Studs**—Steel members formed from No. 25 MSG galv steel having "H" – shaped flanges spaced 24 in. OC; overall depth 2-1/8 in. and flange width 1-1/2 in.
3. **Gypsum Board**—Two layers of 1 in. thick gypsum wallboard liner panels, supplied in non 24 in. widths. Vertical edges of panels friction fitted into "H" – shaped studs.
- GEORGIA-PACIFIC GYPSUM L.L.C. --- Types TRSL, DGUSL
- PROTECTED WALL:**— (Bearing or Nonbearing Wall, as indicated in Items 4, 4A and 4B)
4. **Wood Studs**—For 2 Hr. Bearing or Nonbearing Wall Rating – Nom 2 by 4 in., max spacing 24 in. OC. Studs cross-braced at midheight where necessary for clip attachment. Min 3/4 in. separation between wood framing and area separation wall. Finish rating evaluated for wood studs only.
- 4A. **Steel Studs**—(As an alternate to Item 4, not shown) —For 2 Hr. Bearing Wall Rating – Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 5-1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. OC. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.
- 4B. **Steel Studs**—(As an alternate to Items 4 and 4A, for use in Configuration B only, not shown) —For 2 Hr. Nonbearing Wall Rating—Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.
5. **Gypsum Board**—Classified or Unclassified – Min 1/2 in thick, 4 ft wide, applied either horizontally or vertically. Wallboard attached to wood studs (Item 4) with 1-1/4 in. long steel drywall nails spaced 12 in. OC. Wallboard attached to steel studs (Item 4A or 4B) with 1 in. long Type S steel screws spaced 12 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail or screw heads covered with joint compound.
6. **Attachment Clips**—Aluminum angle, 0.062 in. thick, min 2 in. wide with min 2 in. and 2-1/2 in. legs. Clips secured with one Type S screw 3/8 in. long to wood framing or steel framing through holes provided in clip. Clips spaced a max of 10 ft OC vertically between wood or steel framing and "H" studs for separation walls up to 23 ft high. For separation walls up to 44 ft high, clips spaced as described above for the upper 24 ft. and the remaining wall area below requires clips spaced a max 5 ft OC vertically between wood or steel framing and "H" studs.
7. **Batts and Blankets**— (Optional, not shown) —Placed in stud cavities, any glass fiber or mineral wool insulation, max 3.0 pcf density, bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

: *Bearing the UL Classification Mark



2-HOUR FIRE SEPARATION WALL
 UL DESIGN #U373 - STC 66

4
 X.12 SCALE 3/4" = 1'-0"



2-HOUR FIRE SEPARATION WALL @ GARAGE
 UL DESIGN #U373 - STC 66

3
 X.12 SCALE 3/4" = 1'-0"



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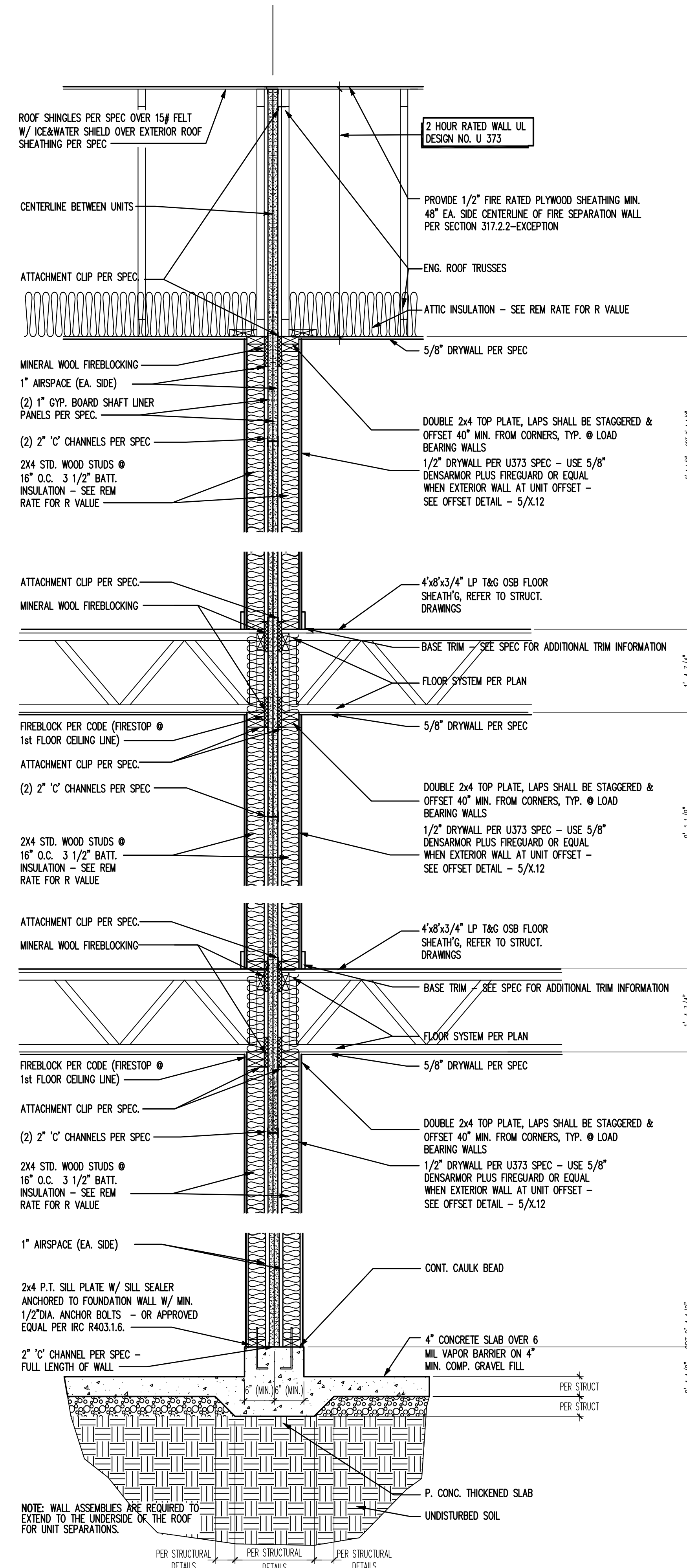
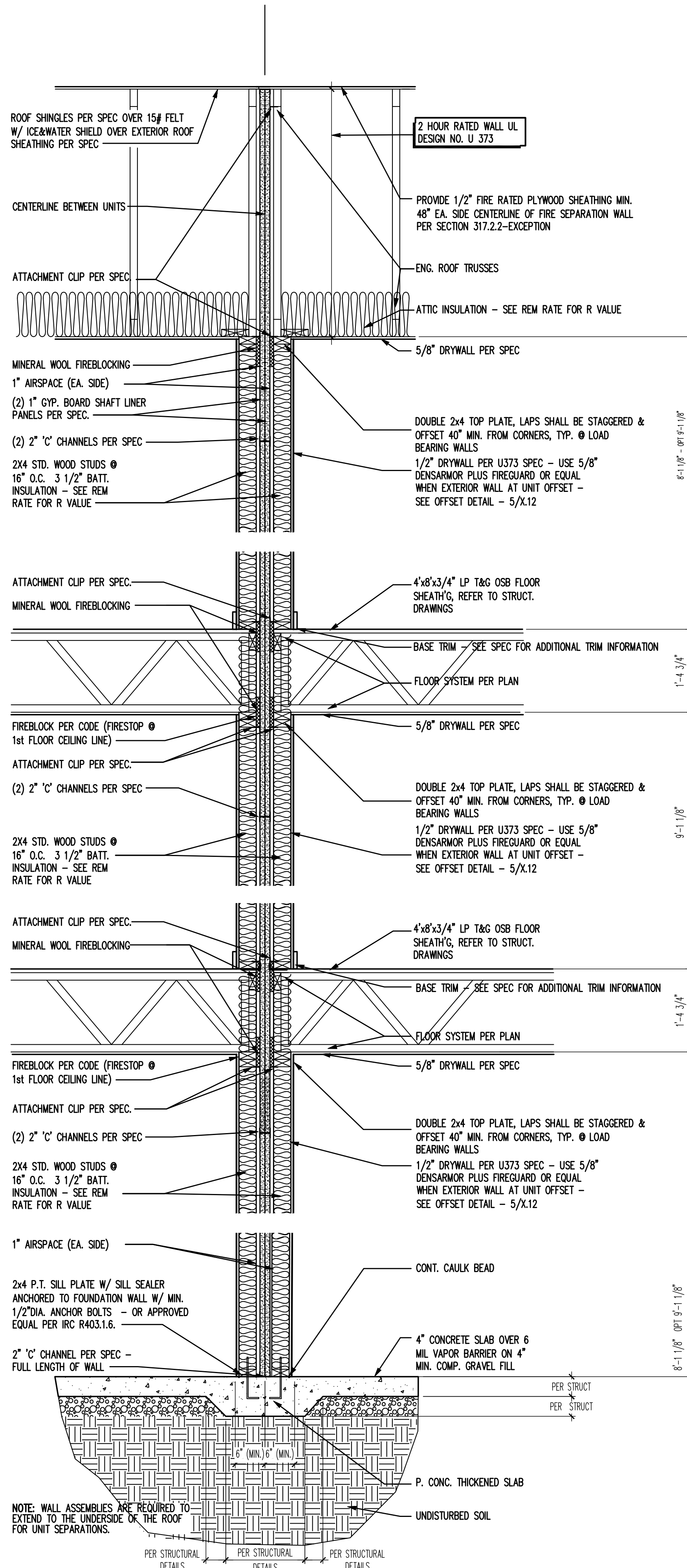
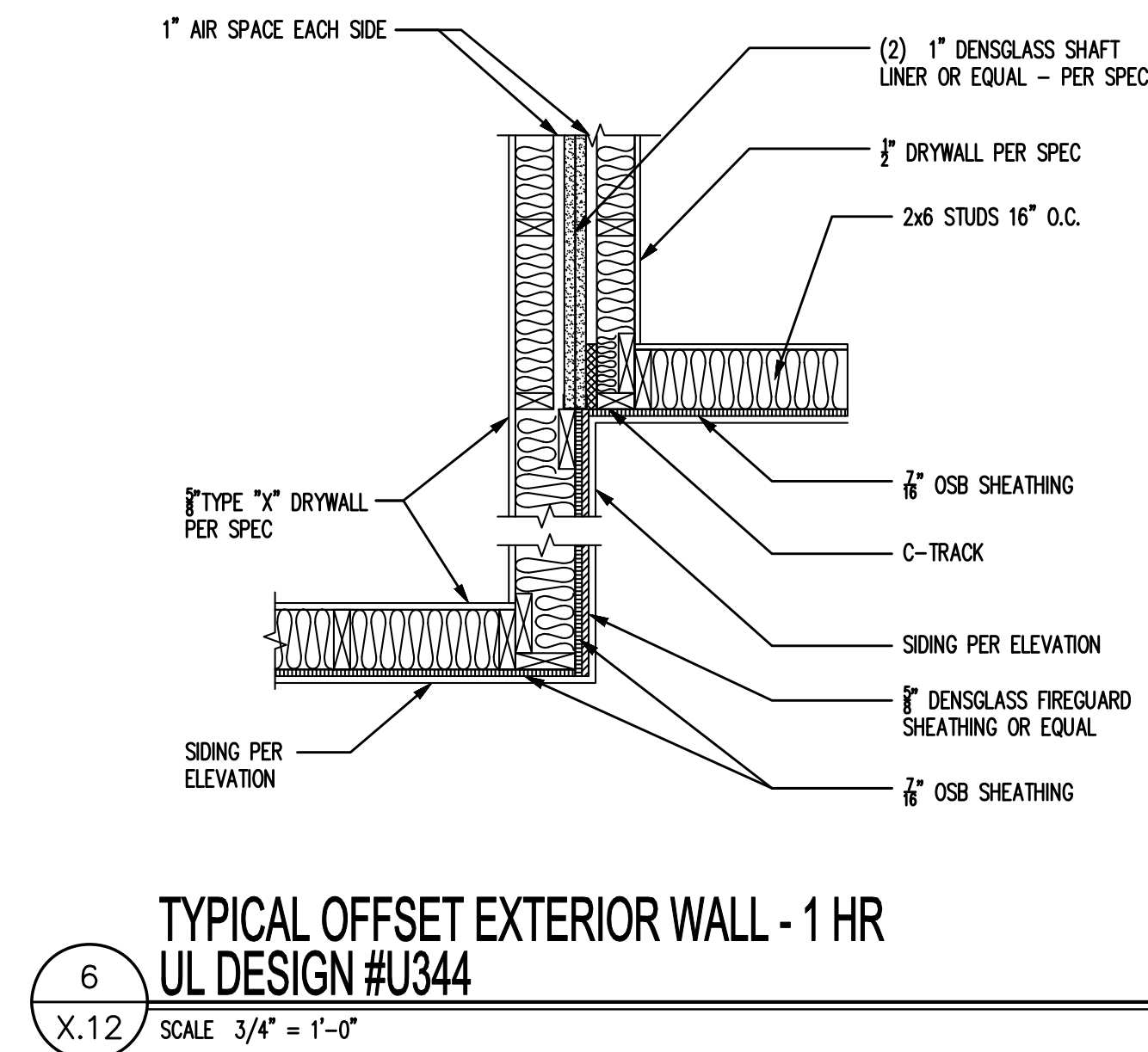
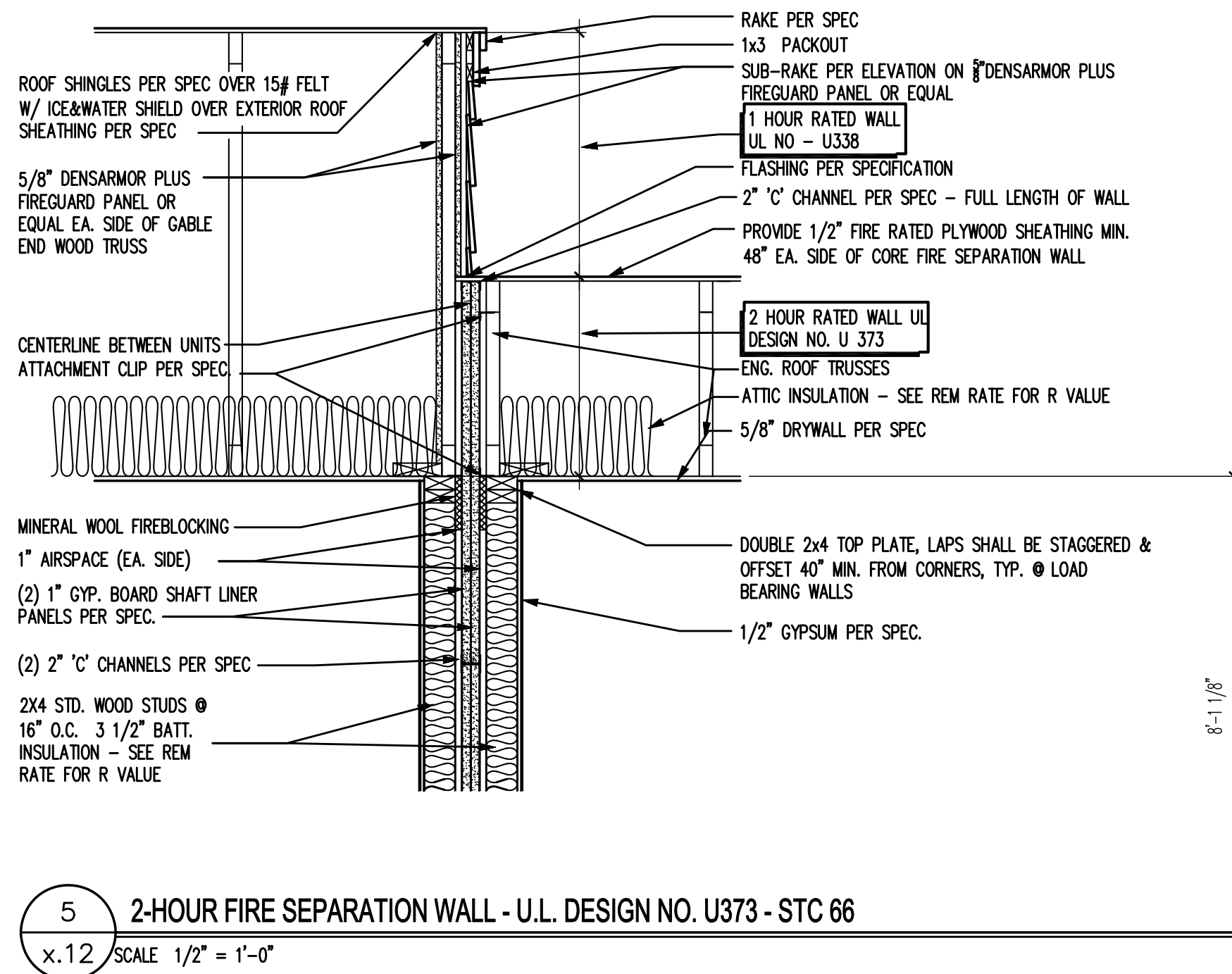
LANDSCAPE ARCHITECT
 METZ & COMPANY
 826 EAST MAPLE STREET
 LOMBARD, IL 60148

