NOTICE OF THE MEETING OF THE PLAN COMMISSION

The meeting of the Plan Commission is scheduled for April 15, 2021 beginning at 7:00 p.m.

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

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 <u>clerksoffice@tinleypark.org</u> or place requests in the Drop Box at the Village Hall by noon on April 15, 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 15, 2021 – 7:00 P.M. Council Chambers Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to OrderRoll Call TakenCommunicationsApproval of Minutes:Minutes of the April 1, 2021Regular Meeting

ITEM #1 PUBLIC HEARING - 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 MAKP 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

April 1, 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 April 1, 2021.

CALL TO ORDER – PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for April 1, 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) Angela Gatto (Participated electronically) Kehla West (Participated electronically) Frank Loscuito (Participated electronically) James Gaskill
Absent Plan Commissioners:	Lucas Engel Mary Aitchison Steven Vick
Village Officials and Staff:	Dan Ritter, Senior Planner Paula Wallrich, Planning Manager (Participated electronically) Kathy Congreve, Commission Secretary
Guests:	Jim Waner, of Waner Enterprises Inc. George Faycurry, on behalf of GFCTinley LLC Tom Panos, on behalf of MAKP Properties
Members of the Public:	Lisa Dailey Elizabeth Crum-Roberts Cecilia Escalante

COMMUNICATIONS None

APPROVAL OF MINUTES

Minutes of the March 18, 2021 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER WEST, seconded by COMMISSIONER MANI to approve the minutes as presented.

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

то:	VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES	
FROM:	VILLAGE OF TINLEY PARK PLAN COMMISSION	
SUBJECT:	MINUTES OF THE APRIL 1, 2021 REGULAR MEETING	
ITEM #1	PUBLIC HEARING – BETTINARDI EXPANSION, 7650 GRAPHICS DRIVE – SITE PLAN APPROVAL AND SPECIAL USE FOR A SUBSTANTIAL DEVIATION FROM A PUD	
	Bettinardi, on be for a Substantia from the Zoning	oving a Site Plan and recommending the Village Board grant Robert ehalf of RJB Tinley Park Real Estate LLC (Property Owner), a Special Use al Deviation from the Planned Unit Development (PUD) with exceptions g Ordnance for the property located at 7650 Graphics Drive in the ORI PUD tricted Industrial, Hickory Creek PUD) zoning district.
Present Plan Commissioners:		Chairman Garrett Gray (Participated electronically) Eduardo Mani (Participated electronically) Angela Gatto (Participated electronically) Kehla West (Participated electronically) Frank Loscuito (Participated electronically) James Gaskill
Absent Plan Commissioners:		Lucas Engel Mary Aitchison Steven Vick
Village Officials and Staff:		Dan Ritter, Senior Planner Paula Wallrich, Planning Manager (Participated electronically) Kathy Congreve, Commission Secretary
Guests:		Jim Waner, Waner Enterprises Inc., representing Bettinardi

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

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

DAN RITTER, Senior Planner, presented his staff report. He stated that this was the second meeting for this item; the first was the workshop a few weeks ago. He will be touching on a couple of the issues that were outstanding at that meeting with front parking being the primary concern. He noted that the Staff Report has been distributed to the Commission and posted on the Village website and will be attached to the minutes as part of the meeting record. A recommendation (Open Item #4) was reviewed and discussed for a pedestrian walkway to access the new visitor stalls. Proposed lighting (Open Item #7) and staff's recommendation for existing fixtures was also discussed.

CHAIRMAN GRAY asked for comments from each Commissioner. There were none.

CHAIRMAN GRAY commented on Item #4, stating that he likes what he sees with the added sidewalk, light pole and retaining wall with the rail. And he concurs with staff on Item #7, requiring the petitioner to get revised photometric plans to staff before moving forward.

CHAIRMAN GRAY invited the Petitioner to speak. Jim Waner, of Waner Enterprises Inc., was present but had no comments.

There was no public comment.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER LOSCUITO to close the public hearing on Bettinardi Golf Expansion.

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 summarized the Standards for Special Use.

The first motion, for Site Plan Approval was made by COMMISSIONER MANI, seconded by COMMISSIONER WEST 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.

Roll Call: AYE: COMMISSIONERS MANI, GATTO, WEST, GASKILL, and LOSCUITO, CHAIRMAN GRAY NAY: None. CHAIRMAN GRAY declared the Motion approved by roll call.

The second motion, for Substantial Deviation, was made by COMMISSIONER GATTO, seconded by COMMISSIONER WEST 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.

Roll Call: AYE: COMMISSIONERS MANI, GATTO, WEST, GASKILL, and LOSCUITO, CHAIRMAN GRAY NAY: None. CHAIRMAN GRAY declared the Motion approved by roll call.

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

TO:	VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES	
FROM:	VILLAGE OF TINLEY PARK PLAN COMMISSION	
SUBJECT:	MINUTES OF THE APRIL 1, 2021 REGULAR MEETING	
ITEM #2	WORKSHOP/PUBLIC HEARING – 6732 173 RD STREET, TINLEY OFFICE CENTRE - VARIATION	
	Faycurry, on beha to allow for a 55	ublic hearing to consider recommending the Village Board grant George alf of GFC Tinley (Property Owner) a Variation from of the Zoning Code 7 sq. ft. one-bedroom apartment instead of the minimum requirement of 2 173rd Street in the DF (Downtown Flex) zoning district.
Present Plan Commissioners:		Chairman Garrett Gray (Participated electronically) Eduardo Mani (Participated electronically) Angela Gatto (Participated electronically) Kehla West (Participated electronically) Frank Loscuito (Participated electronically) James Gaskill
Absent Plan Commissione	ers:	Lucas Engel Mary Aitchison Steven Vick
Village Officials and Staff:		Dan Ritter, Senior Planner Paula Wallrich, Planning Manager (Participated electronically) Kathy Congreve, Commission Secretary
Guests:		George Faycurry, Petitioner
Members of the Public:		Lisa Dailey - Love, Inc. Elizabeth Crum-Roberts - Sona Bella Salon Cecilia Escalante - Sona Bella Salon

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

DAN RITTER presented his staff report, noting that sometimes workshops and public hearings are combined as they are tonight so as to expedite things. He reminded Commissioners that if they felt there was not enough info or time, there is always an option to continue it. He noted that the Staff Report had been distributed to the Commission and posted on the Village website and will be attached to the minutes as part of the meeting record.

CHAIRMAN GRAY asked if there were any comments or discussion from Commissioners. Comments were as follows:

COMMISSIONER LOSCUITO stated that this could be a perfect apartment for a young person who walks downtown and uses the train for work. He understands the tax situation and that this could help out with the residential designation being taken into consideration.

COMMISSIONER WEST wanted to confirm that there are other apartments of similar size in the area. DAN RITTER stated there are several in older buildings from the early 1900's prior to current zoning and therefore have not received Variations.. COMMISSIONER WEST questioned the size of the bedroom and if it could be combined to make it a studio apartment. She also questioned if the apartment would be impacted by noise, being that it is a commercial building next to a bar.

DAN RITTER stated that it could be made into a studio apartment. Addressing her other question, he said the noise issue was looked at and determined to be ok because it's an office building, making it a compatible mix. The combined entrance isn't preferred but is the only option in this case.

COMMISSIONER GATTO - no comments

COMMISSIONER GASKILL questioned why the minimum requirements were set at 800 sq. ft. DAN RITTER stated that it was to make sure it is adequate housing and not substandard.

PAULA WALLRICH stated that this is an urban area; there is no standard in the industry, but downtown areas traditionally have smaller minimum requirements.

COMMISSIONER MANI asked if the apartment wall was attached to Durbin's.

DAN RITTER stated the property was constructed as a stand-alone building with zero-foot plot lines. COMMISSIONER MANI shared his concerns about fire safety.

DAN RITTER assured commissioners the property does not share a wall with Durbin's and that it will need to meet building and fire codes and have required fire alarms and sprinklers.

CHAIRMAN GRAY redirected commissioners to Open Item #1 and that the Variation request is to permit the unit with 557 sq. ft. which is a little more than half of the required 800 sq. ft. minimum. If it were closer to 400 sq. ft. it would drastically affect the layout. He echoed COMMISSIONER WEST'S concerns about the size of the bed that would fit. He felt that even though the layout is a smaller size, it is adequate and may be a great starter apartment for someone; the smaller space would not be a detriment for someone single and young. He stated that he walked the parking lot and saw that there were dedicated signs already for the businesses in the building. Additionally, he wouldn't want apartment sizes to continually shrink, but considering this property for a minimum and exception, it would be ok.

CHAIRMAN GRAY asked if the Petitioner had anything to add; he did not.

CHAIRMAN GRAY asked for a motion to open up the Public Hearing A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER LOSCUITO to open the Public Hearing on Tinley Office Centre Apartment Size Variation.

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

CHAIRMAN GRAY stated that he received proof of the Notice of Publication for this Public Hearing and invited staff to proceed with the presentation.

DAN RITTER did not have anything more to present than what was covered during the Workshop portion.

CHAIRMAN GRAY asked the commissioners if they had any new comments or questions for staff; there were none. He asked if the petitioner had anything at this time; he did not.

CHAIRMAN GRAY asked if there was anyone from the public wishing to comment; each of them were sworn in before comment.

LISA DAILEY, of Love, Inc. (a tenant in the building) – Lisa stated that they occupy the northeast office of the second floor. She explained that the first floor has two lockable doors with a staircase leading up to all glass doors on the second floor. Her concern is that it is a shared hallway, and in the evenings and weekends when the businesses are not there, the resident would be coming and going. There have been safety issues with the entry doors; if they are locked from the exterior, you cannot unlock it from the interior and you are locked in the building. An additional concern is that the resident may leave the building door open to allow for visitors to come and go so as not to have to continually go down and unlock it for them. An unlocked door can also leave the building open to someone seeking shelter or use of the restroom, which presents security issues for

the resident and the business tenants. She also pointed out that they share a hallway with Durbin's which is many times used by Durbin's employees to come into the building and use their bathrooms. The hallway also serves as an alternate exit to her and other tenants of the building in the event they are locked in at the other doors. However, on some occasions this door has been blocked with Durbin's tables and chairs. All in all, she has security concerns as to how to segregate residential from commercial in this multi-use type of building.

DAN RITTER stated that they weren't aware of the problems with not being able to unlock the doors; that is likely a fire issue and will be addressed. And there will need to be security procedures put into place.

CHAIRMAN GRAY opened up the discussion asking if commissioners had any comments.

COMMISSIONER WEST suggested that the egress needs to be dealt with before it's approved.

DAN RITTER stated that it could be added as a condition, but it will be addressed whether the variation is approved or not.

COMMISSIONER MANI echoed Commissioner West's comment to have that resolved.

COMMISSIONER LOSCUITO also concurred with the door locking issue.

CHAIRMAN GRAY concurred as well.

COMMISSIONERS GATTO and GASKILL had no further comments.

CHAIRMAN GRAY asked if there was anyone else from the public wishing to comment.

ELIZABETH CRUM-ROBERTS, representing Sona Bella Salon (a tenant in the building) – She stated that she agrees with Lisa's comments and says they have had discussions about these issues. Her concern is that there is no provided security in the building, only security systems which the business tenants have if they choose to do so. She pointed out that the security lights in the parking lot hardly ever work.

CECILIA ESCALANTE, representing Sona Bella Salon (a tenant in the building) – She echoed Lisa's and Elizabeth's comments and concerns. She too has been locked in the building. She noted that there are not even any windows that provide exit access. She's concerned with the security of the parking lot and lack of lighting.

The commissioners had no further comments.

GEORGE FAYCURRY, the Petitioner, stepped up to offer his comments. He stated that Goldy Locks installed the locks on this building. The incident with the doors locking was reported to them and he was told they would correct the problem. He apologized to the tenants that it was not corrected; he will have that corrected first thing Monday and will be there to make sure it is. Regarding the issue with Durbin's leaving stuff in the hallway, he stated that this has been an ongoing problem. He spoke about his increase in taxes and that he's looking to make the building mixed-use to get a reduction on his taxes. He stated that he appreciated the earlier comments and concerns and that he respects them.

CHAIRMAN GRAY opened up the discussion asking if commissioners had any further comments or questions; there were none. CHAIRMAN GRAY commented that he was glad to hear that the locks would be corrected first thing Monday. He finds it disturbing that there are issues with Durbin's stacking things in front of the door.

GEORGE FAYCURRY responded, stating that he has talked to the two people in charge every time he's there.

DAN RITTER told him that he will give him the contact information for the Fire Inspector and recommended that he contact them and also speak with the Building Department regarding the egress.

A Motion was made by COMMISSIONER WEST, seconded by COMMISSIONER MANI to close the Public Hearing on Tinley Office Centre Apartment Size Variation. 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 reviewed the draft Standards for a Variation with commissioners; these had also been provided in the staff report.

CHAIRMAN GRAY mentioned adding verbiage to the motion to address the issues discussed.

A motion was made by COMMISSIONER WEST, seconded by COMMISSIONER GATTO 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 south 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.
- 5. Any building or fire code issues must be corrected prior to occupancy.

Roll Call:

AYE: COMMISSIONERS MANI, GATTO, WEST, and LOSCUITO, CHAIRMAN GRAY NAY: COMMISSIONER GASKILL CHAIRMAN GRAY declared the Motion approved by roll call.

This will go to the Village Board on April 13th, 2021. DAN RITTER stated that it will go to Village Board on April 20th, 2021 as well.

TO:	VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE APRIL 1, 2021 REGULAR MEETING

ITEM #2WORKSHOP - SUNSET ESTATES TOWNHOME DEVELOPMENT, 6864 & 6900179THSTREET-ARCHITECTURE/SITEPLANAPPROVAL,ANNEXATION/FINAL PLAT APPROVAL, REZONING, VARIATION

Workshop to consider recommending the Village Board grant Maria Poulos, on behalf of MAKP 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.

Present Plan Commissioners:	Chairman Garrett Gray (Participated electronically)	
	Eduardo Mani (Participated electronically)	
	Angela Gatto (Participated electronically)	
	Kehla West (Participated electronically)	
	Frank Loscuito (Participated electronically)	
	James Gaskill	
Absent Plan Commissioners:	Lucas Engel	
	Mary Aitchison	
	Steven Vick	
Village Officials and Staff:	Dan Ritter, Senior Planner	
,	Paula Wallrich, Planning Manager (Participated electronically)	
	Kathy Congreve, Commission Secretary	
Guests:	Tom Panos, on behalf of MAKP Properties	

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

PAULA WALLRICH, Planning Manager, gave her presentation covering the items to be reviewed and analyzed. Ms. Wallrich noted that the Staff Report had been distributed to the Commission and posted on the Village website and will be attached to the minutes as part of the meeting record. MS. WALLRICH covered the Standards for Site Plan and Architectural Reviews with commissioners.