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architects**

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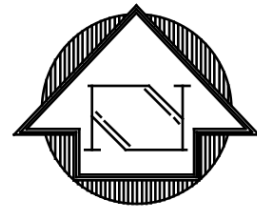
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LOTS 7 AND 8 (EXCEPT THE WEST 430 FEET OF SAID LOTS) IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THE EAST 105 FEET OF THE WEST 430 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY CONTAINS: 49,362 SQ. FT. (1.133 ACRES), MORE OR LESS.

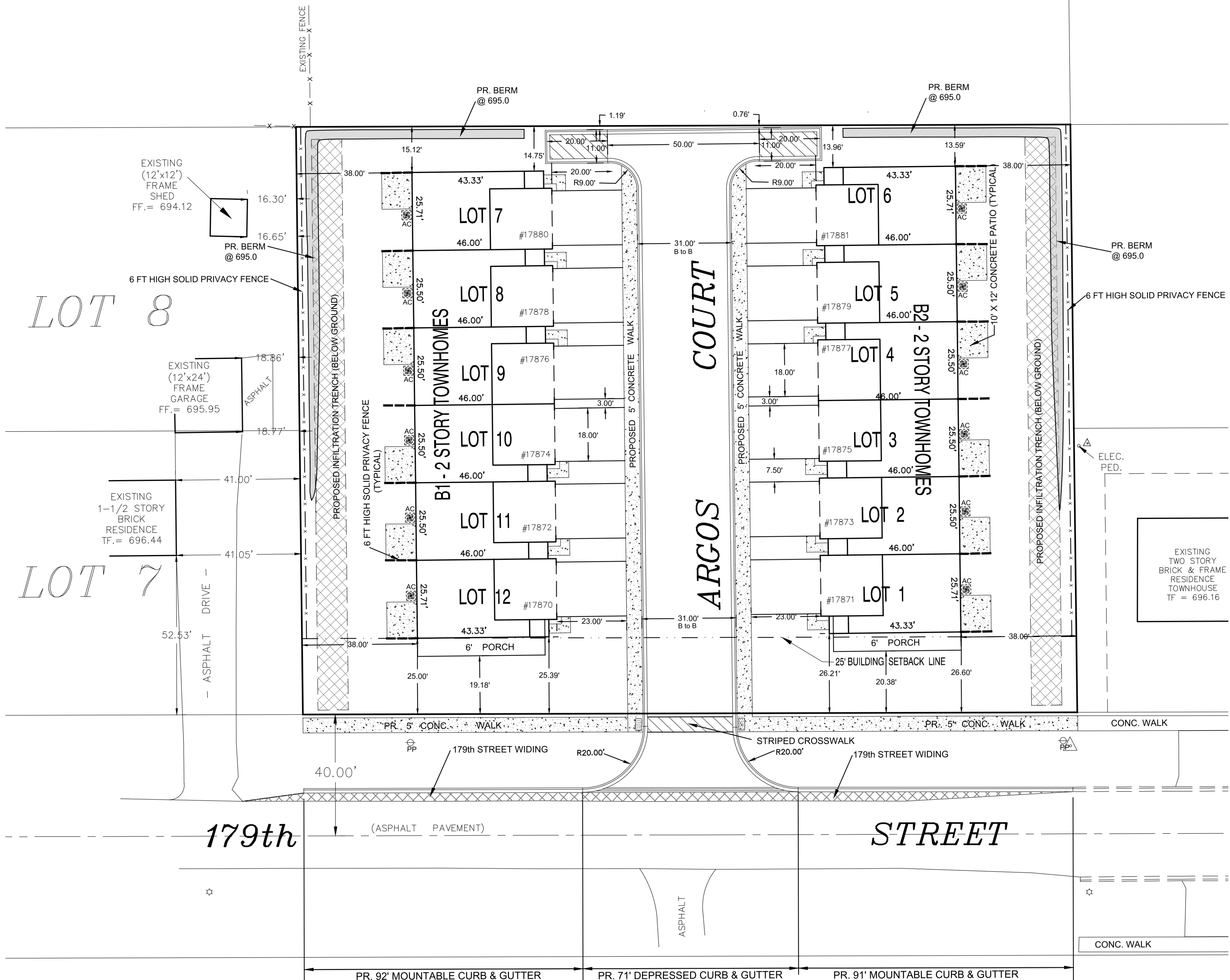


GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LOT 9



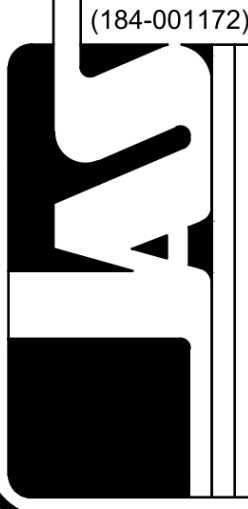
SUNSET ESTATES

TINLEY PARK, IL

SITE GEOMETRICS PLAN

REVISIONS: 3-24-21

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(184-001172)

Joseph A. Schudt & Associates
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PHONE: 708-720-1000 www.jaseng.com FAX: 708-720-1065
CIVIL ENGINEERING - LAND SURVEYING - ENVIRONMENTAL - LAND PLANNING - GPS SERVICES

Date: 3-08-21
Scale: 1"=20'
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1 OF 2
Project No.:
05-105

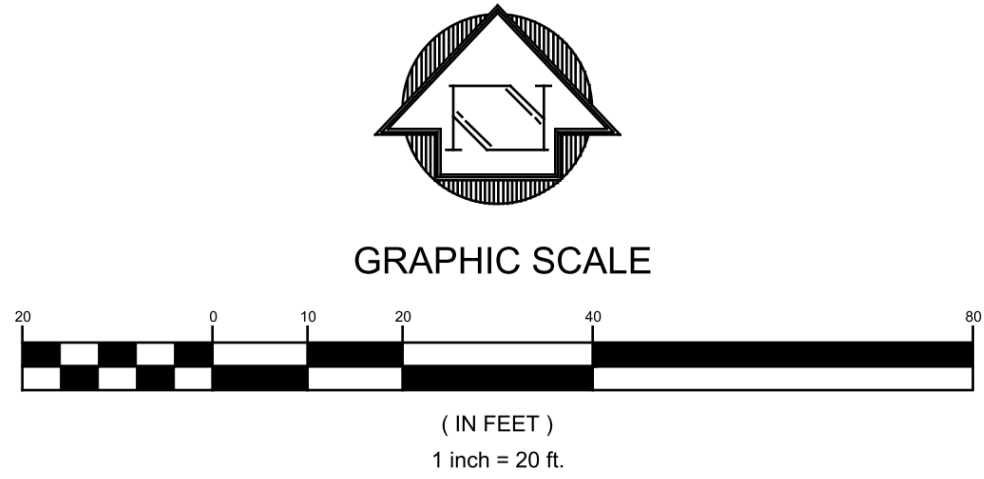
LEGEND	
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	WATER VALVE IN VAULT
	WATER VALVE
	FIRE HYDRANT
	STORM SEWER INLET
	STORM SEWER CATCH BASIN
	STORM SEWER MANHOLE
	STORM SEWER LINE
	POWER POLE
	TRANSFORMER BOX/PAD
	LIGHT
	POWER/LIGHT
	HAND HOLE
	TELEPHONE BOX/PEDESTAL
	GAS VALVE
	CONCRETE CURB & GUTTER
	DEPRESSED CURB
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	SIGN
	FENCE LINE
	BOLLARD
	EXISTING GROUND ELEVATION
	EXISTING GROUND CONTOUR
	RECORD DISTANCE

LOTS 7 AND 8 (EXCEPT THE WEST 430 FEET OF SAID LOTS) IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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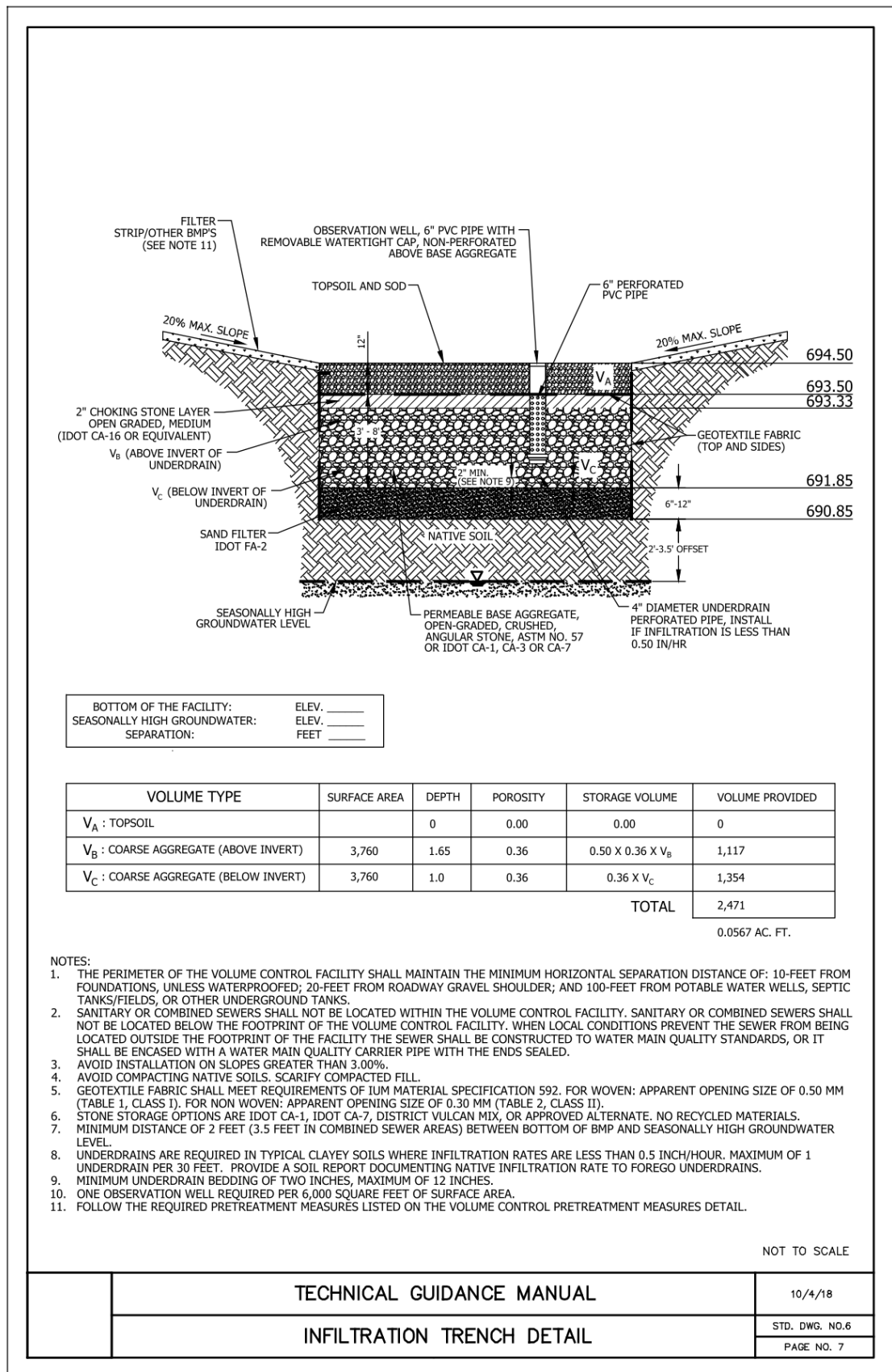
PROPERTY CONTAINS: 49,362 SQ. FT. (1.133 ACRES), MORE OR LESS.



TOTAL SITE AREA: 49,362 Sq. Ft. (1.133 Acres)

IMPERVIOUS AREA:	BUILDING	14,122 Sq. Ft.
	PATIOS	1,440 Sq. Ft.
	DRIVEWAYS	4,968 Sq. Ft.
	SIDEWALKS	1,800 Sq. Ft.
	STREET	6,612 Sq. Ft.
	SERVICE WALKS	180 Sq. Ft.
	TOTAL	29,122 Sq. Ft.

VOLUME CONTROL REQUIRED: $29,122 / 12 = 2,427 \text{ Ft.}^3$
= 0.0557 Ac. Ft.



INFILTRATION TRENCH DETAIL

LEGEND

VOLUME CONTROL AREA

SITE BENCHMARK:

TOP OF THE EAST FLANGE BOLT ON HYDRANT AT THE
NORTHEAST CORNER OF 179th ST. AND OAK PARK AV.
ELEVATION = 696.26 (NAVD 88)

SUNSET ESTATES

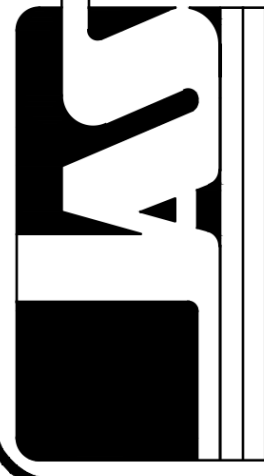
TINLEY PARK, IL

SITE UTILITY & GRADING PLAN

REVISIONS: 3-24-21

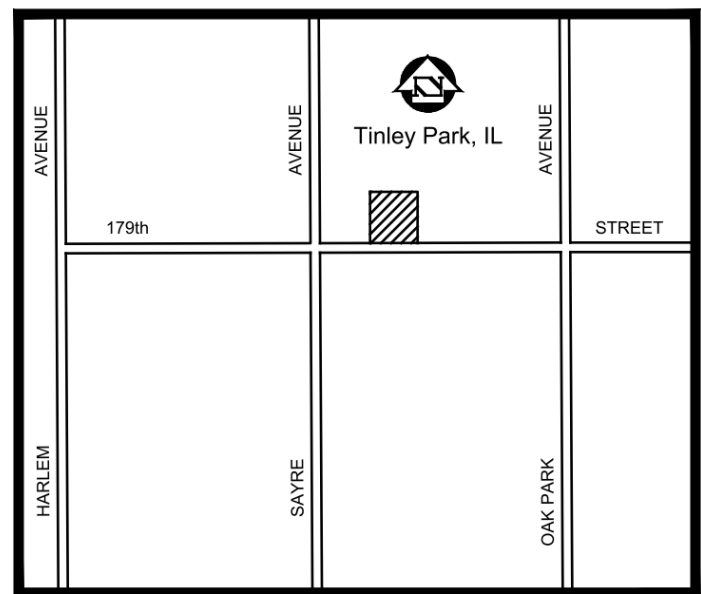
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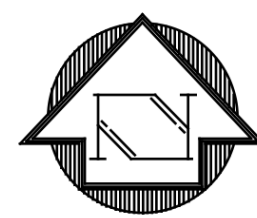
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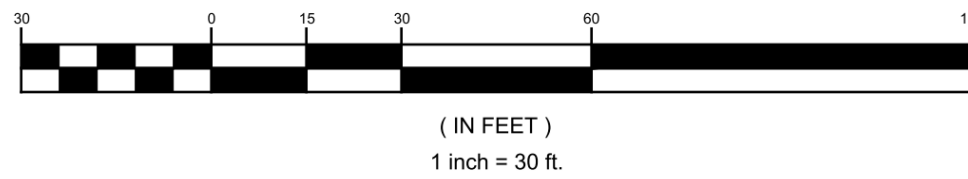


VICINITY MAP
(NOT TO SCALE)
INDICATES SITE LOCATION

PLAT OF SURVEY



GRAPHIC SCALE



PARCEL 1:

P.I.N. 28-31-105-015-0000 (PART OF LOT 7) AND 28-31-105-018-0000 (PART OF LOT 8)

AND

PARCEL 2:

P.I.N. 28-31-105-075-0000

PARCEL 1:

LOTS 7 AND 8 (EXCEPT THE WEST 430 FEET OF SAID LOTS) IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

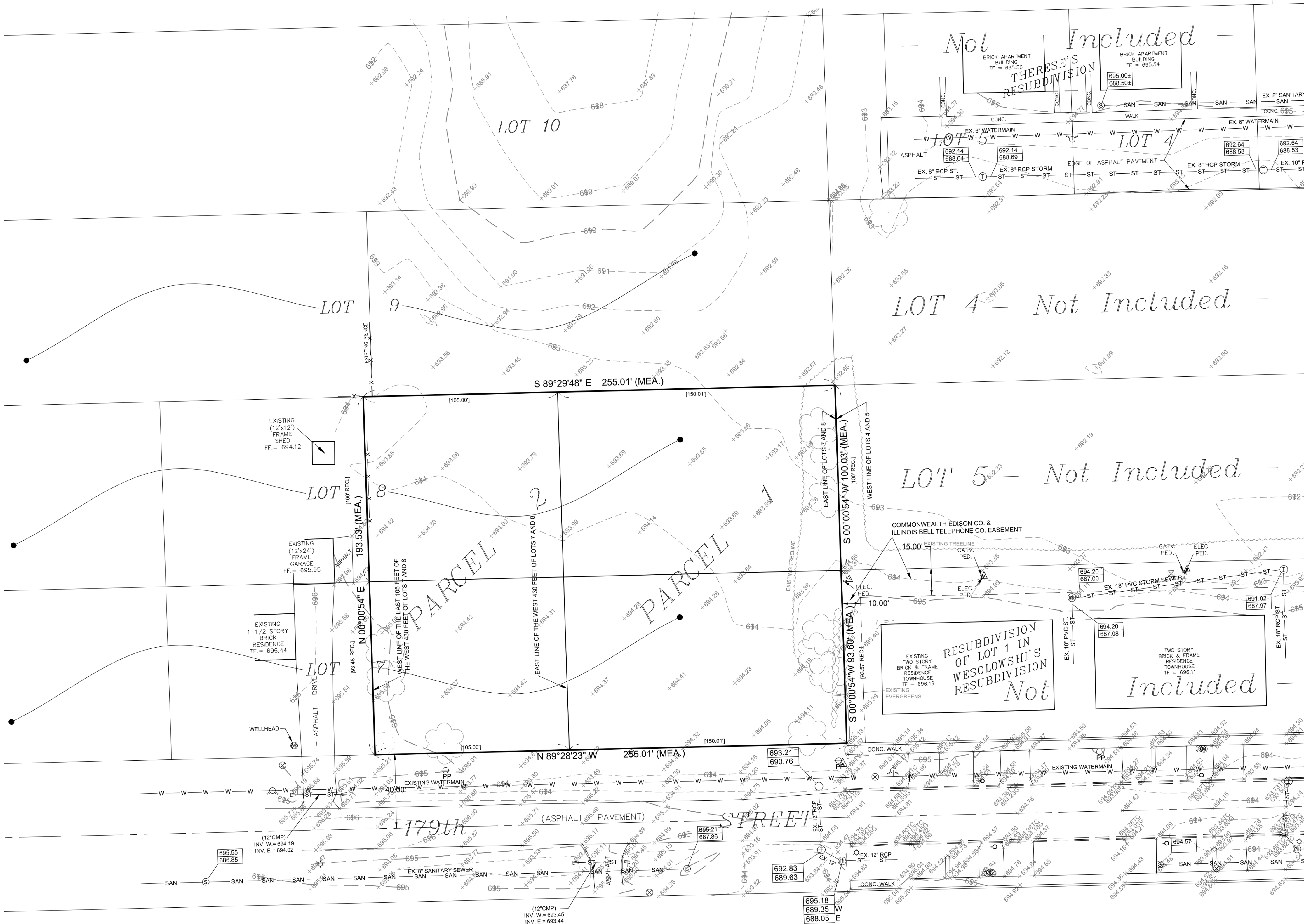
AND

PARCEL 2:

THE EAST 105 FEET OF THE WEST 430 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY CONTAINS: 49,362 SQ. FT. (1.133 ACRES), MORE OR LESS.

LEGEND	
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	WATER VALVE IN VAULT
	WATER VALVE
	FIRE HYDRANT
	STORM SEWER INLET
	STORM SEWER CATCH BASIN
	STORM SEWER MANHOLE
	STORM SEWER LINE
	POWER POLE
	TRANSFORMER BOX/PAD
	LIGHT
	POWER/LIGHT
	HAND HOLE
	TELEPHONE BOX/PEDESTAL
	GAS VALVE
	CONCRETE CURB & GUTTER
	DEPRESSED CURB
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	SIGN
	FENCE LINE
	BOLLARD
	EXISTING GROUND ELEVATION
	EXISTING GROUND CONTOUR
	RECORD DISTANCE



STATE OF ILLINOIS } ss.
COUNTY OF WILL

JOSEPH A. SCHUDT AND ASSOCIATES HEREBY CERTIFY THAT THEY HAVE SURVEYED THE PROPERTY DESCRIBED HEREON, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS IN FEET AND DECIMAL PARTS THEREOF.

MOKENA, ILLINOIS _____, A.D. 2021.
JOSEPH A. SCHUDT & ASSOCIATES (184-001172)

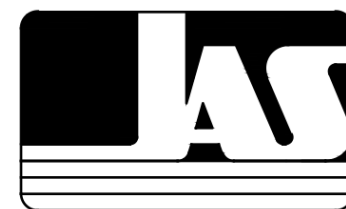


BENCHMARK:

TOP OF THE EAST FLANGE BOLT ON HYDRANT AT THE NORTHEAST CORNER OF 179TH STREET AND OAK PARK AVE. ELEVATION: 696.26'

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3152 (exp. 11-30-22)

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY AND TOPOGRAPHIC SURVEY. VERIFY ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCIES. CONSULT DEED OR TITLE REPORT FOR EASEMENTS AND RESTRICTIONS.



Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE
PHONE: 708-720-1000
e-mail: survey@jaseng.com
MOKENA, IL 60448
FAX: 708-720-1065
http://www.jaseng.com

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

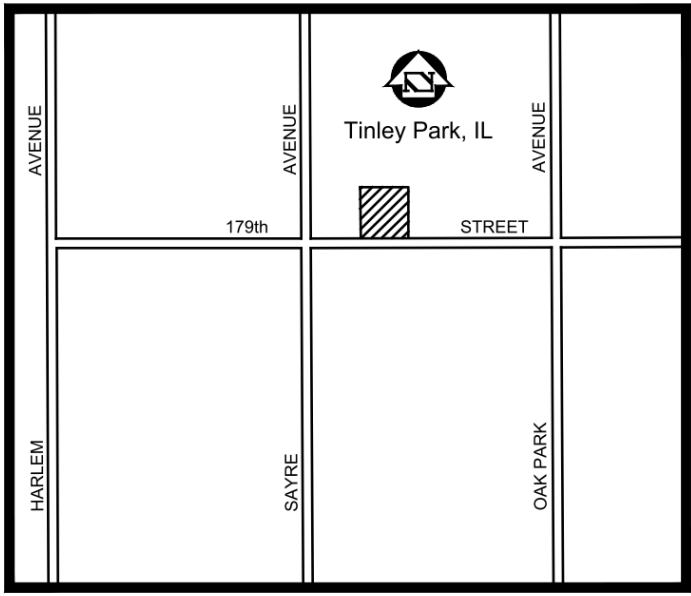
ORDERED BY: MAKP PROPERTIES, INC.

ORDER NO. 05-105-214-SUNSET ESTATES

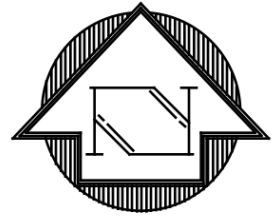
6850 W. 179TH STREET
ADDRESS: TINLEY PARK, IL 60477

SCALE: 1 INCH = 30 FEET

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VICINITY MAP
(NOT TO SCALE)
INDICATES SITE LOCATION



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

Easement Provisions

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to:
The Village of Tinley Park, Illinois,

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 sounds and signals in, under, across, along and upon the surface of the property shown within the dashed lines on the plat and marked "Public Utility and Drainage Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the 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 or areas to serve improvements thereon, or on adjacent lots, and common area 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 grantees' facilities or in, upon or over the property within the dashed lines marked "Public Utility and Drainage Easement" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have that meaning set forth for such term in Section 2(e) of "An act in relation to condominiums" (Illinois Revised Statutes, Ch. 30, par. 302(e), 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 as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such areas may be otherwise designated on the plat by terms such as, "outlots", "common elements", "open space", "open area", "common ground", "parking and common area". The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes 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 Grantees at cost of Grantor/Lot Owner, upon written request.

MUNICIPAL UTILITY EASEMENTS

Non-exclusive, perpetual easements are hereby reserved for and granted to the Village of Tinley Park, Illinois, its successors and assigns over all areas marked "Public Utility and Drainage Easement" on the Plat for the perpetual right, privilege and authority to construct, reconstruct, install, remove, repair, inspect, maintain, and operate overland drainage services and storm water volume control routes, storm and/or sanitary sewers and services, and water mains and services, together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village in, over, upon, along, under and through said indicated easement, together with right of access across and upon the property for necessary personnel and equipment to do any of the above work. The right is also granted to cut down and trim or remove any fences, temporary structures, trees, shrubs, roots or other plants and appurtenances without obligation to restore or replace and without need for providing compensation therefore on the easement that interfere with the operation of the sewers, mains, and services provided. No permanent buildings, structures or other obstructions shall be placed on said easements without the prior written consent of the Village, but same may be used at the risk of the owner for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinances of the Village of Tinley Park and to Village approval as to design and location.

An easement is hereby reserved for and granted to
NI-COR Gas Company

its respective successors and assigns ("NI-COR") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Public Utility and Drainage Easement," "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NI-COR facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NI-COR. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have that meaning set forth for such term in Section 605(2)(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605(2)(e)) as amended from time to time. The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

OWNERS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

MAKP PROPERTIES, INC., 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 with the dedications and easements as shown on the hereon drawn plat.

Dated This _____ day of _____, A.D. 2021.

MAKP PROPERTIES, INC.
9201 W. 121st STREET
PALOS PARK, IL 60464

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 Tinley Park Trails Subdivision is located within the boundaries of Community Consolidated School District 146, Bremen High School District 228, and South Suburban College District 510, in Cook County, Illinois.

Dated This _____ day of _____, A.D. 2021.

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 MAKP PROPERTIES, INC., 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 MAKP PROPERTIES, INC.

Given under my hand and Notarial seal this _____ day of _____, A.D. 2021.

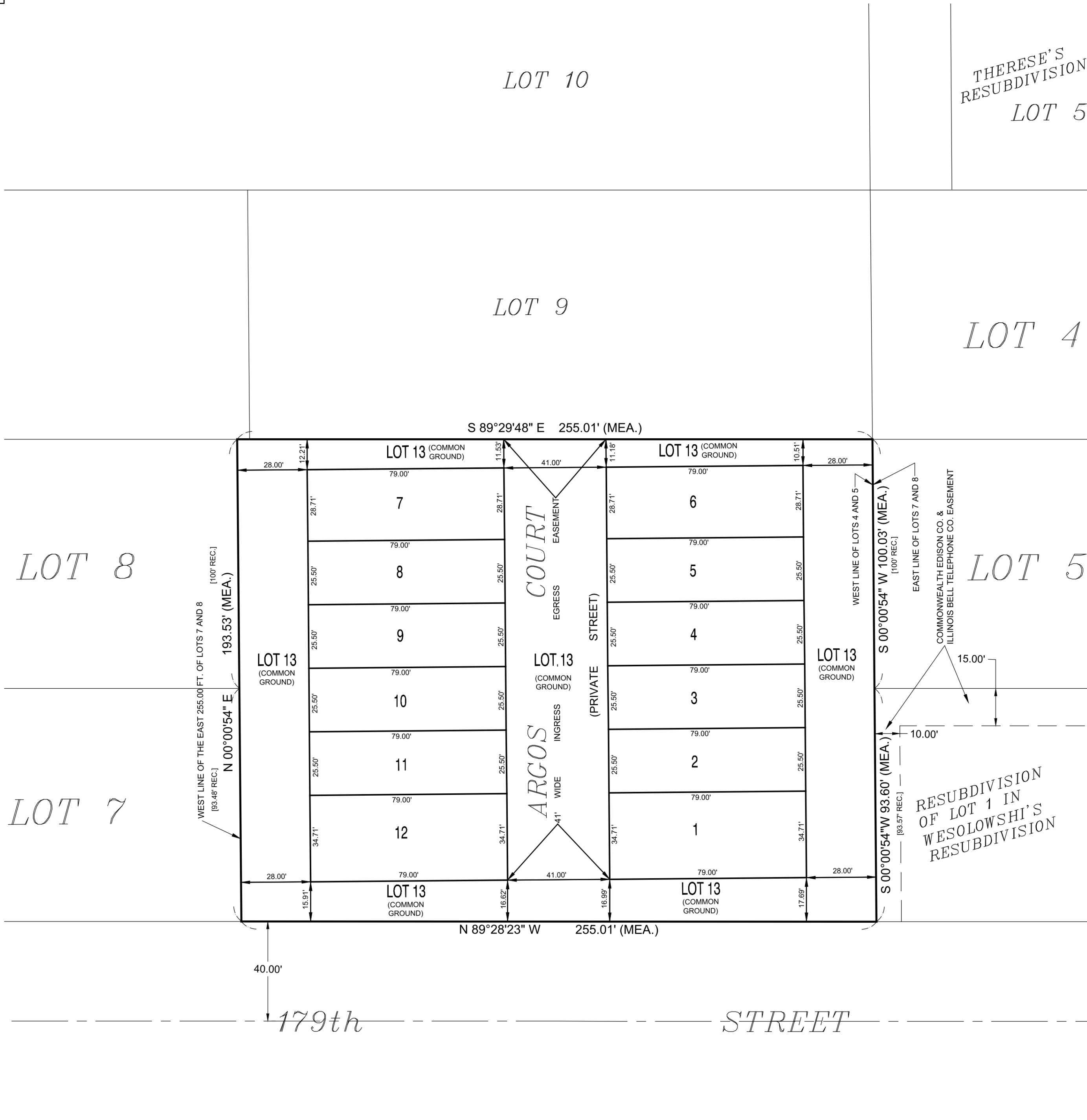
Notary Public

My commission expires: _____

SUNSET ESTATES SUBDIVISION

BEING A RESUBDIVISION OF PART OF THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY CONTAINS: 49,362 SQ. FT. (1.133 ACRES), MORE OR LESS.



MAIL FUTURE TAX BILLS TO:

MAKP PROPERTIES, INC.
9201 W. 121st STREET
PALOS PARK, IL 60464

RETURN TO:



CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE MOKENA, IL 60448
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jaseng.com http://www.jaseng.com

NOTE:

ALL OF LOT 13 (COMMON GROUND) IS RESERVED
AS PUBLIC UTILITY AND DRAINAGE EASEMENT

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Any use or reproduction of this document or the attached drawings, or the use of the design approach ideas or Concepts described in this document and the attached drawings, in whole or in part by any means whatsoever is strictly prohibited except with written consent of JOSEPH A. SCHUDT & ASSOCIATES.

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. 2021.

BY: _____
Chairman

BOARD OF TRUSTEES

Approved and accepted this _____ day of _____, A.D. 2021, 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. 2021.

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): 28-31-105-015-0000 (Part of Lot 7), 28-31-105-018-0000 (Part of Lot 8), and 28-31-105-075-0000.

Dated this _____ day of _____, A.D. 2021.

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. 2021.

By: _____
Cook County Clerk

RECORDER

STATE OF ILLINOIS }
COUNTY OF COOK } SS

This Instrument No. _____ was filed for record in the Records Office of Cook County, Illinois, aforesaid on the _____ day of _____, A.D. 2021, 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 subdivided the above described property and further described as follows:

LOTS 7 AND 8 (EXCEPT THE WEST 430 FEET OF SAID LOTS) IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THE EAST 105 FEET OF THE WEST 430 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY CONTAINS: 49,362 SQ. FT. (1.133 ACRES), MORE OR LESS.

Lot corner monuments to be set upon construction completion.

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 17031C0708 J, Effective date August 19, 2008, 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 which is a Special Flood Hazard Area subject to inundation by the 1% annual chance (100-Year) flood, also known as the base flood, where base flood elevations have been determined. This statement is for Flood Insurance purposes only and does not necessarily indicate all areas subject to flooding.

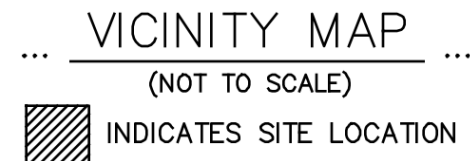
Dated: _____, A.D. 2021.
Engineer & Surveyor: Joseph A. Schudt & Associates (184-001172)

9455 Enterprise Drive
Mokena, IL 60448
1-708-720-1000

By: _____
Illinois Professional Land Surveyor No. 3152 (Exp. 11-30-22)

3-24-21

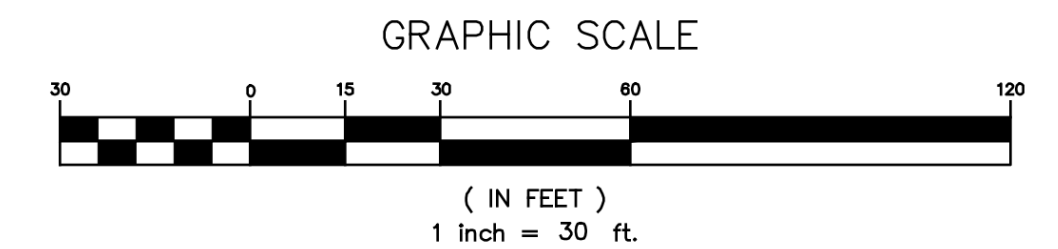
05-105-012



TO THE VILLAGE OF TINLEY PARK

COMMONLY KNOWN AS 6850 W. 179th ST., TINLEY PARK, ILLINOIS 60477

P.I.N. 28-31-105-015-0000 (PART OF LOT 7), 28-31-105-018-0000 (PART OF LOT 8), AND 28-31-105-075-0000



NOTES:

3. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS REFER TO ZONING REGULATIONS, DEED, TITLE REPORT AND SUPPORTING DOCUMENTS, ETC.

4. ANNEXED PER VILLAGE OF TINLEY PARK, ILLINOIS,

ORDINANCE NUMBER: _____,

DATED: _____.

BOARD OF TRUSTEES

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Approved and accepted this _____ day of _____,
A.D. 2021, by the President and Board of Trustees of the Village
of Tinley Park, Cook County, Illinois.

BY: _____
President

ATTEST: _____
Village Clerk

SURVEYORS CERTIFICATE

STATE OF ILLINOIS } SS.
COUNTY OF WILL }
}

THIS IS TO CERTIFY THAT I, D. WARREN OPPERMAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3152, HAVE PREPARED THIS PLAT FROM EXISTING PLATS AND RECORDS FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF TINLEY PARK, ILLINOIS, AS SHOWN BY THE PLAT HEREON DRAWN. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Dated: _____, A.D. 2021.