CHAIRMAN GRAY asked if there were any comments or discussion from Commissioners. Comments were as follows:

COMMISSIONER MANI stated that this looked like a nice development.

COMMISSIONER LOSCUITO stated that he likes the carriage walk idea and understands staff's reasoning that the side yard is actually the rear yard and that it exceeds requirements and that the actual rear yard (side yard) is not adjacent to any other developed property.

COMMISSIONER WEST thanked staff for the thorough report. She also has concerns about it being up against the single-family homes but she thinks the plan mitigates that.

CHAIRMAN GRAY agrees with staff's recommendations. He states that on Item #1 he feels that it's ok that the streets are not consistent with the Legacy Plan. The fences on the east and west help buffer surrounding properties and the project fits that area and is a nice development.

CHAIRMAN GRAY asked if the Petitioner was present and had anything to add. DAN RITTER stated that he is present, has no comments and thanks the Commission for the comments.

There will be a Public Hearing on this item on April 15, 2021 at the next Plan Commission meeting.

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GOOD OF THE ORDER -

DAN RITTER stated that Banging Gavel has poured their patio and are looking to get something going out on the patio this year. There is an ice cream shop (The Scoop) opening up soon on Oak Park Avenue; the property had been a recipient of a Façade Grant. Avocado Theory and South Street are moving along. Staff has interviewed four candidates for the Planner position; there will be a second round of interviews in the coming weeks and they hope to have someone on board in the next month or two. There are two projects coming forward from a developer that's already doing projects in town, one being a Starbucks south of the 7-11 being constructed at 171st & Harlem Avenue and one converting the empty MB Financial building on 171st and LaGrange Road. Hailstorm has their permit for their permanent outdoor patio space. Fry The Coup opened and there's another tenant moving in that building as well. April 15th is the next Plan Commission meeting; anyone who wants to attend in person can do that now.

COMMENTS FROM THE PUBLIC - There were none

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER LOSCUITO to adjourn the April 1, 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 9:23 P.M.



PLAN COMMISSION STAFF REPORT

April 1, 2021 – PUBLIC HEARING

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
- Site Plan and Architecture Approval

Project Planner

Paula J. Wallrich, AICP Planning Manager Sunset Estates Townhome Development Revisions resulting from workshop are noted in red. 17870-17881 179th Street



EXECUTIVE SUMMARY

The Petitioner, Maria Poulos, on behalf of MAKP Properties, INC., is requesting approval of rezoning two parcels upon annexation and rezoning of a third parcel, from R-1 (Single Family Residential) to R-6 (Medium Density Residential). The Petitioner is also requesting a Variation to the rear yard setback of 14.88 to 16.41 feet along the north property line, where the required setback is 30 feet, to allow rear yard setbacks ranging from 13.59 feet to 15.12 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 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 Final 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 <u>Development Review Team</u> (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

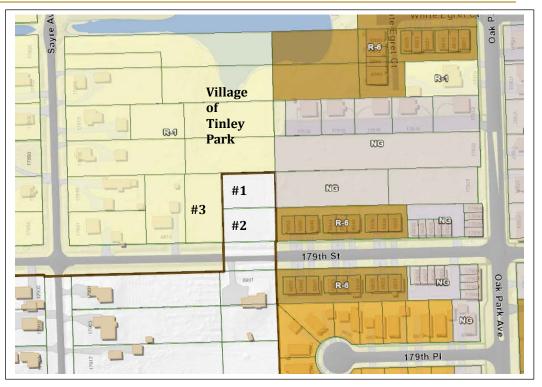


that staff has also been working with the property owner to the east (blue star) and will be proposing a development in the near future.

Open Item #1: Discuss the Legacy Plan's proposed road alignments and relevancy to the proposed Site Plan. There was no discussion on the relevancy to the Legacy 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.

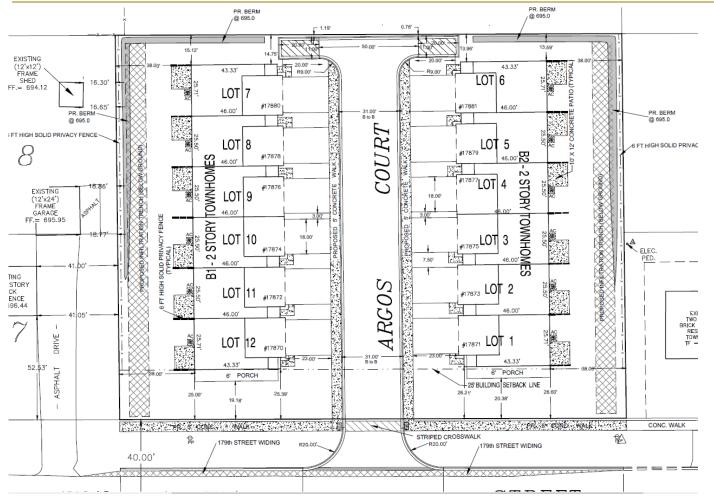
The property to the north is owned by the Village of Tinley Park and is part of а comprehensive stormwater detention system. lt is encumbered by floodplain and will not be developed. The property to the east includes a townhome development zoned



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.

Existing vegetation

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.

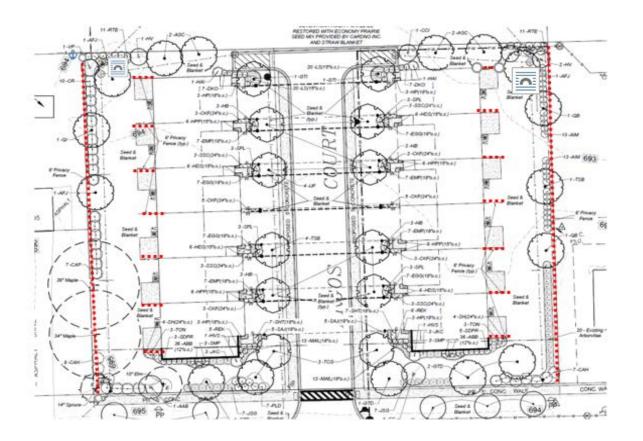
As part of the site plan review the following issues have been satisfactorily reviewed:

Site Plan

- a. Arrangement of buildings, parking, access, lighting, landscaping and drainage is compatible with adjacent land uses;
- b. Vehicular ingress and egress provide safe, efficient and convenient movement to traffic;
- c. Safe movement of pedestrians: and
- d. 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. There was recognition of the wooded area to the north as a mitigation for the reduction of rear yard setback.

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.



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. There was no concern regarding the transfer of the bufferyards planting requirements from the rear yard to the side yards.



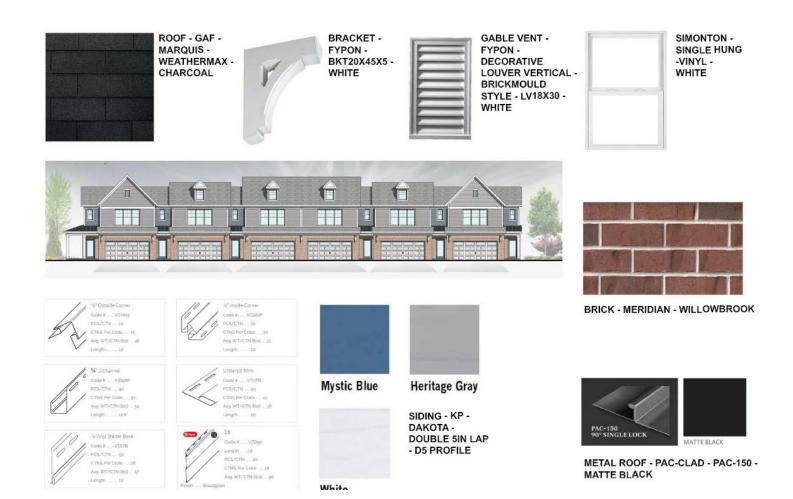
ARCHITECTURE

The proposed townhome development provides two buildings that front a private street (Argos Court). With this orientation the side of the structure faces the179th 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.



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

The proposed townhome development is comprised of three parcels. The eastern two parcels will need to be annexed. The proposed Plat of Subdivision combines the property to be annexed with the west parcel that is located in the Village. The plat has 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	Discuss the Legacy Plan's proposed road alignments and relevancy to the proposed Site Plan.	
#2	Discuss the need for a rear yard variation.	
#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.	
#4	Condition approval on final engineering approval.	

STANDARDS FOR REZONING APPROVAL

The Zoning Code does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases. The following "LaSalle Standards" have been supplied for the Commission

to consider. Staff has provided the following draft Findings for the Commission's review. The Commission may adopt the Findings as provided or make modifications per testimony provided at the hearing.

- a. The existing uses and zoning of nearby property;
 - The proposed R-6 zoning district is consistent with the development pattern of the area.
- b. The extent to which property values are diminished by the particular zoning;
 - The proposed zoning district will keep the property residential in nature, similar to the surrounding uses and zoning districts. The proposed development has exceeded landscape bufferyard requirements along the east and west property lines which are adjacent to existing residential developments. A six foot fence will also be provided along the east and west property lines. The proposed development meets site and architectural standards.
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
 - The proposed development will provide road improvements for 179th Street including an extension of the sidewalk and will add to the property tax base of the Village and other taxing districts.
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
 - The proposed development meets site and architectural standards. Bufferyard requirements have been exceeded along the east and west property lines. The proposed development will provide road improvements for 179th Street including an extension of the sidewalk. The development involves the annexation of property and will increase the EAV for the property and subsequently the tax revenue generated by the subject property.
- e. The suitability of the property for the zoned purpose;
 - The proposed use is consistent with development in the area and the Comprehensive Plan.
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
 - The lot has been vacant under its current zoning designation. Recent development has occurred on property zoned R-6 to the east of the subject parcels.
- g. The public need for the proposed use; and
 - There is a demand for quality attached single family homes in the area and is consistent with the overall goals of the adjacent Legacy District.
- h. The thoroughness with which the municipality has planned and zoned its land use.
 - The Village adopted the Legacy Plan in 2009 and the Legacy Code in 2011 which involves property immediately adjacent to the subject property. The property is identified as Mixed Use in the 2000 Comprehensive Plan. The Village's Zoning Ordinance also recently adopted site and architectural guidelines that assisted in the review of the proposed development and help to ensure a quality project.

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 are provided below for your consideration.

- 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.
 While the property can develop under the regulations in the district, the proposed development functions as a side yard where the legal rear yard is required. The functional rear yard of the proposed units are the actual side yards and have been provided yards that exceed the rear yard setback.
- 2. The plight of the owner is due to unique circumstances. The plight of the owner is unique in that the orientation of the buildings has yards that function as side yards are front and rear yards by definition. The defined rear yard is adjacent to an undevelopable parcel with existing vegetation that helps to mitigate the loss of the rear yard setback.
- 3. The Variation, if granted, will not alter the essential character of the locality. The loss of the rear yard setback will not alter the essential character of the locality due to the existence of vegetation along the north property line and the additional landscaping provided along the east and west property lines that serve as a buffer to existing property owners.
- 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.

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below must be met. Staff will prepare draft responses for these conditions within the next Staff Report.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
 - Single-family attached residential is a permitted use in the R-6 Zoning District.

- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
 - The proposed development provides adequate screening from adjacent existing uses; off-street parking, lighting and drainage meet code requirements.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
 - A private street had been designed to access the individual townhomes and is subject to final engineering approval..
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
 - A public walk has been provided along 179th Street and private carriage walks within the development.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
 - The landscape meets the intent of the landscape ordinance and exceeds bufferyard requirements along the east and west property lines.
- f. That all outdoor trash storage areas are adequately screened.
 - Trash will be handled by the individual home owners.

ARCHITECTURAL STANDARDS

Section III.U.6. provides the following architectural design standards to assist in the review of the proposed development:

- a. <u>Building Materials:</u> The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations).
 - The proposed development meets the masonry requirements of the Zoning Ordinance (Section V.4.B.).
- b. <u>Cohesive Building Design</u>: 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.
 - Special attention has been given to the façade on 179th Street to reflect a front façade by wrapping the porch around the south side of the building.
- c. <u>Compatible Architecture:</u> Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
 - The proposed architecture is consistent with the architecture of the two-story townhomes immediately east of the subject property.
- d. <u>Color:</u> 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.
 - The color palette is complementary to the brick color and harmonious with surrounding area. Colors are muted and "attention getting".

- e. <u>Sustainable architectural design:</u> The overall design must meet the needs of the current use without compromising the ability of future uses.
 - The design is typical of townhomes and will meet the needs of future users.
- f. <u>Defined Entry</u>: 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.
 - The front door faces the private street and is easily recognizable as a front door. Attention has been given to address the public view from 179th Street by designing a wraparound front porch.
- g. <u>Roof:</u> For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building.
 - The roof line provides variety (front and side gable) and the height has been varied to add interest to the overall roofline.
- h. <u>Building Articulation:</u> Large expanses of walls void of color, material or texture variation are to be avoided.
 - The fenestration, material choices, roof line and articulation of each façade provides an interesting façade from public view.
- i. <u>Screen Mechanicals:</u> All mechanical devices shall be screened from all public views.
 - All mechanical units are located on the ground at the rear of each unit and screened by a six foot solid vinyl fence.

MOTIONS TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's requests, the appropriate wording of the motions are listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan.

Motion #1 (Map Amendment/Rezoning)

"...make a motion to recommend that the Village Board grant the Petitioner, Maria Poulos, on behalf of MAKP Properties, INC., the rezoning (Map Amendment) of Parcels 1 & 2 (28-31-105-015-0000, 28-31-105-018-0000) to R-6 (Medium Density Residential) upon annexation and the rezoning of Parcel 3 (28-31-105-075-000) from R-1 (Single Family Residential) to R-6 (Medium Density Residential) and adopt the Findings of Fact submitted by the Petitioner and as proposed by the Village Staff in the Staff Report."