Surveyor: Joseph A. Schudt & Associates (184-001172)
9455 Enterprise Drive
Mokena, IL 60448
1-708-720-1000



BY: _____
Illinois Professional Land Surveyor No. 3152 (EXP. 11-30-22)

LEGEND



CENTERLINE OF RIGHT-OF-WAY

MAIL FUTURE TAX BILLS TO:
MAKP PROPERTIES, INC.
9201 W. 121st STREET
PALOS PARK, IL 60464

AFTER RECORDING
RETURN PLAT TO:



CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

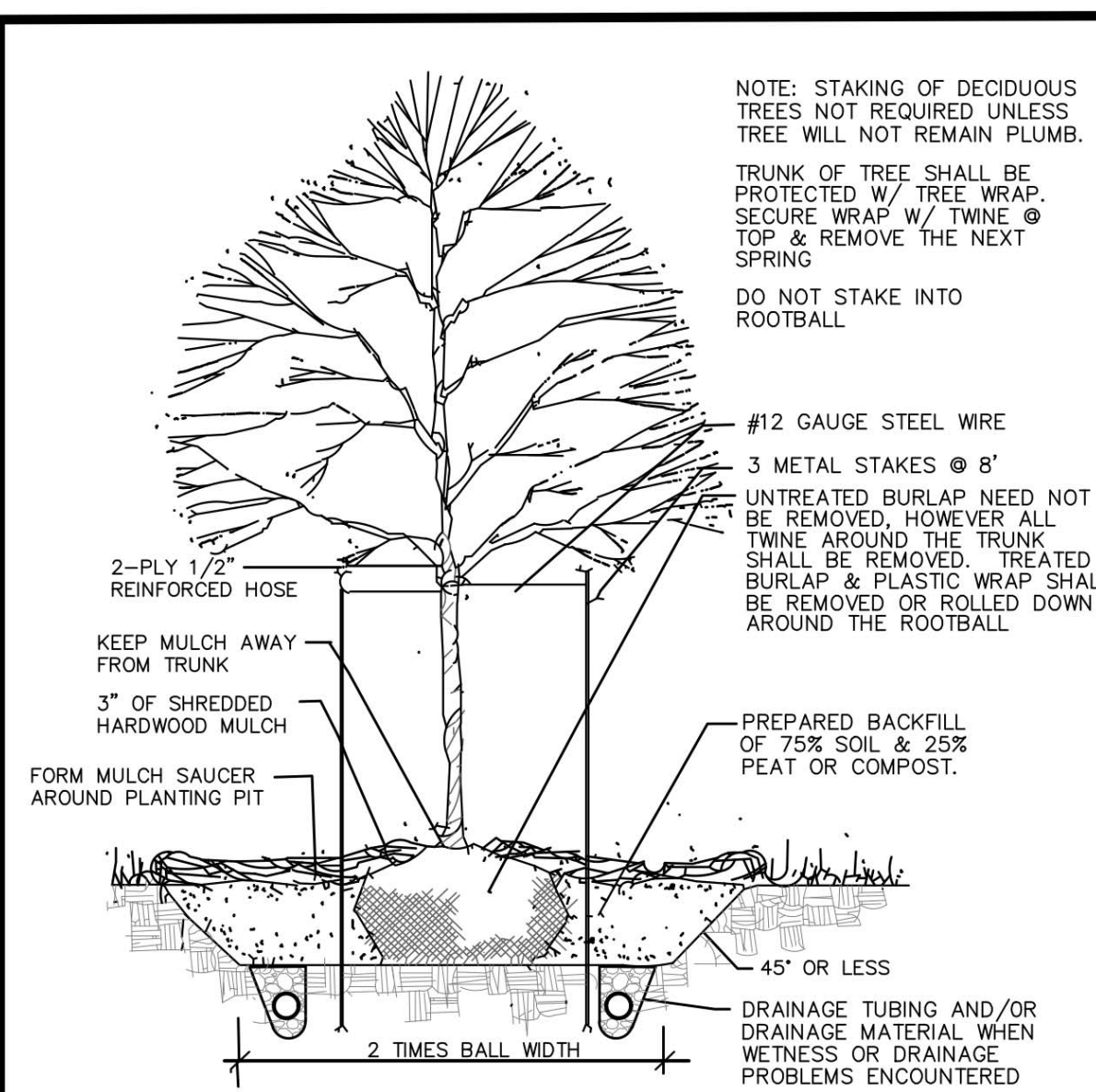
Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE
PHONE: 708-720-1000
e-mail: survey@jaseng.com

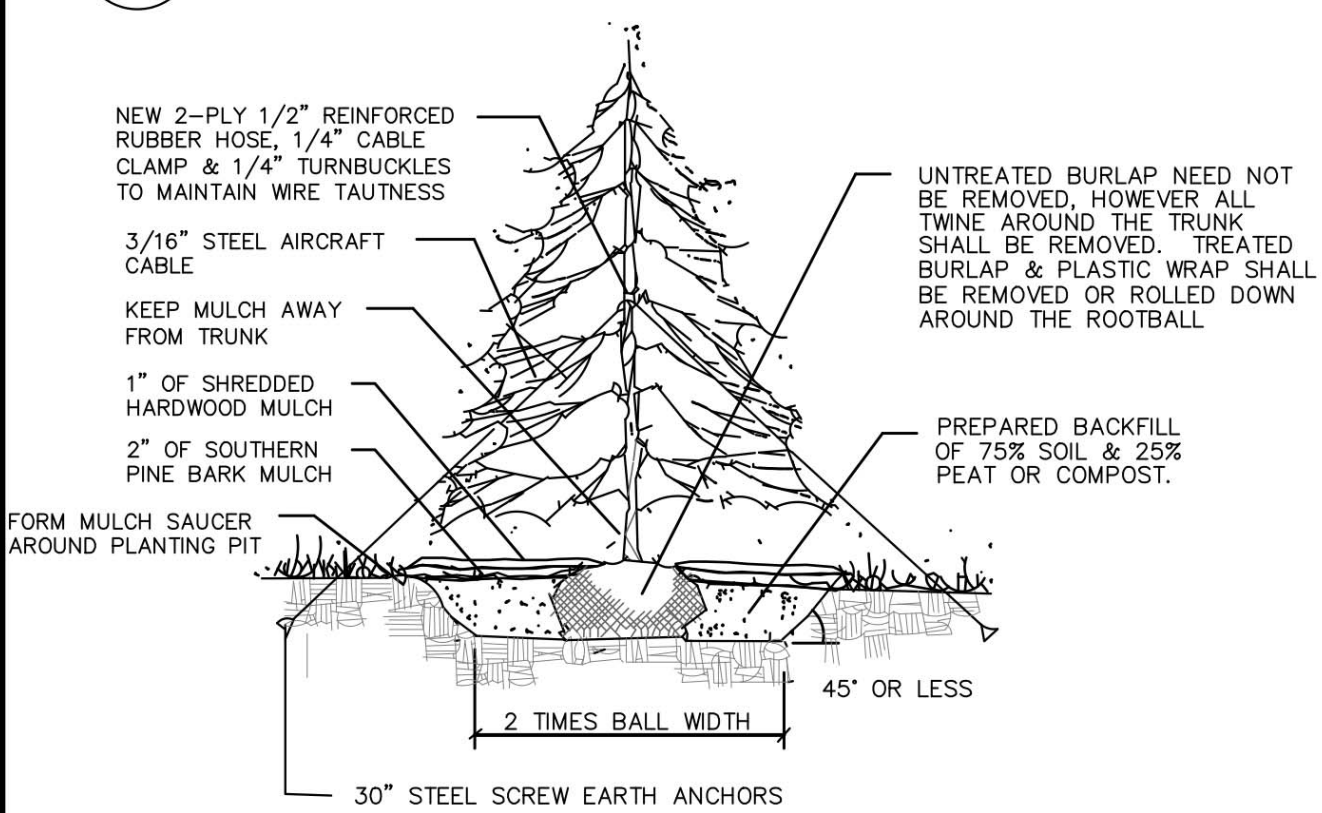
MOKENA, IL 60448
FAX: 708-720-1065
<http://www.jaseng.com>

03-09-21

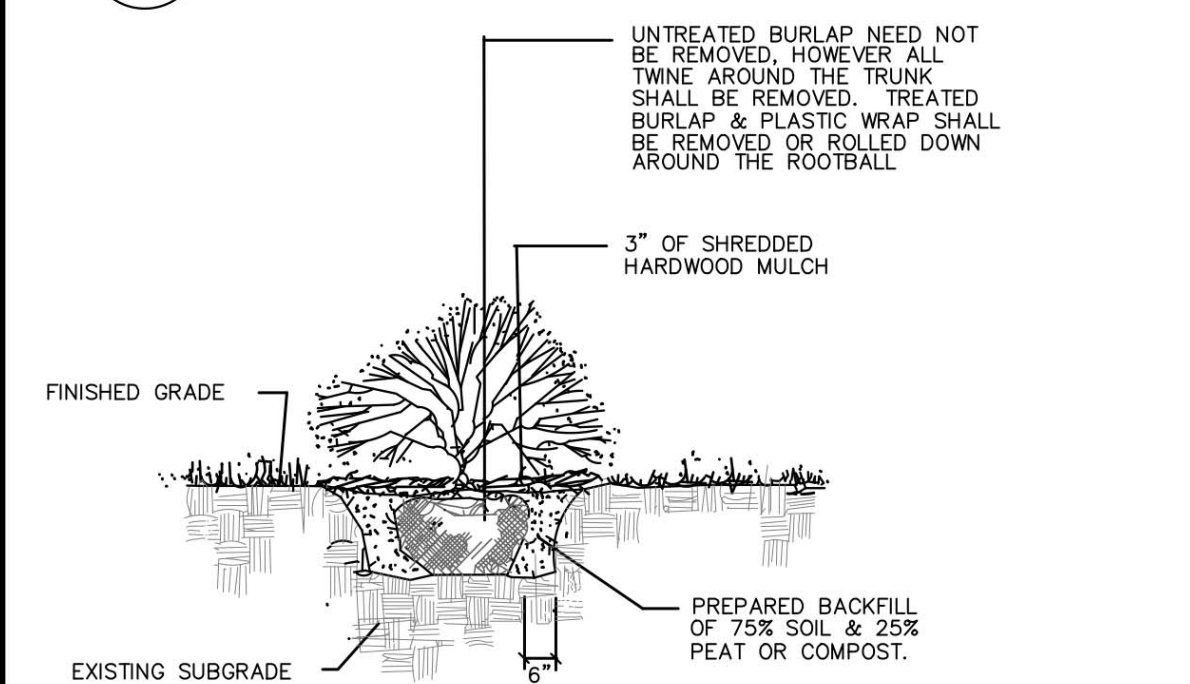
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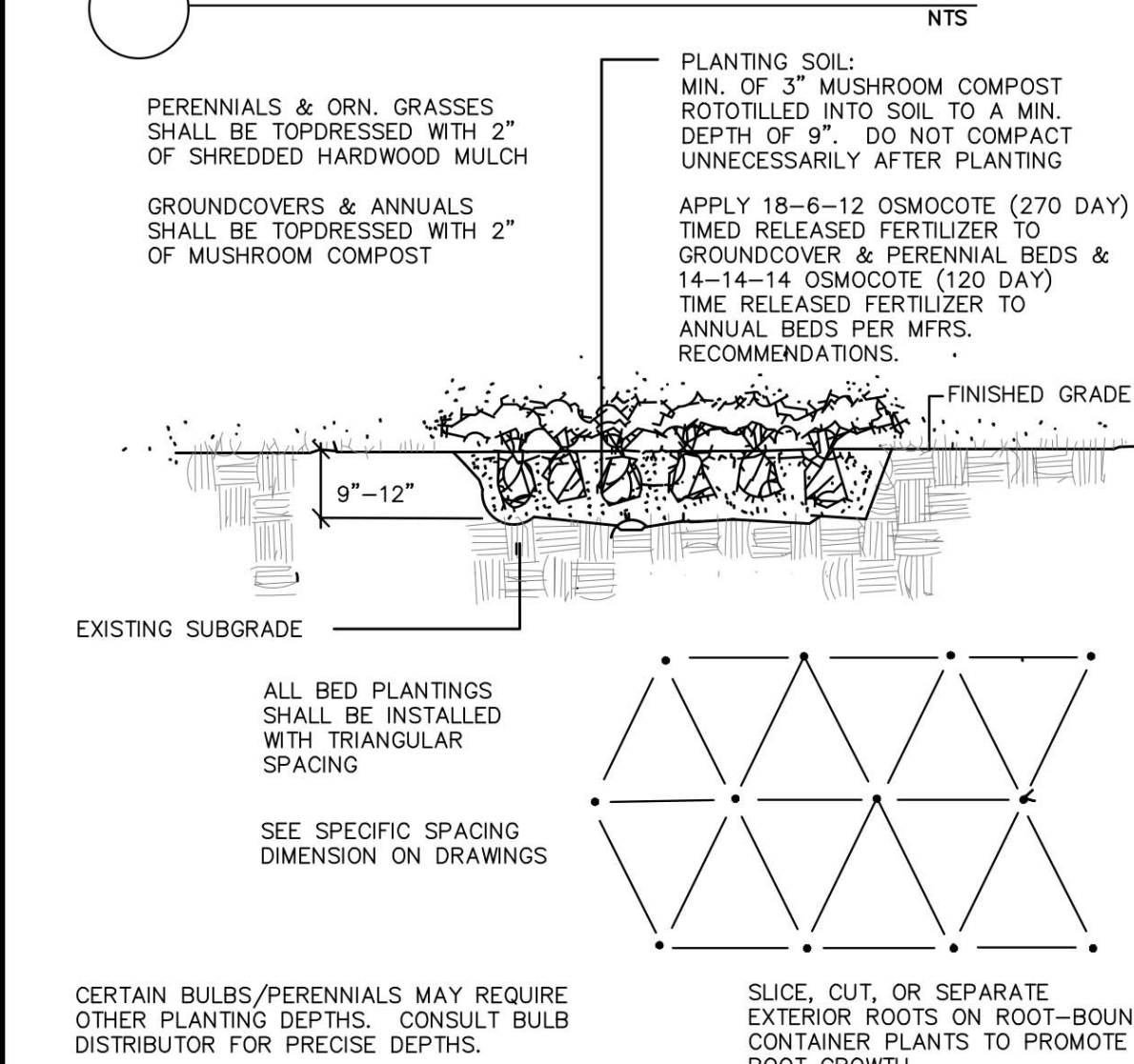
DECIDUOUS TREE



EVERGREEN TREE

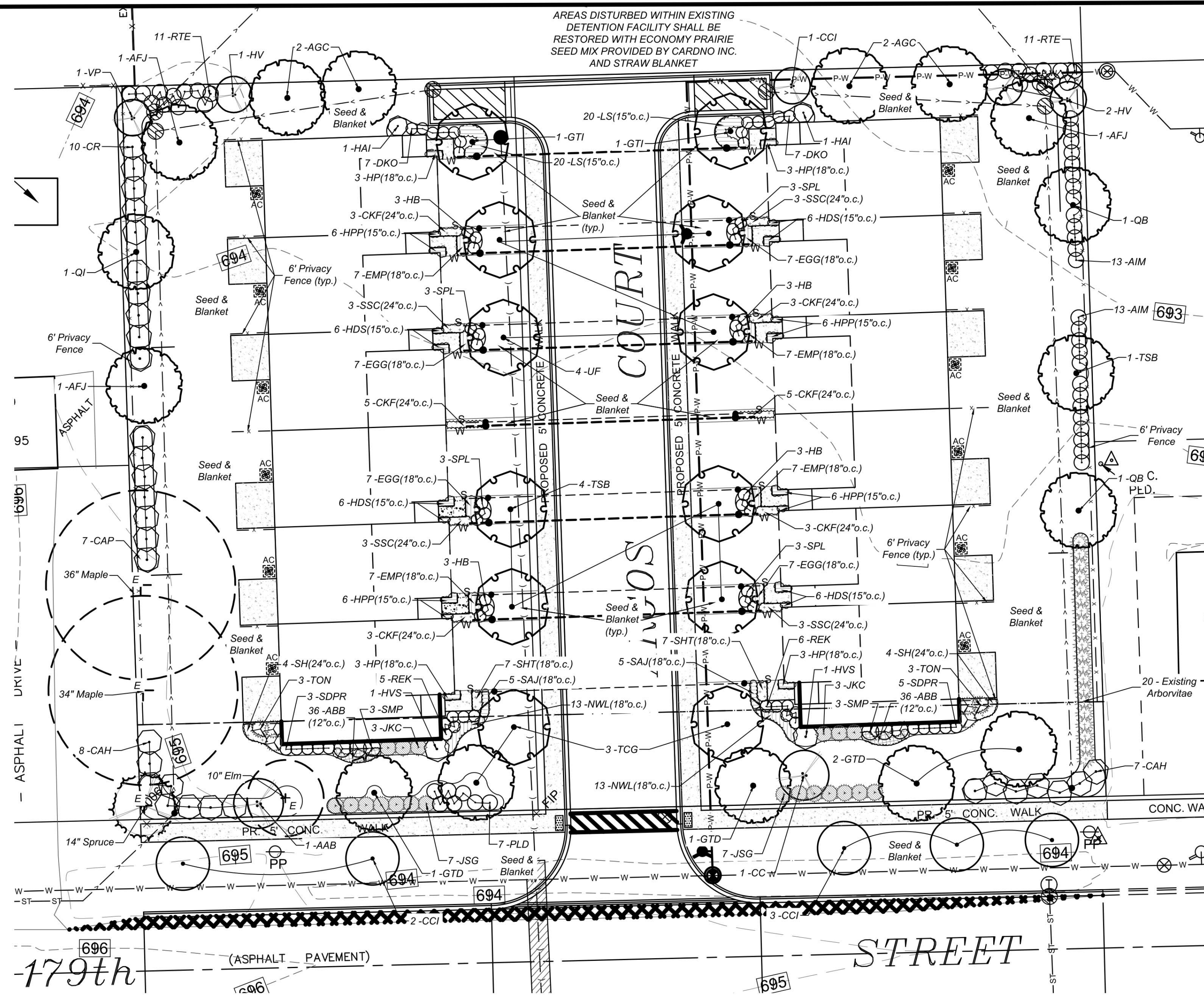


SHRUBS



BED PLANTING DETAIL

(PERENNIALS, ORNAMENTAL GRASSES, VINES, GROUNDCOVERS & ANNUALS)



LANDSCAPE CALCULATIONS:

Parkway - 255' less 28' (curb cut) = 229 Feet
229 divided by 50 = 4.6 or 5 Parkway Trees*

179th Street - Collector - 235 Feet
15 Foot, Type 'B' Bufferyard
235 divided by 100 = 2.4

Plant Type	Requirement	Provided
Canopy Tree	2.8 x 2.4 = 6.7 or 7 Trees	5 new, 1 SH & 1 Evergreen
Understory Tree	8 x 2.4 = 1.9 or 2 Trees	2
Shrubs	14 x 2.4 = 33.6 or 34 Shrubs	34

East Perimeter Bufferyard - 193'
10' Bufferyard 'A'
193 divided by 100 = 1.9

Plant Type	Requirement	Provided
Canopy Tree	1.8 x 1.9 = 3.4 Trees	3**
Shrubs	10 x 1.9 = 19 Shrubs	28 new & 20 existing**

North Perimeter Bufferyard - 235'
10' Bufferyard 'C'
235 divided by 100 = 2.4

Plant Type	Requirement	Provided
Canopy Tree	5 x 2.4 = 12 Trees	6**
Understory Tree	2 x 2.4 = 4.8 Trees	5
Shrubs	20 x 2.4 = 48 Shrubs	22**

West Perimeter Bufferyard - 193'
10' Bufferyard 'A'
193 divided by 100 = 1.9

Plant Type	Requirement	Provided
Canopy Tree	1.8 x 1.9 = 3.4 Trees	2 new & 2 existing
Shrubs	10 x 1.9 = 19 Shrubs	17

Interior Lot Landscaping
12 units @ 1 tree per unit = 12 Trees

* Overhead Utilities
** Per Staff Email received on 3-9-21



6' PRIVACY FENCE

Pembroke 6 ft. x 8 ft Vinyl Privacy Fence
with 5" x 5" x 9" Vinyl Fence Post &
External Post Cap.
Color: White
By: Weatherables (or equiv.)

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

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 for in the plant list as multi-stem or clump (cl).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch; Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

Mulch beds at the time of planting shall extend a minimum of two feet (2') beyond the center of a shrub.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

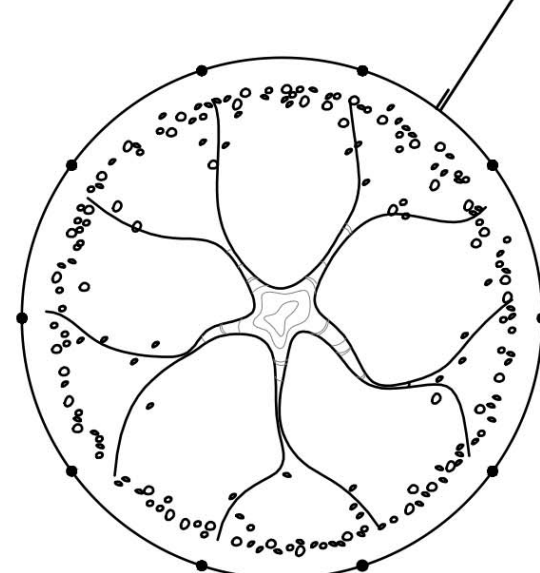
Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's, specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

ALL EXISTING LANDSCAPING NOTED FOR PRESERVATION, SHALL BE PROTECTED DURING CONSTRUCTION VIA PLASTIC SAFETY FENCING. FENCING SHALL BE 4' HIGH AND ATTACHED TO STEEL DRIVEN POSTS SET NO FARTHER THAN 8' O.C. IT SHALL BE INSTALLED AT THE PERIMETER OF THE DRIP LINE OF EXISTING PLANT MATERIAL OR BEYOND TO PREVENT STORAGE OF VEHICLES OR MATERIALS AND THE ENCROACHMENT OF GRADING AND CONSTRUCTION EQUIPMENT.

CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES-PREVENTING COMPACTION OF ROOT SYSTEMS OF EXISTING TREES AND SHRUBS. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

ORANGE POLYETHYLENE SAFETY FENCING PLACED AT OR BEYOND DRIP-LINE



TREE PRESERVATION DETAIL



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
AFJ	3	Acer f 'Jeffersred'	Autumn Blaze Freeman Maple	2.5" BB
AGC	4	Acer n. 'Green Column'	Green Column Black Maple	2.5" BB
GTD	4	Gleditsia t. 'Draves'	Streetkeeper Honeylocust	2.5" BB
GTI	2	Gleditsia t. 'Impole'	Imperial Honeylocust	2.5" BB
QB	2	Quercus bicolor	Swamp White Oak	2.5" BB
QI	1	Quercus imbricaria	Shingle Oak	2.5" BB
TSB	5	Taxodium d. 'Mickelson'	Shawnee Brave Bald Cypress	2.5" BB
TCG	3	Tilia c. 'Glenleven'	Glenleven Linden	2.5" BB
UF	4	Ulmus 'Frontier'	Frontier Elm	2.5" BB

DECIDUOUS ORNAMENTAL TREES

AAB	1	Amelanchier g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5" BB
CC	1	Cercis canadensis	Eastern Redbud	6" BBcl
CCI	6	Crataegus c. nermis	Thornless Cockspur Hawthorn	2.5" BB
HV	3	Hamelia virginiana	Common Witch Hazel	6" BBcl
VP	1	Viburnum prunifolium	Blackhaw Viburnum (tree form)	6" BBcl

DECIDUOUS SHRUBS & SHRUB ROSES

AIM	26	Aronia m. 'Morton'	Iroquois Beauty Chokeberry	24" #5
CR	10	Cornus racemosa	Grey Dogwood	3" BB
CAH	15	Corylus americana	American Hazelnut	3" BB
DKO	14	Diervilla r. 'G2X8544'	Orange Kodiak Diervilla	#3
HAI	2	Hydrangea a. 'Abetow'	Incrediball Hydrangea	#5
HB	12	Hydrangea p. 'ILVOBO'	Bobo Hydrangea	#3
HVS	2	Hydrangea p. 'Renhy'	Vanilla Strawberry Hydrangea	30" #5
PLD	7	Physocarpus o. 'Little Devil'	Little Devil Ninebark	24" #3
RTE	24	Rhus t. 'Baltiger'	Tiger Eyes Stagholme Sumac	30" #5
REK	10	Rosa 'BAlm'	Easy Elegance Kashmir Rose	#3
SDPR	10	Spiraea j. 'SMNSJMFRR'	Double Play Red Spirea	#3
SPL	12	Spiraea j. 'Minspi'	Painted Lady Double Play Spirea	#3
SMP	6	Syringa m. 'Palibin'	Dwarf Korean Lilac	24" BB

EVERGREEN SHRUBS

JKC	6	Juniperus c. 'Kaileys'	Kaileys Compact Juniper	18"
JSG	14	Juniperus c. 'Sea Green'	Sea Green Juniper	24" #5
TON	6	Thuja o. 'Nigra'	Dark Green Arborvitae	5" BB

ORNAMENTAL GRASS

CKF	22	Calamagrostis a. 'Karl Foerster'	Feather Reed Grass	#1
SSC	12	Schizachyrium s. 'Carousel'	Carousel Little Bluestem	#1
SH	8	Sporobolus heterolepis	Prairie Dropseed	#1
SHT	14	Sporobolus h. 'Tara'	Dwarf Prairie Dropseed	#1

PERENNIALS

EGG	28	Echinacea 'Balsomcor'	Granada Gold Coneflower	#1
EPM	28	Echinacea x 'CBG Cone 2'	Pixie Meadowbrite Coneflower	#1
HDS	24	Heuchera a. 'Dale's Strain'	Dales Strain Coralbells	#1
HPP	24	Heuchera 'Palace Purple'	Palace Purple Coralbells	#1
HP	12	Hosta 'Patriot'	Patriot Hosta	#1
NWL	26	Nepeta f. 'Valer's Low'	Valer's Low Catmint	#1
SAJ	10	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	#1

GROUNDCOVERS & VINES

ABB	3	Ajuga r. 'Bronze Beauty'	Carpet Bugleweed (72 plants)	from 24 flat
LS	4	Liriope spicata	Creeping Lilyturf (40 plants)	from 10 flat

MATERIAL & LABOR LIST:

QTY	ITEM	DESCRIPTION
2,635 SY	Seed w/ Straw Blanket	Kentucky Blue Grass/Rye Seed Mix S75 by North American Green (or equal)
34 CY	Mulch	Shredded Hardwood Bark
6 CY	Mulch	Compost (Yard Waste or Mushroom)
480 LF	Fence	6" Vinyl Privacy Fence

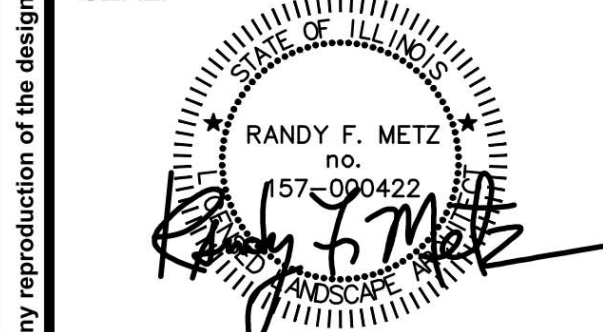
REVISIONS

5	Architectural Changes	03-24-21
4	Village Review #2	03-09-21
3	Moved Canopy Trees Onsite	01-28-21
2	New Site Plan	01-06-21
1	Client Review & New Base	2-25-20

SUNSET ESTATES

TINLEY PARK, ILLINOIS

SEAL:



826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE

LANDSCAPE PLAN

PROJECT NO.:

20-128

DATE: 02-12-2020

SCALE: 1"=20'

SHEET

L-1

PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcovers, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate is required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

- A. *American National Standards for Tree Care Operations*, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
- B. *American Standard for Nursery Stock*, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 300, Washington, D.C. 20005.
- C. *Hortus Third*, The Staff of the L.J. Bailey Hortorum, 1976, MacMillan Publishing Co., New York.
- D. All standards shall include the latest additions and amendments as of the stated of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL

The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE

The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE

Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in formal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, balling, and burlapping of plants on the plant list shall follow the Code of Standards (260.1-most current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shrivelled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, healed-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES

The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE

Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have their ball set off the ground and healed in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in area(s) designated by the Owner.

2.6 SUBSTITUTIONS

Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION

All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL

Topsoil for required filling and spreading shall be obtained from on-site stock pile(s) generated from site stripping. In the event that the quantity of stock piled topsoil is insufficient then topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

- A. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
- B. pH: No lower than 5.0 nor higher than 8.0.
- C. TEXTURE: No more than 25 percent clay.
- D. SOLUBLE SALT: No more than 1000 ppm
- E. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.9 MULCH

Mulch shall consist of the following:

- A. MUSHROOM COMPOST
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.
- B. SHREDDED HARDWOOD BARK (general mulching)
Shredded hardwood bark shall consist of finely shredded hardwood bark, free of sticks and leaves.
- C. SOUTHERN PINE BARK (conifer mulching)
Pine bark shall be horticultural-grade milled pine bark with 80% by volume sized between 0.1 and 15.0 mm. Pine bark shall be composted sufficiently to breakdown all woody materials and shall be screened. The pH range shall be between 4.0 and 7.0.

2.10 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

- A. Shrubs
Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
- B. Roses
1. Woodace (14-3-3) slow-release briquettes
2. Superthrive liquid or acceptable equivalent approved by Landscape Architect.
- C. Perennials, Groundcovers, Ornamental Grasses & Vines
Osmocote (18-6-12) 6-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
- D. Annual Flowers
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
- E. Bulbs
Holland Bulb Booster (9-9-6) or acceptable equivalent approved by the Landscape Architect.
- F. Deciduous & Evergreen Trees
No fertilizer required

2.11 TREE WRAPPING MATERIAL

- A. Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewitt Company, Inc., Sikeston, MO, or approved equal. Submit manufacture literature for approval.
- B. Tags for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.12 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to temporarily stocked. The Contractor shall be responsible for the restoration of all damaged existing turf. All restoration shall be sodded.

3.11 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. **The use of drip irrigation tree bags are encouraged** (e.g., galotbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.12 MAINTENANCE

Maintenance shall be performed by the Contractor as follows:

A. TEMPORARY MAINTENANCE

The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure consistence with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions.

A. CONTINUED MAINTENANCE

For the duration of the guarantee period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plants and the tightening of tree guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect the quality of the Owner's maintenance.

3.1 ACCEPTANCE

A. PRELIMINARY PLANTING ACCEPTANCE

Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:

1. All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect.
2. All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14

B. FINAL PLANTING ACCEPTANCE

Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below. On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owners and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.

3.2 GUARANTEE

The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced. These guarantees shall be in accordance with the following:

A. ONE YEAR PERIOD

The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.

B. REPLACEMENTS & DAMAGES

The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanship and materials.

C. EXCLUSIONS

The Contractor shall not be liable for the replacement of plants which were damaged by animals, by deicing compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not operated by him under his supervision, by relocating or removal by others, by Acts of God, by vandalism or by terrorism.

D. GUARANTEE PERIOD INSPECTION

During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (IDOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from an on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

1. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
2. pH: No lower than 5.0 nor higher than 8.0.
3. TEXTURE: No more than 25 percent clay.
4. SOLUBLE SALT: No more than 1000 ppm.
5. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH

The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following:

1. PRIOR TO SEEDING 6-24-24
Nitrogen..... 6%
Phosphorous..... 24%
Potash..... 24%
2. AFTER SEEDING 18-5-9
Nitrogen..... 18%
Phosphorous..... 5%
Potash..... 9%

- a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
- b) Available phosphoric acid shall be derived from super-phosphate having a minimum guaranteed analysis of 20% of available phosphate.
- c) The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 GRASS SEED

Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Control Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

PROPORTION BY WEIGHT TYPE OF GRASS

1. CONVENTIONAL TURF GRASS MIX (if specified)
60% KENTUCKY BLUEGRASS (blend of 3 cultivars)
30% PERENNIAL RYEGRASS (blend of 2 cultivars)
10% CREEPING RED FESCUE
(Apply at 7 lbs./1,000 S.F. for mechanical seeding))

2. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: a) the kind of seed contained; b) the percentage of purity and germination; c) the percentage of hard seed, if any; d) a statement conforming to the laws of the STATE OF ILLINOIS hereinbefore mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

2.4 EROSION CONTROL BLANKET

1. STRAW BLANKET (if specified)
a. S-75 Straw Blanket (North American Green)
b. AEC Premier Straw Blanket (American Excelsior Company)
c. or equivalent
2. STRAW/COCONUT BLANKET (if specified)
a. SC-150 Straw/Coconut Blanket (North American Green)
b. AEC Premier Straw/Coconut Blanket (American Excelsior Company)
c. or equivalent

2.5 HYDROMULCH (if specified)

SoilCover Hydraulic Wood Mulch by Profile distributed by ERO-TEK (866)437-6839

2.6 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. When water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinances concerning the use of this water source. If a meter is required, it is the Contractor's responsibility to obtain, store and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be left responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

PLANTING SEASONS	SPRING	FALL
Turf grass	April 1 * to May 31	Aug. 15 to Sept. 30
* or as soon as the soil is free of frost and in a workable condition.		

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All sowing of seed shall be completed after all trees and shrubs have been installed, if any.

3.2 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all newly **seeded** areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent run-off or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

B. MOWING

1. The Contractor shall mow all **seeded** areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf at 2-2½". At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

1. **Seeded** areas after completion of the second required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other.

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall reflect the specific weed problem which may exist.

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect. Acceptance shall be granted upon conformance with the following:

1. Grass shall display a reasonably uniform distribution of grass plants.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance.

TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Kentucky Bluegrass Sod

1. Immediately subsequent to sod installation all areas shall be watered to a depth of one (1) inch Additional watering shall be performed to a total of fifteen (15) times approximately every other day for a minimum of a one (1) month period. During extremely hot periods, often between June 15th and August 31st, watering daily may be required.

2. Newly laid sod must be kept moist, but not water logged. The moisture should extend into the soil below the sod to encourage root development. A general rule-of-thumb is to apply one (1) inch of water every other day in the absence of adequate rainfall. Early morning watering is preferred and should not be performed after 1:00 PM. Watering personnel shall routinely probe the sodded areas in multiple locations to determine moisture levels and the watering program should be adjusted as needed. Newly laid sod should not be allowed to dry out as during the initial 2-3 weeks subsequent to laying, dryness will cause shrinkage leaving unwanted open gaps between bales.

3. Depending on conditions, sod may take 1-3 weeks to root into the soil. Once the sod takes root, watering frequency can be gradually reduced. One (1) inch of water applied once a week is generally acceptable except during hot periods.

B. Seed Mixes with Straw Blanket. (if any)

1. Immediately after the completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performed to a total of fifteen (15) times.

2. During the seed germination period, seeded areas shall be kept moist in the absence of adequate rainfall to a depth of one (1) inch. A fine spray should be utilized to avoid seed bed disturbance/erosion. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted accordingly. A five to ten (5-10) minute watering duration is generally adequate. During the germination period, daily watering may be required during extremely hot periods.

3. Once the seed has fully germinated (not just the cover crop) the watering shall be increased to a two (2) inch depth. The soil should be allowed to dry out between waterings and generally every other day watering during this stage is adequate, depending on rainfall.

C. Plant Material Watering

1. All plants shall receive a thorough watering immediately subsequent to installation including a minimum of four (4) additional waterings when needed.

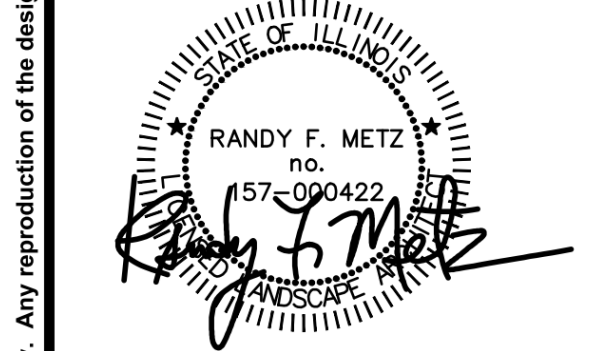
2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand injection probe watering or slow release watering bags are the preferred methods for effectively applying water to trees. The use of 20-gallon slow-release irrigation tree bags is highly encouraged and may be substituted for the above mentioned injection waterings. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this watering method is used in lieu of injection waterings, they shall be provided, as weather conditions dictate, for three (3) watering periods of five (5) continuous days each.

REVISIONS

5	Architectural Changes	03-24-21
4	Village Review #2	03-09-21
3	Moved Canopy Trees Onsite	01-28-21
2	New Site Plan	01-06-21
1	Client Review & New Base	2-25-20

SUNSET ESTATES
TINLEY PARK, ILLINOIS

SEAL:



826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE
LANDSCAPE
SPECIFICATIONS

PROJECT NO.:
20-128
DATE: 02-12-2020
SCALE: 1"=20'

SHEET
L-2

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If this plan is not 24" x 36" in size, then it is a reproduction that may not be to scale



ROOF - GAF -
MARQUIS -
WEATHERMAX -
CHARCOAL



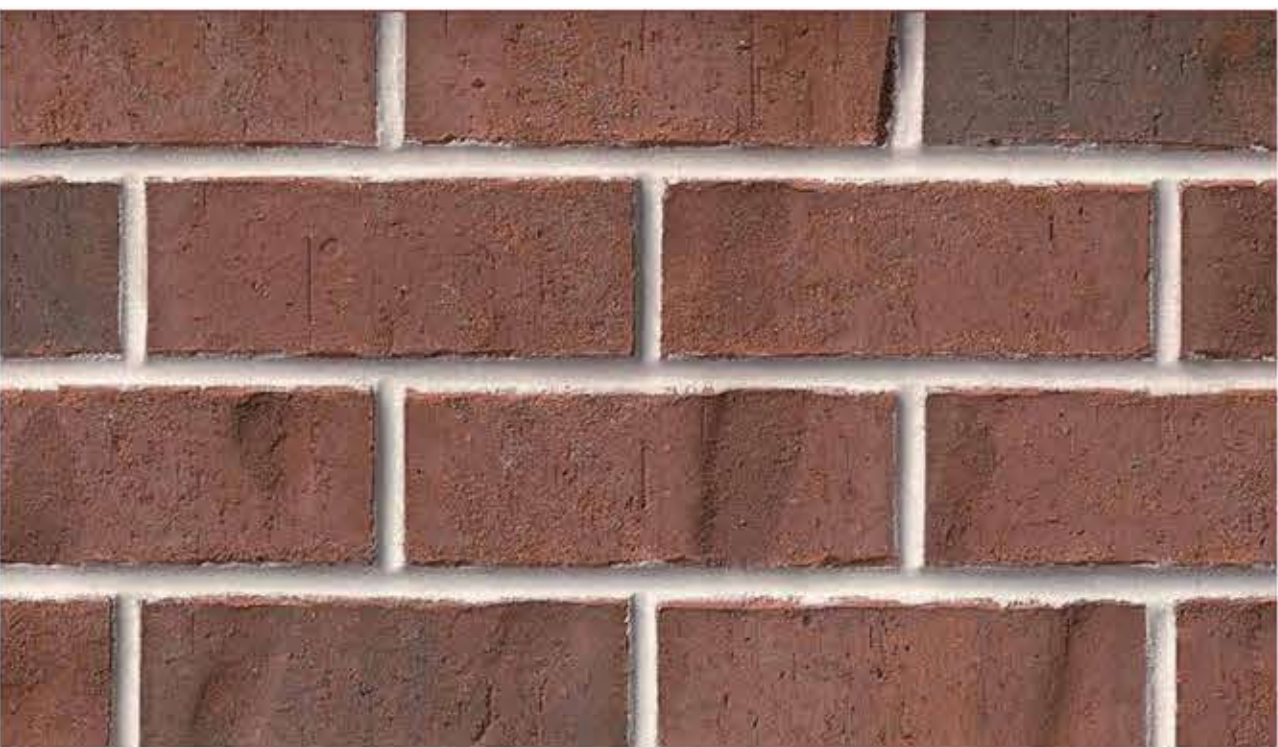
BRACKET -
FYRON -
BKT20X45X5 -
WHITE



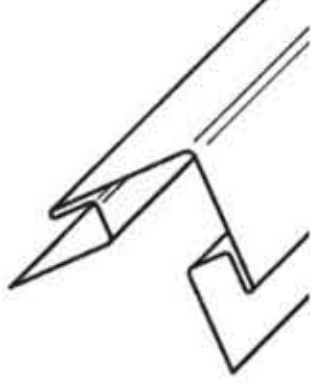
GABLE VENT -
FYRON -
DECORATIVE
LOUVER VERTICAL -
BRICKMOULD
STYLE - LV18X30 -
WHITE