Motion #2 (Variation)

"...make a motion to recommend that the Village Board grant the Petitioner, Maria Poulos, on behalf of MAKP Properties, INC., a Variation to the rear yard setback of 14.88 to 16.41 feet along the north property line, where the required minimum setback is 30 feet, to allow rear yard setbacks ranging from 13.59 feet to 15.12 feet in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report. [any conditions that the Commission would like to add]

Motion 3 (Site Plan):

"...make a motion to grant the Petitioner, Maria Poulos, on behalf of MAKP Properties, INC., Site Plan Approval to construct two structures comprising twelve townhomes in accordance with the plans submitted and listed herein subject to final engineering approval.

[any conditions that the Commission would like to add]

Motion #4 (Final Plat of Subdivision)

"...make a motion to recommend that the Village Board grant approval to the Petitioner, Maria Poulos, on behalf of MAKP Properties, INC., in accordance with the Final Plat of "Sunset Estates Subdivision" March 24, 2021, subject to final engineering approval.

[any conditions that the Commission would like to add]

LIST OF REVIEWED PLANS -SUNSET ESTATES

	Submitted Sheet Name	Prepared By	Date On Sheet
A1.0	Site Plan	GDA	3.09.21
A1.1	Floor Plans	GDA	3.09.21
A1.2	Elevations	GDA	3.09.21
A1.3	Photometrics	GDA	3.09.21
	Fire Wall Separation- 2 SHEETS	GDA	3.09.21
	Site Geometrics	JAS	3.24.21
	Site Utility and Grading	JAS	3.24.21
	Plat of Survey	JAS	3.24.21
	Sunset Estates Subdivision Plat	JAS	3.24.21
	Plat of Annexation	JAS	3.09.21
L-1	Landscape Plan	METZ	3.24.21
L-2	Landscape Specifications	METZ	3.24.21





SUNSET ESTATES

TINLEY PARK, ILLINOIS



032321-FELV-V3





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

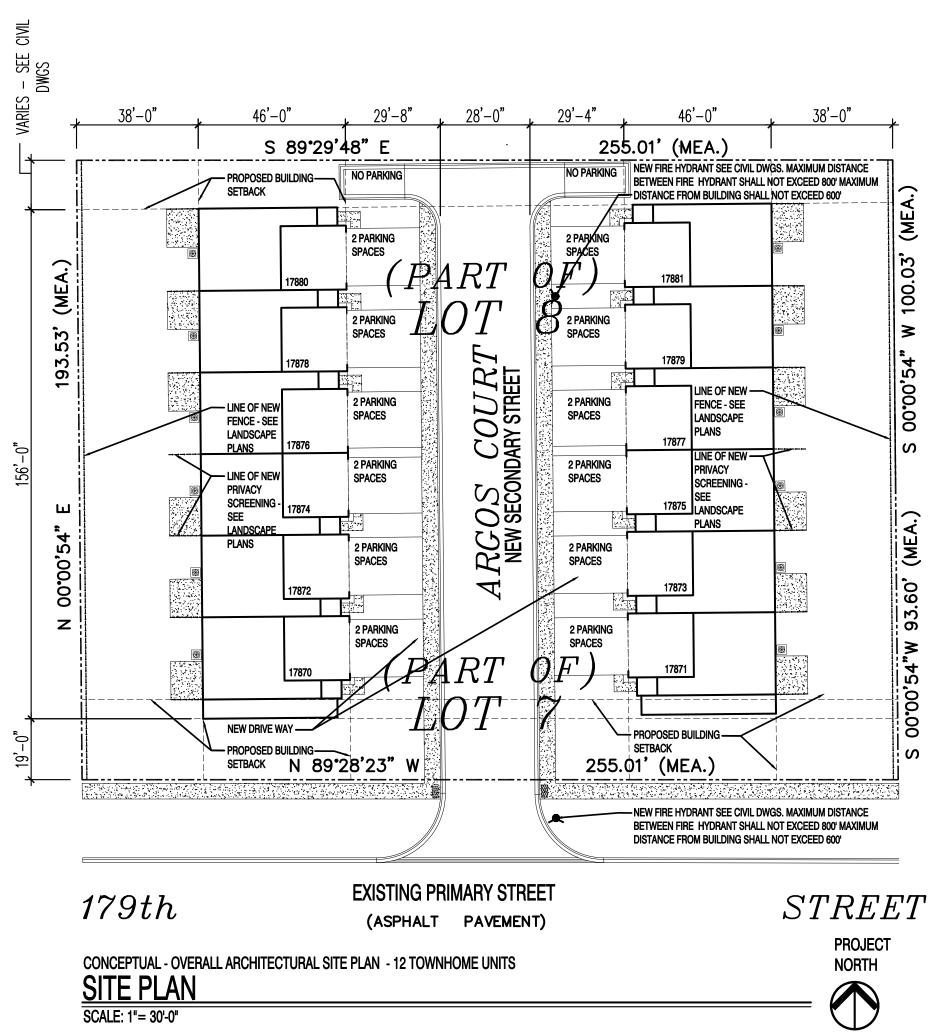
CIVIL ENGINEER JOSEPH A. SCHUDT & ASSOCIATES 19350 S. HARLEM AVE. FRANKFORT, IL 60423

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

	ECT 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
	•
REGIST	RATION SEAL

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SITE PLAN NOTES - SUNSET ESTATES INFORMATION SET FORTH HAS BEEN OBTAINED FROM JOSEPH A. SCHUDT & ASSOCIATES, WITH LATEST REVISION DATE OF 12.08.2020. 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 ARCHITECTURAL SITE PLAN. FURTHERMORE, THE CIVIL ENGINEER SHALL CONFIRM ALL REQUIRED BUILDING AND PARKING LOT SETBACKS, LOCATION OF ALL UTILITIES, 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. ACCESSIBLE ROUTE - ANY ACCESSIBLE ROUTE BECOMES A RAMP IF SLOPE IS GRATER THAN 5% (1:20). A RAMP IS REQUIRED - HANDRAILS ARE NOT REQUIRED ON WALKS WITH SLOPED BETWEEN 0% AND 5%, **GREATER THAN 5% IS REQUIRED** ANY ACCESSIBLE ROUTE THAT ARE GREATER THAN 8.33% CANNOT BE AN ACCESSIBLE

ROUTE.

ZONING ANALYSIS CHART - SUNSET ESTATES

	SITE DATA	COMMENTS	
1.	ZONING DISTRICT	PARTIALLY ANNEXED ZONED R-1 (SINGLE-FAMILY RESIDENTIAL), PART UNINCORPORATED AND REQUIRING ANNEXATIO ARE PROPOSED TO BE REZONED TO R-6 (MEDIUM-DENSITY RESIDENTIAL) ZONING DISTRICT.	
2.	SITE AREA	49,362 S.F. (1.133 ACRES) - PER JOSEPH A. SCHUDT & ASSOCIATES, WITH THE LATEST REVISION DATE OF 12.08.20.	
3.	BUILDING AREAS	BUILDING 1 - B1 - 6 UNIT BUILDING 6,759 S.F. BUILDING CONFIGURATION (6) - 3 BEDROOM BUILDING 2 - B2 - 6 UNIT BUILDING 6,759 S.F. BUILDING CONFIGURATION (6) - 3 BEDROOM	
4.	BUILDING SETBACKS	FRONT YARD - ALONG NEW SECONDARY SECOND STREET - 25' REQUIRED - 29'-8" PROVIDED - SEE CIVIL DRAWINGS SIDE YARD - ALONG 179TH STREET - 10' MINIMUM - 25' PROVIDED - SEE CIVIL DRAWINGS REAR YARD - 10' MINIMUM - 38'-0" PROVIDED - SEE CIVIL DRAWINGS ALLOWABLE ENCROACHMENT - FRONT STOOP AND/OR STAIRS IS 35% OF MINIMUM SETBACK. NO CASE SHALL BE NO O OF ANY PROPERTY LINE.	
5.	F.A.R FLOOR TO AREA RATIO	13,518 S.F. X 2 FLOORS /49,362 S.F. = 0.548	
6.	LOT COVERAGE	13,518 S.F. /49,362 S.F. = 27.39%	
7.	HEIGHT OF ALL BUILDINGS AND STRUCTURES	3 STORY LIMIT HOWEVER NO DIMENSIONAL HEIGHT LIMIT	
8.	GREEN SPACE PERCENTAGE	NONE REQUIRED HOWEVER THE LANDSCAPE ORDINANCE SHALL BE MET WHERE EVER PRACTICAL	
9.	PARKING SPACES REQUIRED	MINIMUM PARKING SIZE SHALL BE 9'-0" WIDE X 18'-6" 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	





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

ARCHITECTUR	AL
R	RENDERING
A1.0	CONCEPTUAL - OVERALL ARCHITECTURAL SITE PLAN
A1.1 A1.2	CONCEPTUAL - FLOOR PLAN - FIRST & SECOND FLOOR CONCEPTUAL - ELEVATIONS AND TYPICAL WALL SECTION
A1.2 A1.3	CONCEPTUAL - ELEVATIONS AND TYPICAL WALL SECTION CONCEPTUAL - SITE PLAN - PHOTOMETRIC LIGHTING PLAN
DTL-1	TYPICAL WALL SECTION
DTL-2	TYPICAL WALL SECTION
CIVIL ENGINEE	RING
1	SITE GEOMETRIC PLAN
2	SITE UTILITY & GRADING PLAN
3 4	PLAT OF SURVEY
4	SUNSET ESTATES SUBDIVISION PLAT OF ANNEXATION
LANDSCAPE	
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE SPECIFICATIONS
-81	
╶┨│	
-8	

	CT NUMBER
RNOJE	20-888
	SSUE 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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REGISTR	ATION SEAL

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SHEETNUMBER

$\textcircled{}{}$ DINETTE GREAT ROOM - KITCHEN -FOYER 2 CAR GARAGE **CONCEPTUAL - FIRST FLOOR PLAN** FLOOR PLAN SCALE: 1/8" = 1'-0"**BEDROOM 2** WIC \odot LAUNDRY-BATH 2 60x30 TUB/SHOLE ____ WIC - MASTER BATH MASTER BEDROOM CONCEPTUAL - SECOND FLOOR PLAN FLOOR PLAN SCALE: 1/8" = 1'-0"

SECTION 208 - FIRE WALLS & PARTITIONS

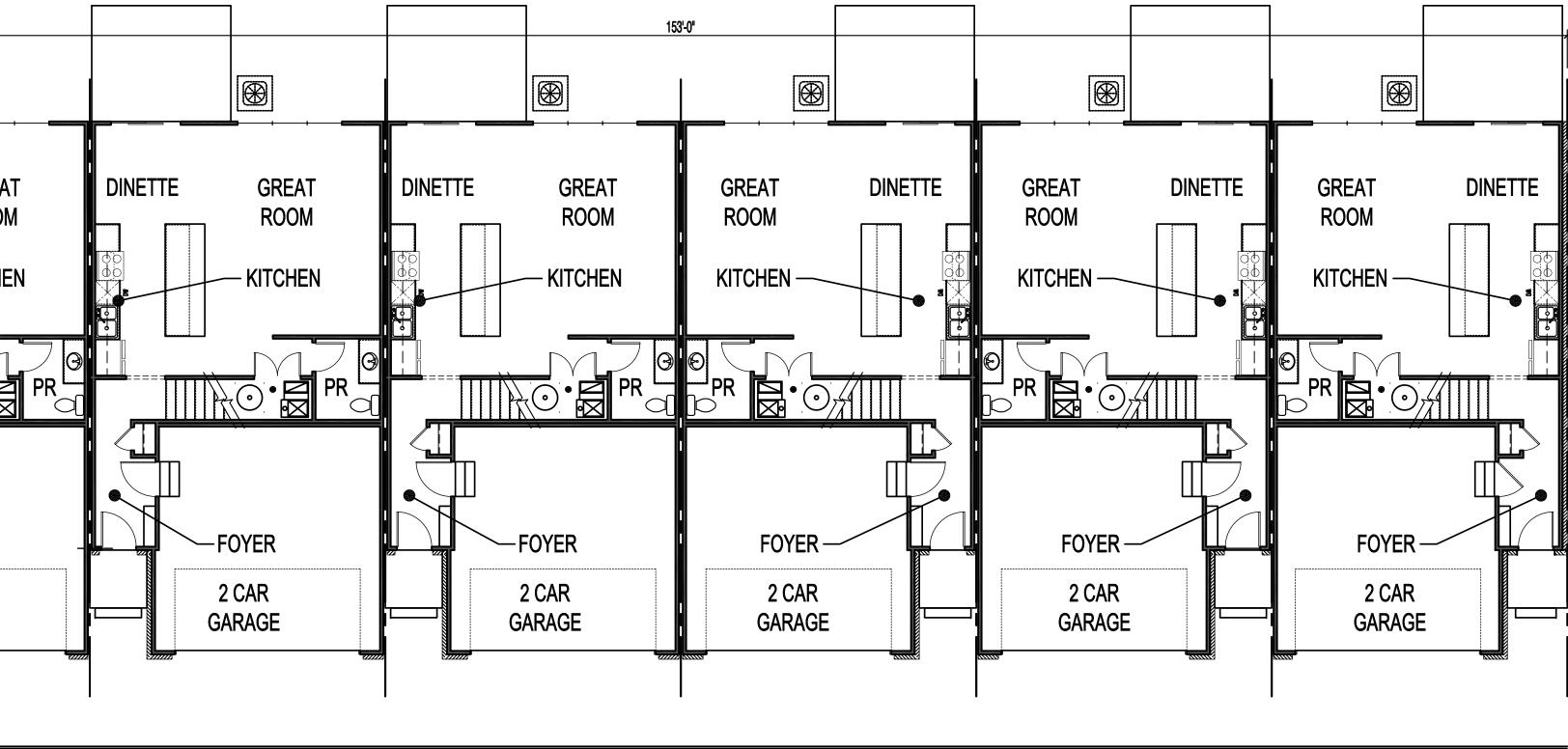
ALL BUILDINGS SHALL BE FULLY SPRINKLERED PER THE FOLLOWING REQUIREMENTS;