SIMONTON -
SINGLE HUNG
-VINYL -
WHITE



BRICK - MERIDIAN - WILLOWBROOK



1/2" Outside Corner

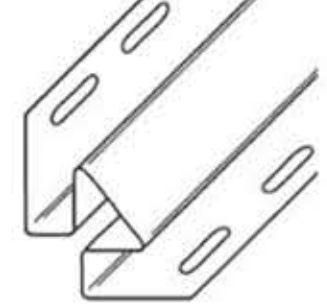
Code #.....VCNN3

PCS/CTN10

CTNS. Per Crate15

Avg. WT/CTN (lbs) ...46

Length10'



1/2" Inside Corner

Code #.....VCBINP

PCS/CTN10

CTNS. Per Crate30

Avg. WT/CTN (lbs) ...21

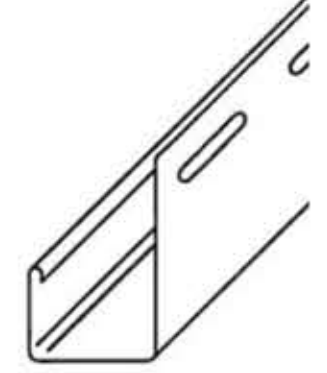
Length10'



Mystic Blue



Heritage Gray



3/8" J-Channel

Code #.....VJB58IF

PCS/CTN40

CTNS. Per Crate30

Avg. WT/CTN (lbs) ...54

Length12'6"



Undersill Trim

Code #.....VTUTB

PCS/CTN50

CTNS. Per Crate42

Avg. WT/CTN (lbs) ...38

Length10'



1/2 Vinyl Starter Base

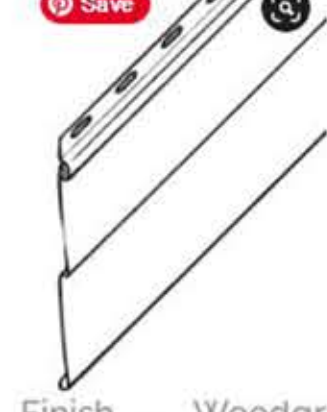
Code #.....VTSTB

PCS/CTN50

CTNS. Per Crate28

Avg. WT/CTN (lbs) ...57

Length10'



D5

Code #.....VZD50

Length12'

PCS/CTN20

CTNS. Per Crate18

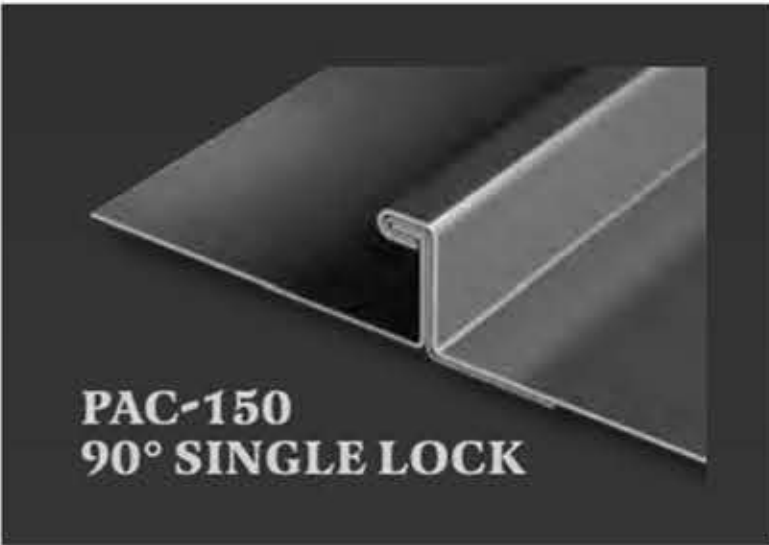
Avg. WT/CTN (lbs) ...98

FinishWoodgrain



White

SIDING - KP -
DAKOTA -
DOUBLE 5IN LAP
- D5 PROFILE



METAL ROOF - PAC-CLAD - PAC-150 -
MATTE BLACK



MATTE BLACK

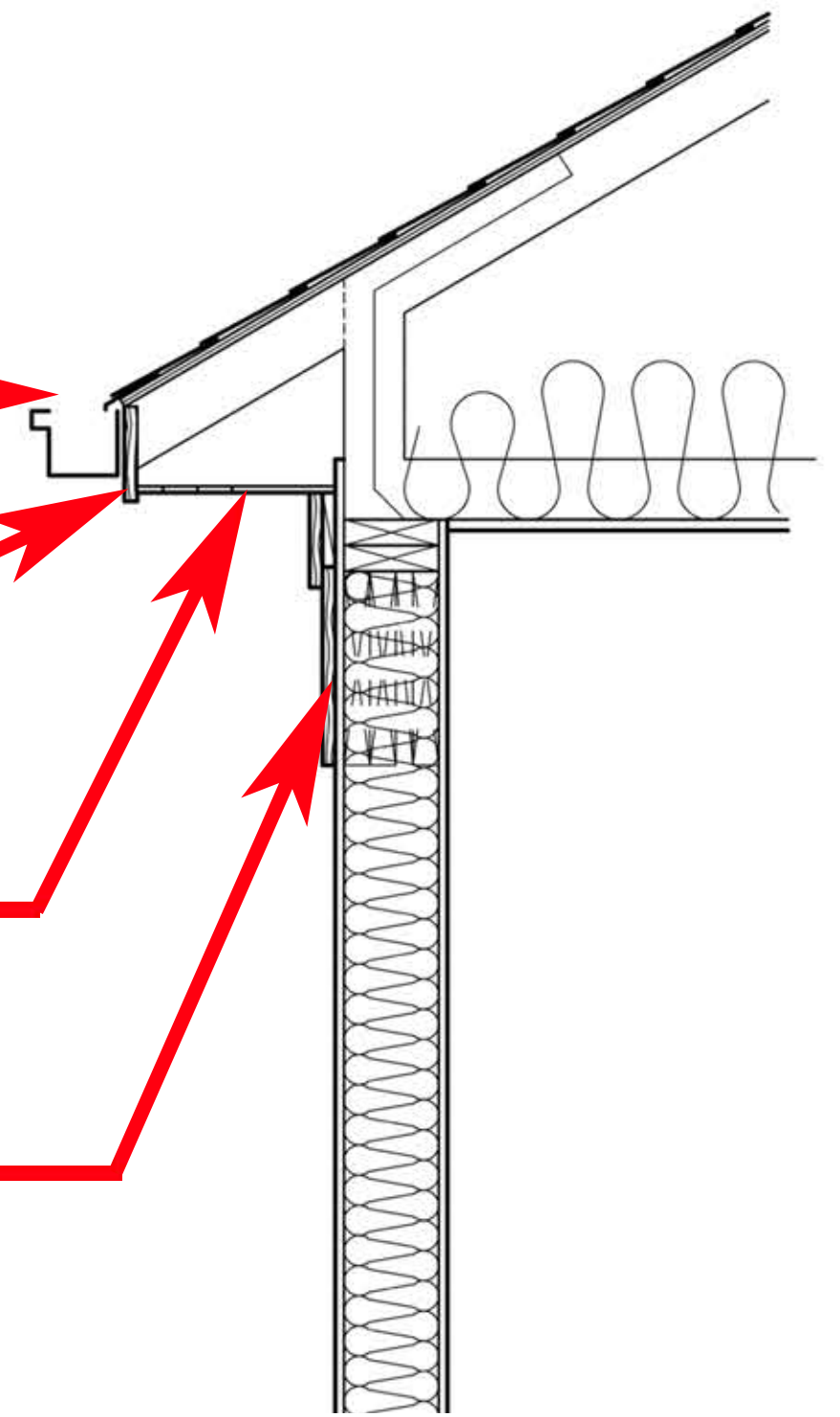
SUNSET ESTATES - MATERIAL BOARD #1

GUTTER- ALUMINUM - PLY GEM - SEAMLESS GUTTER - WHITE

FASCIA - ALUMINUM WRAPPED - WHITE

SOFFIT - ALUMINUM - WHITE

FRIEZE BOARD - ALUMINUM WRAPPED - WHITE

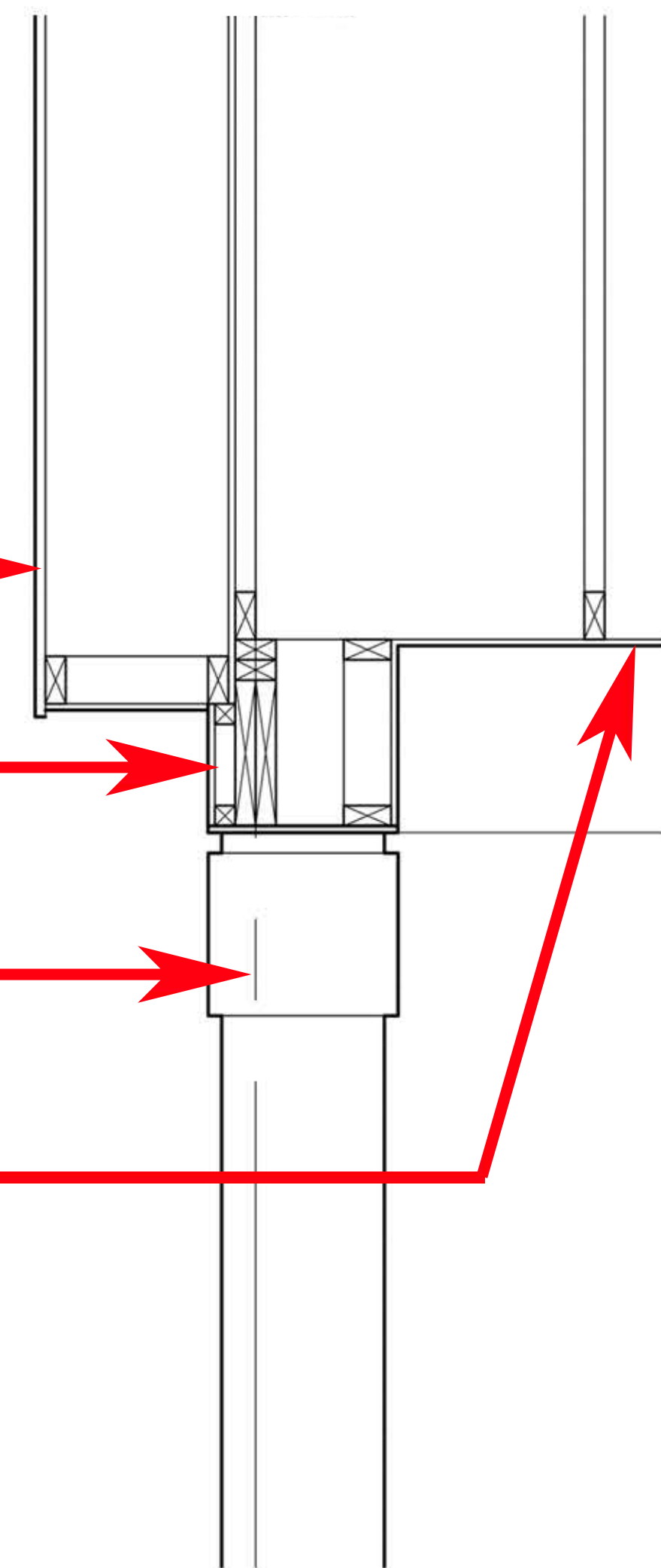


RAKE/ SUBRAKE - ALUMINUM WRAPPED - WHITE

PORCH FRIEZE - ALUMINUM WRAPPED - WHITE

COLUMN - 1X PRE ENGINEERED WOOD - WHITE

PORCH CEILING - ALUMINUM - WHITE



SUNSET ESTATES - MATERIAL BOARD #2

TINLEY PARK, ILLINOIS

031721-MB2-V1