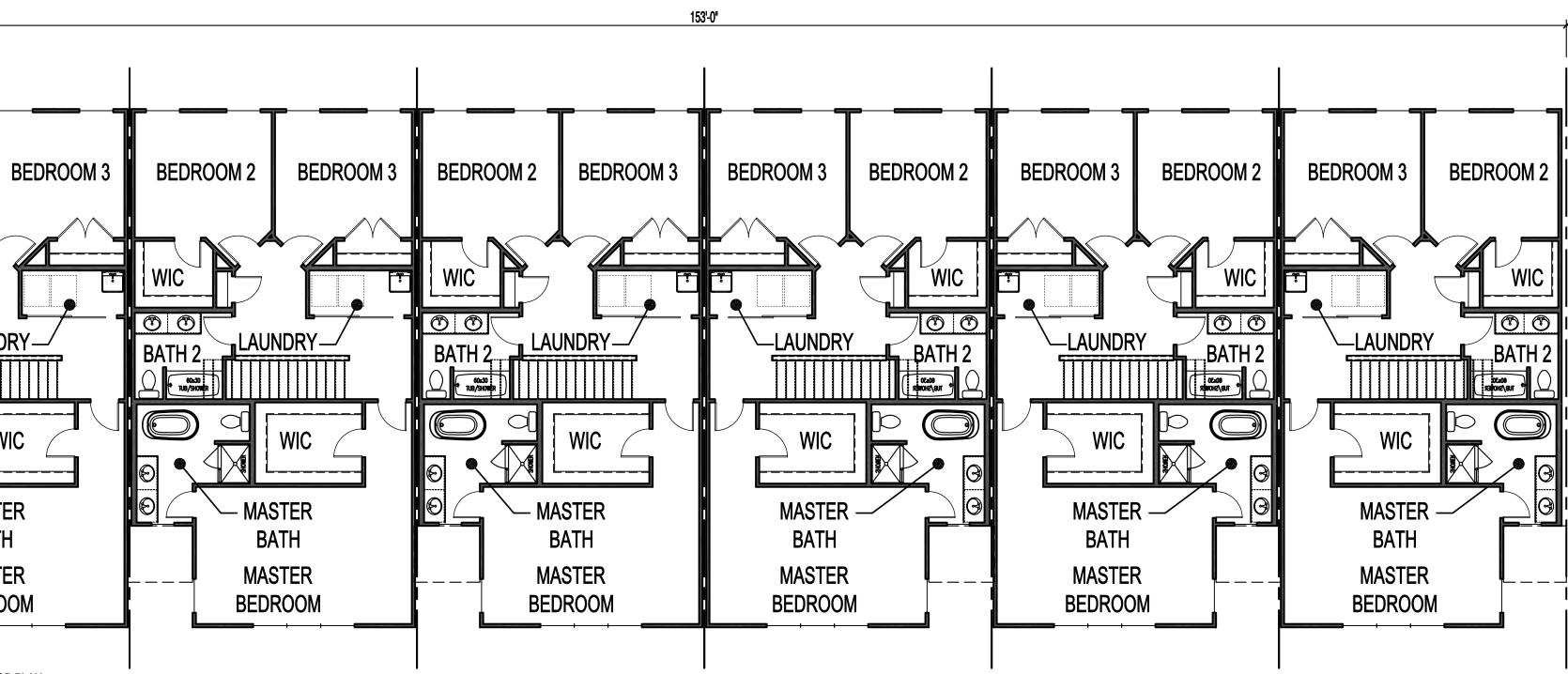
The automatic sprinkler system shall be designed and installed in accordance with Section 903.3.1.1 of the 20 12 ICC International Building Code and Section 9.7. of the 2003 edition of NFPA 101 . Sections 8.1 5. 1.2, 8. 15.8 .1.1 & 8.1 5.8.2 of the 20 13 edition of NFPA 13 shall not apply.

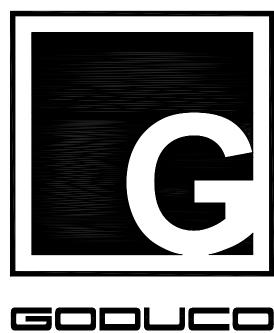
FIRE WALLS & PARTITIONS : PROVIDE A MINIMUM TWO (2) HOUR FIRE RATED MASONRY WALL ASSEMBLY BETWEEN DWELLING/SLEEPING UNITS, AND ADJACENT PUBLIC OR SERVICE AREAS OF R-2 OCCUPANCIES (SECTION 310, 20 12 ICC INTERNATIONAL BUILDING CODE), NO OPENINGS ARE PERMITTED BETWEEN DWELLING/SLEEPING UNITS. EACH WALL 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-F 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 20 12 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 20 12 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 drywal I assembly shall have metal stud framing spaced a maximum of 24 inches apart and gypsum board having a minimum thickness of 1 /2-inch .









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

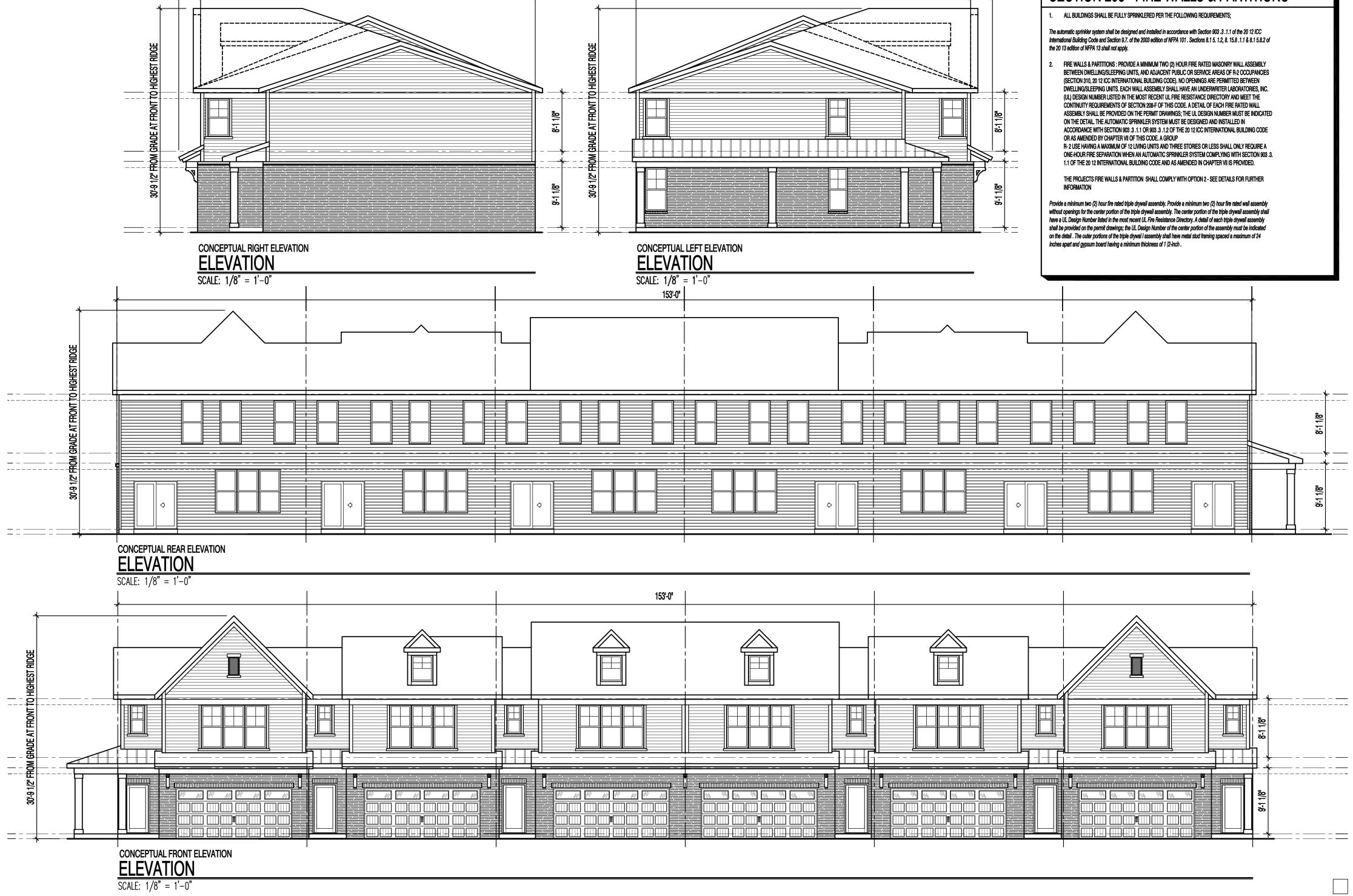
CIVIL ENGINEER JOSEPH A. SCHUDT & ASSOCIATES 19350 S. HARLEM AVE. FRANKFORT, IL 60423

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

PROJ	ECTNUMBER
	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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REGIST	RATION SEAL

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SHEETNUMBER



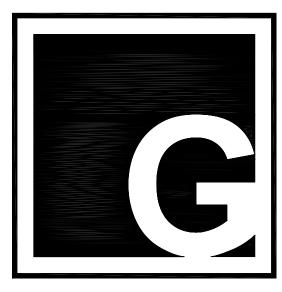
46'-0"

46'-0"

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

3'-0"

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

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

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

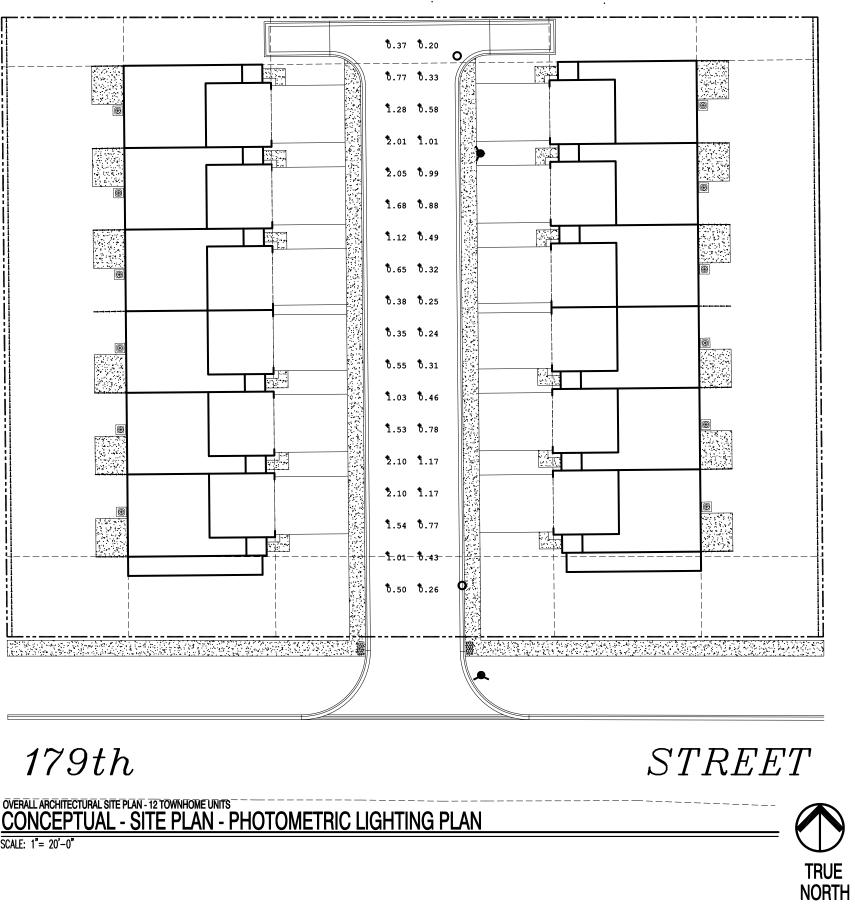
LANDSCAPE ARCHITECT METZ & COMPANY 826 EAST MAPLE STREET LOMBARD, IL 60148

PRO.	JECTNUMBER.
	20-888
	ISSUE DATES
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REGIST	RATION SEAL

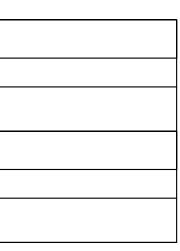
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SHEET NUMBER

LUMINAIRE SCHEDULE - TINLEY PARK TRAILS											
Symbol	Qty	Label	Arrangement	LLF	DESCRIPTION			TAG	LUM. WA	ATTS	
\bigcirc	2	A	SINGLE	0.950	PT-6130LED-4ARCH	127T3-MDL03-SV1	(12' POLE)	14' MH	65.1		
CALCULATION SUMMARY - TINLEY PARK TRAILS											
Label	DESCR	IPTION	CALC TYPE	UNITS	AVG.	MAX.	MIN.	AV	G./MIN.	MAX./MIN.	
ROADWA	Y		ILLUMINACE	FC	1.20	2.03	0.41	2.9	13	4.95	



179th
OVERALL ARCHITECTURAL SITE PLAN - 12 TOWNHOME UNITS
SCALE: 1"= 20'-0"







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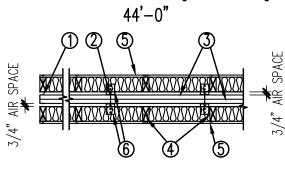
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SHEETNUMBER

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



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 nom 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 3-1/2 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. O.C. 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

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.

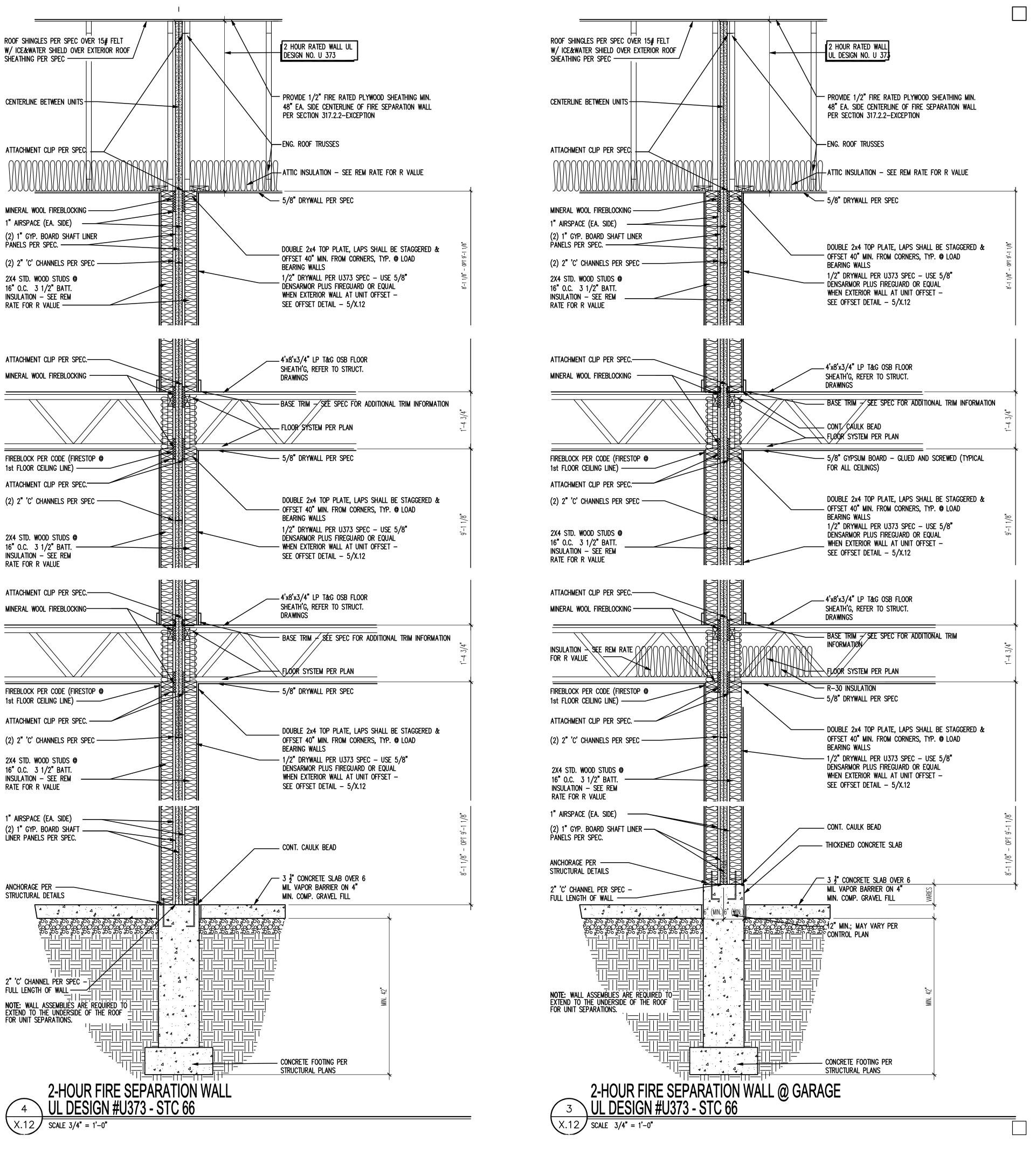
5. Gypsum Board – Classified or Unclassified – Min 1/2 in thick, 4 ft wide, applied either horizontally or vertically. Wallboard attached to wood studs (Item 4) with 1–1/4 in. long steel drywall nails spaced 12 in. OC. Wallboard attached to steel studs (Item 4A or 4B) with 1 in. long Type S steel screws 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 "H" studs and with one Type W screw 1-1/4 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

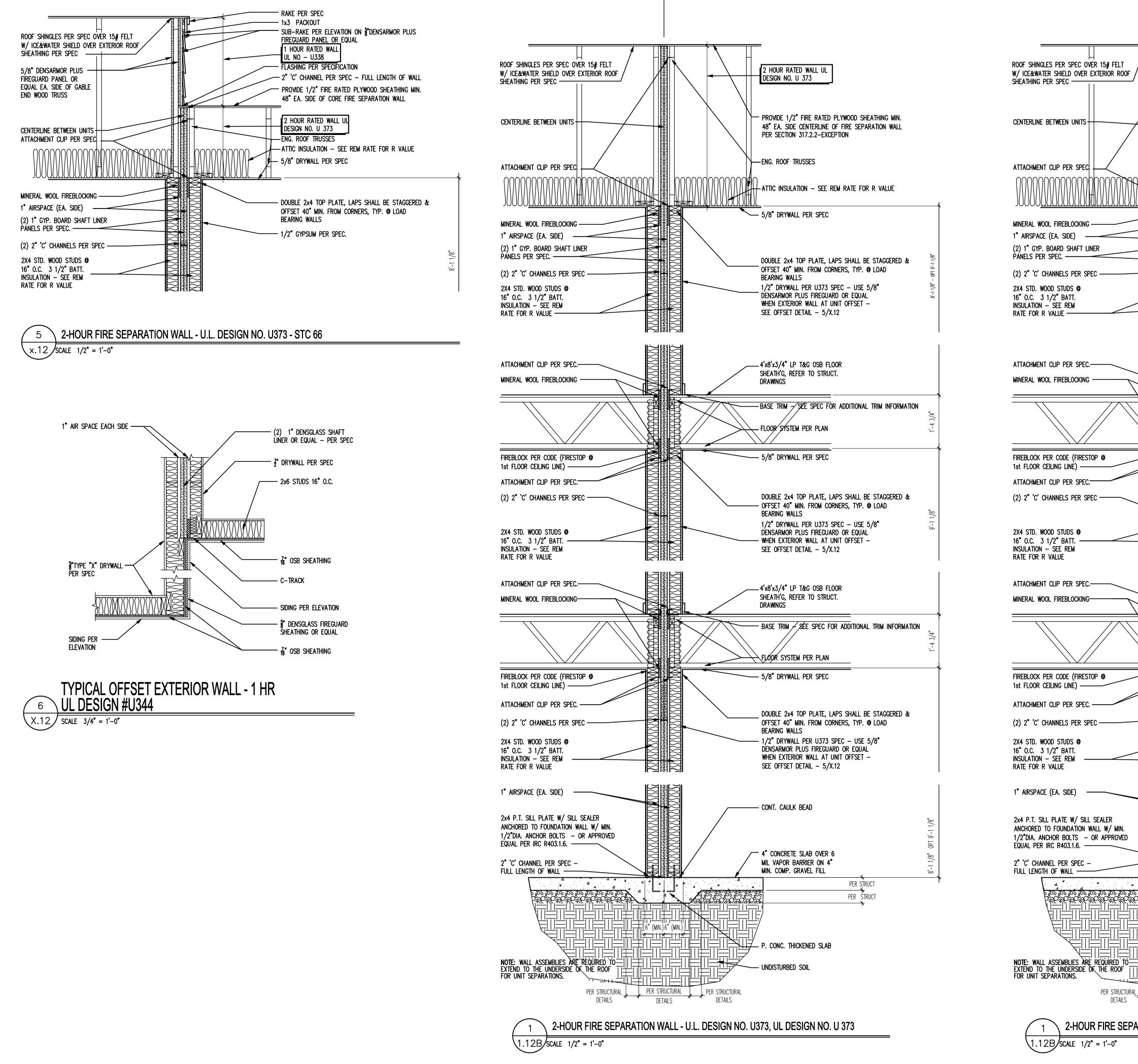
3/21 AT 4:36 PM BY MICHAEL GODUCO – A: \DROPBOX (GODUCO DESIGN)\MAIN\!GDG-BUILDERS\PANOS-DEVELOPMENT\CDNI-OPW-TH\PD-MF-PLAN-SE-OPT-DTLS.DWG

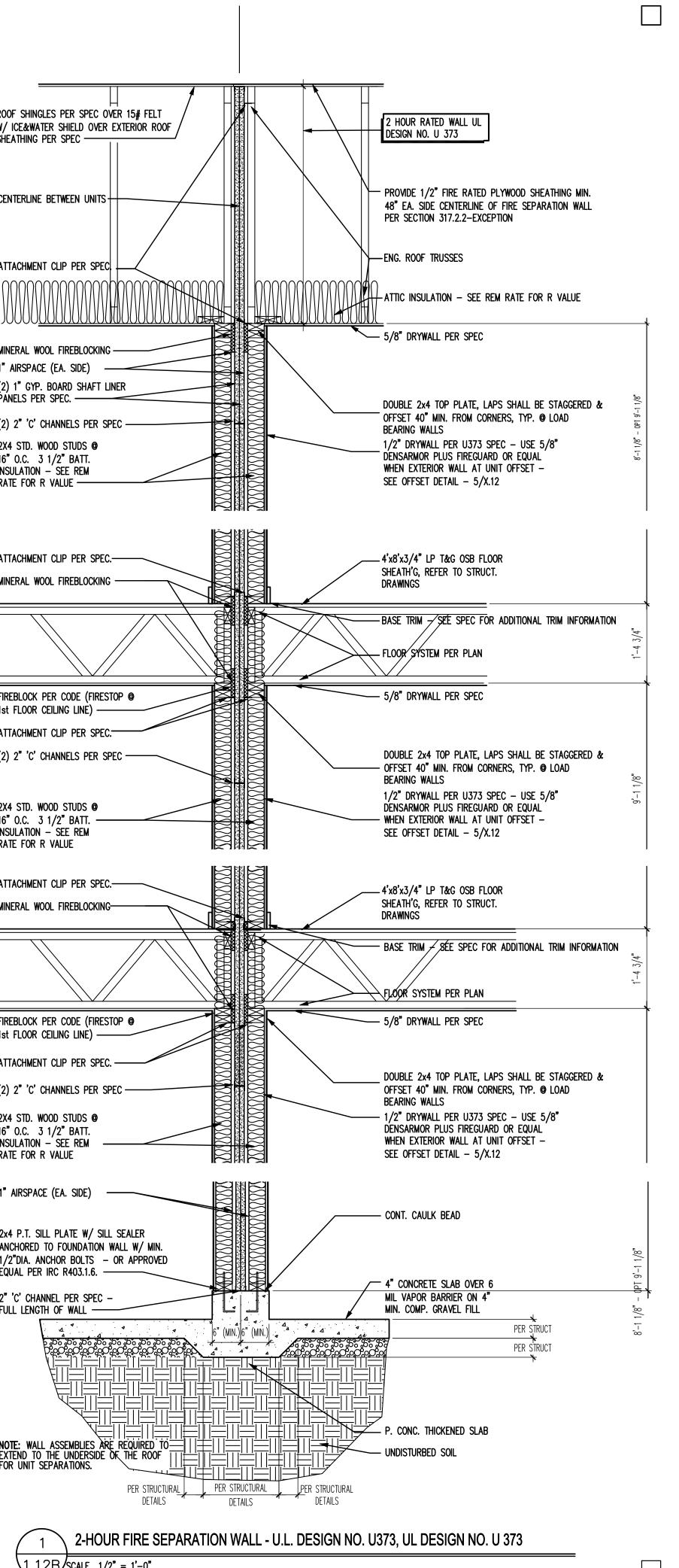




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PANOS DEVELOPMENT 7926 W. 103rd. Street Palos Hills, IL 60465

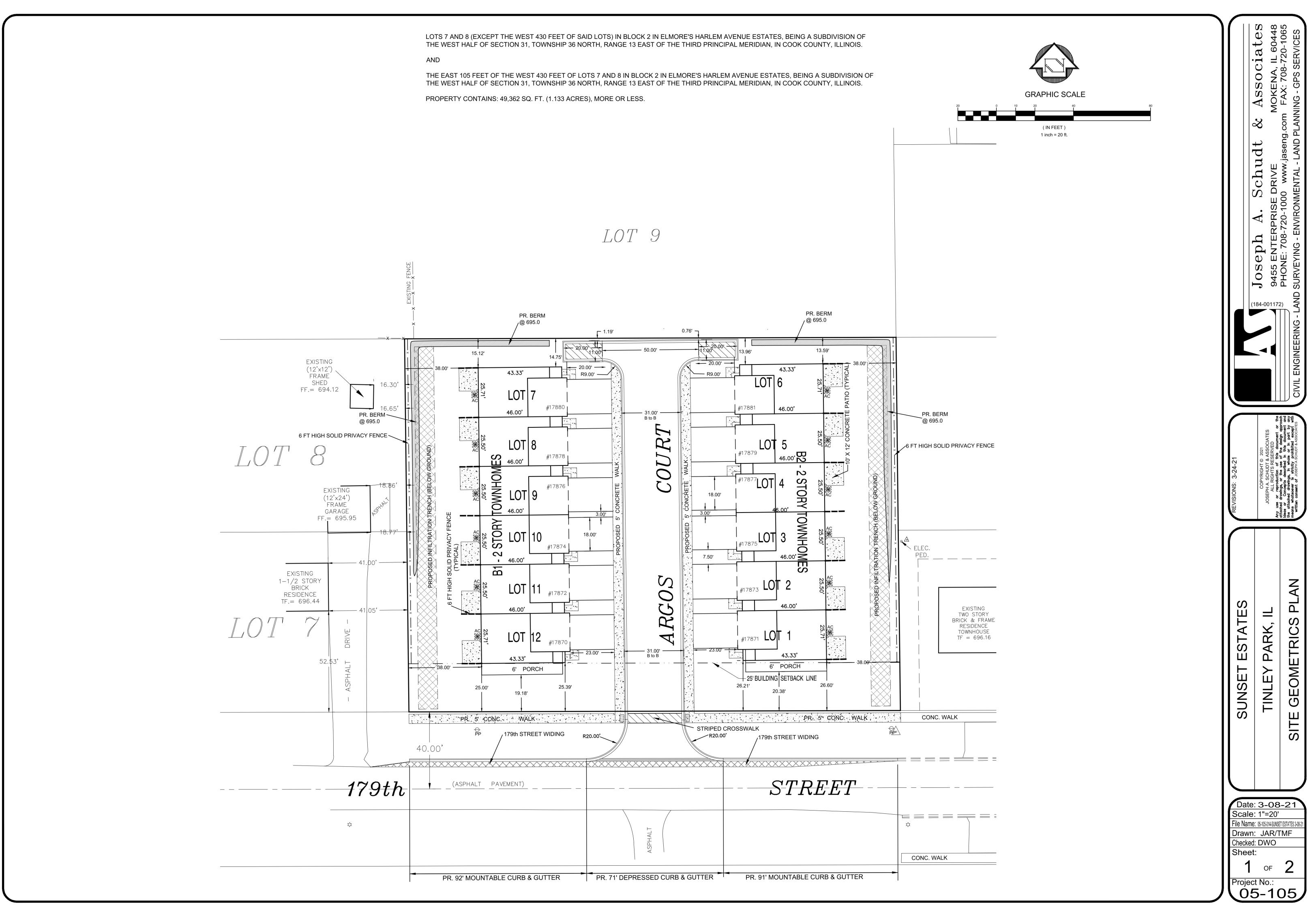
SUNSET ESTATES **179TH STREET** TINLEY PARK, IL 60477

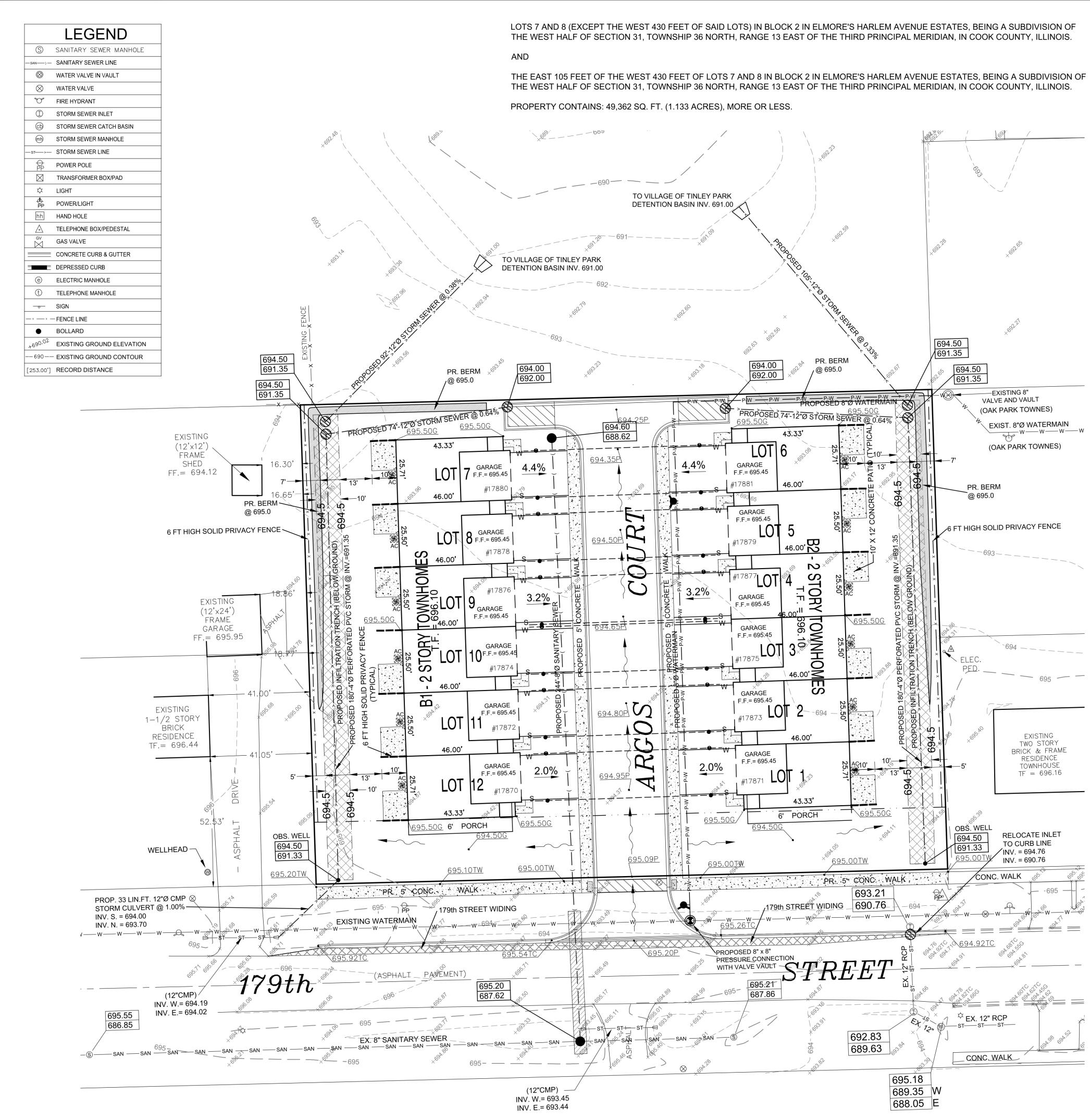
CIVIL ENGINEER JOSEPH A. SCHUDT & ASSOCIATES 19350 S. HARLEM AVE. FRANKFORT, IL 60423

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

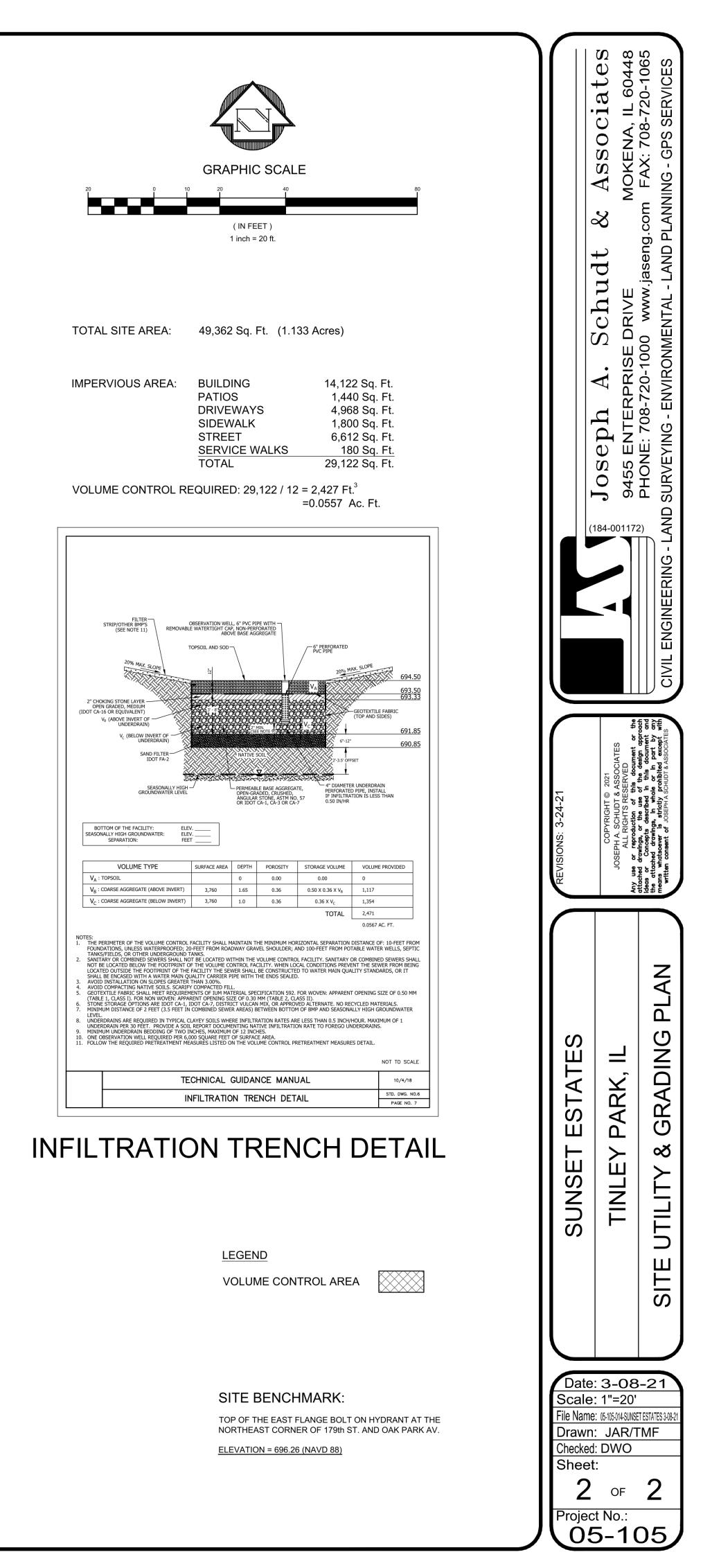
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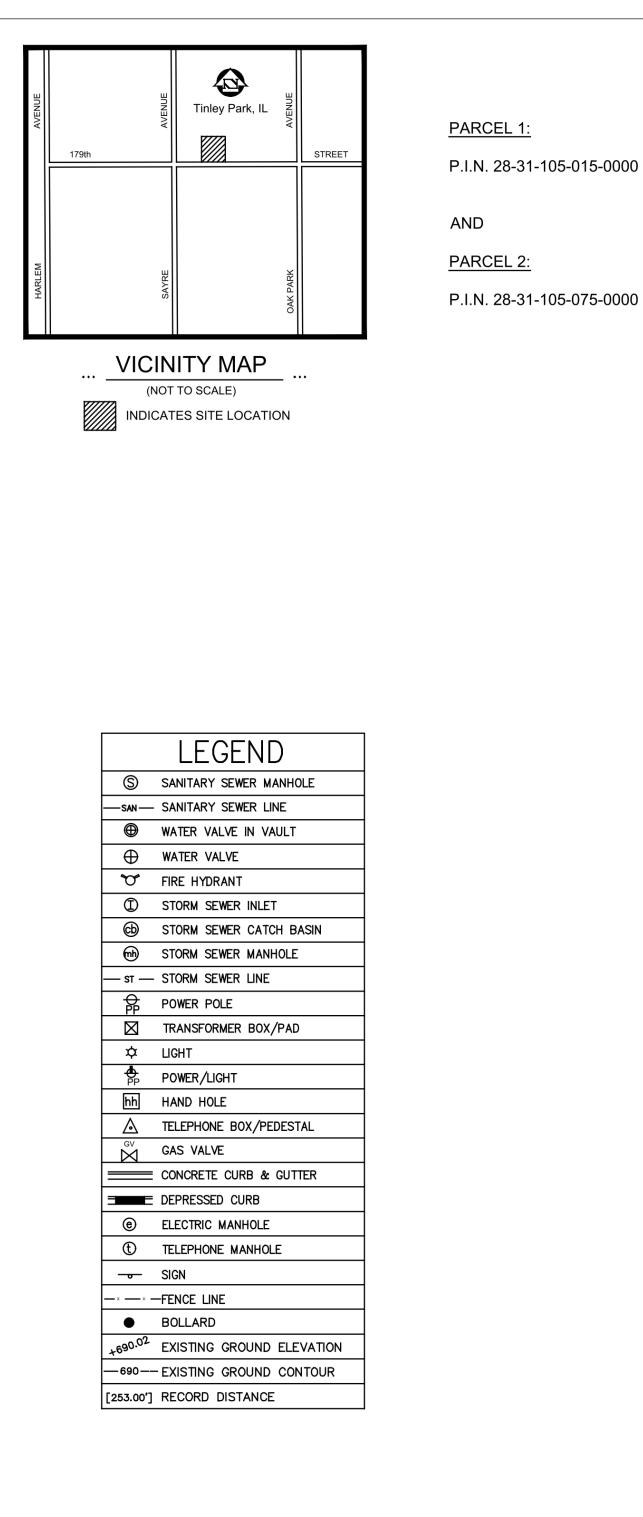
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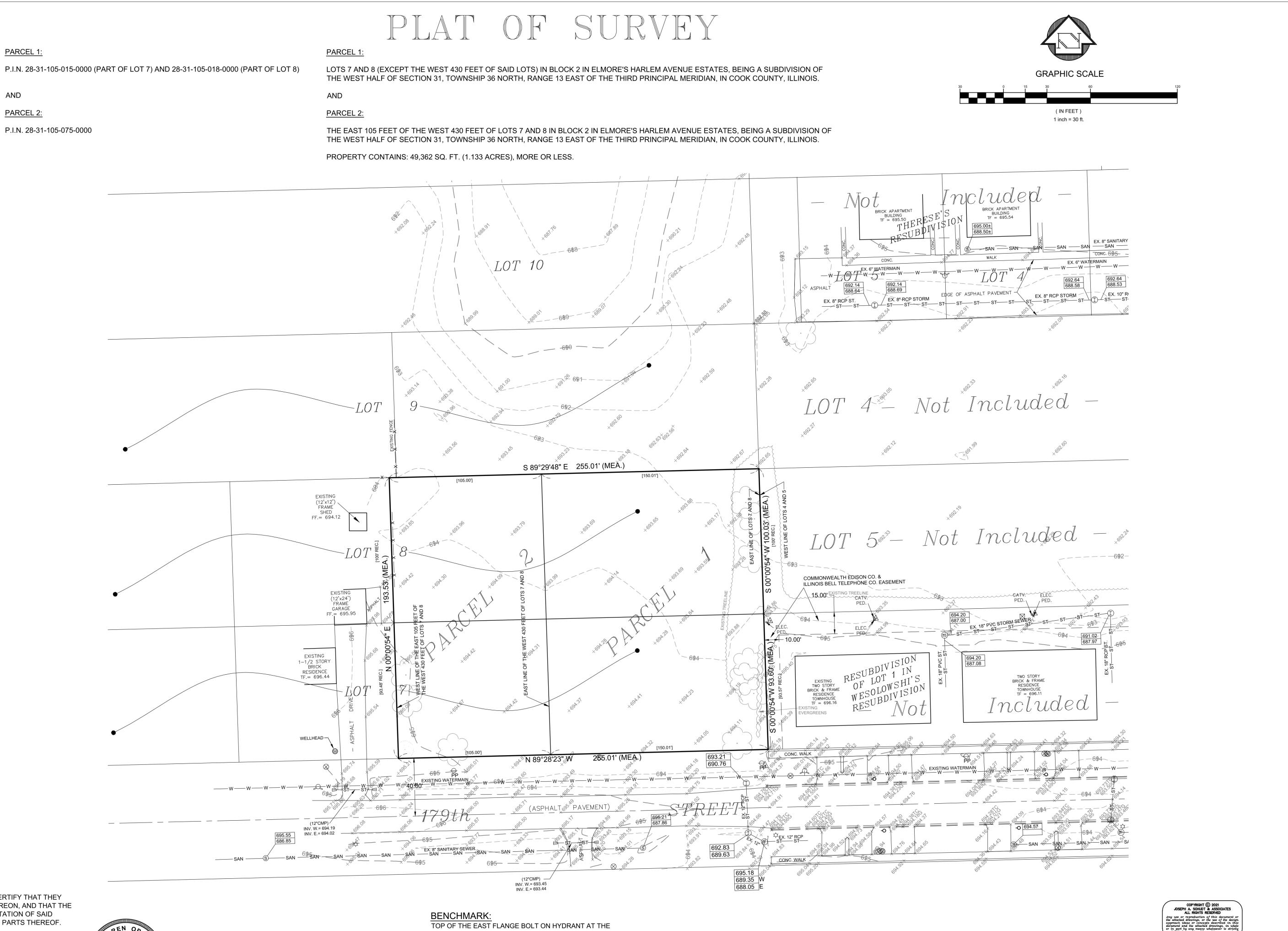












STATE OF ILLINOIS SS.

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 _ JOSEPH A. SCHUDT & ASSOCIATES (184-001172) , A.D. 2021.

3152

PROFESSIONAL

LAND SURVEYOR STATE OF ILLINOIS

MOKENA



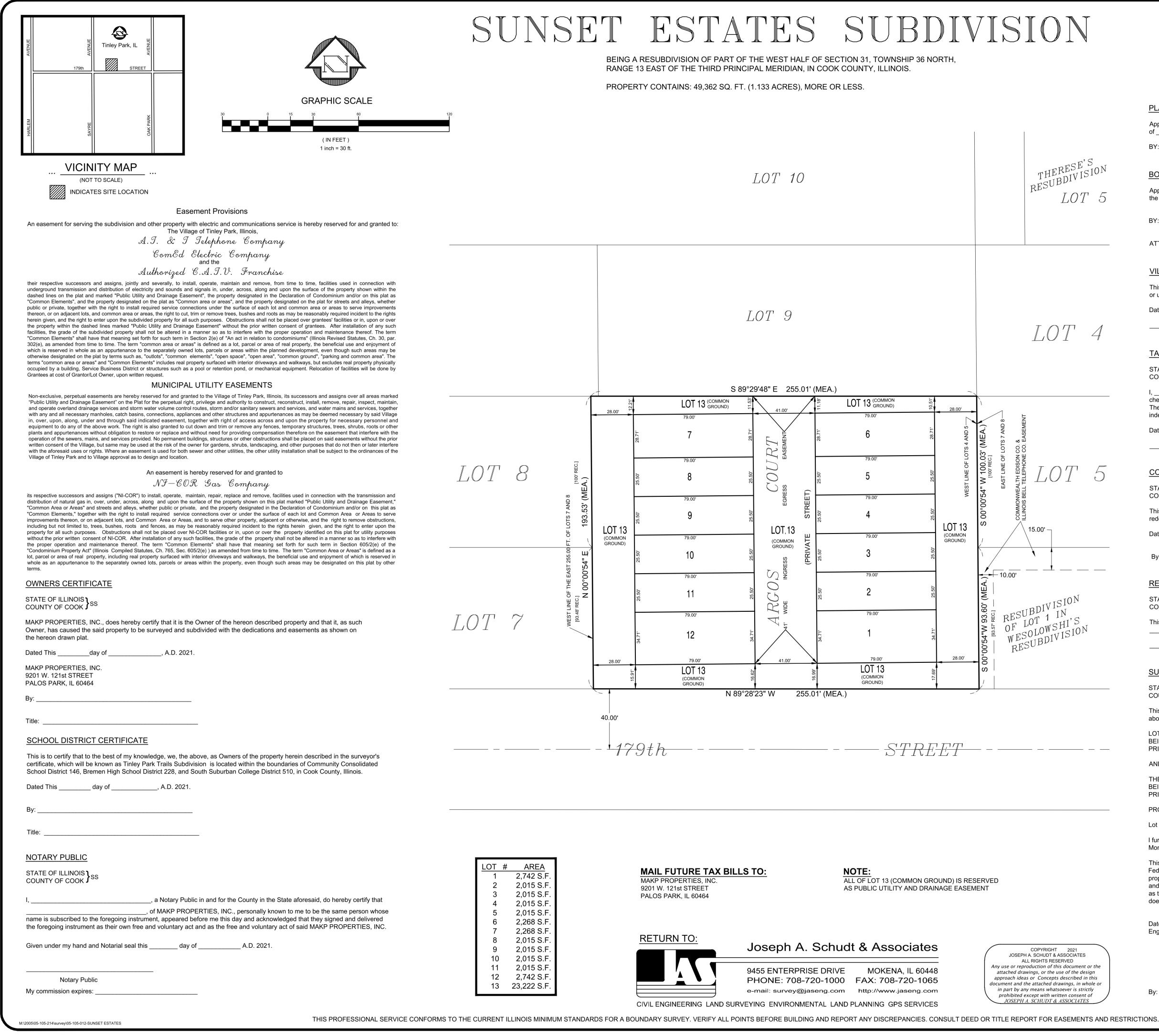
NORTHEAST CORNER OF 179th STREET AND OAK PARK AVE. ELEVATION: 696.26'



Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE MOKENA, IL 60448 PHONE: 708-720-1000 FAX: 708-720-1065 http://www.jaseng.com e—mail: survey@jaseng.com CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

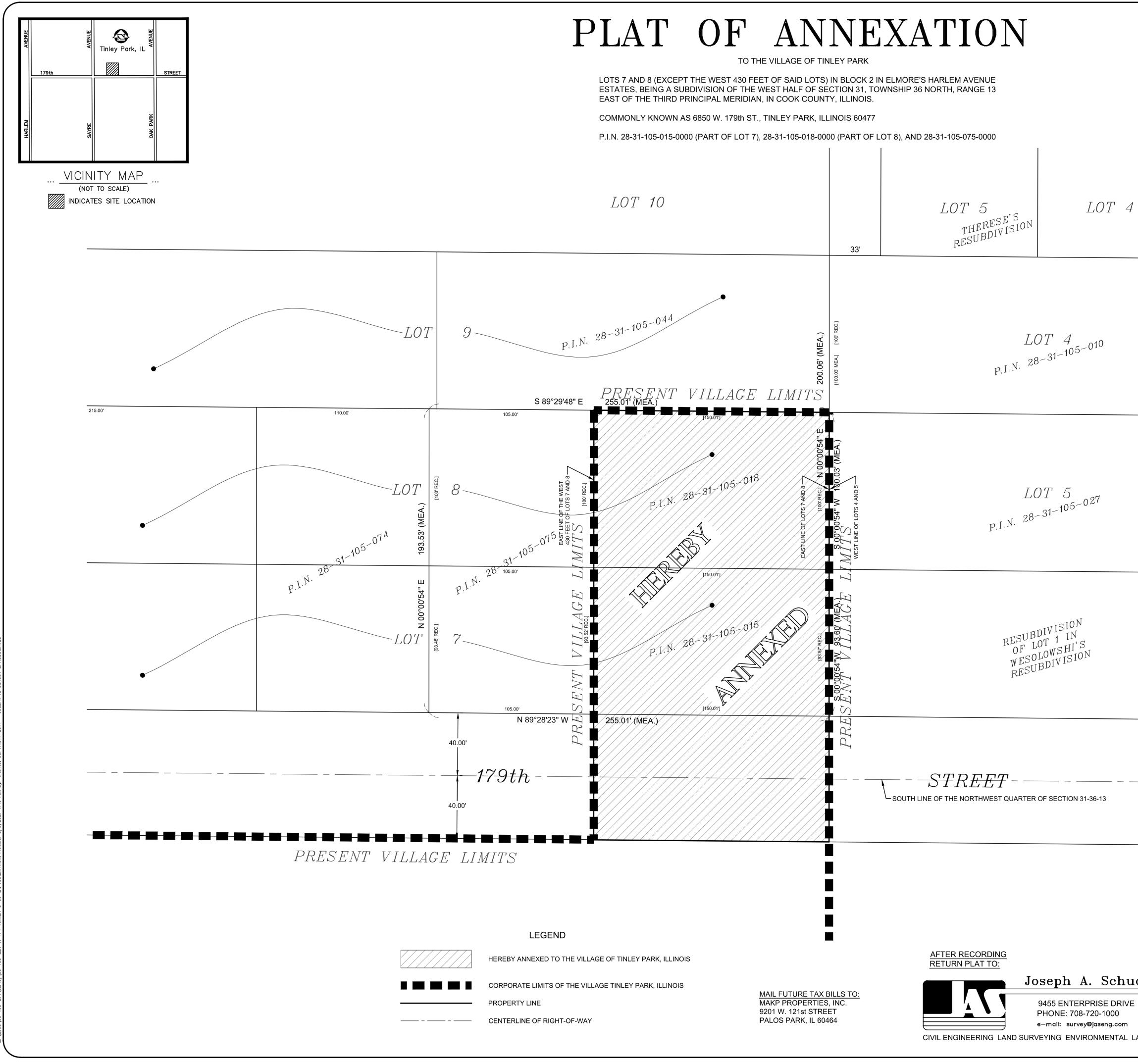
ORDERED BY: _	MAKP PROPERTIES, INC.
ORDER NO.	05-105-214-SUNSET ESTATES
ADDRESS:	6850 W. 179th STREET TINLEY PARK, IL 60477
SCALE: 1 INCH :	= 30 FEET



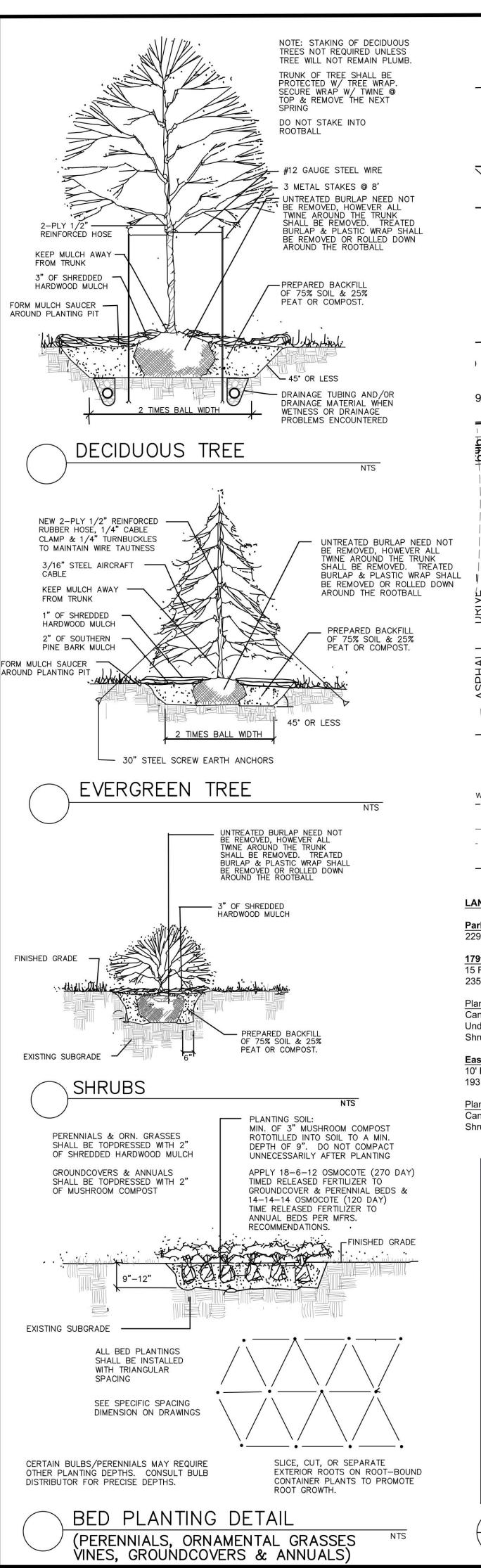
01	ne Plan Commission of the Village , A		c County, Illinois, at a meeti	ng held on the
	Chairman			
BOARD OF			A.D. 2021 by the Proces	ont and Roard of Trustos
	accepted this day of Finley Park, Cook County, Illinois.		_ , A.D. 2021, by the Flesh	
BY:	President			
	Village Clerk			
	Village Clerk			
VILLAGE C		a of Tipley Dork, Co.	k County Illinois find no da	formed installments of eut
	y that I, Village Clerk of the Villag ial assessments dues against the			refred installments of out
Dated this	day of	_, A.D. 2021.		
	Village Clerk	_		
TAX MAPPI	NG			
STATE OF ILL	INOIS COOK }ss			
	roperty description on this plat aga	, Director of the Tax	Mapping and Platting Office	do hereby certify that I h
The property h	roperty description on this plat aga erein described is located on Tax s (PIN): 28-31-105-015-0000 (Par	Map Page # of Lot 7), 28-31-105	records and find said desc and identified as 018-0000 (Part of Lot 8), a	ription to be true and corr permanent real estate tand 28-31-105-075-0000.
	day of	·		
	Director	-		
COUNTY C				
STATE OF ILL				
	y that I find no delinquent genera x sales against any of the real est			id forfeited taxes, and no
Dated This	day of,	A.D. 2021.		
Ву:	Cook County Clerk			
	Cook County Clerk			
	_			
RECORDER STATE OF ILL COUNTY OF (_			
STATE OF ILL COUNTY OF	INOIS COOK }ss		ecorders Office of Cook Co M., and recorded in Boo	
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STATE OF ILL COUNTY OF 0 This Instrumer day <u>SURVEYOF</u> STATE OF ILL COUNTY OF 1 This is to certif above describe LOTS 7 AND 8 BEING A SUB PRINCIPAL M	- INOIS SS COOK SS INOIS SS Cook County Recorder Cook County Recorder Cook County Recorder Cook County Recorder SS CERTIFICATE INOIS SS VILL SS V	o'clock	M., and recorded in Boo d Surveyor No. 3152, have BLOCK 2 IN ELMORE'S H/	ok of Plats on Page surveyed and subdivided
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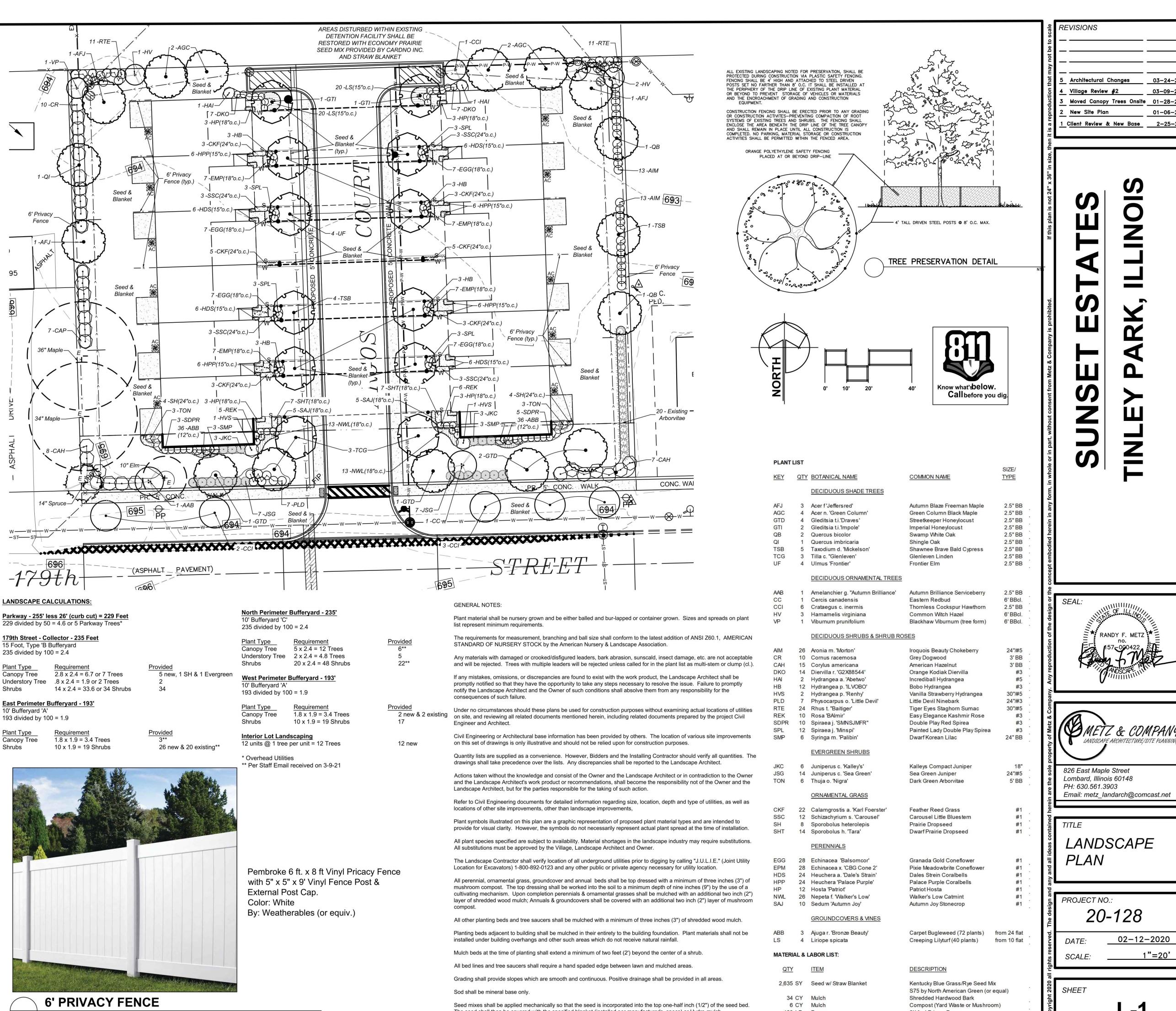
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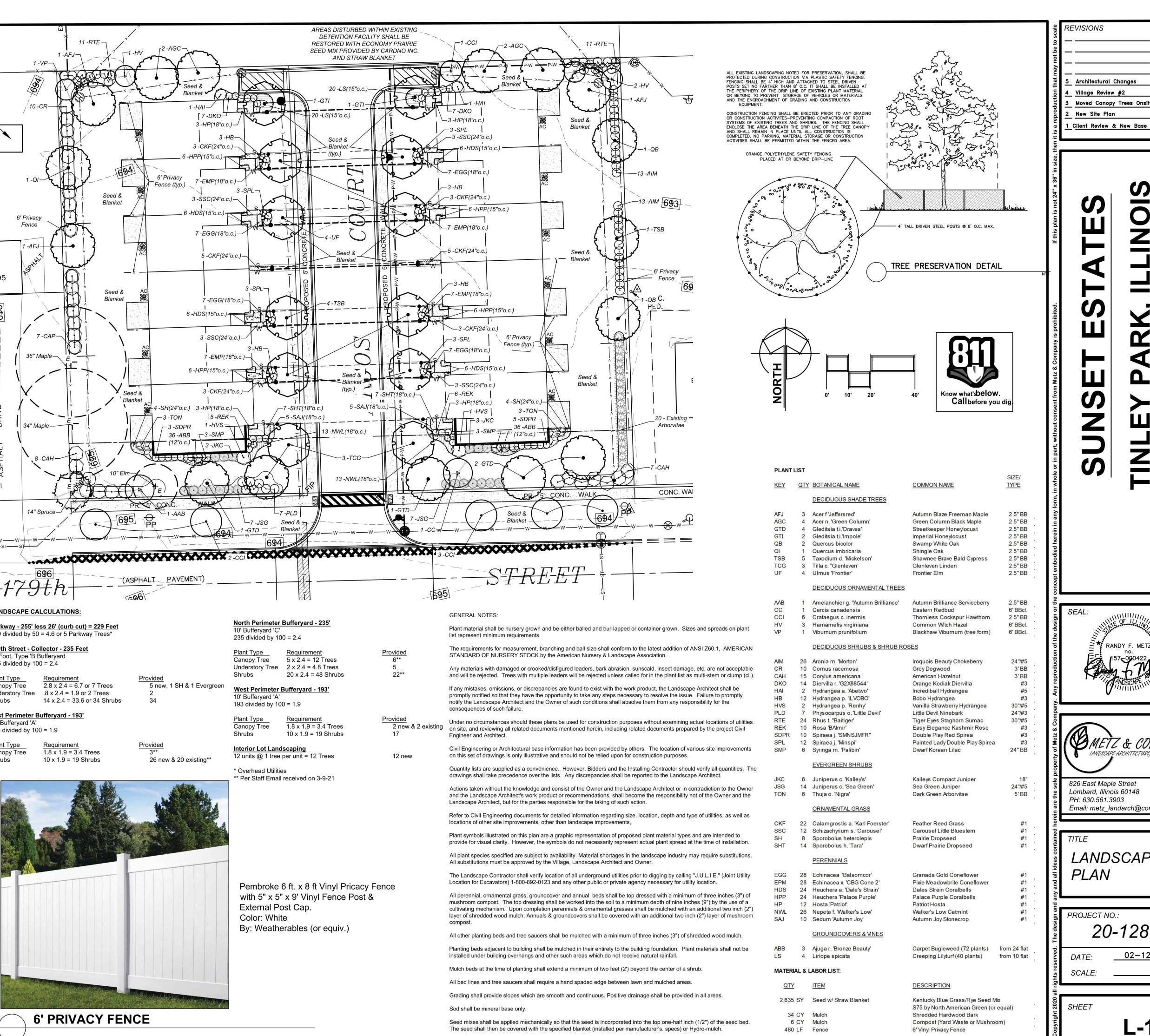
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	 NOTES: 1. DIMENSIONS ON THE PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED UPON AN ASSUMED MERIDIAN AND USED TO DENOTE ANGLES ONLY. 2. ACCORDING TO CHAPTER 65 ILCS 5/7-1-1, THE NEW BOUNDARY SHALL EXTEND TO THE FAR SIDE OF ANY ADJACENT RIGHT-OF-WAY, STREET OR HIGHWAY AND SHALL INCLUDE ALL OF EVERY RIGHT-OF-WAY, STREET OR HIGHWAY WITHIN
	 THE AREA ANNEXED. THESE RIGHT-OF-WAY, STREET OR HIGHWAY SHALL BE CONSIDERED TO BE ANNEXED EVEN THOUGH NOT INCLUDED IN THE LEGAL DESCRIPTION SET FORTH ON THE HEREON DRAWN PLAT. 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 thisday 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 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
	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 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
dt & Associates MOKENA, IL 60448 FAX: 708-720-1065	BY:
http://www.jaseng.com AND PLANNING GPS SERVICES	03-09-21 05-105-224-A







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

1"=20'

03-24-2

03-09-2

01-06-2

2-25-2

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 & everage 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 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.
- 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 Hortorium, 1976, MacMillan Publishing Co., New York.
- D. All standards shall include the latest additions and amendments as of the dated 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 (Z60.1-most current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shriveled 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:
- 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.
- TEXTURE: No more than 25 percent clay.
- SOLUBLE SALT: No more than 1000 ppm

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 COMPOS

- 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:

- Α. Shrubs
- Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
- B. Roses Woodace (14-3-3) slow-release briquettes
- Superthrive liquid or acceptable equivalent approved by Landscape Architect.
- Perennials, Groundcovers, Ornamental Grasses & Vines Osmocote (18-6-12) 8-9 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

years after installation

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. <u>Tape</u> 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)
- 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., gatorbags). 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 spraving, 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

3.1 ACCEPTANCE

- PRELIMINARY PLANTING ACCEPTANCE
- order for an area to be accepted on a preliminary basis, it shall conform to the following: 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.
- B. FINAL PLANTING ACCEPTANCE
- General Contractor shall be notified in writing of his final acceptance of work.

3.2 GUARANTEE

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. REPLACEMENTS & DAMAGES
- EXCLUSIONS
- vandalism or by terrorism. . GUARANTEE PERIOD INSPECTION
- such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

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 3.5 GUARANTEE 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. TEXTURE: No more than 25 percent clay
- 4. SOLUBLE SALT: No more than 1000 ppm

growth damage

2.2 COMMERCIAL FERTILIZER AND DELIVERY

content/mechanical analysis and Bio assay.

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

other debris.

60% ...

30%.

10%

2. PACKING AND MARKETING

2.4 EROSION CONTROL BLANKET

c. or equivalent

c. or equivalent

2.5 HYDROMULCH (if specified)

1. STRAW BLANKET (if specified)

PROPORTION BY WEIGHT

1. CONVENTIONAL TURF GRASS MIX (if specified)

wet, moldy, or otherwise damaged will be rejected.

a. S-75 Straw Blanket (North American Green)

2. STRAW/COCONUT BLANKET (if specified)

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

2.3 GRASS SEED

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%

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 plumb 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.

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

2. All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14

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

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

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.

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 applied by him under his supervision, by relocating or removal by others, by Acts of God, by

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

The work includes finish grading, furnishing fertilizer, seed as specified and performance of all operations in connection with seeding and/or sodding

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

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

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 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

Grass seed shall be recleaned seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls 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.

TYPE OF GRASS

... KENTUCKY BLUEGRASS (blend of 3 cultivars) ... PERENNIAL RYEGRASS (blend of 2 cultivars) .. CREEPING RED FESCUE (Apply at 7 lbs./1,000 S.F. for mechanical seeding))

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

b. AEC Premier Straw Blanket (American Excelsior Company)

a. SC-150 Straw/Coconut Blanket (North American Green) b. AEC Premier Straw/Coconut Blanket (American Excelsior Company)

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.

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

April 1 * to May 31 Aug. 15 to Sept. 30 Turf grass * 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 and 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

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 2-21/2". At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

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.

HERBICIDE D.

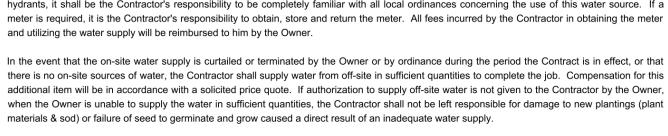
> The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall reflect the specific weed problem which may exist.

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: Grass shall display a reasonably uniform distribution of grass plants
- Grass shall display vigorous growth and be green and healthy in appearance. 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.

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



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.

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.

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.

C. Plant Material Watering

If this plan is not 24" x 36" in size, then it is a reproduction that may not be to sc	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
If this plan is not 24" x 36" in size, th	ATES LINOIS
deas contained herein are the sole property of Metz & Company. Any reproduction of the design or the concept embodied herein in any form, in whole or in part, without consent from Metz & Company is prohibited.	SUNSET EST TINLEY PARK, IL
ny. Any reproduction of the design or the c	SEAL: RANDY F. METZ no. 157-000422
herein are the sole property of Metz & Comp	Reference in the street street in the street
-	TITLE LANDSCAPE SPECIFICATIONS
Copyright 2020 all rights reserved. The design and any and all	PROJECT NO 20-128 DATE: 02-12-2020 SCALE: 1"=20'
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REVISIONS



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 X Final
√	Site Plan
	Landscape Change Approval
	Other:

PROJECT & PROPERTY INFORMATION

Project Name:	Tinley Park Trails		
Project Description:	Twelve (12) Two Story Townhon	nes (2 Buildings)	
	6900 W 179th Street	Property Index No. (PIN):	28-31-105-015/-018/-075
		Lot Dimensions & Area:	255' X 193'
Zoning District:	R-6 (Urban Design Overlay)		200 / 100
Estimated Project Cos	st: \$ 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:	



VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

I hereby authorize 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

Property Owner Signature:

Property Owner Name (Print): Maria Poulos

be bound by all terms and agreements mad

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 Applica documentation is true a			here information and all suppo	rting addendums and
Property Owner Signature:				
Property Owner Name (Print):	Maria Poul			
Applicant Signature: (If other than Owner)				
Applicant's Name (Print):				
Date:	03/06/0	20		

Updated 12/18/2018



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

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

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 <u>http://www.tinleypark.org</u>. 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: <u>planning@tinleypark.org</u>

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
Linan:	5

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.

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ents and other information submitted as part of this her knowledge.

03 06/20

Date

Page 1 of 3

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL **CONTACT INFORMATION**

PROJECT NAME: Tinley Park Trails

6900 W. 179th Street LOCATION:

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:		
Fax:		
Email:		

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 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 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:	Nan	ne:
Company:	Con	npany:
Address:		lress:
Phone:	Pho	ne:
Fax:	Fax	:
Email:	Em:	ail:

END USER

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 <u>all</u> 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 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 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 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 ATTORNEY FEES

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

RESPONSIBLE FOR LANDSCAPE REVIEW FEES

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, ILLINOIS

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 upto-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)

 $\overline{7}$ 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.



the facts stated in such Petition are true and Petitioner Signature: <u>To Be Completed by a Notary Public</u> : Subscribed and sworn to before me this <u>O(e</u> day of <u>March</u> 20 <u>20</u> OFFICIAL SEAL JACQUELINE M PLETSCH	1)	ed name of individual signing oath) do hereby state under oath
Petitioner Signature: <u>To Be Completed by a Notary Public:</u> Subscribed and sworn to before me this <u>O(c</u> day of <u>March</u> , 20 <u>20</u> OFFICIAL SEAL	that I am one of the Petitioners in the above	ve read the same, and that
<u>To Be Completed by a Notary Public</u> : Subscribed and sworn to before me this <u>O(c</u> day of <u>March</u> , 20 <u>20</u> OFFICIAL SEAL	the facts stated in such Petition are true and	
Subscribed and sworn to before me this <u>OQ</u> day of <u>March</u> <u>2020</u> OFFICIAL SEAL	Petitioner Signature:	
OFFICIAL SEAL	To Be Completed by a Notary Public:	Mar 4 20 20
	Subscribed and sworn to before me this $\underline{\partial \varphi}$ day)t_ <u>//(lAcl</u> 20 <u></u> _
		OFFICIAL SEAL
A NOTADY DURLIC STATE OF ILLINOIS S	A i'M Dode	💈 JACQUELINE M PLETSCH 🖌 💈
NOTARY Public MY COMMISSION EXPIRES:08/15/21	Call of a contraction of the con	
	Notary Public L.	

Updated 12/18/2018



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 register 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.